

WILDWOOD



Elementary School

CVUSD | *Facilities Master Plan*

A CALIFORNIA
DISTINGUISHED SCHOOL

WILDWOOD
EST.



TIGERS
1972

CVUSD – THOUSAND OAKS CLUSTER SURVEY

Wildwood Elementary School | *Survey*

620 Velarde Drive | Thousand Oaks, CA 91360

Conejo Valley Unified School District

December 9th, 2016 – DRAFT v1

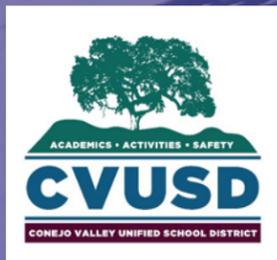
Dougherty + Dougherty
Architects

3194 Airport Loop #D | Costa Mesa,
92626

Contact: (714) 427 - 0277

E-mail: ericp@ddarchitecture.com

Website: www.ddarchitecture.com



Existing Site Summary

Neighborhood:

Wildwood Elementary School is located in the City of Thousand Oaks on a 9.35 acre site bound by West Avenida De Los Arboles (north), and Velarde Drive (west). The major intersection is West Avenida De Los Arboles and Lynn Road. The 23 freeway runs immediately east of the campus.

Instruction:

The school serves K through 5th grades. The campus places an emphasis on reading which is why there has been active fundraising to improve the library by the PTA and to add 1000 books to the library. The school also has an extra curricular art program that helps develop and stimulate a young child's brain. Wildwood is experience a slight increase in enrollment contrary to majority of schools in the district.

Summary of Facilities:

The main core buildings on the campus were built in 1971 with additional portable buildings added in 1990 to handle the increasing enrollment at the school. The buildings have been well maintained but are in need of improvement to the interior finishes and some of the site infrastructure. No major construction of buildings has occurred after the early 1990's with exception of a new lunch shelter that was added in 1999.

The majority of the buildings are in original condition and have received some minor upgrades over the years including some HVAC reconditioning and replacement. The electrical power supply is not adequate to the current demands of the campus and can overload and trip the circuit breaker easily. The school has just barely enough classrooms space to accommodate the current enrollment number. Any removal of portable buildings will need to be coupled with addition of new permanent buildings.

Building Systems:

The major building systems are original, including water, sewer and gas. Although some basic upgrades have occurred over the years, the majority of HVAC and especially electrical systems are in need of an overhaul.

Technology:

The site includes Wi-Fi coverage in every classroom Every classroom has a promethean board (interactive projection screen boards), chrome books, charging carts and iPads for the lower graders. There are two dedicated computer labs as well. The campus makes an effort to be on the cutting edge of technology in order to enrich the learning experience of the students.

Energy:

The existing HVAC units are beyond their life-cycle and will require replacement. They can be replaced with more efficient systems. The lighting throughout campus has been upgraded with LED lights and occupancy sensors. Solar power generation could further reduce energy consumption. Current, electrical power throughout campus is insufficient. Each room also has insufficient number of outlets to handle future technology upgrades.

Site Attributes:

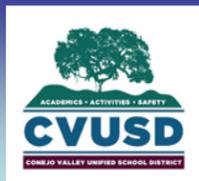
- Recently modernized restrooms
- Efficient building layout
- Mature, lush landscaping
- Large Multi Purpose space with wheelchair accessible stage
- Large playground area

Site Deficiencies:

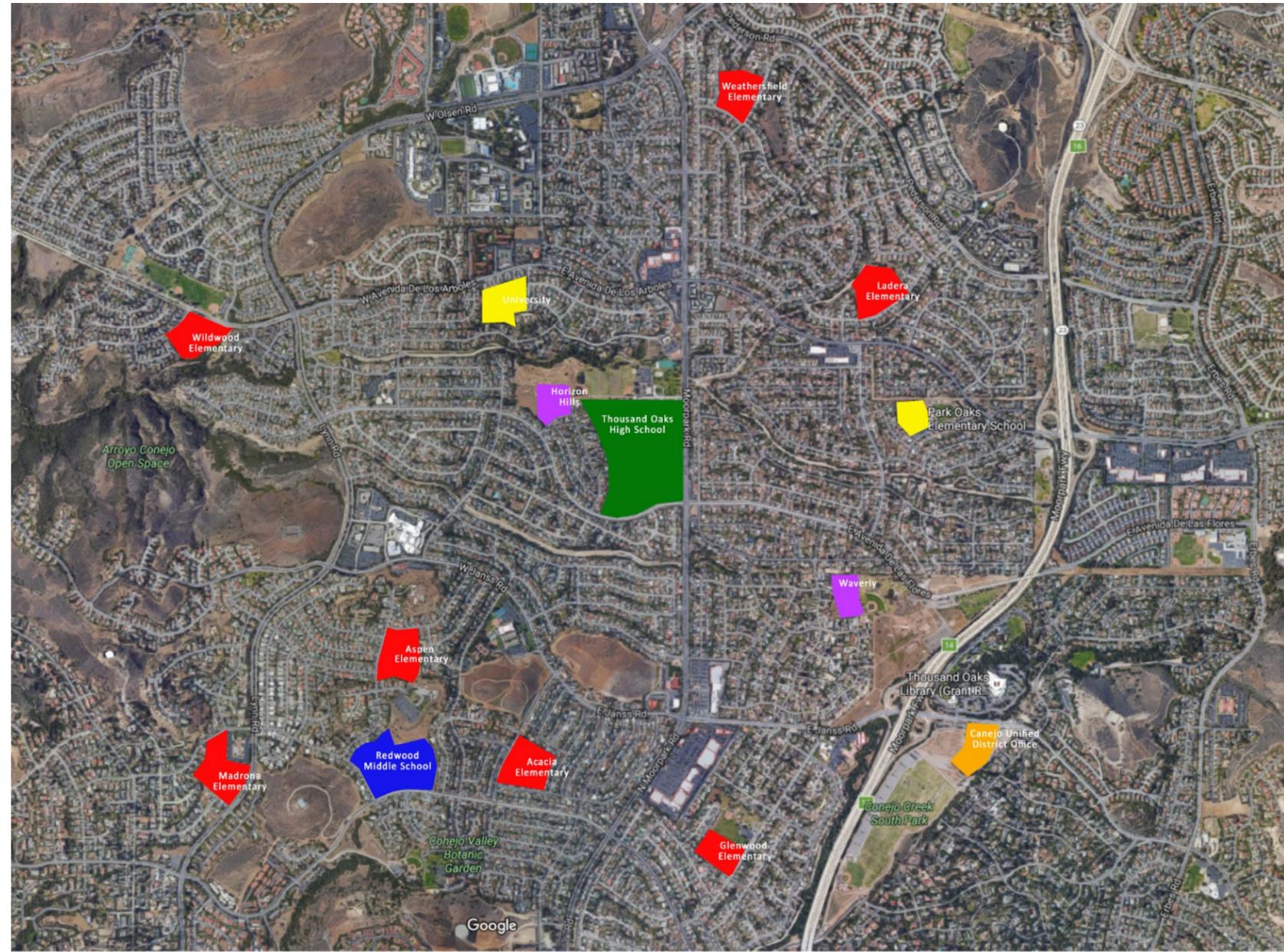
- Insufficient classroom spaces.
- Shading needed for playground area
- HVAC systems require upgrades
- 2 portable buildings are in need of major repairs
- Insufficient parking and drop-off area
- Security gate issue at fencing bordering the adjacent park
- Roofing throughout campus are in need of replacement
- Fire alarm system is not certified
- Library requires redesign to include a flexible learning space.
- Lack of flexible learning space
- Shade over tables and benches needed

Table of Contents

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



CVUSD Thousand Oaks Cluster



Legend

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

CVUSD Thousand Oaks Cluster Sites

LOCATION CODE	SITE NAME	SCHOOL MANAGEMENT SERVICES SITE TYPE	GRADE LEVEL CONFIG
1 010	ACACIA ELEMENTARY	Elem. School	TK- 5
3 020	ASPEN ELEMENTARY	Elem. School	TK- 5
13 080	GLENWOOD ELEMENTARY	Elem. School	TK- 5
14 090	HORIZON HILLS	Pre K, Adult ED	MISC.
15 100	LADERA ELEMENTARY	Span Magnet	K- 5
18 120	MADRONA ELEMENTARY	Elem. School	TK- 5
23 170	PARK OAKS (BRIDGES)	Elem. School (Charter)	K- 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		

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

School Name | Survey

620 Velarde Drive | Thousand Oaks, CA 91360

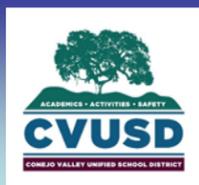
Conejo Valley Unified School District

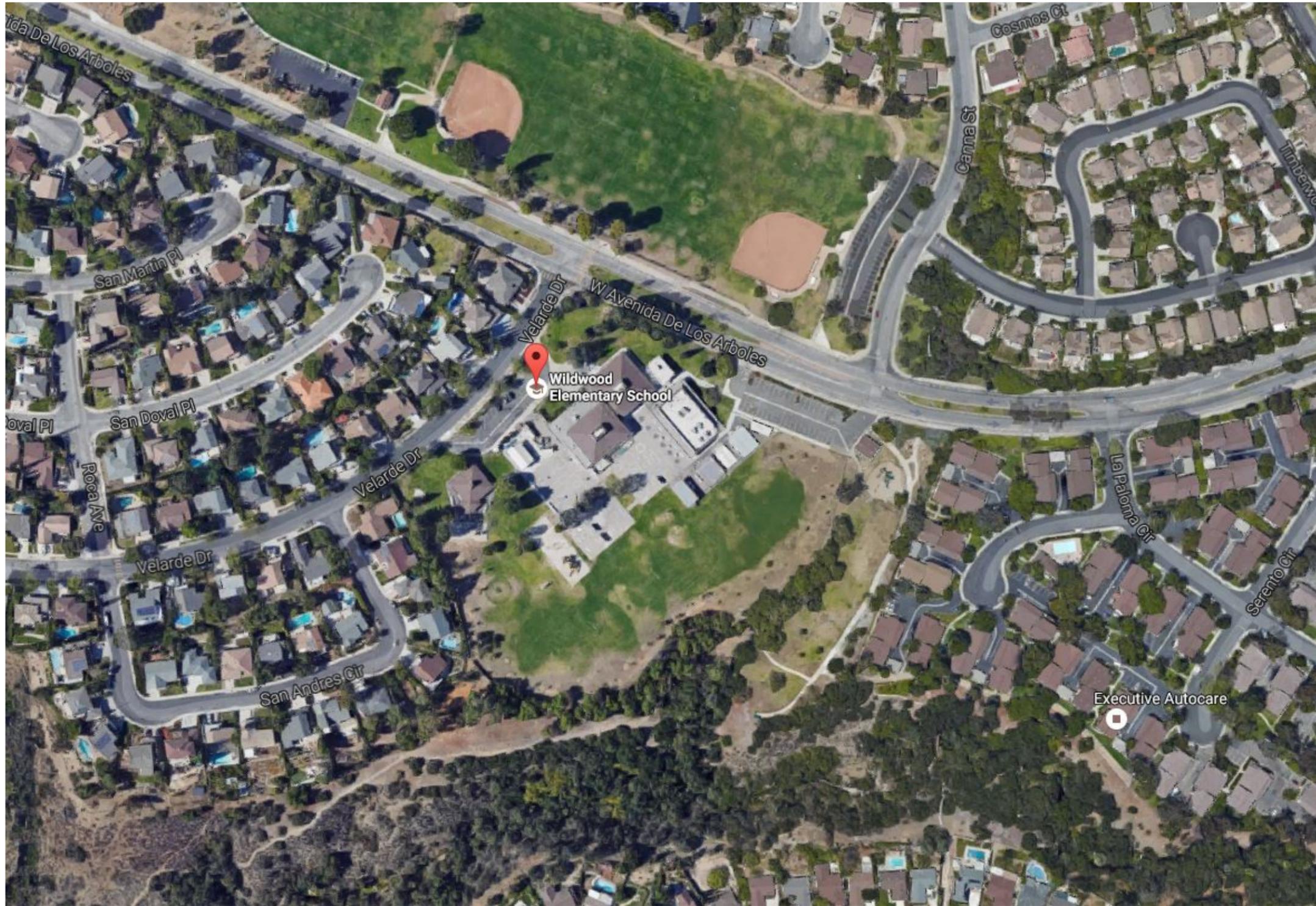
December 9th, 2016 Draft v1

Cluster Context Map

DRAFT v1

2.0





School Name | *Survey*

620 Velarde Drive | Thousand Oaks, CA 91360

Conejo Valley Unified School District

December 9th, 2016 Draft v1

Project Location Map

DRAFT v1

3.0



FACILITIES - CLASSROOM INVENTORY										
K-12 School Facility	Grade/Type	Number of Teaching Stations					Projections			
		Total # of Teaching Stations	Permanent	Modulars			Teaching Stations			
				Quality Modulars	Owned Portables	Leased Portables	Capacity	Rms Utilized	Ratio	Capacity Needed
		As used for the 15/16 School Year					Based on 16/17			
	Jr K	0					0	20.00	0	
K = All Day	K	3	2		1		60	3	22.00	63
1-3 includes Spch, Empty	1-3	12	9		3		240	10	22.00	220
4-5 includes extra CC	4-5	5	5				150	5	30.00	143
	SDC	0						0	0	
	LC	1			1			1	0	
	LAB	1	1					1	0	
Sub-Total K-5		22	17	0	5	0	450	20		426

ENROLLMENT HISTORY																				
Grade	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998
Jr K																				
K		51	59	67	71	58	62	66	62	57	39	53	58	60	58	57	68	61	61	68
1		71	73	76	60	62	66	61	69	43	53	60	58	56	60	62	67	70	67	68
2		79	79	59	63	62	71	72	58	59	63	57	60	63	60	58	74	71	73	66
3		81	63	68	69	72	77	66	69	60	58	59	59	66	57	78	71	75	75	97
4		66	72	68	74	72	66	66	76	64	60	59	66	61	75	71	80	83	93	83
5		68	69	77	79	68	69	79	83	58	56	59	66	72	68	79	77	94	88	85
6				0	0	0	0	0	0	0	0	0	0	0	0	24	35	46	68	34
Total Elem	0	416	415	415	416	394	411	410	417	341	329	347	367	378	378	429	472	500	525	501
Special Ed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	1	2
TOTAL	0	416	415	415	416	394	411	410	417	341	329	347	367	378	378	429	472	502	526	503

PRINCIPAL PROJECTIONS											
Grade	Forecast		4/23/2015	5/26/2015	8/18/2015	Primary & Upper Totals	Teacher Calculation			15-16 Budget Calc	14-15 Staffing
	Students	Teachers					Teacher by Ratio	Students class			
Special Ed											
TK											
K	53	2.47	59	59	62	2.88		22			
1	70	3.26	71	75	72	3.35	12.88	22	12.9	13	
2	76	3.53	77	76	79	3.67		22			
3	65	3.02	62	61	64	2.98		22			
4	68	2.27	71	71	72	2.40	4.77	30	4.8	5	
5	72	2.40	70	68	71	2.37		30			
TK - 5	404	12.28	410	410	420						
		4.67									
TOTAL	404	16.95	410	410	420	17.65			17.7	18	

Enrollment Data:

For Secondary Schools

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

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

For Elementary Schools

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

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

For Span and other types of Schools

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

CVUSD ELEMENTARY SCHOOL										Location Code: 36 290			Campus Summary			
Site Information		Totals			Total Planned Site Capacity:					Totals						
Current Useable Area:		9.35 Acres			Current Enrollment:					416						
Current Playground Area:		6.8 Acres			Planning 2-Semester Capacity:					450						
					Enrollment to use for Planning					426						
Playground Area Required:		9.0 Acres														
Classroom Status for School:		Current Classrooms			Potential Classrooms + Current Classrooms			Classrooms Identified by the School								
		Permanent	Portable	Totals	Permanent	Portable	Totals	Permanent	Portable	Totals						
Available Classrooms 800 Square Feet or greater:		16	6	22	16	6	22	16	6	22						
Available Small Rooms 799 Square Feet or smaller:		6	0	6	6	0	6	6	0	6						
Totals:		22	6	28	22	6	28	22	6	28						

Analysis:

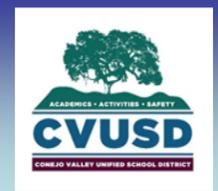
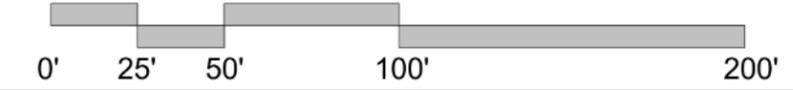
The current capacity and current enrollment at Wildwood Elementary School are in line with each other. Overall the school is showing stable enrollment over the past 5 years. Therefore there is no reason to add or remove any classroom. While there are several portable classrooms on campus that could be replaced with a permanent building, total class space should be maintained.





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

EXISTING SITE PLAN | WILDWOOD ELEMENTARY SCHOOL
PERMANENT AND PORTABLE



School Name | *Survey*
 620 Velarde Drive | Thousand Oaks, CA 91360
 Conejo Valley Unified School District
 December 9th, 2016 Draft v1

DRAFT v1

School District Site Name	School District Building Name	Building Rating Classification	Square Footage	Fire Const. Code	Fire Const. Type	Sprinkler Y/N	Fire Alarm		Roof Type	Year Built	Year Renovated	Year Renovated	Year Renovated	Year Renovated	Status	Vacant Is Vacant Y/N	Flood Risk	Zone Code	Map Date
							Y/N	Local/Central											
Wildwood Elementary	1-Admin/MultiPurp Class 3-10	Elementary	16,632	5	Modified Fire Resistive	No	Yes	L	Composition	1971	2004	2004	1999	2004	Owned and occupied by the district	N	NS	X	1/20/2010
Wildwood Elementary	3- Kindergarten 1-2	Elementary	3,234	1	Frame	No	Yes	L	Composition	1971	1998	2004	1999	2004	Owned and occupied by the district	N	NS	X	1/20/2010
Wildwood Elementary	4- Classroom 24	Portable	960	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
Wildwood Elementary	5- Childcare	Portable	1,440	5	Modified Fire Resistive	No	Yes	L	Metal	1989	1989	1989	1989	1989	Owned and occupied by the district	N	NS	X	1/20/2010
Wildwood Elementary	6- Classroom 21	Portable	960	5	Modified Fire Resistive	No	Yes	L	Metal	1974	1990	1990	1990	1990	Owned and occupied by the district	N	NS	X	1/20/2010
Wildwood Elementary	7- Classroom 19-20	Portable	1,440	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
Wildwood Elementary	8- Classrooms 13-18	Elementary	6,600	5	Modified Fire Resistive	No	Yes	L	Composition	1972	1999	2004	1999	2004	Owned and occupied by the district	N	NS	X	1/20/2010
Wildwood Elementary	9- Classroom 12	Portable	960	5	Modified Fire Resistive	No	Yes	L	Metal	1971	1999	1999	1999		Owned and occupied by the district	N	NS	X	1/20/2010

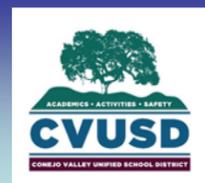


Existing Facilities:

5 buildings are over 40 years old

Analysis Summary:

The facility has not received a major HVAC upgrade in over 10 years and only one roof has been replaced recently the remaining of the roofs on campus as have not been replaced in nearly 20 years. They will need to be replaced within the next 10 years. While many of the portable are over 40 years old they are still functioning and are needed to handle the current enrollment level of the school. Replacing the current portable buildings with a permanent building would prevent future issues with building maintenance as portables do not have the same lifespan as a traditional permanent building.



School Name | Survey

620 Velarde Drive | Thousand Oaks, CA 91360

Conejo Valley Unified School District

December 9th, 2016 Draft v1

Existing Campus Building Data

DRAFT v1



LEGEND

- PRIMARY POINT OF ENTRIES
- ADMINISTRATION
- CHILD CARE
- CLASSROOM
- FOOD SERVICE
- KINDERGARTEN
- LIBRARY
- LUNCH SHELTER
- MULTI PURPOSE
- SUPPORT SPACES

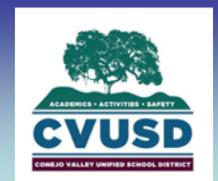
SITE IMPROVEMENT KEY NOTES

- 1 POSSIBLE LUNCH SHELTER LOCATION
- 2 FRONT PARKING LOT IS FULLY UTILIZED AND BECOMES JAMMED.
- 3 BACK LOT BELONGS TO PARKS AND RECREATION, BUT PARENTS TEND TO USE FOR DROP-OFF.
- 4 GATE CONDITION ALLOWS STUDENTS TO SNEAK THROUGH TO NEIGHBORING PARK.
- 5 LUNCH SHELTER IN NEED OF REPAIR.

SITE IMPROVEMENT GENERAL NOTES

- ACCESSIBILITY UPGRADES NEEDED AT RAMPS, THRESHOLDS, AND LANDINGS THROUGHOUT CAMPUS.
- CARPETING UPGRADES NEEDED THROUGHOUT CAMPUS.
- ACCESSIBILITY UPGRADES AT PORTABLES NEEDED. SOME PORTABLES ARE ALSO DETERIORATED AND ARE IN NEED OF REPLACEMENT.
- INCREASING ENROLLMENT PUTTING STRAIN ON EXISTING CLASSROOMS. MORE SPACE NEEDED.
- SOME ACCESSIBILITY UPGRADES NEEDED IN SOME RESTROOMS AND AT SOME SINKS TO BECOME COMPLIANT.
- ELECTRICAL SURVEY NEEDED. INCREASED USAGE LOAD IS MORE THAN ORIGINAL WIRING CAN HANDLE SUFFICIENTLY

EXISTING SITE PLAN | WILDWOOD ELEMENTARY SCHOOL
BUILDING USE



School Name | Survey
 620 Velarde Drive | Thousand Oaks, CA 91360
 Conejo Valley Unified School District
 December 9th, 2016 Draft v1

DRAFT v1



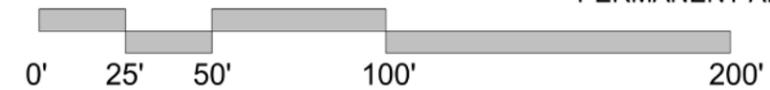
LEGEND

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

BUILDING

- 1- ADMINISTRATION/MULTI-PURPOSE (OFFICE/CLASSROOM)
- 2- LUNCH SHELTER
- 3- KINDERGARTEN (CLASSROOMS)
- 4- CLASSROOMS
- 5- CHILDCARE
- 6- LEARNING CENTER (CLASSROOM)
- 7- CLASSROOMS
- 8- CLASSROOMS
- 9- CLASSROOM
- 10-CLASSROOM

EXISTING SITE PLAN | WILDWOOD ELEMENTARY SCHOOL
PERMANENT AND PORTABLE



School Name | *Survey*
 620 Velarde Drive | Thousand Oaks, CA 91360
 Conejo Valley Unified School District
 December 9th, 2016 Draft v1

Existing Campus Image Key Map

DRAFT v1

7.0



Photo -1
Building 1
Administration building and entry point to school.



Photo -2
Building 8
Permanent classroom building



Photo -3
Building 1
Backside of multi purpose building



Photo -4
Building 1
Small enclosed courtyard behind multi purpose building with concrete masonry unit wall with split face finish



Photo -5
Building 3
Kindergarten building and playground area



Photo -6
Building 5, 6
Portable buildings on campus with DSA certification and ADA accessibility issues



Photo -7
Building 9
Portable classroom building on backside of campus with permanent foundation and concrete ramp



Photo -8
Building 2
Lunch Shelter

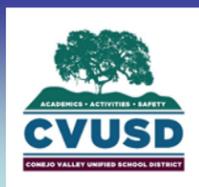




Photo -9
Building 1
Multi purpose area inside administration building. Current stage has wheel chair lift and has no issues noted by faculty



Photo -10
Building 1
Faculty break room has new windows but older finishes.



Photo -11
Building 1
Faculty sink and case work have been recently upgraded but still do not comply with current accessibility standards.



Photo -12
Building 1
Food service area currently used as a warming kitchen only.



Photo -13
Building 1
Library has received funds from PTA for remodeling. There is a need for a flexible teaching space and additional 1000 books.



Photo -14
Building 9
Portable building with permanent foundation used as computer lab

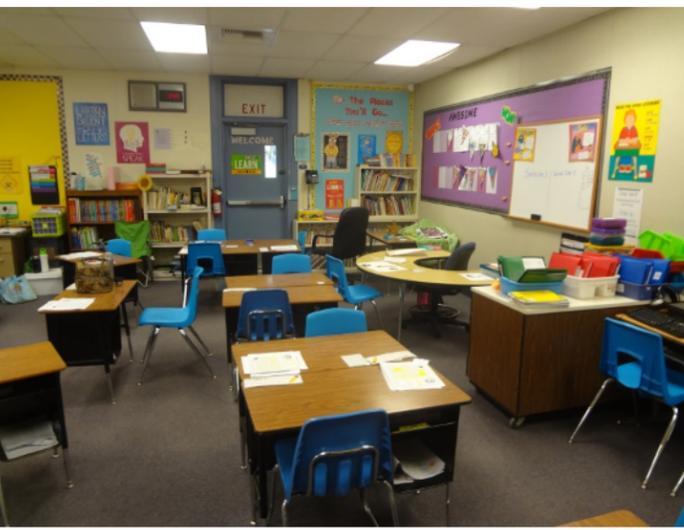


Photo -15
Building 8
Typical classroom in permanent building, needs finish updates and accessibility upgrades



Photo -16
Building 7
Portable classroom building with non permanent foundation. Current finishes in need of replacement/upgrade





Photo -17
Building 8
Secondary entry to campus. Existing walkway is not compliant.



Photo -18
Building 8
Blacktop playground area behind classroom building 8



Photo -19
Building 8
Blacktop playground area behind classroom building 8 and play structure with sand fall protection



Photo -20
Playground area
Large playground area with grass and blacktop



Photo -21
Playground Area
Basketball courts and black top area with sufficient play space



Photo -22
Building 3
Play ground and playground equipment for kindergarten area



Photo -23
Building 3
Grass playfield and exterior seating in kindergarten area



Photo -24
Playground Area
Large playground area with grass and play equipment





Reflections Art Program

The Reflections Art Program is a fun national arts and achievement program for students. Reflections encourages students to express themselves through art, unleash their creative talents, and receive positive recognition for their original works of art.

All students are invited to participate and submit original artwork that reflect the theme “What Is Your Story?” This theme is open to whatever it means to your child, real or imaginary. Students can create art in dance choreography, photography, visual arts, music composition, literature, and film production. Students may enter multiple times and in multiple categories. You can find student entry forms along with guidelines in the front office under the “Reflections” poster or visit <http://www.capta.org/sections/programs/reflections.cfm>

Our Reflections Gallery Night is scheduled for Wednesday, October 19th from 6-7:30PM in the MPR. Please come out to see the incredible work our Wildwood students have made!

Please encourage your child to participate in Reflections. All work will receive recognition and some pieces will be selected to represent Wildwood and move onto to the district level for competition. There is nothing greater than seeing a child be uniquely creative. Deadline for entries is October 7th

Wildwood Elementary School Reflections Art Program

This is a wonderful extra curricular program that encourages students to participate in the creative arts and explore / develop their artistic abilities. Participating in creative activities can help to stimulate the development of the right side of a child's brain or the analog brain. Children typically develop the left side of the brain through traditional education, reading, mathematics etc., however the right side of the brain is an area that should be developed as well.

This art program is not only fun but crucial to the development of these young children's minds to create a more holistic educational approach.



School Name | *Survey*

620 Velarde Drive | Thousand Oaks, CA 91360

Conejo Valley Unified School District

December 9th, 2016 Draft v1

Specialized Programs

DRAFT v1

8.0



LEGEND

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

EXISTING SITE PLAN | WILDWOOD ELEMENTARY SCHOOL
DSA CERTIFICATION REQUIREMENTS

0' 25' 50' 100' 200'



School Name | *Survey*
 620 Velarde Drive | Thousand Oaks, CA 91360
 Conejo Valley Unified School District
 December 9th, 2016 Draft v1

Facility Certification Requirements

DRAFT v1

9.0



Site Challenges:

In its current condition, Wildwood Elementary School faces many challenges, the most pressing of which are directly related to aging buildings systems and numerous portable buildings. Years of declining enrollment has finally stabilized and there is a slight increase lately. There is limited play spaces because the portable buildings are to remain on site. A persistent shortage of parking spaces and heavy traffic congestion often occur during peak pick-up/drop-off hours. Finally, the current classroom spaces may not be sufficient to accommodate possible increasing enrollment.

Other significant challenges come in the form of maintenance and modernization needs. ADA accessibility upgrades are needed throughout campus. They include but are not limited to door threshold, drinking fountain, gate hardware, handrails and sinks. The administration building also has accessibility challenges in the staff restroom area.

Site Modernization Opportunities:

Campus improvement opportunities as follows:

Modernization shall consist of projects targeted at improving the educational environment of classrooms and academic spaces, and is developed around improving the overall condition and appearance of classrooms in permanent and portable facilities. The majority of this work is targeted at the removal of the excess portable buildings and replacement with a new building to house several new and existing classrooms. In addition, updating the finishes of the classroom interior and adding a flexible learning space in the library will create a complete and integrated modernization process.

Improvements throughout the site would include potentially expanding the existing parking lot to improve the drop off and parking lot capacity. In addition, a shade structure is needed to provide adequate sun protection for the students during recess.

In addition, there is a need for upgrade and replacement of building systems critical to the life of campus facilities. The modernization can be approached and structured on three levels: site infrastructure, site/building accessibility and building systems. Improvements to site infrastructure are to replace the roofing throughout campus which is over 20 years old. 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 non accessible restrooms to include accessible stalls and fixtures and accessible entries to portable buildings. Improvements to building systems include the replacement of the HVAC system on all permanent buildings and on portable buildings without any pending HVAC upgrade if the portable buildings are to remain in use on the site.



BUILDING

- 1- ADMINISTRATION/MULTI-PURPOSE (OFFICE/CLASSROOM)
- 2- LUNCH SHELTER
- 3- KINDERGARTEN (CLASSROOMS)
- 4- CLASSROOMS
- 5- CHILDCARE
- 6- LEARNING CENTER (CLASSROOM)
- 7- CLASSROOMS
- 8- CLASSROOMS
- 9- CLASSROOM
- 10-CLASSROOM

LEGEND

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

School Name | Survey

620 Velarde Drive | Thousand Oaks, CA 91360

Conejo Valley Unified School District

December 9th, 2016 Draft v1

Site Challenges & Proposed Site Modernization Summary

DRAFT v1

10.0





Image 1: Primary Drop off Location, multiple entry points open during drop off and pick up.



Image 2: Secondary Entry Location using public parking lot



Circulation Diagram

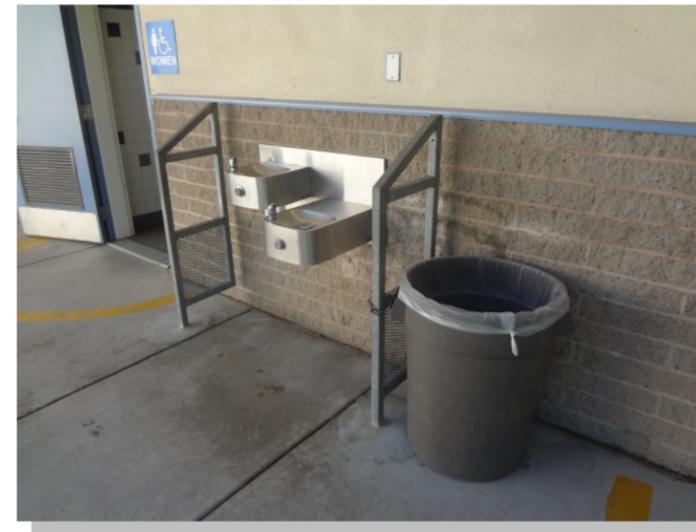


Photo -1
Most of the drinking fountains have been updated to current accessibility standards



Photo -2
Some of the site work throughout the campus have not been built to current accessibility standards



Photo -3
Most of the bathrooms have been updated to current accessibility standards, however this one inside the administration building is an example of the few that are in need of modernizing to meet accessibility standards



Photo -4
Most of the thresholds throughout campus have been modernized to current accessibility standards.

 **IMAGE REFERENCE**

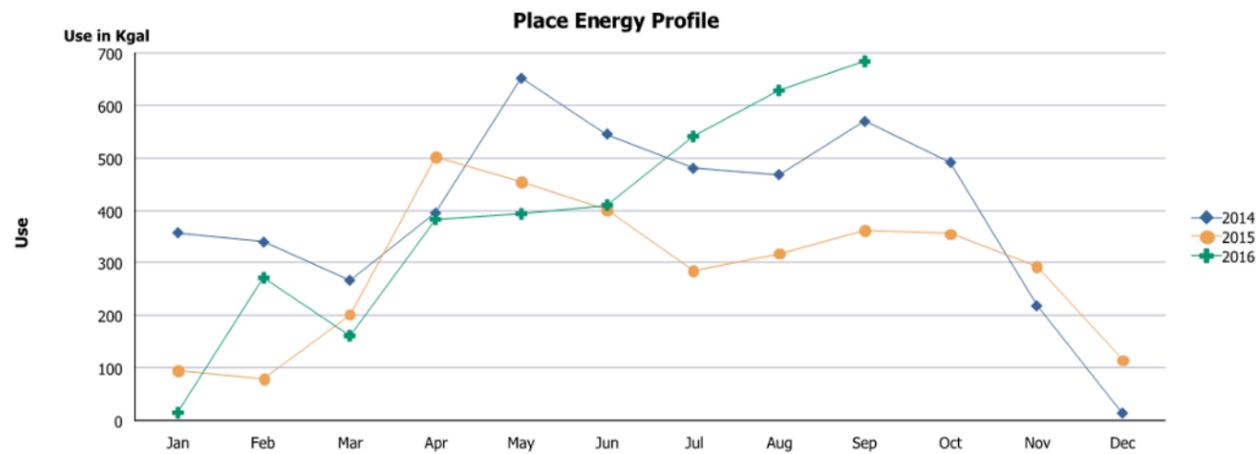
Energy Use Summary:

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

[WILDWOOD_1] Wildwood

Electric	11,953	KWH	\$3,049	\$2,920	\$129	4.2%
Totals:	11,953	KWH	\$3,049	\$2,920	\$129	4.2%

Place: [WILDWOOD_1] Wildwood



Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
2014	358	340	267	395	652	545	480	468	569	492	218	14	4,798
2015	95	80	202	502	454	400	286	318	363	355	293	115	3,464
2016	15	272	162	383	394	410	541	628	684	0	0	0	3,488
Totals	468	691	631	1,280	1,499	1,356	1,307	1,415	1,616	847	512	129	11,750

Water:

School Name | Survey

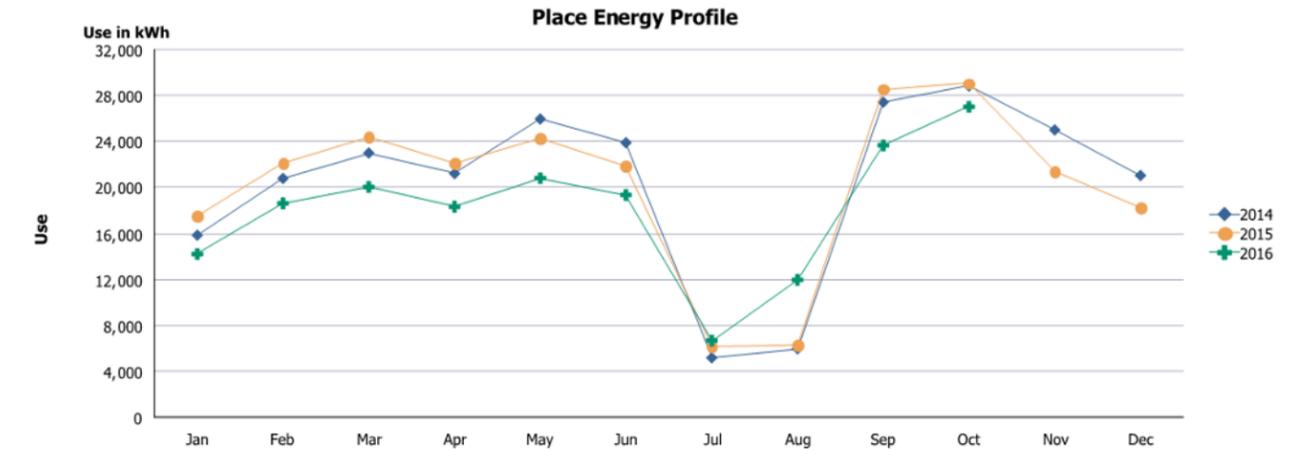
620 Velarde Drive | Thousand Oaks, CA 91360

Conejo Valley Unified School District

December 9th, 2016 Draft v1

Energy Use

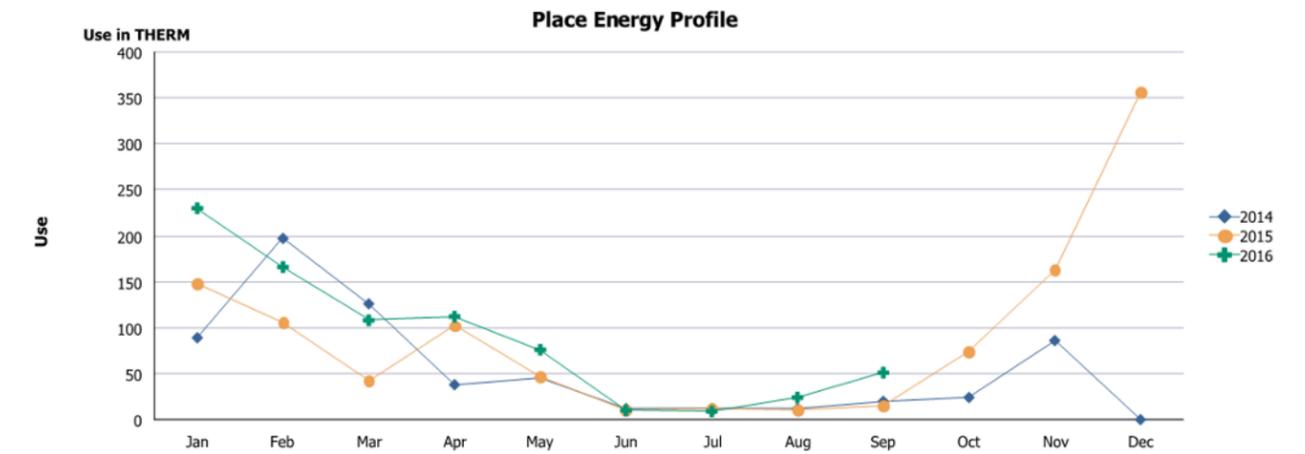
Place: [WILDWOOD_1] Wildwood



Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
2014	15,843	20,780	23,001	21,214	25,959	23,889	5,176	5,962	27,423	28,825	25,009	21,036	244,117
2015	17,544	22,099	24,389	22,099	24,300	21,871	6,138	6,241	28,559	29,054	21,337	18,210	241,841
2016	14,200	18,614	20,038	18,321	20,805	19,345	6,662	11,953	23,663	27,023	0	0	180,624
Totals	47,587	61,493	67,428	61,634	71,064	65,105	17,976	24,156	79,645	84,902	46,346	39,246	666,582

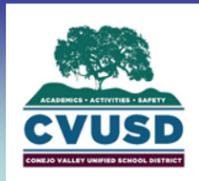
Electrical:

Place: [WILDWOOD_1] Wildwood



Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
2014	89	197	126	38	46	12	12	12	20	24	86	0	662
2015	148	106	42	102	47	11	12	11	15	74	163	356	1,087
2016	230	166	108	112	76	10	9	24	51	0	0	0	786
Totals	467	469	276	252	169	33	33	47	86	98	249	356	2,535

Gas:



DRAFT v1

Core Facilities			
Item	Category	Existing Square Footage	Standard Square Footage Based on Planning 2- Semester Capacity
1	Administration / Multi Purpose	16,722 Square Feet * (Office Square Footage)	00 Square Feet * (Office Square Footage)
2	Lunch Shelter	1,820 Square Feet	00 Square Feet
3	Classrooms	2,973 Square Feet	00 Square Feet
4	Classrooms (Modular)	960 Square Feet	00 Square Feet
5	Childcare (Modular)	1,440 Square Feet	00 Square Feet
6	Learning Center (Modular)	960 Square Feet	00 Square Feet
7	Classrooms (Modular)	1,440 Square Feet	00 Square Feet
8	Classrooms	6,600 Square Feet	00 Square Feet
9	Classrooms (Modular)	960 Square Feet	00 Square Feet
8	Playground	6.8 Acres	00 Acres
9	Parking	13 Stalls	00 Stalls

*(Office Square Footage)

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

Core Facilities Summary

1. Administration / Multi Purpose

The administration and multi purpose building currently house a large number of different room usages. It is in need of updates to the HVAC and roof within the next 10 years. It also needs finish updates to the interior spaces.

2. Lunch Shelter

It is sufficient to the needs of the school but is not DSA certified and will need to be certified.

3. Classrooms

This classroom building is original, and has original systems. HVAC and roofing will need to be replaced along with interior finishes.

4. Classrooms (Modular)

A 17 years old modular classrooms. Not DSA certified.

5. Childcare (Modular)

A 27 years old modular classrooms over.

6. Learning Center (Modular)

A 42 years old modular classrooms.

7. Classrooms (Modular)

The modular classrooms that is nearly 20 years old. Not DSA certified.

8. Classrooms

This classroom building is original, and has original systems. HVAC and roofing will need to be replaced along with interior finishes.

9. Classrooms (Modular)

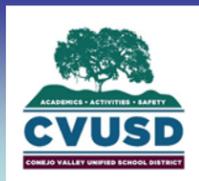
A 46 years old modular classrooms. Not DSA certified.

8. Playground

There is a large playground and there is a need for a shade structure.

9. Parking

The parking lot is too small and gets backed up during drop off and pick up. It should be expanded to allow for more drop off spaces and additional parking spaces.



School Name | Survey

620 Velarde Drive | Thousand Oaks, CA 91360

Conejo Valley Unified School District

December 9th, 2016 Draft v1

Core Facilities Data

DRAFT v1

12.0

Technology Summary:

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



Room Name	Computer	Quantity	Projector Model	Smartboard Model	Printer Model	Document Reader
Classroom	Dell OP 780	6	Epson 475W	ActivBoard 578Pro	Xerox Phaser 3250	AverMedia 300AF+
	Dell OP 745					
Classroom	Dell OP 780	10	Epson 475W	ActivBoard 578Pro		AverMedia 300AF+
	Ipad mini					
Classroom	Dell OP 745	4	Epson 475W	ActivBoard 578Pro	Dell LaserJet 2330	AverMedia 300AF+
	Dell OP 745					
Classroom	Dell OP 380	6	Epson 475W	ActivBoard 578Pro	Xerox Phaser 3250	AverMedia 300AF+
	Dell OP 780					
Classroom	Dell OP 760	6	Epson 475W	ActivBoard 578Pro	Xerox Phaser 3250	AverMedia 300AF+
	Dell OP 745					
Classroom	Dell Lat D620	6	Epson 475W	ActivBoard 578Pro	Xerox Phaser 3250	AverMedia 300AF+
	Dell OP 760					
Classroom	Lenovo M91p	34	Epson 475W	ActivBoard 578Pro	Xerox Phaser 3250	AverMedia 300AF+
Classroom	Lenovo M93p					
	Dell OP 745	6	Epson 475W	ActivBoard 578Pro	Xerox Phaser 3250	AverMedia 300AF+
	Dell Lat D620					
Classroom	Dell OP 780	6	Epson 475W	ActivBoard 578Pro	Xerox Phaser 3250	AverMedia 300AF+
	Dell OP 745					
Classroom	Lenovo M93p	6	Epson 475W	ActivBoard 578Pro	HP LaserJet P2055	AverMedia 300AF+
	Dell OP 745					
	Dell Lat D620	6				
Classroom	Del OP 780					
	Dell OP 760	6				
	Dell OP 745					
Classroom	Dell OP 745	6	Epson 475W	ActivBoard 578Pro	Xerox Phaser 3250	AverMedia 300AF+
	Dell OP 745					
Classroom	Lenovo M93p	6	Epson 475W	ActivBoard 578Pro	Xerox Phaser 3250	AverMedia 300AF+
	Dell OP 780					
	Lenovo Yoga 11e	10				
Classroom	Lenovo M93p			Epson 475W	ActivBoard 578Pro	Xerox Phaser 3250
	Dell OP 780	5				
	Dell OP 745					
	Lenovo Yoga 11e	10				
Classroom	Dell OP 780			Epson 475W	ActivBoard 578Pro	Xerox Phaser 3250
	Dell OP 780	6				
	Dell OP 745					
	Lenovo Yoga 11e	10				
Classroom	Dell OP 780			Epson475W	ActivBoard 578Pro	Xerox Phaser 3250
	Chromebook	15				
	Dell OP 745					
	Dell OP 780	6				
Classroom	Dell OP 780			Epson 83+		Dell Color 2150cn
Classroom	Dell OP 760	10	Epson 475W	ActivBoard 578Pro	Xerox Phaser 3250	AverMedia 300AF+
	iPad Mini					
	Dell OP 745	6	Epson 475W	ActivBoard 578Pro	Xerox Phaser 3250	AverMedia 300AF+
Classroom	Lenovo M93p					
	Dell OP 745	6	Epson 475W	ActivBoard 578Pro	HP LaserJet 4050	AverMedia CP130
Learning Center	Dell OP 780					
	Dell OP 745	10				
	Ipad mini					
	Dell OP 780	6	Epson 475W	ActivBoard 578Pro	Xerox Phaser 3250	AverMedia 300AF+
	Dell OP 760					
	Dell OP 745					



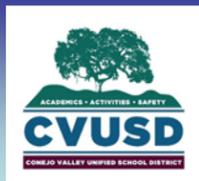
Observations Summary:

Wildwood Elementary School faces many challenges due to its age and 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 and should be removed. A new building should be constructed that would house the displaced 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. An expansion of the parking lot will improve the efficiency of the drop off and the overall campus layout.. There are still several areas on campus that have not been upgraded to comply with current accessibility standards. Thus, basic accessibility upgrades must be made throughout the campus to comply with current accessibility standards. These areas include classroom sinks, some restrooms and some ramps throughout the campus.

Overall the facility is well maintained and in working condition. Some of the deferred maintenance issues should be addressed during this modernization such as replacement of the HVAC systems and roofing membranes throughout campus. Thanks to the latest LED lighting upgrades and occupancy sensors, the school is already on a path to being more energy efficient.

While there are many other additional needs presented on the campus, addressing the most pressing needs of the campus outlined in this report will reflect the most dramatic improvement to the campus. Finally, by adding aesthetic improvement such as new paint and landscaping especially at the front entry area, the comprehensive modernization effort will create a dramatic and elegant elementary school that can help reverse declining enrollment across the district.



School Name | *Survey*

620 Velarde Drive | Thousand Oaks, CA 91360

Conejo Valley Unified School District

December 9th, 2016 Draft v1

Project Requests

DRAFT v1

14.0