



CVUSD | *Facilities Master Plan*



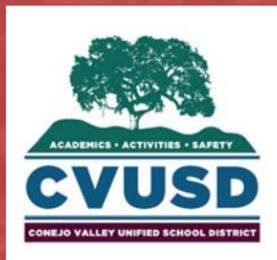
CVUSD - THOUSAND OAKS CLUSTER ALTERNATIVE CONCEPTS

Thousand Oaks High School | *Alternative Concepts*

2323 N Moorpark Rd, Thousand Oaks, CA 91360

Conejo Valley Unified School District

February 2nd, 2017



3194 D Airport Loop

Costa Mesa, 92626

Contact: (714) 427 - 0277

E-mail: ericp@dougherty.us

Website: www.dougherty.us

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:

- Lack of sun control and insulated glazing
- Acoustical issue in science classrooms
- Lack of air conditioning in the gym building
- Lockers in bldg. 22 and 26 are in poor condition
- Basketball court surfaces are in poor condition
- Gym building has acoustical issues

Spatial Deficiencies in Existing Facilities:

- Choir room and band practice rooms do not have platforms and lack adequate space.
- Football locker room is in a portable building
- Fitness room for non-football athletes is inside a temporary structure
- Lack of project based or flexible learning space in or adjacent to the library
- Gym building foyer lacks adequate space and configuration

Maintenance & Accessibility Issues:

- Flooding issue under the performing art center stage
- Peeling paint and rusted fencing/gate throughout
- Portion of bleacher requires repair
- Poor finish condition in Bldg. 5
- Cracked concrete walkway
- Poor condition in portable buildings
- Field house lacks accessible restroom entrance
- Other misc. ADA items (Door thresholds, Drinking Fountains, Sink height, ramp Slope, Handrails...etc)

Summary of Alternative Concepts:

Alternative Concept 1

- Lancer Café and Building 9 modernization (7,600 sf)
- New STEM building (14,000 sf)
- New athletic building (8,000 sf)
- Removal of 11 portables at athletic complex
- Modernization of locker buildings (13,000 sf)
- New music building to replace existing (7,000 sf)
- Relocate some classes from Bldg. 14 to New STEM and modernize Bldg. 14 (11,000 sf)
- ADA & Fire Alarm

Alternative Concept 2

- Lancer Café and Building 9 modernization (7,600 sf)
- New athletic building (8,000 sf)
- Removal of 11 portables at athletic complex
- Modernization of locker buildings (13,000 sf)
- New music building at north west (10,000 sf)
- Convert existing music building to STEM building. (4,700 sf of mod + 2,300 sf of addition)
- ADA & Fire Alarm

Alternative Concept 3

- Lancer Café and Building 9 modernization (7,600 sf)
- New STEM Building (12,000 sf)
- Conversion of Classroom building to Athletic building (7,600 sf)
- Removal of 11 portables at athletic complex
- Modernization of locker buildings (13,000 sf)
- Modernization of music building (4,700 sf of mod + 2,300 sf of addition)
- ADA & Fire Alarm

Extra 1:

- Window upgrades at large buildings

Extra 2:

- Solar panels in north and south parking lot
- Solar panels on new buildings



VICINITY MAP



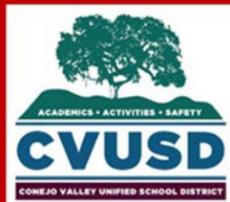




Alternative Concept – 1

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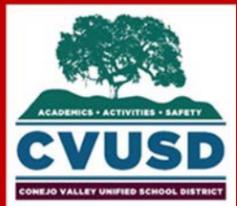




Corona Del Mar High School

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STEM Precedent Study

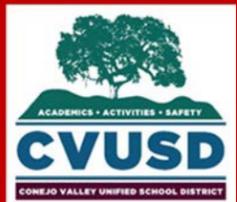




Monroe Industrial Arts

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STEM Precedent Study

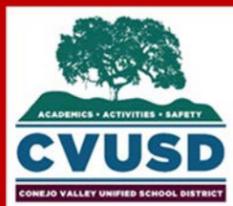




STEM Precedent Images

STEM Precedent Images

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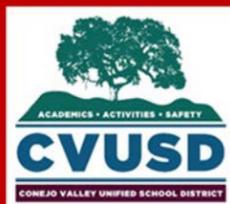




Lancer Café Precedent Images

Lancer Café Precedent Images

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Concept 1

1. Lancer Café (7,600 sf)
2. New STEM building (14,000 sf)
 - a. Courtyard and landscape at New STEM building
 - b. Parking addition at north west of the site
3. New athletic building (8,000 sf)
4. Modernization of locker buildings (13,000 sf)
5. New music building to replace existing (7,000 sf)
6. Relocate some classes from Bldg. 14 to New STEM and modernize Bldg. 14 (11,000 sf)
7. ADA & Fire Alarm

Add Extra Group 1

- Window upgrades at large buildings

Add Extra Group 2

- Solar panels in north and south parking lot
- Solar panels on new buildings

Add Extra Group 3

- Acoustical upgrades in Gym. and science classrooms

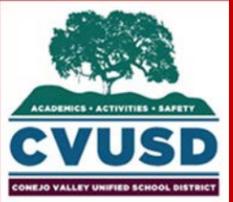


Alternative Concept – 1





Alternative Concept – 2





Concept 2

1. Lancer Café (7,600 sf)
2. New athletic building (8,000 sf)
3. Removal of 11 portables at athletic complex
4. Modernization of locker buildings (13,000 sf)
5. New music building at north west (10,000 sf)
6. Convert existing music building to STEM building. (4,700 sf of mod + 2,300 sf of addition)
7. ADA & Fire Alarm

Add Extra Group 1

- Window upgrades at large buildings

Add Extra Group 2

- Solar panels in north and south parking lot
- Solar panels on new buildings

Add Extra Group 3

- Acoustical upgrades in Gym. and science classrooms

Alternative Concept – 2



Alternative Concepts – Outline Summary



Concept 3

1. Lancer Café (7,600 sf)
2. New STEM Building (12,000 sf)
3. Conversion of Classroom building to Athletic building (7,600 sf)
4. Removal of 11 portables at athletic complex
5. Modernization of locker buildings (13,000 sf)
6. Modernization of music building (4,700 sf of mod + 2,300 sf of addition)
7. ADA & Fire Alarm

Suggested Phase 1

Add Extra Group 1

- Window upgrades at large buildings

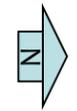
Add Extra Group 2

- Solar panels in north and south parking lot
- Solar panels on new buildings

Add Extra Group 3

- Acoustical upgrades in Gym. and science classrooms

Alternative Concept – 3



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