



CVUSD *Facilities Master Plan*



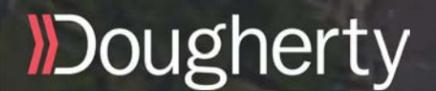
CVUSD - THOUSAND OAKS CLUSTER

Acacia Elementary School | *Conceptual Master Plan*

55 W Norman Ave | Thousand Oaks, CA 91360

Conejo Valley Unified School District

February 22nd, 2017



3194 D Airport Loop

Costa Mesa, 92626

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Facilities Issues:

Functional Deficiencies in Existing Facilities:

- Large wall in front of office that obstructs views to parking area
- Damages and cracks on interior finishes in Multi-Purpose building due to ground settlement.
- Basketball court A.C. paving is in poor condition.
- Lack of shading on the playground
- Playground Equipment and surfaces do not meet current safety and accessibility requirement.

Spatial Deficiencies:

- Poor condition of interior finishes

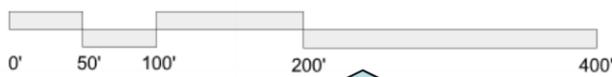
Maintenance & Accessibility Issues:

- HVAC and roofing requires replacement. Admin. Building HVAC needs optimization
- Concrete Slab Lifting / Settling Issues in Multipurpose Building and Exterior Walkways
- Some fencing in poor condition
- Many gates lack lever hardware that meet accessibility requirement.
- Drainage and ponding issues between building 3 and 4
- Other misc. ADA items (Door thresholds, Drinking Fountains, Sink height, Ramp Slope, Handrails...etc)

Building Key

- 1- MAIN BUILDING (CLRM - OFFICE)
- 2- KINDERGARTEN BUILDING (CLASSROOM)
- 3- CLASSROOMS
- 4- CLASSROOMS
- 5- CLASSROOMS
- 6- ADMINISTRATION AND CLASSROOM
- 7- MULTI PURPOSE BUILDING
- 8- LUNCH SHELTER
- 9- TWO/THREE UNIT RELOCATABLE
- 10-TWO/THREE UNIT RELOCATABLE

BUILDING CONDITIONS



LEGEND



	Good Condition Permanent Building
	Fair Condition Permanent Building
	Poor Condition Permanent Building
	Fair Condition Portable Building
	Poor Condition Portable Building
	Seismic Evaluation Required



Facilities Conditions

Neighborhood:

Acacia Elementary School is located in the City of Thousand Oaks on a 11.35 acre site bound by Dover Avenue (West), and West Norman Avenue (South). The major intersection is West Janss Road and Dover Avenue. The 23 freeway runs immediately East of the campus.

Instruction:

The school serves TK through 5th grades. The campus includes a school wide enrichment model for all students which allows children to peruse different areas of interest. The school has a diverse demographic mix with 50 percent of the student population being Hispanic and 40 percent Caucasian and 10 percent other minorities. In addition there are 2 special education classes.

Summary of Facilities:

The main core buildings on the campus were built in 1963 with a brick façade and soft brown tone accents. The campus has a very distinct look in the district that is very pleasing to see and experience, with large trees and green space throughout the entire campus. An enjoyable assembly building provides space for student activities. Additional classroom modular buildings remain on site today. No major construction of buildings has occurred after the 1960's. However, the school has received a substantial technology upgrade and now provides Wi-Fi and promethean boards in all the classrooms as well as classroom computers and Chromebooks, offering a dynamic and cutting edge teaching environment.

There is great community involvement on the campus including onsite PTA and an existing park and rec partnership which has after school programs on Tuesdays. The back gate is open on the weekends for softball.

Campus Summary

Current Usable Area	11.39 Acres
Current Playground Area	6.50 Acres
Playground Area Required	6.50 Acres

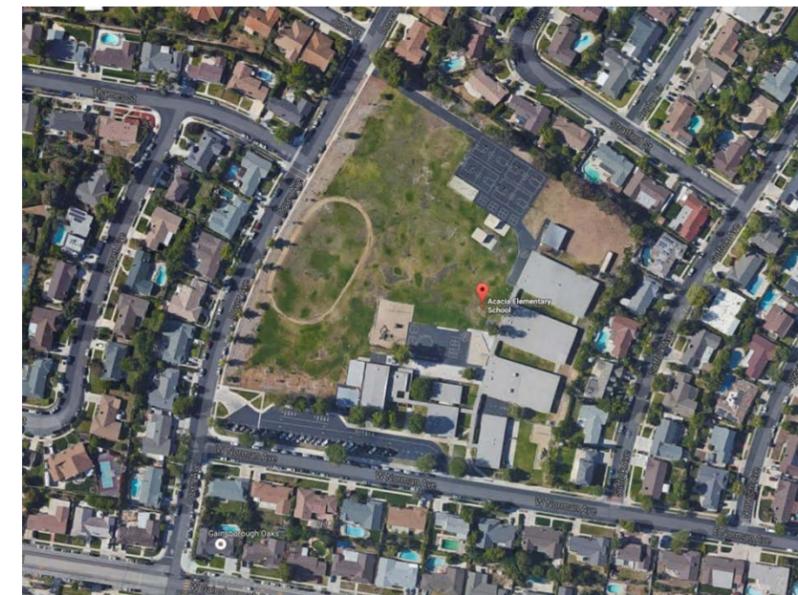
Total Classrooms

Total Classrooms	25
Classrooms in Portables	1
Permanent Classrooms	24

Enrollment

2-Semester Planning Capacity	430
Current Enrollment	338
Enrollment Used for Planning	320

School District Building Name	Building Rating Classification	Square Footage	Fire Const. Code	Fire Const. Type	Sprinkler	Fire	Alarm	Roof	Year	Year Renovated			Status	Flood	Zone	Map Date	
					Yes/No	Yes/ No	Local/ Central	Type	Built	Roof	HVAC	Elec.		Plumb	Risk		Code
1 - Administration	Elementary	2,071	4	Masonry Non- Combustible	No	Yes	L	Comp osition	1963	1984	2000	1999	2004	Owned and occupied by the district	NS	X	1/20/2010
2 - Kindergarten	Elementary	3,008	4	Masonry Non- Combustible	No	Yes	L	Comp osition	1963	2006	2000	1999	2004	Owned and occupied by the district	NS	X	1/20/2010
3 - Classrooms	Elementary	8,064	4	Masonry Non- Combustible	No	Yes	L	Comp osition	1963	1989	1999	1999	2004	Owned and occupied by the district	NS	X	1/20/2010
4 - Classrooms	Elementary	8,064	4	Masonry Non- Combustible	No	Yes	L	Comp osition	1963	1989	1999	1999	2004	Owned and occupied by the district	NS	X	1/20/2010
5 - Classrooms	Elementary	8,064	4	Masonry Non- Combustible	No	Yes	L	Comp osition	1963	1997	1999	1999	2004	Owned and occupied by the district	NS	X	1/20/2010
6 - Teachers Lounge	Elementary	960	4	Masonry Non- Combustible	No	Yes	L	Comp osition	1963	1984	2000	1999	2004	Owned and occupied by the district	NS	X	1/20/2010
7 - Multipurpose	Elementary	6,095	4	Masonry Non- Combustible	No	Yes	L	Comp osition	1963	2007	2000	1999	2004	Owned and occupied by the district	NS	X	1/20/2010
9 - Child Care	Portable	1,440	5	Modified Fire Resistive	No	Yes	L	Metal	1996	1996	1996	1996	1996	Owned and occupied by the district	NS	X	1/20/2010
10 - Classrooms	Portable	1,440	5	Modified Fire Resistive	No	Yes	L	Metal	2004	1989	2004	2004	2004	Owned and occupied by the district	NS	X	1/20/2010



Existing Facilities:

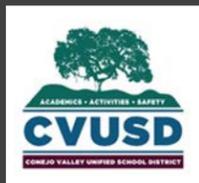
7 Number of buildings are over 50 years old
3 Number of buildings are over 10 years old

Analysis Summary:

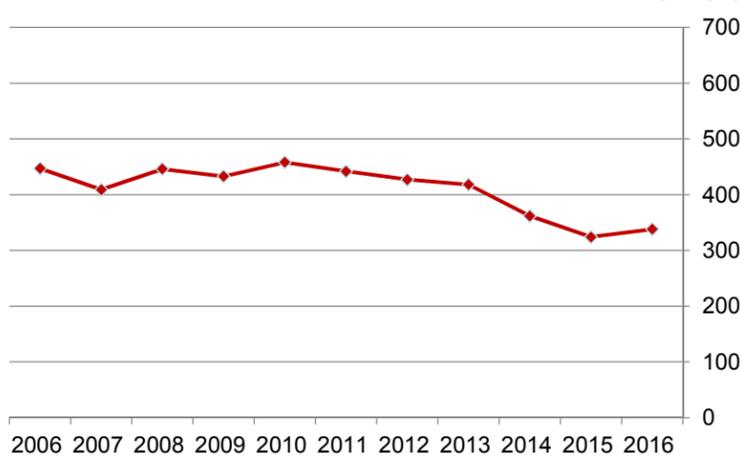
Overall condition of the buildings is acceptable. Some minor maintenance issues are throughout the site. However there is a concrete slab settling issue occurring in the multi purpose building that is causing cracks in the floor and walls. In addition the settling issue continues on the exterior walkways around the same location. Further investigation should be undertaken.

The site has sufficient classroom space and 4 portable buildings on site which are already over 10 years old and showing some water damage at the base of the building in a few locations.

The interior finishes are in overall fair condition, some replacement of flooring and ceiling tiles would improve the overall experience in the classrooms.



Acacia Enrollment Trend



CVUSD ELEM. SCHOOL		Location Code: 1 010	Campus Summary	
Site Information		Totals	Total Planned Site Capacity:	Totals
Current Useable Area:	11.35 Acres		Current Enrollment:	338
Current Playground Area:	6.5 Acres		Planning 2-Semester Capacity:	430
			Enrollment to use for Planning	320
Playground Area Required:		6.5 Acres		



LEGEND

- MINIMUM LEVEL MODERNIZATION
- MEDIUM LEVEL MODERNIZATION
- EXTENSIVE LEVEL MODERNIZATION
- PORTABLE BUILDING
- NEW BUILDING CONSTRUCTION
- NEW CANOPY/ARCADE
- SCHOOL MAIN ENTRANCE



Master Plan: Projects

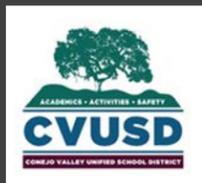
- 1** Project 1- Removal of Wall
Demolish existing wall that is blocking views from the administration building to the parking lot.
- 2** Project 2- Beautification and Site Work
Demolish and repave existing concrete at main entrance to campus to correct settlement issues. New landscaping and paint to entire campus. Correct some of the accessibility issues on site. New Fencing at the entry to campus.
- 3** Project 3- Playground Equipment
New playground equipment, with shading and new fall protection surfaces. Play Equipment Area will be made current with accessibility standards.
- 4** Project 4- MPR Investigation
Conduct investigation into current structural integrity of MPR building to determine if matching funds will be allocated.
- 5** Project 5- Classroom Modernization Medium Level
Classrooms will get new paint, carpet, casework and sinks, including accessibility upgrades. The Enclosed breezeway will be converted to a flexible learning space.
- 6** Project 6- Classroom Modernization Medium Level
Classrooms will get new paint, carpet, casework and sinks, including accessibility upgrades. The Enclosed breezeway will be converted to a flexible learning space.
- 7** Project 7- MPR Modernization
Modernize MPR with new finishes.
- 8** Project 8- New Landscaping and Site Work
Provide new landscape planting and enhanced paving to create exterior teaching areas to work in conjunction with flexible learning spaces. New A.C. paving for basketball courts.

Project Group 1 (Measure J)

Project Group 2



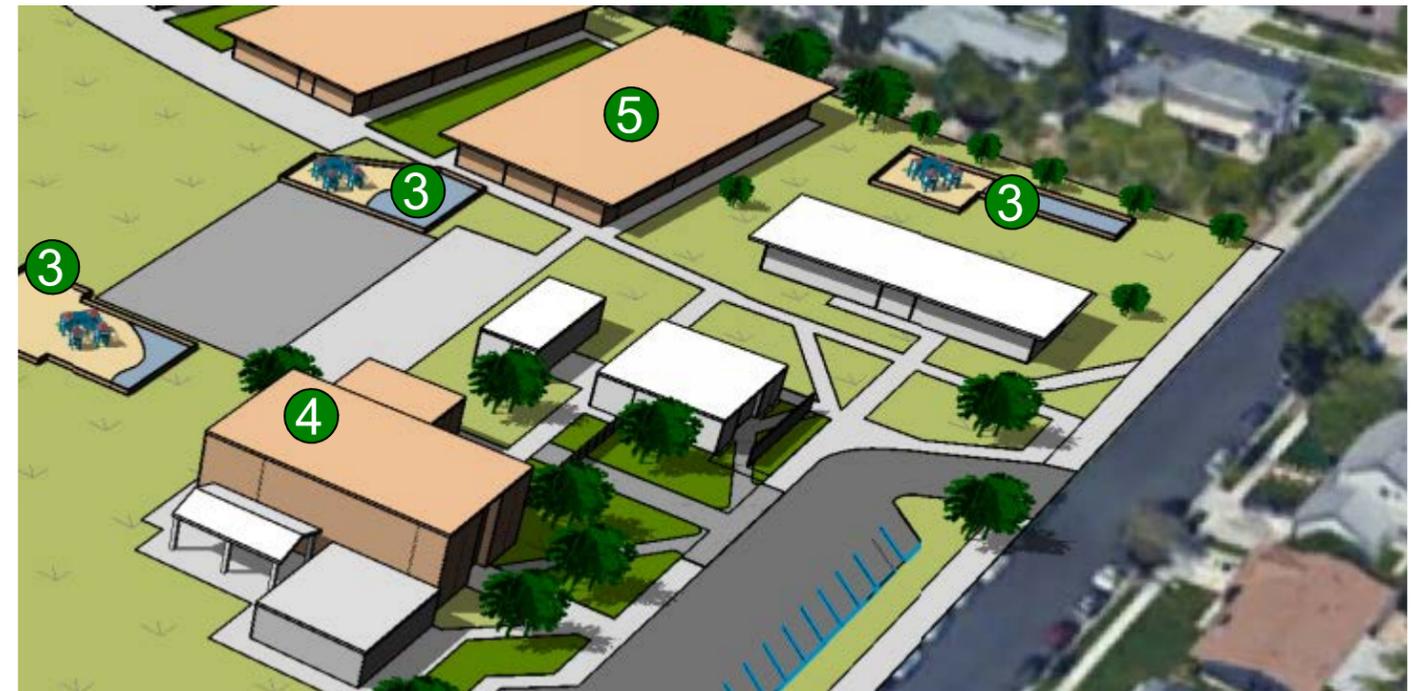
Master Planning: Projects



Project Locations:

- 1** Project 1- Removal of Wall \$5,000
 Demolish existing wall that is blocking views from the administration building to the parking lot.
- 2** Project 2-Beautification and Site Work \$400,000
 Demolish and repave existing concrete at main entrance to campus to correct settlement issues. New landscaping and paint to entire campus. Correct some of the accessibility issues on site. New Fencing to front of campus

- 3** Project 3-Playground Equipment \$900,000
 New playground equipment, with shading and new fall protection surfaces. Play Equipment Area will be made current with accessibility standards.
- 4** Project 4-MPR Investigation \$200,000
 Conduct investigation into current structural integrity of MPR building to determine if matching funds will be allocated.
- 5** Project 5-Classroom Modernization Medium Level \$850,000
 Classrooms will get new paint, carpet, casework and sinks, including accessibility upgrades. The Enclosed breezeway will be converted to a flexible learning space.

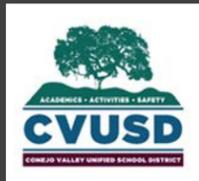


*Estimates are complete project costs with 40% soft cost added to construction budgets over 1 million and 60% added to projects under 1 million.

Total Cost of Projects I \$2,480,000.

Differed Maintenance Allowance- 5% \$125,000
 Campus wide window replacement, Improve site drainage, wood rot, replace flashings, replacing AC paving at the basketball court and lower playground.

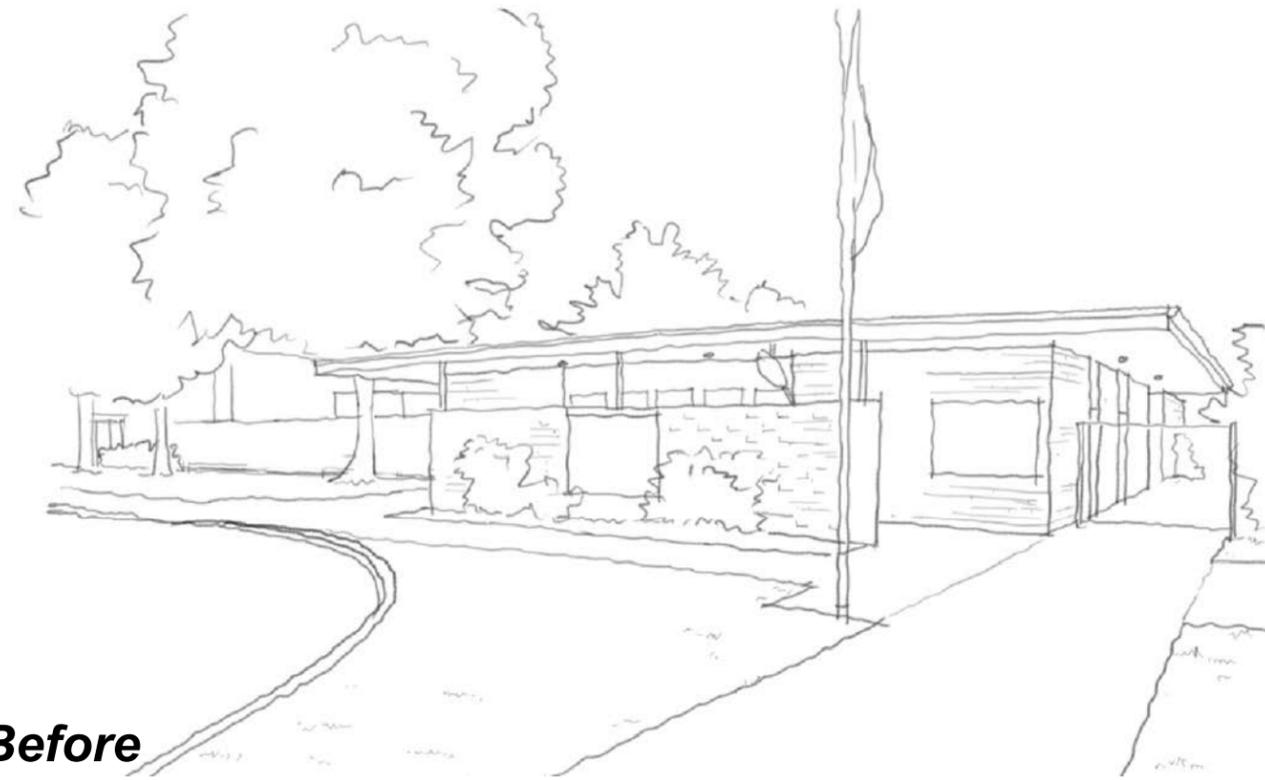
CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes		
Project Information						Project Score								
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame	Project Estimated Total Cost	Functionality		Adequacy		Criticality	Certification	Special Funding or Criteria	0-500= High Score indicates the criticality of the project	Explanation of Project Rating
						0-20=Optimum	21-40=Adequate	41-60=Fair	61-80=Poor	81-100=Unsatisfactory	Codes; Growth & System Refresh; Deferred Maintenance	System/ Risk Obsolescence; Forward Thinking; Energy Savings & Sustainability; Proactive Routine/ Maintenance		
						0-100	0-100	0-100	0-100	0-100	0-100			



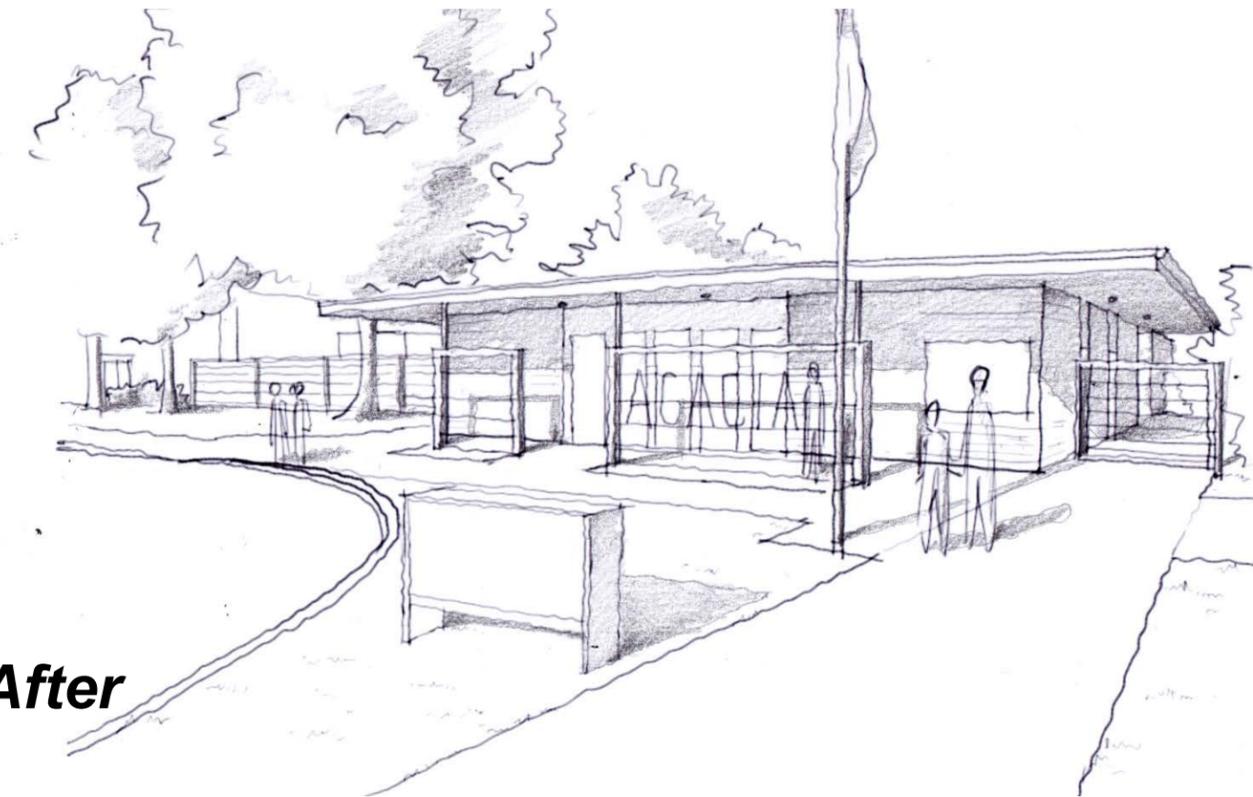
Façade and Entry Improvements

Existing:

The largest issue to improve to the façade of the school is the large brick wall that obstructs the view of the parking lot from the administration building. In addition there is a need for improved fencing and paving.



Before



After

After Improvements:

New Façade and Entry

Master Planning Project Group – 1

This project is aimed at one of the campus' top priorities of improving visibility and minimizing security risk by removing the wall in front of the administration building. In conjunction, there will be enhanced beautification that will occur at the front of the campus to help give the school an updated and new feel. Some of the enhancements include...

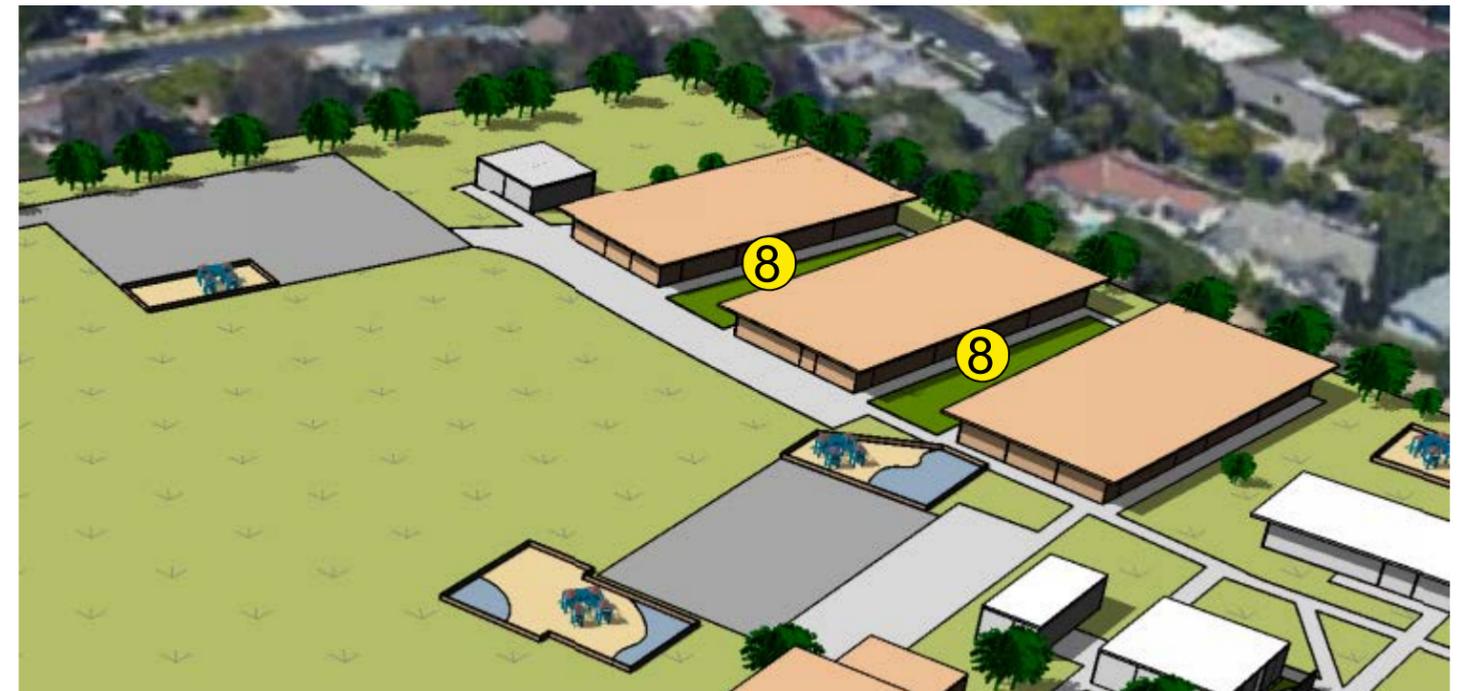
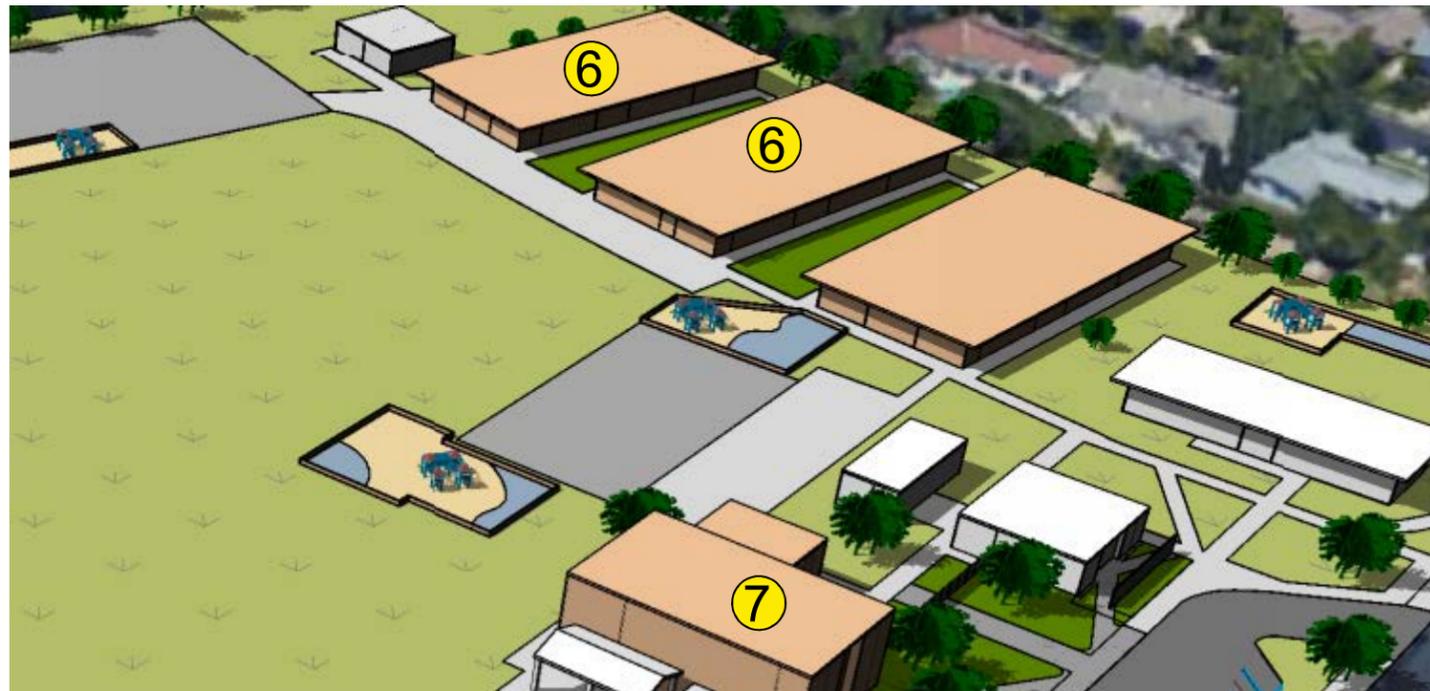
- Removal of Wall Blocking Views
- New Fencing
- New and enhanced landscaping
- New signs and lettering
- New painting
- New Free-Standing electronic marquee sign.

Project Locations:

6 Project 6-Classroom Modernization Medium Level **\$1,700,000**
 Classrooms will get new paint, carpet, casework and sinks, including accessibility upgrades. The Enclosed breezeway will be converted to a flexible learning space.

8 Project 8- New Landscaping and Site Work **\$350,000**
 Provide new landscape planting and enhanced paving to create exterior teaching areas to work in conjunction with flexible learning spaces.

7 Project 7-MPR Modernization **\$1,200,000**
 Modernize MPR with new finishes



*Estimates are complete project costs with 40% soft cost added to construction budgets over 1 million and 60% added to projects under 1 million.

Total Cost of Projects I \$3,250,000

CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes
Project Information						Project Score						
Project Cost						0-20=Optimum	21-40=Adequate	41-60=Fair	61-80=Poor	81-100=Unsatisfactory	Score	Notes
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame	Project Estimated Total Cost	Functionality	Adequacy	Criticality	Certification	Special Funding or Criteria	0-500= High Score indicates the criticality of the project	Explanation of Project Rating
						0-100	0-100	0-100	0-100	0-100		

