

CVUSD | *Facilities Master Plan*



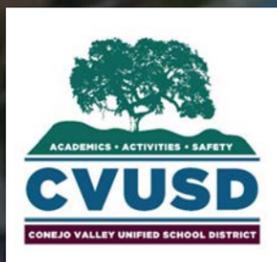
CVUSD - THOUSAND OAKS CLUSTER

Aspen Elementary School | *Conceptual Master Plan*

1870 Oberlin Avenue | 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:

- Main entrance relies on buzzer to function. Students have to briefly step out of campus to enter the administration building.
- Insufficient shading on the playground
- Lack of lighting in parking lot
- Inadequate electrical capacity to support the campus

Spatial Deficiencies:

- Insufficient daylight in the library
- No Plumbing in portable buildings
- Poor condition of interior finishes

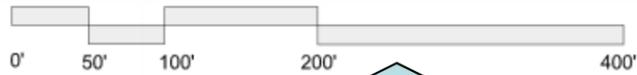
Maintenance & Accessibility Issues:

- HVAC and roofing requires replacement. Admin. Building HVAC needs optimization
- No light switch for the main MPR space
- Wood rot, paint peel and corroded metal surfaces
- Other misc. ADA items (Door thresholds, Drinking Fountains, Sink height, Ramp Slope, Handrails...etc)

Building

- 1- MAIN BUILDING (CLRM - OFFICE)
- 2- MULTI PURPOSE BUILDING
- 3- CLASSROOMS (MODULAR)
- 4- CLASSROOMS
- 5- CLASSROOMS
- 6- TWO/THREE UNIT RELOCATABLE
- 7- CLASSROOMS (KINDERGARTEN)
- 8- LEARNING CENTER

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:

CVUSD Aspen Elementary School is located in the City of Thousand Oaks on a 10.98 acre site bound by Marlowe Street (north), and Oberlin Street (West). The major intersection is Marlowe Street and West Janss Road. The 23 freeway runs east of the campus.

Instruction:

The school serves TK through 5th grades and is one of the few schools in the district with increasing enrollment with expected growth of over 30 students since 2014. The school has several after school programs including math tutoring, dance, art, sewing, cooking, robotics, chorus, band and karate. The schools strong after school programs are considered one of the drivers for its projected increase in enrollment.

Summary of Facilities:

The main core buildings on the campus were built in 1969 composed of a brick structure with exposed rafters supporting the roof. A new assembly and multi purpose building added in 1994 and conversion of the old multi purpose into the main administration building with a library and additional classrooms provides for a well defined entrance for the surrounding community. Additional modular buildings were added in 1999 to handle the increasing student population and remain on site today. No major construction of buildings has occurred after 1999. The original structure with its large roof rafters on the exterior of the building are showing significant aging and deterioration in certain locations.

There are a number of projects that have recently been completed including HVAC replacement throughout campus and re-controlled at the administration building, as well as LED lighting upgrades with occupancy sensors, and new entry fence and gates.

Campus Summary

Current Usable Area	10.98 Acres
Current Playground Area	8.40 Acres
Playground Area Required	8.40 Acres

Total Classrooms

Total Classrooms	54
Classrooms in Portables	5
Permanent Classrooms	49

Enrollment

2-Semester Planning Capacity	460
Current Enrollment	372
Enrollment Used for Planning	340

School District Site Name	School District Building Name	Building Rating Classification	Square Footage	Fire Const. Code	Fire Const. Type	Sprinkler	Fire	Alarm	Roof	Year	Year Renovated				Status	Vacant	Flood	Zone	Map Date
						Y/N	Y/N	Local/Central	Type	Built	Roof	HVAC	Elec.	Plumb		Is Vacant Y/N	Risk	Code	
Aspen Elementary	8-Learning Center	Elementary	960	2	Joisted Masonry	No	Yes	L	Composition	1969	1998	1999	1999	2004	Owned and occupied by the district	N	NS	X	1/20/2010
Aspen Elementary	1 - Admin/Library	Elementary	9,402	4	Masonry Non-Combustible	No	Yes	L	Composition	1970	1998	1994	1994	1994	Owned and occupied by the district	N	NS	X	1/20/2010
Aspen Elementary	2-Multipurpose Rooms	Elementary	6,386	1	Frame	No	Yes	L	Composition	1994	1994	1994	1994	1994	Owned and occupied by the district	N	NS	X	1/20/2010
Aspen Elementary	3-Classrooms 19-22	Portable	3,840	5	Modified Fire Resistive	No	Yes	L	Metal	1999	1999	1999	1999	2004	Owned and occupied by the district	N	NS	X	1/20/2010
Aspen Elementary	4 - Classroom 1-6	Elementary	6,784	4	Masonry Non-Combustible	No	Yes	L	Composition	1968	1998	1999	1999	2004	Owned and occupied by the district	N	NS	X	1/20/2010
Aspen Elementary	5 - Classroom 7-12	Elementary	6,784	4	Masonry Non-Combustible	No	Yes	L	Composition	1967	1997	1999	1999	2004	Owned and occupied by the district	N	NS	X	1/20/2010
Aspen Elementary	6 - Child Care	Portable	1,440	5	Modified Fire Resistive	No	Yes	L	Metal	1999	1999	1999	1999	2004	Owned and occupied by the district	N	NS	X	1/20/2010
Aspen Elementary	7-Kindergarten (2)	Elementary	2,880	4	Masonry Non-Combustible	No	Yes	L	Composition	1967		1999	1999	2004	Owned and occupied by the district	N	NS	X	1/20/2010



Existing Facilities:

5 buildings are over 40 years old
 3 buildings are less than 30 years old

Analysis Summary:

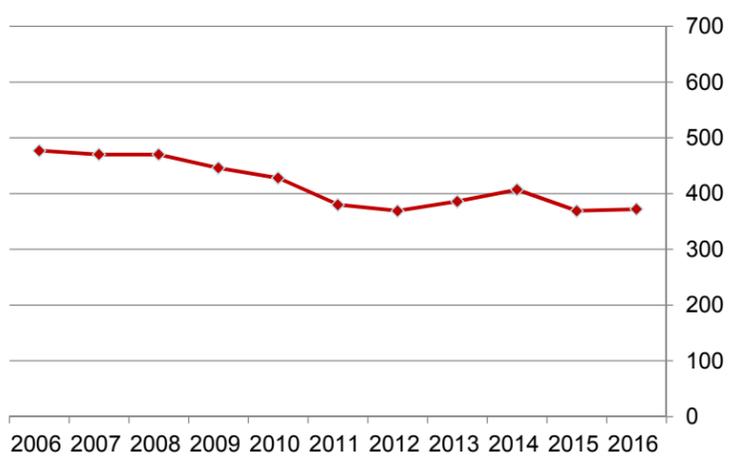
Overall condition of the buildings are fair. The school has received major HVAC and system upgrades as well as lighting upgrades. The multi purpose building is relatively new being only 20 years old and is in excellent condition. Most of the roofing is in need of upgrades based on age but is working well and have no significant issues.

The site has sufficient classroom space to handle the increasing enrollment with 5 portable buildings on campus all over 17 years old and showing their age.

The interior finishes are in overall good condition and the plumbing has had upgrades in the past 15 years, including the upgrading of the bathrooms on campus to comply with current accessibility standards.



Aspen Enrollment Trends



CVUSD ELEM. SCHOOL	Location Code: 3 020	Campus Summary	
Site Information	Totals	Total Planned Site Capacity:	Totals
Current Useable Area:	10.98 Acres	Current Enrollment:	372
Current Playground Area:	8.4 Acres	Planning 2-Semester Capacity:	460
		Enrollment to use for Planning	340
Playground Area Required:	8.4 Acres		



Master Planning: Projects

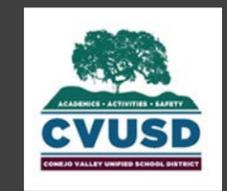
Master Plan: Projects

- 1** Project 1- Beautification and Site Work
New landscaping at front of campus and new paint entire campus. Correct some of the accessibility issues on site
- 2** Project 2- School Entry Reconfiguration
Reconfigure the entry to the school to remove existing buzzer system. Some reconfiguration and modernization of the administration office will be need to accommodate the entry change.
- 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. Remove Existing CMU Walls.
- 4** Project 4- Administration Modernization
Modernization of existing library and addition of new solar tubes to increase daylight levels.
- 5** Project 5- Outdoor Learning Space
Regrade and landscape are to resolve drainage issues and create outdoor learning space.
- 6** Project 6- New Classroom Building
New 4000 SF classroom building to replace existing portables. The classroom building will include enhanced site work and paving around the new building.
- 7** Project 7- Removal of Portable
Remove existing portable buildings in middle of campus after new classroom building has been completed. Provide new landscape planting after removal



LEGEND

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



Project Locations:

- 1** Project 1- Beautification and Site Work \$250,000
 New landscaping at front of campus and new paint entire campus. Correct some of the accessibility issues on site
- 2** Project 2- School Entry Reconfiguration \$700,000
 Reconfigure the entry to the school to remove existing buzzer system. Some reconfiguration and modernization of the administration office will be need to accommodate the entry change.

- 3** Project 3- Playground Equipment \$750,000
 New playground equipment, with shading and new fall protection surfaces. Play Equipment Area will be made current with accessibility standards. Remove Existing CMU Walls.
- 4** Project 4- Administration Modernization \$250,000
 Modernization of existing library and addition of new solar tubes to increase daylight levels. New floor safe in office.
- 5** Project 5- Outdoor Learning Space \$250,000
 Regrade and landscape are to resolve drainage issues and create outdoor learning space.

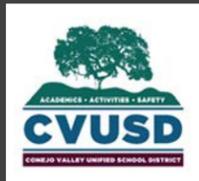


*Estimates are complete project costs with 40% soft cost added to construction budgets over 1 million and 60% added to projects under 1 million.

Total Cost of Projects I \$2,325,0000.

Deferred Maintenance Allowance- 5% \$125,000
 Improve site drainage, wood rot, replace flashings, windows, add gutters to portables to fix dripping. Add light switch for MPR building. New floor safe in admin. Office.

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	0-20=Optimum		21-40=Adequate		41-60=Fair		61-80=Poor		81-100=Unsatisfactory	
						Functionality	Adequacy	Criticality	Certification	Special Funding or Criteria		Score	Notes		
						Codes; Growth & System Refresh; Deferred Maintenance	System/ Risk Obsolescence; Forward Thinking; Energy Savings & Sustainability; Proactive Routine/ Maintenance	Life Safety; Facility Criticality; Mission Alignment	Uncertified Project Status	Special Criteria	0-500= High Score indicates the criticality of the project				
						0-100	0-100	0-100	0-100	0-100				Explanation of Project Rating	





Before

Façade and Entry Improvements

Existing:

Aspen Elementary's façade and entry improvements are related to the need to create a more defined entrance to the school. The current entry is confusing with a buzzer system to enter the campus.

Improvements include:

- New Paint
- Landscaping
- Accessible Entrance
- Removal and Reconfiguration of Fencing
- Reconfiguration of interior walls to allow entry through administration building.
- New Seating Area

After Improvements:

New Façade and Entry

Master Planning Project Group – 1 & 2

Aspen Elementary School will receive an enhanced façade that will create a well-defined entry point that is free from the confusing buzzer system and excessive fencing that is obstructing the view of the attractive architecture of the campus. The new entry configuration will create a seating area in front of the administration building as well as incorporate new paint and landscaping.

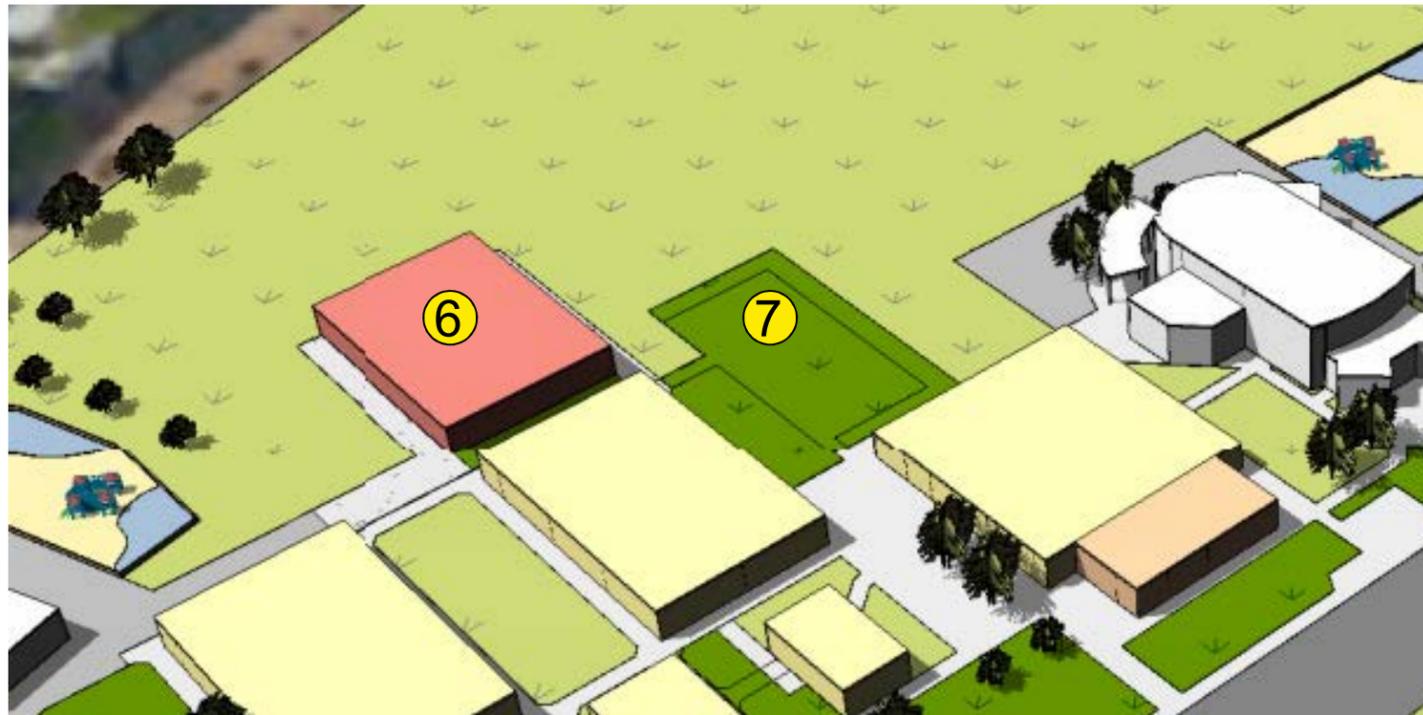


After

Project Locations:

6 Project 6- New Classroom Building \$2,600,000
 New 4000 SF classroom building to replace existing portables. The classroom building will include enhanced site work and paving around the new building.

7 Project 7- Removal of Portables \$170,000
 Remove existing portable buildings in middle of campus after new classroom building has been completed. Provide new landscape planting after removal



*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 \$2,770,0000

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

