



# CVUSD | *Facilities Master Plan*



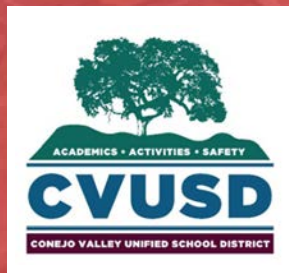
CVUSD - THOUSAND OAKS CLUSTER ALTERNATIVE CONCEPTS

## Madrona Elementary School | *Alternative Concepts*

612 Camino Manzanas | Thousand Oaks, CA 91360

Conejo Valley Unified School District

February 2nd, 2017



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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:**

- Congested drop-off area with limited passenger loading spaces.
- Very limited parking area for both staff and visitors.
- Insufficient shading on the playground
- Remote location of MPR building exposing students to traffic crossing for assembly and other large group activities
- Underutilized outdoor stage area behind MPR building.
- Insufficient outdoor lighting near entrance and parking area
- Visitors currently must walk through nurse office to enter campus.

### **Spatial Deficiencies:**

- Average condition of interior finishes

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

- HVAC and roofing requires replacement. Admin. Building HVAC needs optimization
- Deteriorating chain-link fencing between lunch and parking area creating security and safety issues.
- Wood handrails on second floor balconies show signs of water damages and weakening support
- Various steep walkways throughout the site that present challenges to wheel chair accessibility.
- Many gates lack lever hardware that meet accessibility requirement.
- Other misc. ADA items (Door thresholds, Drinking Fountains, Sink height, Ramp Slope, Handrails...etc)
- Large storage space under building 5 needs to be investigated for fire life safety code compliance

## Summary of Alternative Concepts:

### **Alternative Concept 1:**

1. Reconfigure ramp along north west side of campus and extend to MPR
2. Reconfigure administration office to allow for circulation path through office
3. Some landscaping and beautification
4. New shading structure for kindergarten area.

### **Alternative Concept 2:**

1. Reconfigure ramp along north west side of campus and extend to MPR
2. Reconfigure administration office to allow for circulation path through office
3. Reconfigure and expand parking lot
4. Landscaping and beautification throughout front of campus
5. New shading structure for kindergarten area.

### **Alternative Concept 3:**

1. Reconfigure ramp along north west side of campus and extend to MPR
2. Reconfigure administration office to allow for circulation path through office
3. Reconfigure and expand parking lot
4. Landscaping and beautification throughout front of campus
5. New shading structure for kindergarten area.
6. New connection/bridge to Camino Manzanos

### **Extra Groups:**

1. New playground equipment with shading structures
2. Investigate and correct code compliance issue in the storage space under Building 5



VICINITY MAP



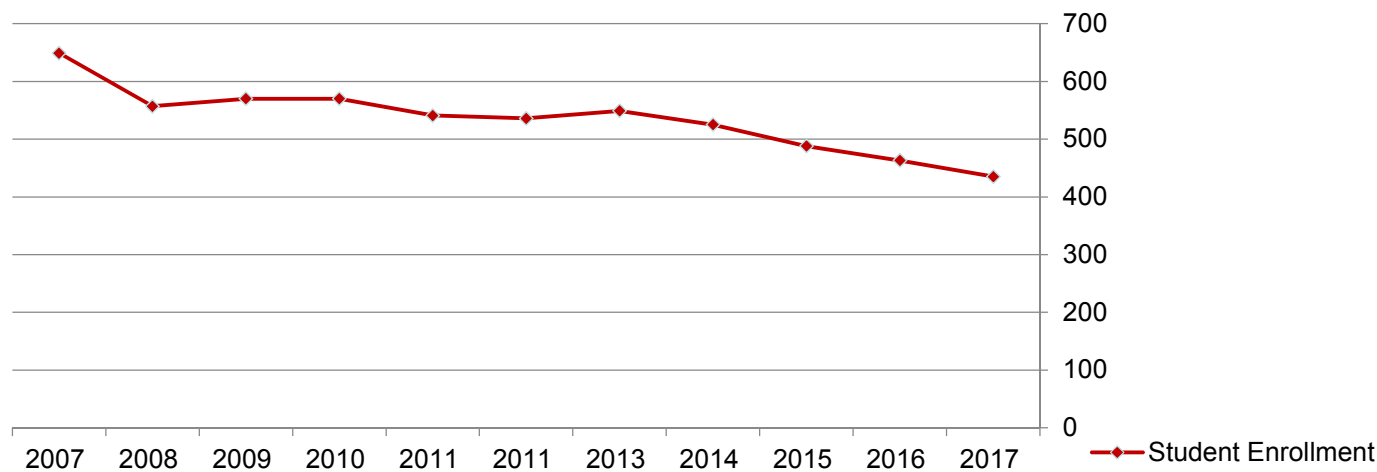
FACILITIES - CLASSROOM INVENTORY										
Facility	Grade/Type	Number of Teaching Stations					Projections			
		Total # of Teaching Stations	Permanent	Modulars			Capacity	Teaching Stations		
				Quality Modulars	Owned Portables	Leased Portable		Rms Utilized	Ratio	Capacity Needed
		As used for the 15/16 School Year					Based on 16/17			
	Jr K	0					1	20.00	20	
	K	4	3	1			3	22.00	72	
	1-3	15	13	2		80	9	22.00	206	
	4-5	12	6	6		360	5	30.00	163	
	SDC	2	2				2	-2		
	LC	1	1				1	0		
	LAB	1		1			1	0		
		35	25	10	0	0	740	23		460

ENROLLMENT HISTORY																			
2017	2016	2015	2014	2013	2011	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998
	30	20	22	20	15														
	62	60	52	66	75	77	76	70	90	76	76	97	93	98	94	91	101	82	91
	59	52	68	77	76	80	79	86	87	76	97	99	103	96	100	111	98	103	105
	52	70	74	71	80	80	91	97	80	102	109	109	97	103	117	105	111	115	99
	63	70	75	90	80	97	102	80	99	103	103	99	105	115	104	114	119	105	119
	63	76	86	85	107	101	79	98	110	103	96	113	110	103	126	121	109	120	105
	79	88	88	98	99	84	100	121	104	96	112	111	103	130	132	109	124	107	102
				0	0	0	0	0	0	0	55	66	67	80	94	106	101	92	85
0	408	436	465	507	532	519	527	552	570	556	648	694	678	725	767	757	763	724	706
	27	27	23	18	17	17	14	18	0	1	1	2	2	1	2	4	5	4	5
0	435	463	488	525	549	536	541	570	570	557	649	696	680	726	769	761	768	728	711

PRINCIPAL PROJECTIONS										
Forecast		4/23/2015	5/26/2015	8/18/2015	Primary & Upper Totals	Teacher Calculation			15-16 Budget Calc	14-15 Staffing
Students	Teachers					21.50	Teacher by Ratio	Students per class		
		26	26	25		30.00			4	
		22	22	22	22	1.00	1	22	1	1
65	3.02	60	61	70		3.26		22		
60	2.79	56	56	54	271	2.51	12.60	22	13	13
64	2.98	70	70	73		3.40		22		
79	3.67	75	75	74		3.44		22		
77	2.57	74	74	76	163	2.53	5.43	30	5	6
88	2.93	86	87	87		2.90		30		
433	12.47	443	445	456	456					
	5.50									
433	17.97	469	471	456	456	18.04			20	20

**Enrolment Data:**

**Madrona Enrollment Trend**



CVUSD ELEMENTARY SCHOOL										
Location Code: 18 120				Campus Summary						
<b>Site Information</b>		<b>Totals</b>			<b>Total Planned Site Capacity:</b>			<b>Totals</b>		
Current Useable Area:		11.39 Acres			Current Enrollment:			435		
Current Playground Area:		7.0 Acres			Planning 2-Semester Capacity:			760		
					Enrollment to use for Planning			460		
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:		33	1	34	33	0	33	33	1	34
Available Small Rooms 799 Square Feet or smaller:		4	0	4	4	0	4	4	0	4
<b>Totals:</b>		<b>37</b>	<b>1</b>	<b>38</b>	<b>37</b>	<b>0</b>	<b>37</b>	<b>37</b>	<b>1</b>	<b>38</b>

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

**Analysis:**

Currently the school has a enrollment capacity over 30 percent greater than their current and projected enrollment. The school only has 1 portable building which may be removed if the remaining permanent spaces can accommodate the current usage in the portable.











**Alternative Concept – 1**





### Concept 1

1. Reconfigure ramp along north west side of campus and extend to MPR
2. Reconfigure administration office to allow for circulation path through office
3. Some landscaping and beautification
4. New shading structure for kindergarten area.
5. ADA & Fire Alarm

### Add Extra Group 1

1. New playground equipment with shading structures

### Add Extra Group 2

1. Retrofit of existing basement storage under classroom building for proper fire life safety









## Concept 2

1. Reconfigure ramp along north west side of campus and extend to MPR
2. Reconfigure administration office to allow for circulation path through office
3. Reconfigure and expand parking lot
4. Landscaping and beautification throughout front of campus
5. New shading structure for kindergarten area.
6. ADA & Fire Alarm

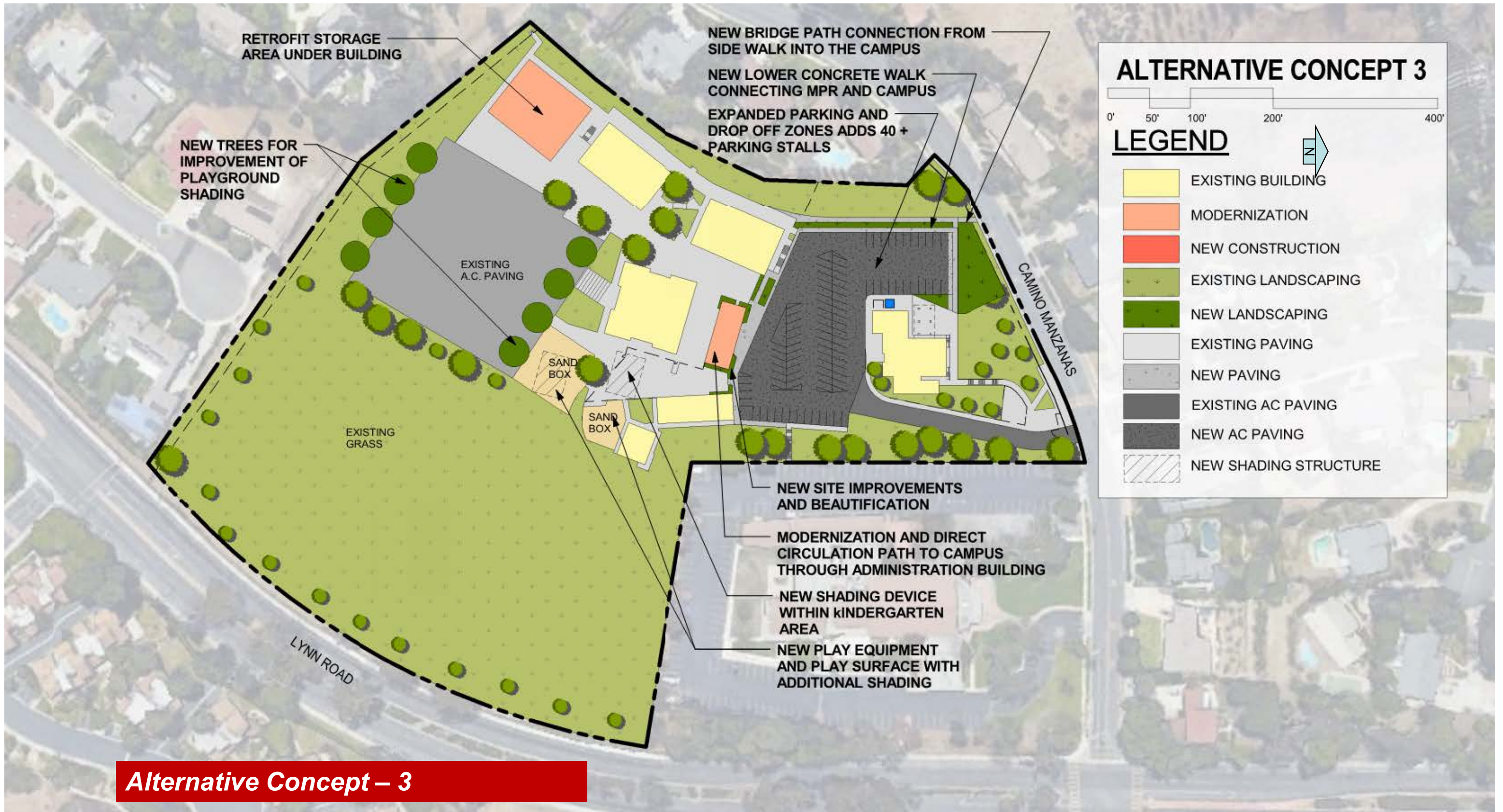
### Add Extra Group 1

1. New playground equipment with shading structures

### Add Extra Group 2

1. Retrofit of existing basement storage under classroom building for proper fire life safety









**Alternative Concept – 3**

**Concept 3**

1. Reconfigure ramp along north west side of campus and extend to MPR
2. Reconfigure administration office to allow for circulation path through office
3. Reconfigure and expand parking lot
4. Landscaping and beautification throughout front of campus
5. New shading structure for kindergarten area.
6. New connection/bridge to Camino Manzanias
7. ADA & Fire Alarm

**Add Extra Group 1**

1. New playground equipment with shading structures

**Add Extra Group 2**

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