



CVUSD | *Facilities Master Plan*



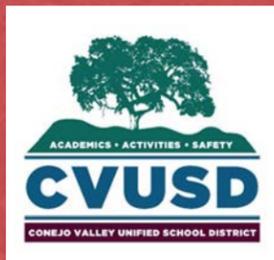
CVUSD - THOUSAND OAKS CLUSTER ALTERNATIVE CONCEPTS

Redwood Middle School | *Alternative Concepts*

233 W Gainsborough Road | Thousand Oaks, CA 91360

Conejo Valley Unified School District

Feb 2nd, 2017



Dougherty

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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:

- No Direct line of sight from the administration office to the main entrance
- Security concern at the large storage spaces under the classroom buildings
- Lack of paved walkway at the east side of classroom building for emergency exit.
- Poorly located student store
- No sinks in science classrooms
- Undersized dust collector in the wood workshop

Spatial Deficiencies:

- Insufficient space in the library
- Insufficient space for multi-purpose room and cafeteria serving area
- Insufficient space for lunch shelter area
- Music, band and choir spaces are not properly located and lack optimal spatial configuration.

Maintenance & Accessibility Issues:

- Spalling concrete on the 2nd floor balcony edges
- Crowded portable buildings create maintenance issues and shortened HVAC equipment life.
- Crumbling concrete benches near Building 2
- Concrete ramp to 2nd floor exceed wheelchair accessible slope
- Other misc. ADA items (Door thresholds, Drinking Fountains, Sink height, Ramp Slope, Handrails...etc)

Summary of Alternative Concepts:

Alternative Concept 1:

- New Administration Building (2,500 sf)
- Building 1 Interior Re-configuration (3,800 sf)
- Landscape and hardscape improvement
- Other Maintenance and ADA related work

Alternative Concept 2:

- New Administration Building (5,000 sf)
- Building 1 interior re-configuration (11,000 sf)
- Landscape and hardscape improvement
- Other Maintenance and ADA related work

Alternative Concept 3:

- New Music Education Building (4,000 sf)
- New Classroom Building (6,000 sf)
- Building 1 Interior re-configuration
- Building 9 selective modernization
- Classroom Building 7 selective modernization (3,000 sf)
- Landscape and hardscape improvement
- Other Maintenance and ADA related work

Extra Groups:

- Fencing or GreenScreen under classroom building
- Sun shading for Bldg. 9 and 1
- Outdoor learning spaces for Bldg. 7, 8 and 9
- Covered outdoor area for lunch shelter or performance viewing



VICINITY MAP



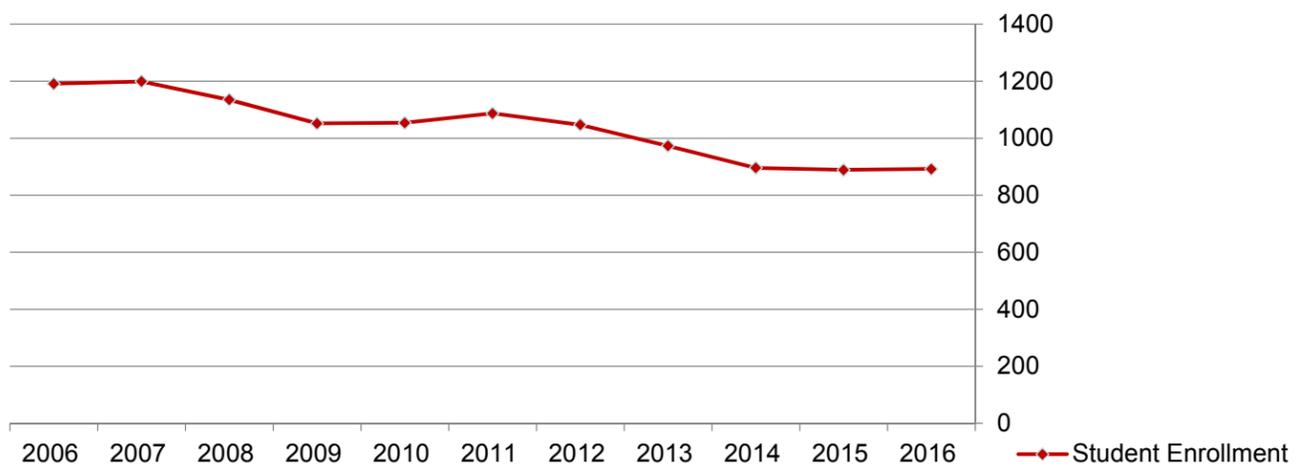
FACILITIES - CLASSROOM INVENTORY											
K-12 School Facility	Grade/Type	Number of Teaching Stations					Capacity	Projections			
		Total # of Teaching Stations	Permanent	Quality Modularity	Owned Portables	Leased Portables		Rms Utilized	Ratio	Capacity Needed	
		As used for the 15/16 School Year					Based on 16/17				
*Incld's Band	6	9	9				270	10	30.00	294	30
*Incld's Band, Sci Labs Cmptr Lab, Couns.	7-8	32	23	7	2		960	20	30.00	588	30
	SDC	6	3	3				6	0		
	Lab	1	1					1	0		30
	PE	0					189	0	0		
							0	0	0		
Sub-Total 6-8		48	36	10	2	0	1419	36		882	

ENROLLMENT HISTORY																				
Grade	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998
6		274	285	297	280	305	379	334	339	316	383	366	287	300	287	287	288	216	214	144
7		281	286	272	291	374	331	346	318	349	384	381	377	414	420	422	394	365	398	389
8		290	279	296	367	333	343	340	361	429	394	406	421	420	438	395	370	404	391	376
Total 7-8	0	571	565	568	658	707	674	686	679	778	778	787	798	834	858	817	764	769	789	765
Total Middle	0	845	850	865	938	1012	1053	1020	1018	1094	1161	1153	1085	1134	1145	1104	1052	985	1003	909
Special Ed	0	47	39	31	35	35	34	34	34	41	38	38	28	39	35	39	34	20	13	18
TOTAL	0	892	889	896	973	1047	1087	1054	1052	1135	1199	1191	1113	1173	1180	1143	1086	1005	1016	927

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 6 & 7-8	Students per class	
Special Ed			18	18	18					
6	331	11.03	294	294	303		9.80	9.80	30	10
7	276	9.20	303	303	297		10.10	19.60	30	
8	286	9.53	285	285	289		9.50		30	20
Total 7-8	562		588	588	586	0				
Total Middle	893		882	882	889	0			0	
TOTAL	893	29.77	900	900	889	0	29.40			29

Enrollment Data:

Redwood Middle School Enrollment Trend

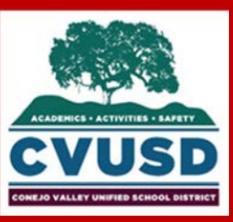


CVUSD MIDDLE SCHOOL												
Location Code: 24 180				Campus Summary								
Site Information		Totals			Total Planned Site Capacity:			Totals				
Current Useable Area:		23.6 Acres			Current Enrollment:			892				
Current Playground Area:		12.5 Acres			Planning 2-Semester Capacity:			1,419				
					Enrollment to use for Planning			882				
Playground Area Required:		9.0 Acres										
				Current Classrooms			Potential Classrooms + Current Classrooms			Classrooms Identified by the School		
Classroom Status for School:		Permanent	Portable	Totals	Permanent	Portable	Totals	Permanent	Portable	Totals		
Available Classrooms 800 Square Feet or greater:		29	19	48	33	0	33	29	19	48		
Available Small Rooms 799 Square Feet or smaller:		7	1	8	7	0	7	7	1	8		
Totals:		36	20	56	40	0	40	36	20	56		

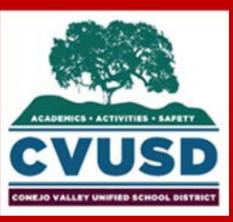
CVUSD SPECIAL EDUCATION SCHOOL				Location Code: 3000		Campus Summary			
Site Information		Totals				Total Planned Site Capacity:		Totals	
Current Useable Area:		Shared				Current Enrollment:		47	
Current Playground Area:		Shared				Estimated 2-Semester Capacity:		47	
						2013-14 Adjusted Projected Resident & Magnet Enrollment.		47	

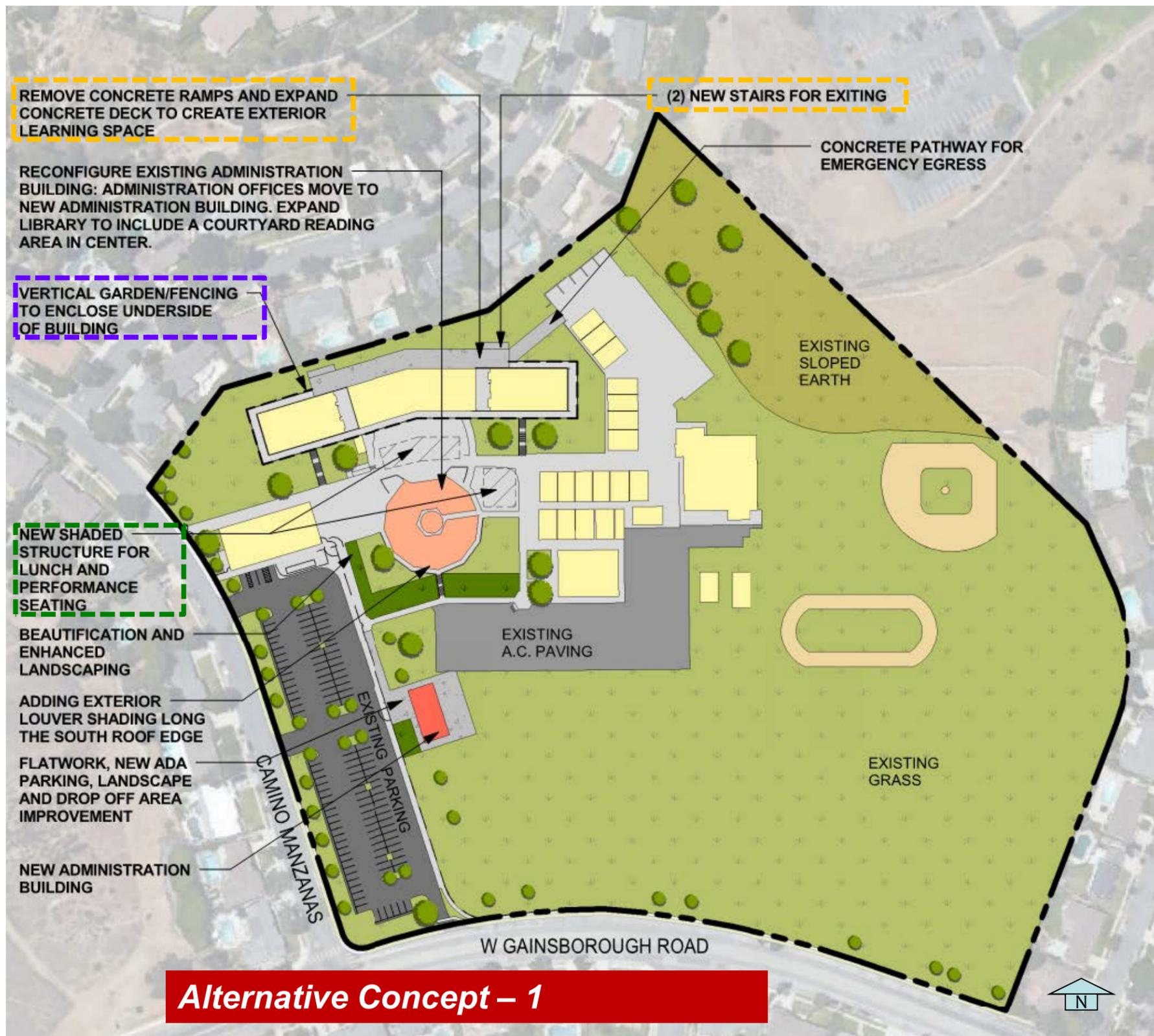
Analysis:

Currently the campus capacity is about 50 percent greater than the current and projected enrollments. With such a large number of portable buildings on campus there is an opportunity to remove all of the portable buildings and construct a designated new building that will house some of the specialty programs that are currently in those portable buildings. This will increase the number of permanent classrooms on campus while also removing 20 portable classrooms









Concept 1

1. New Administration Building (2,800 SF)
 - a. Drop-off, ADA parking and flatwork
2. Bldg. 1 (Old admin) Interior re-configuration (3,800 sf)
 - a. Expand library + Courtyard Reading
 - b. Some landscaping around new administration building
3. Paved concrete egress path
4. ADA & Fire Alarm

Add Extra Group 1

1. Security Fence or green screen under classroom building
2. Additional lighting under classroom building

Add Extra Group 2

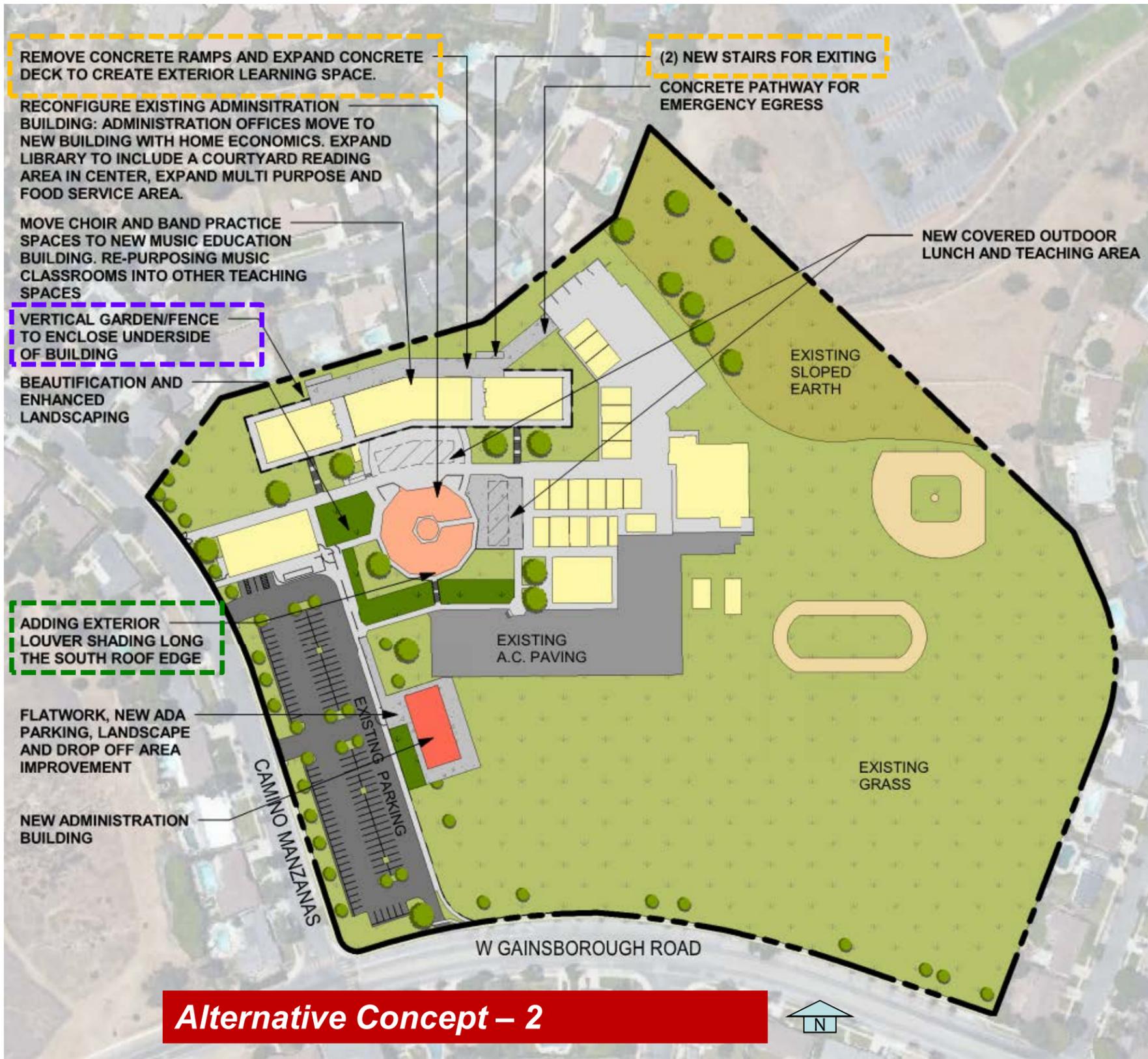
1. Sun shading devices at south of science and old administration buildings

Add Extra Group 3

1. Outdoor learning spaces and new stairs
2. Covered outdoor lunch area (2 Alt Locations)



Alternative Concept – 2



Alternative Concept – 2

Concept 2

1. New Administration Building (5,000 SF)
 - a. Administration + Home economic
 - b. Drop-off, ADA parking and flatwork
2. Bldg. 1 (existing Administration) interior re-configuration (11,000 sf)
 - a. Expand library + courtyard reading
 - b. Expand food service
 - c. Renovate MPR
3. Paved concrete egress path
4. ADA & Fire Alarm
5. Overall landscape and beautification

Add Extra Group 1

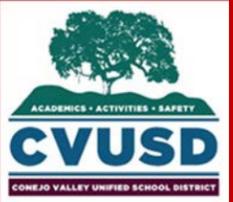
1. Security Fence or green screen under classroom building
2. Additional lighting under classroom building

Add Extra Group 2

1. Sun shading devices at south of science and old administration buildings

Add Extra Group 3

1. Outdoor learning spaces and new stairs
2. Covered outdoor lunch area (2 Alt Locations)





Alternative Concept – 3



Concept 3

1. New Music Education Building (4,000 sf)
2. Bldg. 1 (existing admin.) interior re-configuration
 - a. Expand library + courtyard reading
 - b. Relocate admin
3. Paved concrete egress path
4. Overall landscape and beautification
5. Renovate band practice room to regular classrooms (3,000 sf)
6. New Classroom building (6,000 SF) + removal of 11 portable buildings
 - a. Counseling, classroom and home economics
7. Science/Workshops Building Modernization
 - a. Sinks and chemical storage
 - b. Student store
8. ADA & Fire Alarm

Add Extra Group 1

Add Extra Group 2

Add Extra Group 3

