



# CVUSD | *Facilities Master Plan*



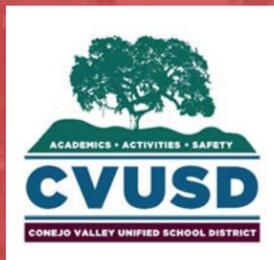
CVUSD – THOUSAND OAKS CLUSTER ALTERNATIVE CONCEPTS

## Glenwood Elementary School | *Alternative Concepts*

1135 Windsor Drive | Thousand Oaks, CA 91360

Conejo Valley Unified School District

February 2nd, 2017



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Costa Mesa, 92626

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## Introduction and Goal Statement

The purpose of the alternative concepts is to facilitate the formulation of the District's short term and long term goals and engage the school, stakeholders and community in the decision making process for each site. Utilize information and findings of the site Survey, Site Analysis, site visit(s), and other pertinent information – to understand the overall dimensions and physical characteristics of the campus and possible solutions.

## Facilities Issues:

### **Functional Deficiencies in Existing Facilities:**

- Lack of storage area according to faculty
- Lack of shading in playground area
- Lack of PTA space according to faculty
- No stage in MPR
- Insufficient work space for teachers' work room area
- Lack of lighting in parking area and north east portion of the field, presenting security concerns at night
- Not enough capacity of staff restroom
- No restroom inside TK classroom

### **Spatial Deficiencies:**

- Average condition of interior finishes
- Lack of indoor flexible activity space
- Physical connection between classrooms desired

### **Maintenance & Accessibility Issues:**

- HVAC and roofing requires replacement. Admin. Building HVAC needs optimization
- Peeling paint and rotting wood throughout campus
- Single pane window with buckling mullions and non-matching glasses; lack of window blinds
- Many gates lack lever hardware that meet accessibility requirement.
- Other misc. ADA items (Door thresholds, Drinking Fountains, Sink height, Ramp Slope, Handrails...etc)

## Summary of Alternative Concepts:

### **Alternative Concept 1:**

1. Add shelter on the back side of the MPR building
2. New flexible learning space in classroom building
3. Some landscaping and beautification
4. Remove existing portable building and replace with portable restroom building for transitional kindergarten
5. Expand existing playground area by adding additional greenspace
6. New DG walkway to safe dispersal area

### **Alternative Concept 2:**

1. Modernize MPR and add shelter on the back side of the building.
2. New flexible learning space in classroom building.
3. Some landscaping and beautification.
4. Remove existing portable building and replace with portable restroom building for transitional kindergarten.
5. Move existing portable building to new location to allow for increased kindergarten playground area.
6. Expand existing playground area by adding additional greenspace.
7. New DG walkway to safe dispersal area.
8. New AC paving area with new play equipment on north side of campus.

### **Alternative Concept 3:**

1. Modernize MPR and add shelter on the back side of the building.
2. New flexible learning space in classroom building.
3. Some landscaping and beautification.
4. Remove existing portable buildings and replace with permanent classroom building.
5. Expand existing playground area by adding additional greenspace.
6. New DG walkway to safe dispersal area.
7. New AC paving area with new play equipment on north side of campus.

### **Extra Groups:**

1. New playground equipment with shading devices



### **VICINITY MAP**



FACILITIES - CLASSROOM INVENTORY										
K-12 School Facility	Grade/Type	Number of Teaching Stations					Capacity	Projections		
		Total # of Teaching Stations	Permanent	Quality Modulares	Owned Portables	Leased Portable		Rms Utilized	Ratio	Capacity Needed
		As used for the 15/16 School Year					Based on 16/17			
	Jr K	0					1	20.00	20	
*K = All Day	K	3	2	1			60	3	22.00	58
*1-3 inclds T1	1-3	13	10	3			260	8	22.00	179
*4-5	4-5	10	5	5			300	4	30.00	110
	SDC	3		3				3	-3	
	LC	1		1				1	0	
	LAB	1	1					1	0	
Sub-Total K-5		31	18	13	0	0	620	20		367

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		15	16	22	18															
K		47	54	74	55	60	64	51	58	64	67	69	87	82	66	74	71	79	77	80
1		48	71	49	57	62	65	50	53	56	58	76	69	68	65	71	80	75	79	79
2		69	48	57	66	62	65	48	57	56	76	65	70	62	71	88	78	88	75	75
3		43	52	61	54	71	63	55	55	71	66	58	59	70	86	72	83	72	80	79
4		50	56	56	62	59	77	51	55	55	54	54	61	79	71	86	60	91	79	82
5		56	53	54	60	72	67	52	58	55	52	51	79	71	84	60	87	73	78	68
6			0	0	0	0	0	0	0	0	0	0	59	63	44	66	56	68	51	91
Total Elem	0	328	350	373	372	386	401	307	336	357	373	373	484	495	487	517	515	546	519	554
Special Ed		10	8	10	14	11	10	8	14	11	15	11	12	16	10	14	18	19	13	
<b>TOTAL</b>	<b>0</b>	<b>338</b>	<b>358</b>	<b>383</b>	<b>386</b>	<b>397</b>	<b>411</b>	<b>315</b>	<b>350</b>	<b>368</b>	<b>388</b>	<b>384</b>	<b>496</b>	<b>511</b>	<b>497</b>	<b>527</b>	<b>529</b>	<b>564</b>	<b>538</b>	<b>567</b>

PRINCIPAL PROJECTIONS										
Grade	Forecast			Primary & Upper Totals	Teacher Calculation			15-16 Budget Calc	14-15 Staffing	
	Students	Teachers	4/23/2015		5/26/2015	8/18/2015	21.50 Teacher by Ratio			30.00 Students per class
Special Ed			6	6	8					
TK			9	10	15	1.00	1	15	1	
K	66	3.07	42	43	57	2.65		22		
1	84	3.91	73	73	73	3.40		22		
2	50	2.33	48	46	47	2.19	10.79	22	11	
3	56	2.60	59	57	55	2.56		22		
4	61	2.03	60	59	57	1.90		30		
5	48	1.60	54	53	53	1.77	3.67	30	4	
TK - 5	365	11.91	345	341	357					
		3.63								
<b>TOTAL</b>	<b>365</b>	<b>15.54</b>	<b>351</b>	<b>347</b>	<b>357</b>	<b>14.46</b>		<b>15</b>	<b>16</b>	

### Enrollment Data:

## Glenwood Enrollment Trends

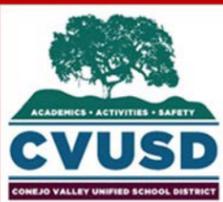


CVUSD ELEMENTARY SCHOOL												
Location Code:			Campus Summary									
<b>Site Information</b>			<b>Totals</b>			<b>Total Planned Site Capacity:</b>				<b>Totals</b>		
Current Useable Area:			10 Acres			Current Enrollment:				338		
Current Playground Area:			3.5 Acres			Planning 2-Semester Capacity:				620		
						Enrollment to use for Planning				367		
Playground Area Required:			9.0 Acres									
			<b>Current Classrooms</b>			<b>Potential Classrooms + Current Classrooms</b>			<b>Classrooms Identified by the School</b>			
<b>Classroom Status for School:</b>			<b>Permanent</b>	<b>Portable</b>	<b>Totals</b>	<b>Permanent</b>	<b>Portable</b>	<b>Totals</b>	<b>Permanent</b>	<b>Portable</b>	<b>Totals</b>	
Available Classrooms 800 Square Feet or greater:			31	13	44	31	0	31	31	13	44	
Available Small Rooms 799 Square Feet or smaller:			0	0	0	0	0	0	0	0	0	
<b>Totals:</b>			<b>31</b>	<b>13</b>	<b>44</b>	<b>31</b>	<b>0</b>	<b>31</b>	<b>31</b>	<b>13</b>	<b>44</b>	

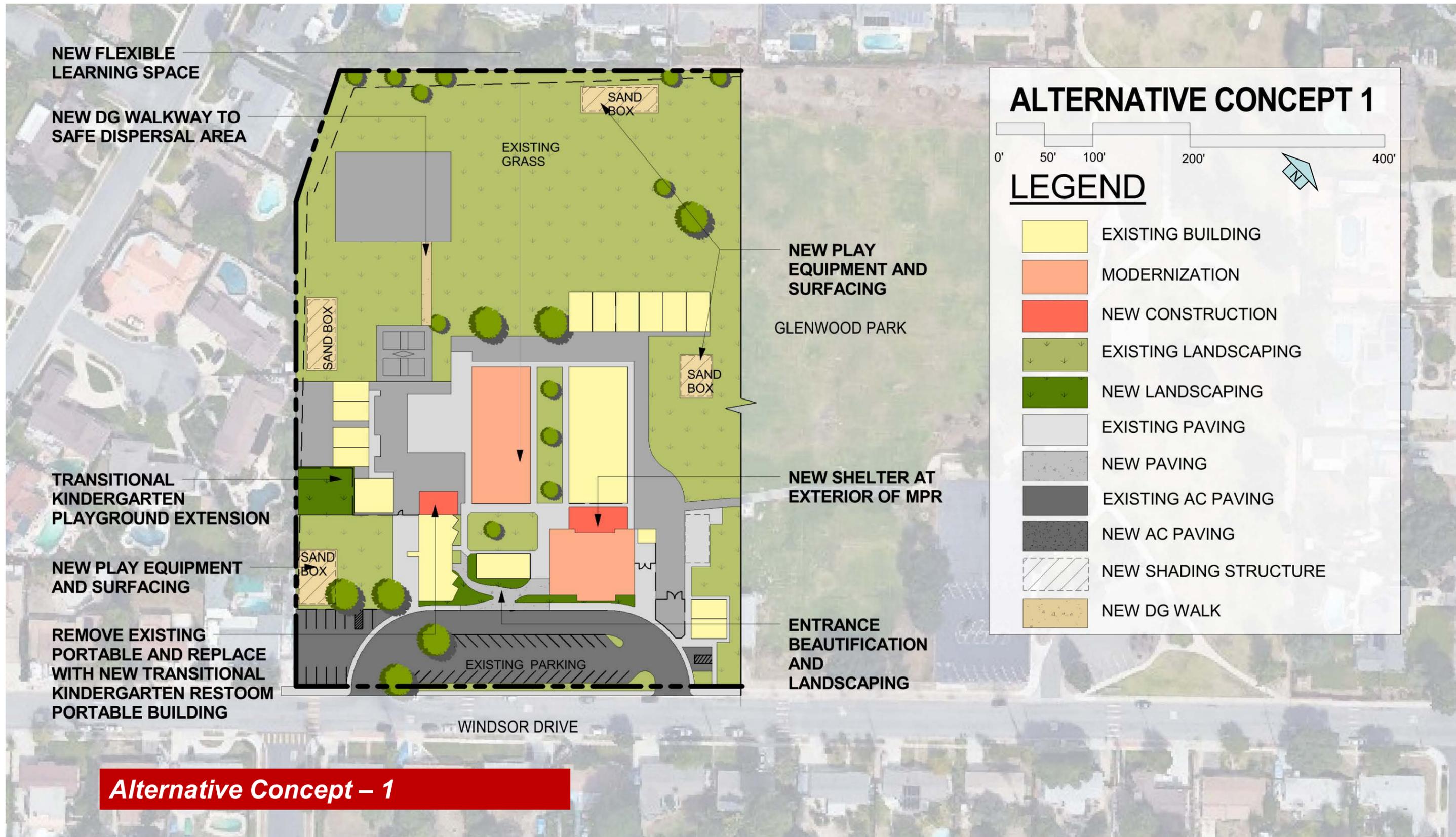
CVUSD SPECIAL EDUCATION SCHOOL												
Location Code: 3000			Campus Summary									
<b>Site Information</b>			<b>Totals</b>			<b>Total Planned Site Capacity:</b>				<b>Totals</b>		
Current Useable Area:			Shared			Current Enrollment:				10		
Current Playground Area:			Shared			Estimated 2-Semester Capacity:				15		
						2013-14 Adjusted Projected Resident & Magnet Enrollment.				10		

### Analysis:

Currently Glenwood elementary has a capacity that is nearly double the schools current enrollment. With 13 portables on site, there is no need for so many portable classrooms many of which are old and in need of modernization. The removal of the portable building will bring the campus capacity in line with the current enrollment while at the same time contributing to a better campus environment because the portables are not aesthetically appealing and take up needed playground area.







**Alternative Concept – 1**

## Concept 1

1. Add shelter on the back side of the MPR building
2. New flexible learning space in classroom building
3. Some landscaping and beautification
4. Remove existing portable building and replace with portable restroom building for transitional kindergarten
5. Expand existing playground area by adding additional greenspace
6. New DG walkway to safe dispersal area
7. ADA & Fire Alarm

### Add Extra Group 1

1. New playground equipment with shading devices

NEW FLEXIBLE  
LEARNING SPACE

NEW DG WALKWAY TO  
SAFE DISPERSAL AREA

EXISTING  
GRASS

SAND  
BOX

NEW PLAY  
EQUIPMENT AND  
SURFACING

GLENWOOD PARK

SAND  
BOX

NEW SHELTER AT  
EXTERIOR OF MPR

TRANSITIONAL  
KINDERGARTEN  
PLAYGROUND EXTENSION

NEW PLAY  
EQUIPMENT  
AND SURFACING

REMOVE EXISTING  
PORTABLE AND REPLACE  
WITH NEW TRANSITIONAL  
KINDERGARTEN RESTROOM  
PORTABLE BUILDING

SAND  
BOX

ENTRANCE  
BEAUTIFICATION  
AND  
LANDSCAPING

EXISTING PARKING

WINDSOR DRIVE

## Alternative Concept – 1

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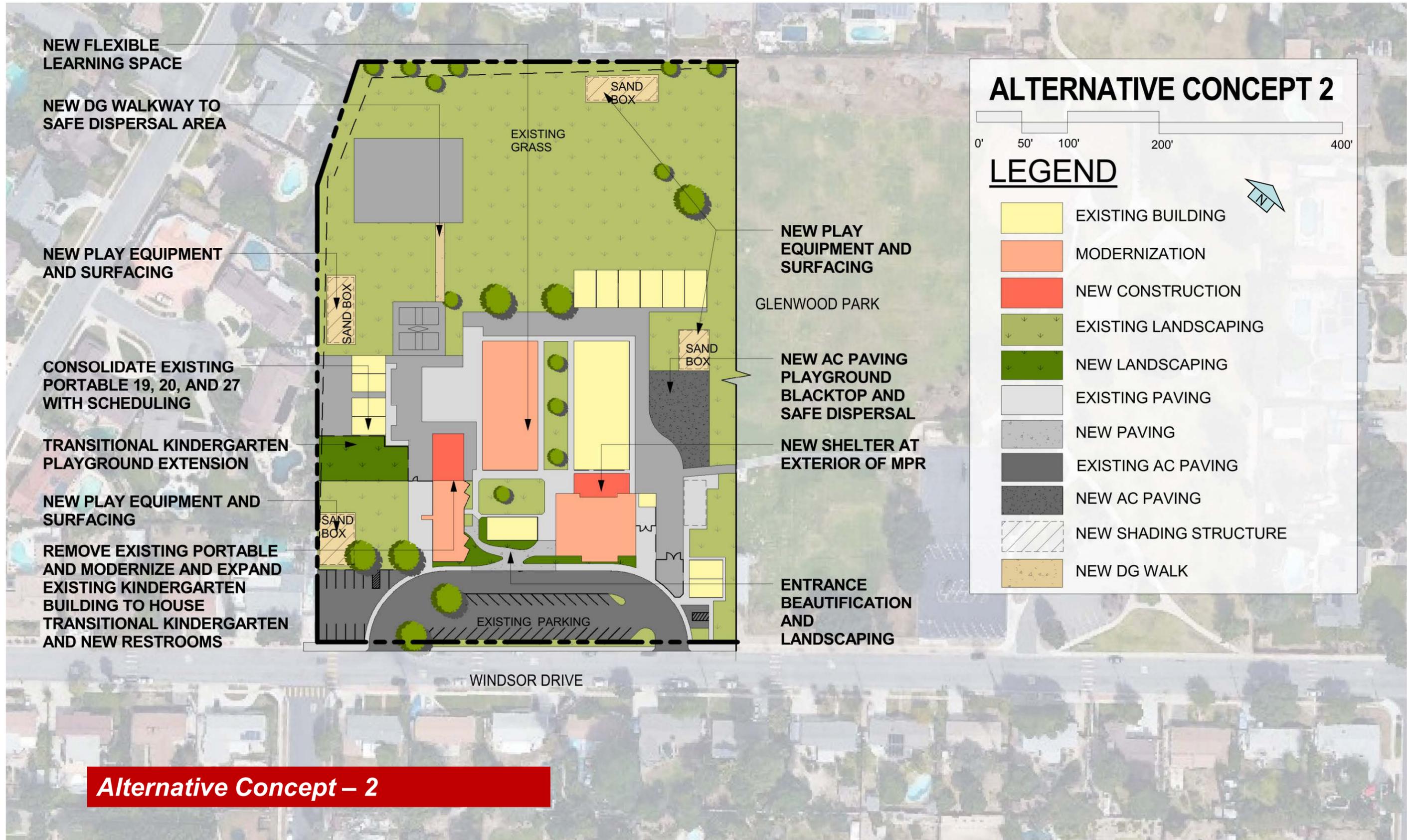
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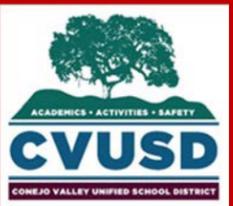
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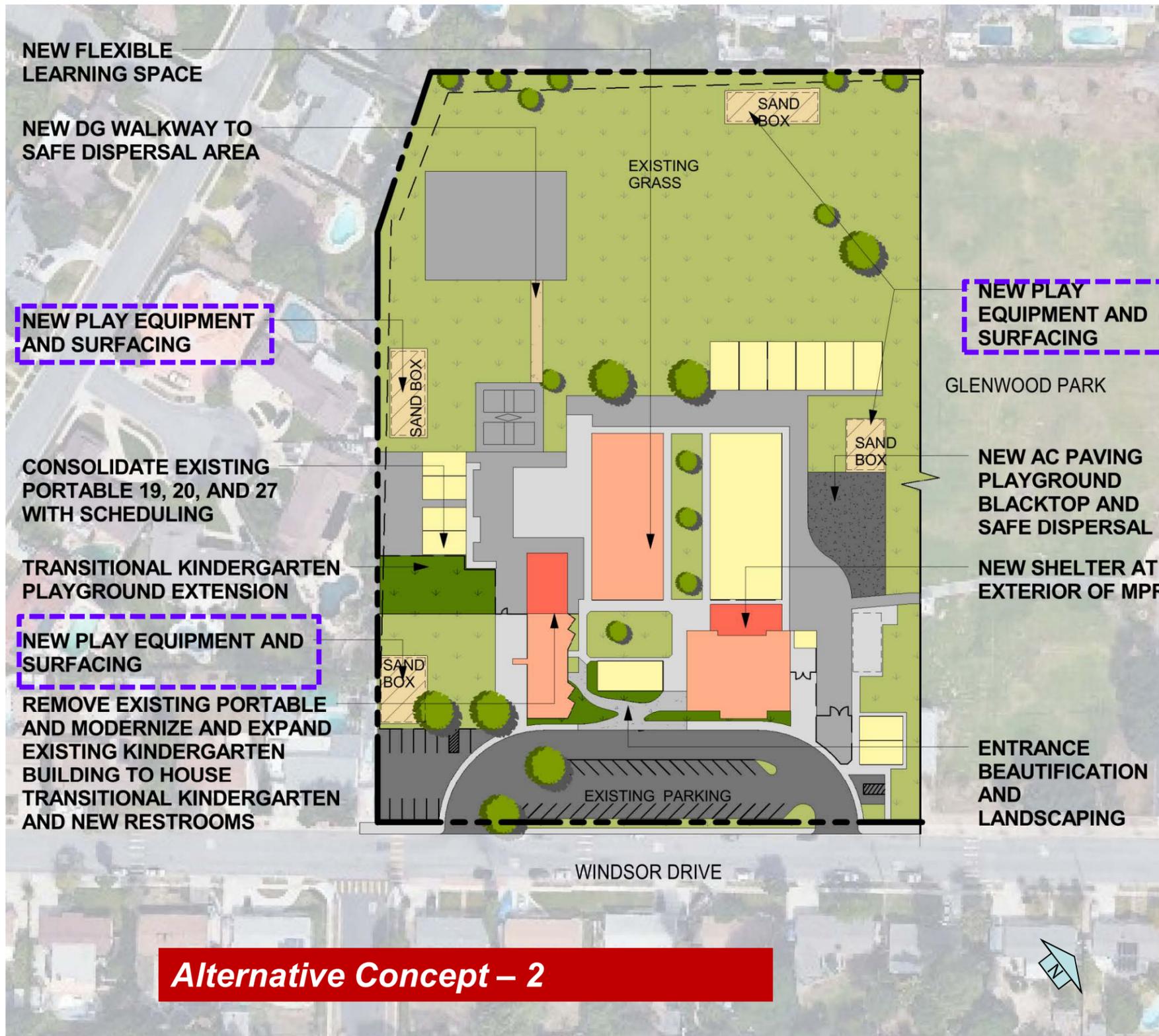
## Alternative Concepts – Outline Summary

5.0



**Alternative Concept – 2**





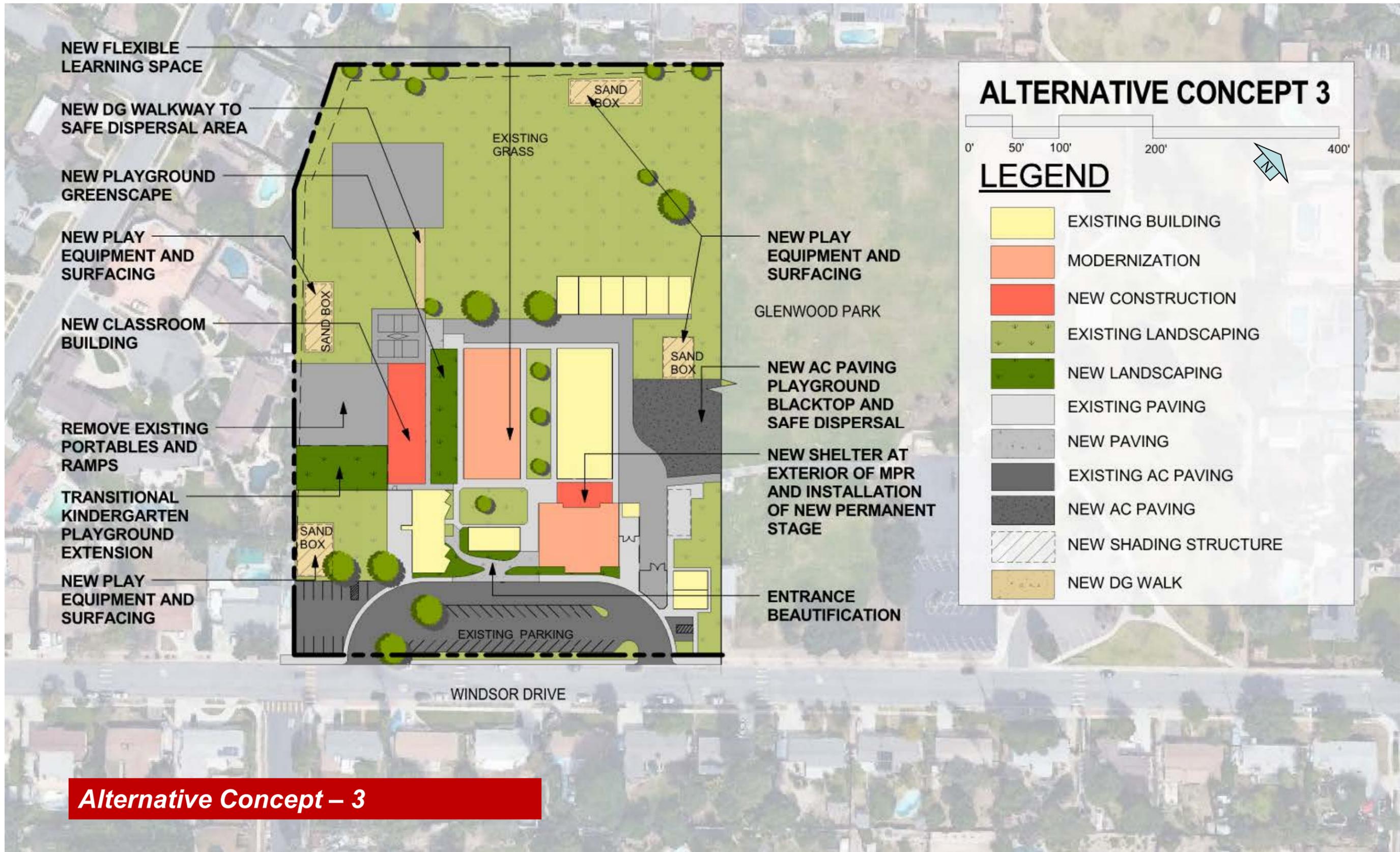
**Alternative Concept – 2**

**Concept 2**

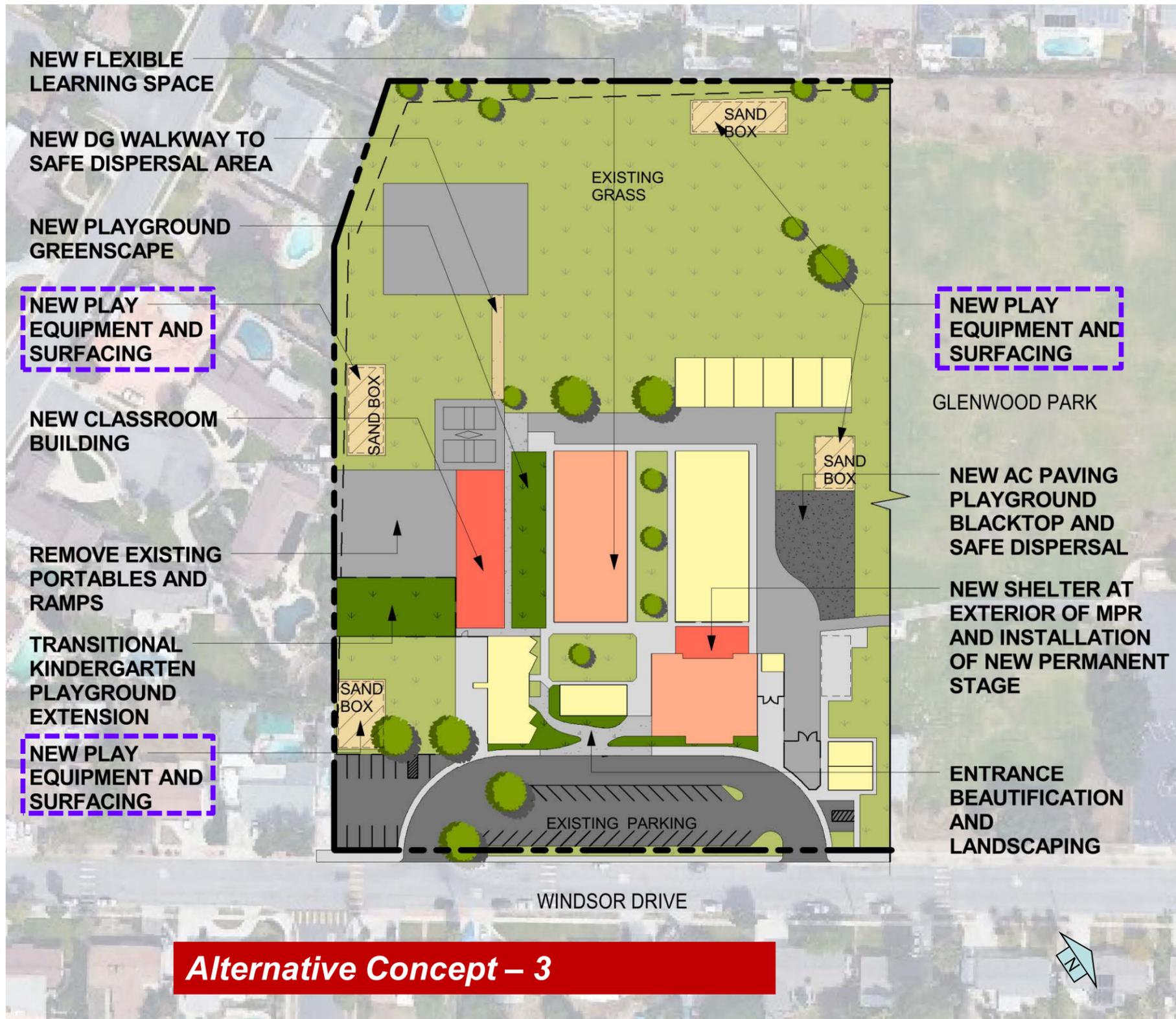
1. Modernize MPR and add shelter on the back side of the building.
2. New flexible learning space in classroom building.
3. Some landscaping and beautification.
4. Remove existing portable building
5. Expand existing kindergarten building to house transitional kindergarten and new restrooms.
6. Expand existing playground area by adding additional greenspace.
7. New DG walkway to safe dispersal area.
8. New AC paving area with new play equipment on north side of campus.
9. ADA & Fire Alarm

**Add Extra Group 1**

1. New playground equipment with shading devices



**Alternative Concept – 3**



### Concept 3

1. Modernize MPR and add shelter on the back side of the building.
2. New flexible learning space in classroom building.
3. Some landscaping and beautification.
4. Remove existing portable buildings and replace with permanent classroom building.
5. Expand existing playground area by adding additional greenspace.
6. New DG walkway to safe dispersal area.
7. New AC paving area with new play equipment on north side of campus.
8. ADA & Fire Alarm.

### Add Extra Group 1

1. New playground equipment with shading devices