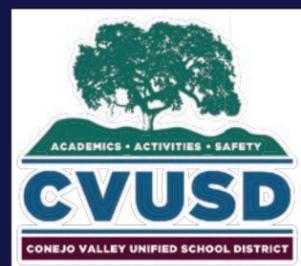




CVUSD | *Facilities Master Plan*

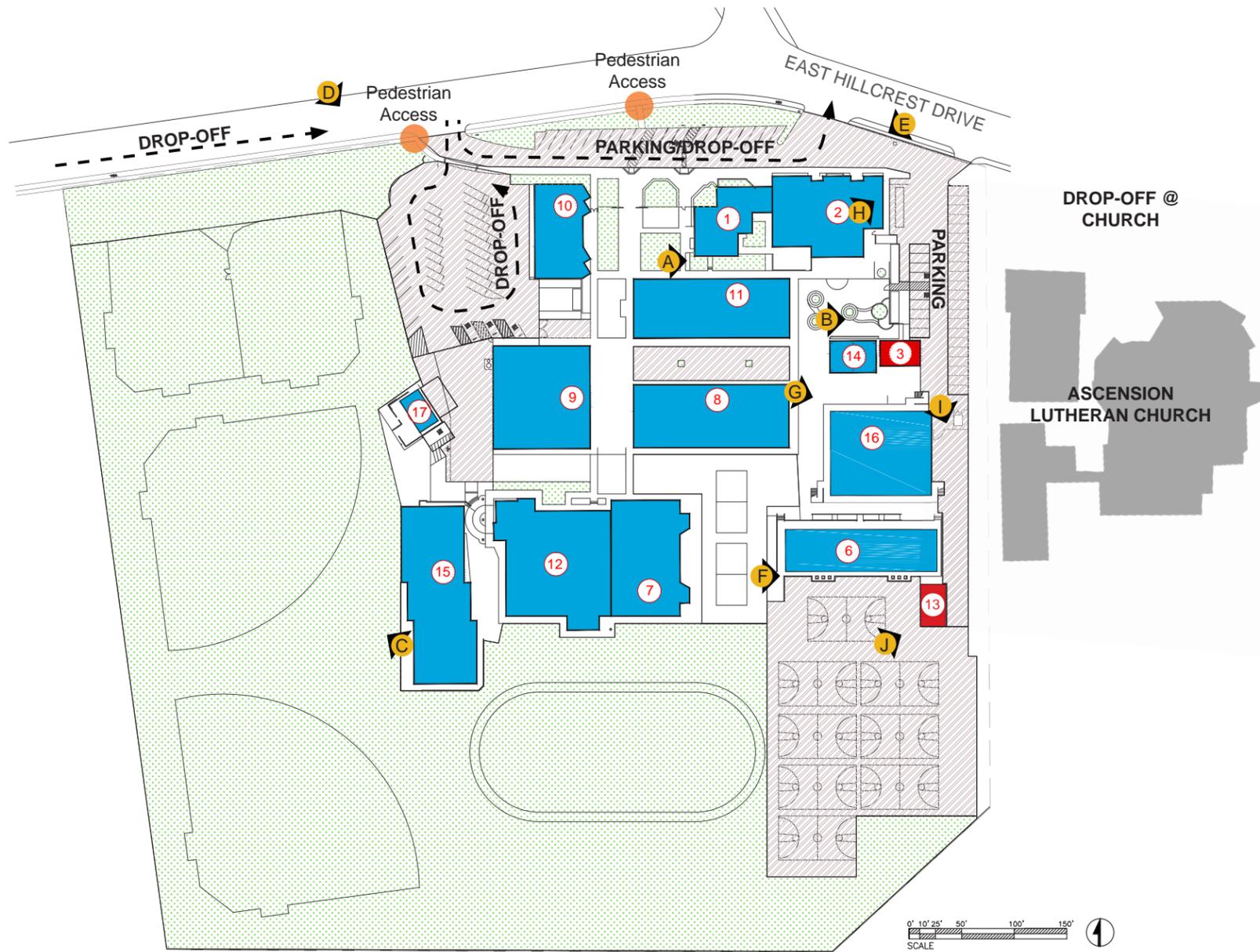
CVUSD - WESTLAKE CLUSTER



Colina Middle School | *Site Analysis*

1500 East Hillcrest Drive | Thousand Oaks, CA 91362
Conejo Valley Unified School District
March 31, 2017

NAC Architecture
837 North Spring Street, 3rd Floor
Los Angeles, CA 90012
Contact: 323.475.8075
E-mail: lochoa@nacarchitecture.com
Website: www.nacarchitecture.com



LEGEND

- PERMANENT BUILDING
- PORTABLE BUILDING
- ASPHALT
- CONCRETE
- PLANTED AREA
- SAND
- # BUILDING NUMBERS
- A IMAGE KEYS

BUILDINGS

- | | |
|------------------------|--------------------------------|
| 1. ADMINISTRATION | 11. CLASSROOMS |
| 2. MULTI-PURPOSE | 12. GYMNASIUM |
| 3. TECH ROOM | 13. CLASSROOM |
| 6. CLASSROOMS | 14. LUNCH SHELTER |
| 7. SHOWERS/LOCKER ROOM | 15. BOYS & GIRLS CLUB |
| 8. CLASSROOMS | 16. 2 STORY CLASSROOM BUILDING |
| 9. CLASSROOMS | 17. CONCESSIONS BUILDING |
| 10. CLASSROOMS | |



Image A

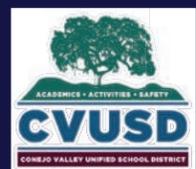


Image B



Image C

- Pockets of academic courtyards
- Generous playfields
- Large windows at main Classroom Buildings



Colina Middle School | Site Analysis

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Campus Findings

- Topography presents accessibility, safety and site drainage challenges
- Administration Building and Multi-Purpose Building HVAC systems and roofing are aging
- Interior and exterior finishes are aging
- Portable buildings are aging
- Parking lots & drop-off zones are undersized
- Lack of conference rooms
- Congested lunch time queuing
- Campus perimeter fencing is low
- Typical accessibility challenges



Image D



Image F



Image G



Image H



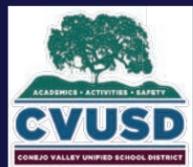
Image I



Image E



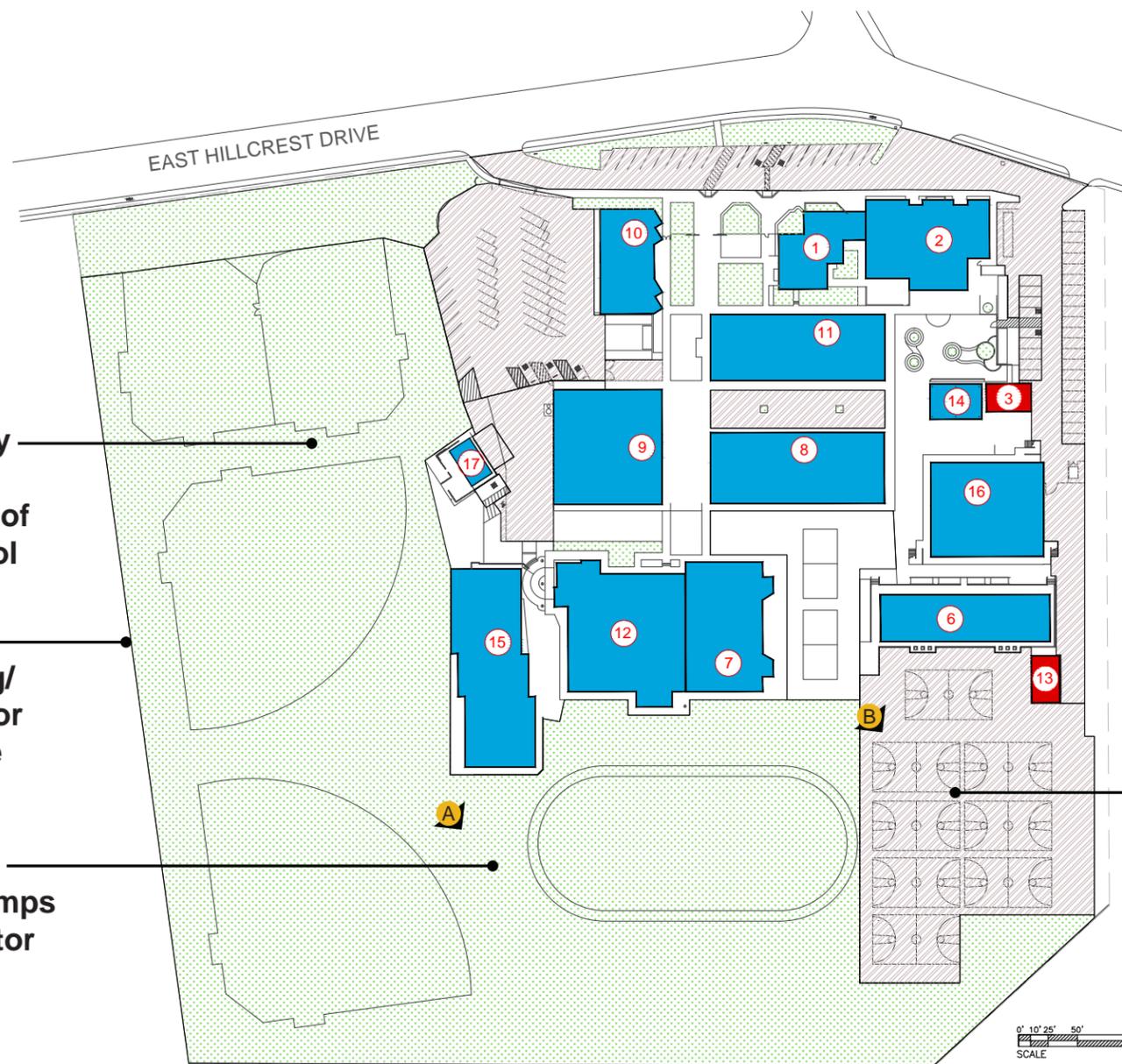
Image J



Colina Middle School | Site Analysis

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Campus Findings



Improve safety and function with methods of erosion control

Improve with higher fencing/landscaping for a more secure perimeter

Mediate slope with stairs, ramps and/or spectator seating

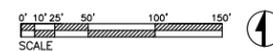
Improve with pickle ball courts to bring in community

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The topography of the site presents safety, accessibility and drainage challenges. The grade change between the southern play fields may be mediated through the use of stairs, ramps and rails. Spectator seating may also be incorporated to allow the school and visitors to utilize the outdoor amenities more effectively.

Safety and usability of play space would be much improved through erosion control at the south edge of the t-ball fields. Moreover, campus security would be bolstered with higher perimeter fencing.

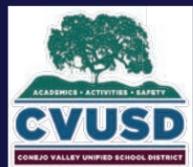
Colina Middle School plays a large role in the neighborhood, with visitors often making use of the campus facilities. The southeast basketball courts may be replaced with pickle ball courts, giving the students and community an added activity to enjoy.



Image A



Image B

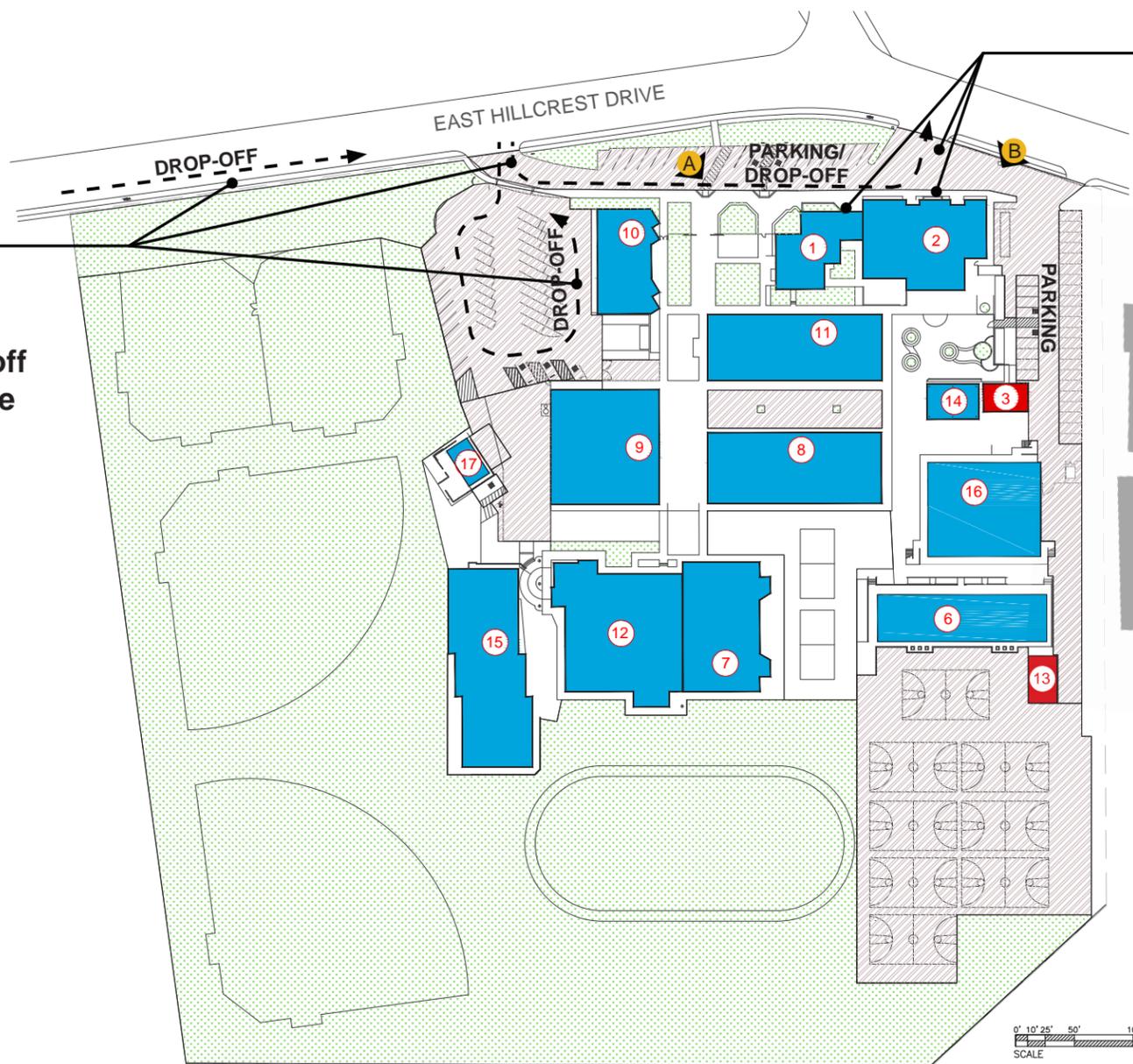


Colina Middle School | Site Analysis

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Opportunities for Improvement: Topography & Fields

Consider reconfiguration/ expansion of parking & drop-off layout to improve traffic flows



Modernize campus entry & enhance street presence.



Three parking lots and drop-off zones are utilized on campus. These facilities do not meet the needs of the school. Mitigation measures such as dual morning start times and drop-off at the adjacent church help with congestion. However, a more clearly organized and consolidated parking layout may be more effective. Moreover, a separation between drop-off circulation and parking circulation, and development of traffic flow that leads to longer lengths of queuing may also be beneficial.

Modernization of exterior finishes at Buildings 1 and 2, as well as formalization of the main campus entrance would improve the school's street presence. Demarcation of the entrance may be accomplished through landscaping, signage, structure and allowing the school building to meet the street rather than the parking lot.

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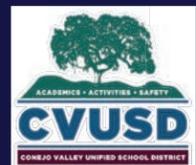
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Image A



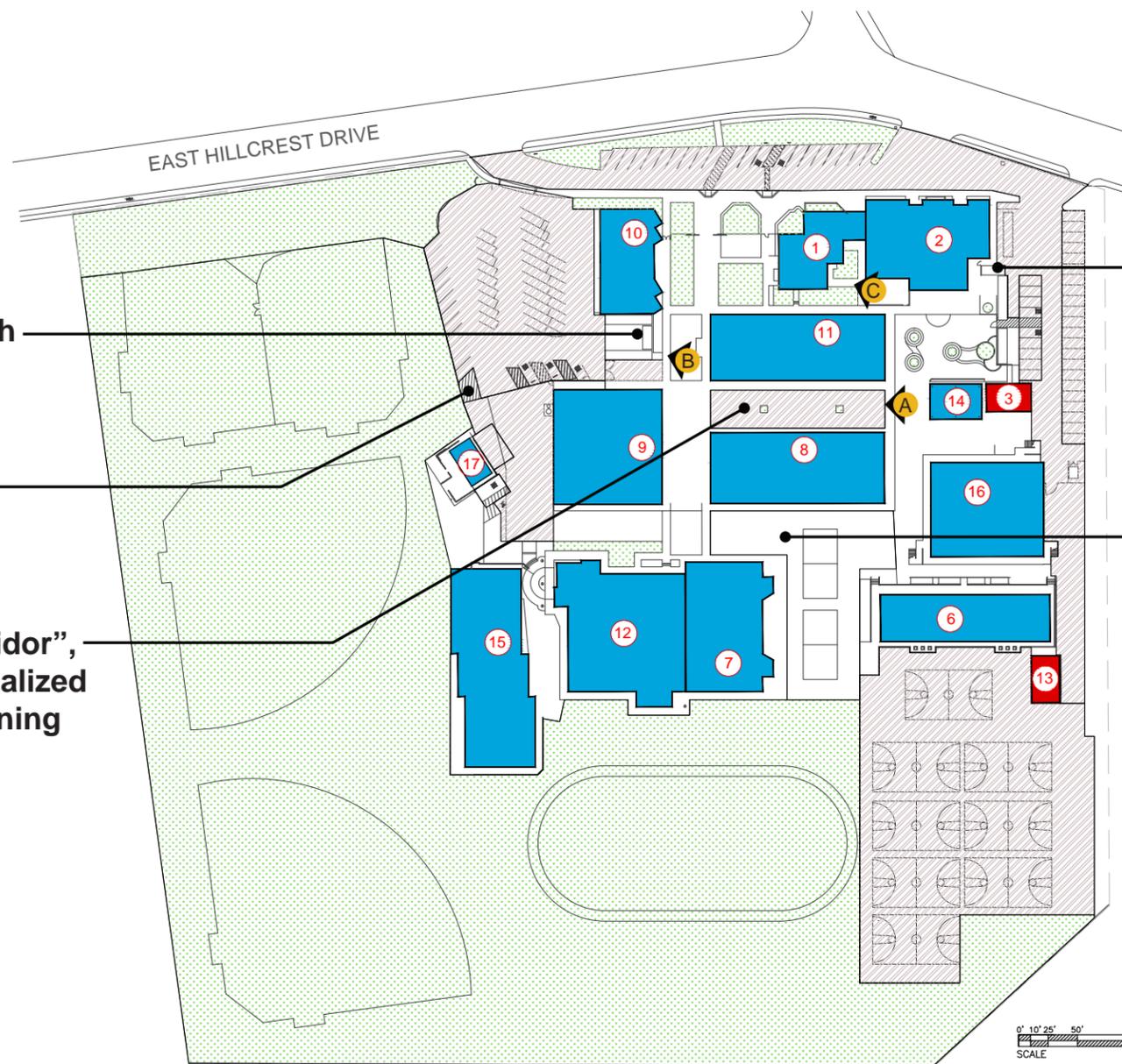
Image B



Colina Middle School | Site Analysis

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Opportunities for Improvement: Face of Campus



Replace wall with a less textured alternative

Provide secure enclosure for trash bins.

“6th Grade Corridor”, a space for formalized playing and learning

Improve storage solutions & recapture parking and/or expand servery

Improve courtyards with shade structures

The campus is organized with multiple academic courtyards nestled between buildings. The zone between Buildings 8 and 11 may be improved into a “6th Grade Corridor,” giving students a formalized place to play and learn. Moreover, students would greatly benefit from shade structures.

Multiple storage containers to serve the needs of the school occupy the site. More permanent and consolidated storage solutions may improve the aesthetics of the site, and provide opportunities for expansion of undersized servery, queuing and parking facilities.

A decorative block wall that surrounds storage containers is a safety concern, as it has ridges which students can climb on. This may be replaced with a flat-surfaced site wall.



Image A



Image B



Image C

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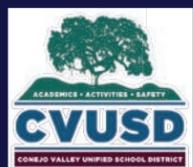
BUILDINGS

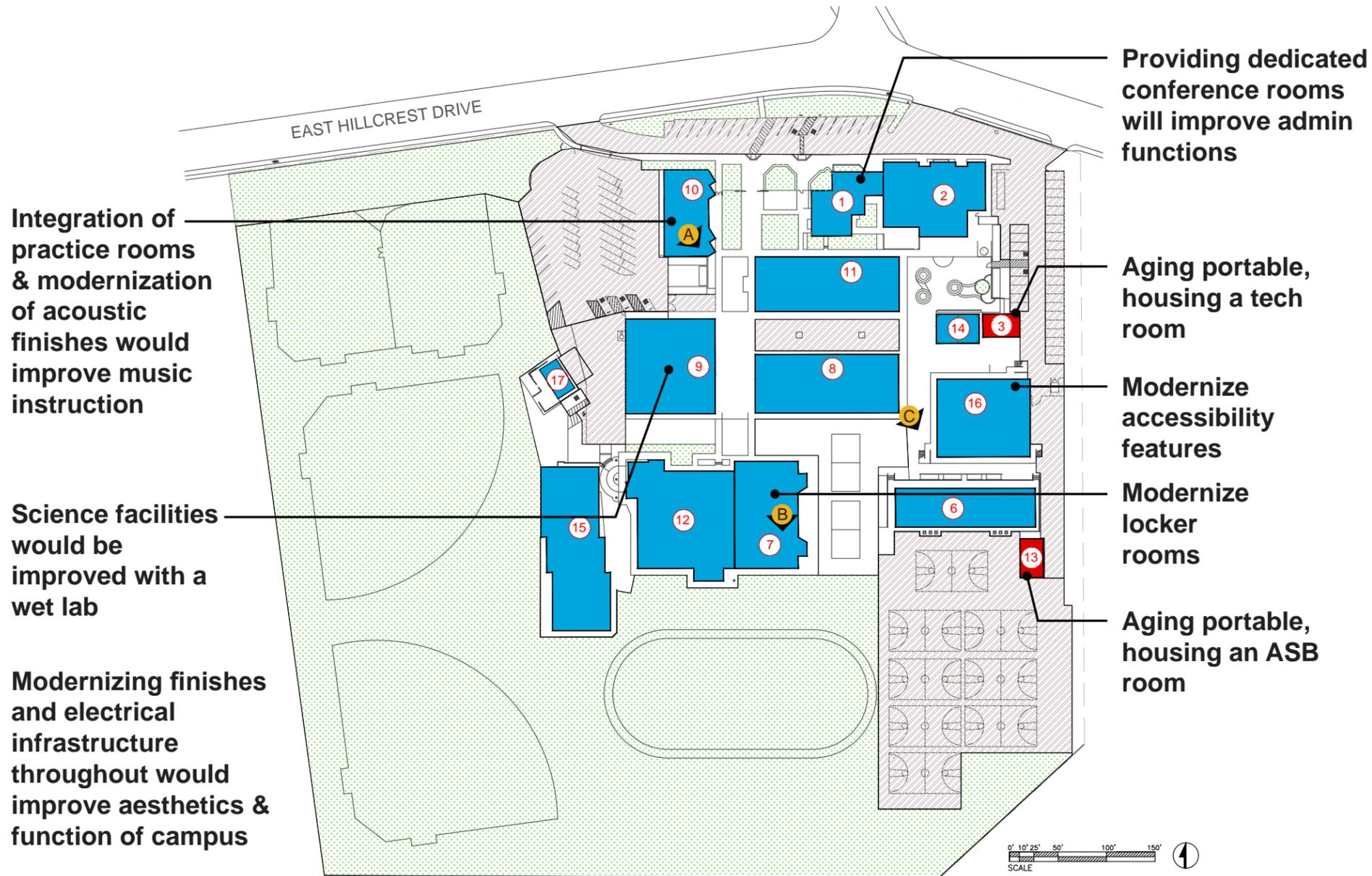
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Opportunities for Improvement: Exterior Environment





Integration of practice rooms & modernization of acoustic finishes would improve music instruction

Science facilities would be improved with a wet lab

Modernizing finishes and electrical infrastructure throughout would improve aesthetics & function of campus

Providing dedicated conference rooms will improve admin functions

Aging portable, housing a tech room

Modernize accessibility features

Modernize locker rooms

Aging portable, housing an ASB room

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Modernization of interior and exterior finishes, and replaced roofing and HVAC systems would improve the function and aesthetics of the campus. Most notably, the band classrooms, music practice rooms and multi-purpose room would benefit greatly from new finishes, lighting, sound and electrical infrastructure that cater to those rooms' specific needs.

Administrative spaces are undersized, and are especially deficient in conference room space. The addition of dedicated meeting rooms would improve collaboration amongst faculty and staff greatly. Integration of practice rooms for the music program and a wet lab for the science program would benefit the school's instructional goals.

The boy's and girl's locker rooms are in need of repair, and are not utilized to their fullest extent. Modernizing the facilities' finishes, furnishings, and ventilation systems, and re-evaluating the required number of student showers would enhance the spaces greatly. Portables on campus are also aging and in need of repair.

The 2-Story Modular Building is in need of accessibility modernization, which is currently in progress. This structure would also benefit from maintenance of exterior finishes.



Image A

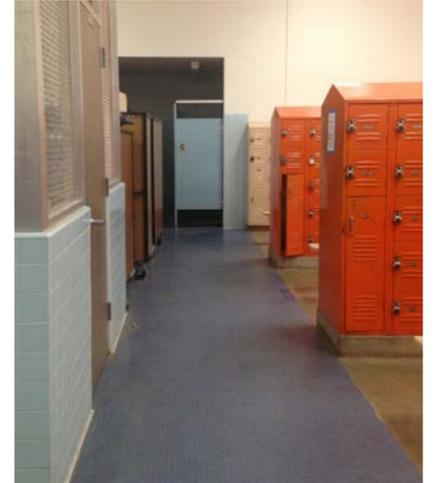


Image B

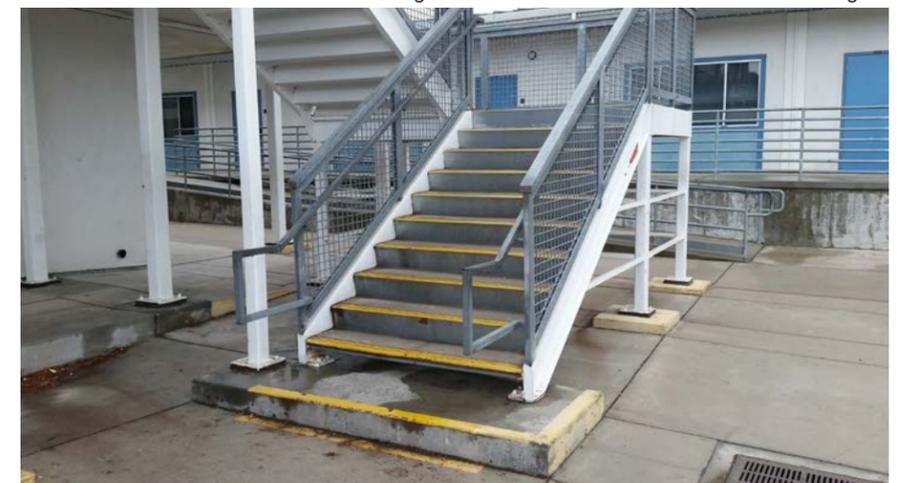


Image C

