



CVUSD | *Facilities Master Plan*



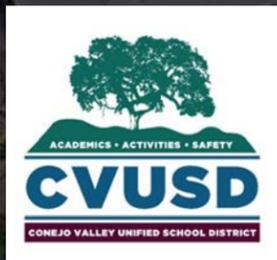
CVUSD - CHARRETTE TEMPLATE

Glenwood Elementary School | *Conceptual Master Plan*

1135 Windsor Drive | Thousand Oaks, CA 91360

Conejo Valley Unified School District

February 22nd, 2017



3194 D Airport Loop

Costa Mesa, 92626

Contact: (714) 427 - 0277

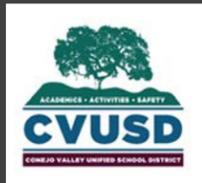
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Glenwood Elementary School | *Conceptual Master Plan*
1135 Windsor Drive | Thousand Oaks, CA 91360
Conejo Valley Unified School District
February 22nd, 2017

Master Planning- Existing Site



Facilities Issues:

Functional Deficiencies in Existing Facilities:

- Lack of storage area according to faculty.
- Lack of shading in playground area.
- Lack of PTA space according to faculty.
- No stage in the MPR.
- Insufficient work space for teachers' work room.
- Poor lighting quality in parking areas and the north-east portion of the field, presenting security concerns at night.
- No restroom inside TK classroom.

Spatial Deficiencies:

- Interior finishes in average condition.
- Lack of indoor flexible activity space.
- Expressed desire for connection between classrooms within Building 5.

Maintenance & Accessibility Issues:

- HVAC and roofing requires replacement.
- Admin. Building HVAC needs optimization.
- Wood and paint condition is deteriorated throughout campus.
- Single pane windows have buckling mullions and mismatched panes; lack of window blinds.
- Many gates lack lever hardware that meet accessibility requirements.
- Other misc. ADA items (Door thresholds, Drinking Fountains, Sink height, Ramp Slope, Handrails...etc)

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:

Glenwood Elementary School is located in the City of Thousand Oaks on a 10 acre site on Windsor Drive. The major intersection is Windsor Drive and East Janss Road. The 23 freeway runs immediately east of the campus.

Instruction:

The school serves TK to 5th grade. The average class size for K-3 is 22 and the average size for 4th and 5th is around 28 to 30 students. The school has a structured intervention program, which is unique in the district. In terms of special education, Glenwood Elementary School has 2 classes for emotionally disturbed students. One dedicated transitional room is in place to de-escalate tensions among those students. On the other hand, the school also has a small GATE program. There is a music program that features a school band for 3rd to 5th graders. There is also a chorus program for 1st to 5th graders.

Summary of Facilities:

The main core buildings such as classroom, administration and multi-purpose buildings on campus were built in 1962 and 1963. Over the years, many portable buildings were brought to the site and they remain in place today. Most of them were brought in toward the late 90's. Some portables are still in progress of DSA certification. No major construction of permanent buildings has occurred after the 1960's.

The latest projects were two portable buildings installed in 2010. Various campus wide HVAC, plumbing and electrical upgrades also took place as recently as in early 2000's.

Campus Summary

Current Usable Area	10 Acres
Current Playground Area	3.5 Acres
Playground Area Required	9.00 Acres

Total Classrooms

Total Classrooms	44
Classrooms in Portables	13
Permanent Classrooms	31

Enrollment

2-Semester Planning Capacity	620
Current Enrollment	338
Enrollment Used for Planning	367

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
Glenwood Elementary	5-Classroom (23-26)	Elementary	3,840	5	Modified Fire Resistive	No	Yes	L	Metal	1999	1999	1999	1999	1999	Owned and occupied by the district	N	NS	X	1/20/2010
Glenwood Elementary	5-Classroom (23-26)	Elementary	3,840	5	Modified Fire Resistive	No	Yes	L	Metal	1999	1999	1999	1999	1999	Owned and occupied by the district	N	NS	X	1/20/2010
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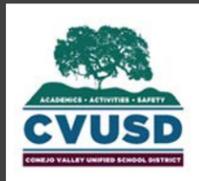
Existing Facilities:

5 buildings are over 40 years old

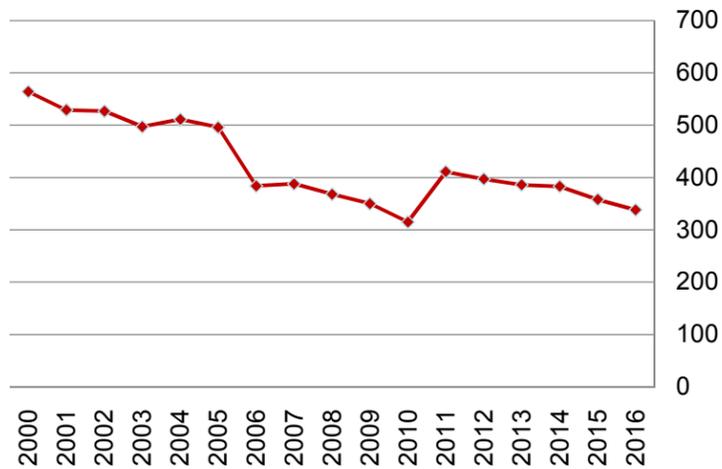
Analysis Summary:

Glenwood was constructed in 1962. Most buildings received several upgrades over the years, Most recent one being in 2002 when all of the permanent buildings received an HVAC system upgrade.

The greater issue on campus is the numerous portable buildings which are mostly in original condition. Rather than modernize and deal with DSA certification issues, the school should consider options to remove some portable buildings.



Glenwood Enrollment Trends



CVUSD ELEMENTARY SCHOOL	Location Code:	Campus Summary
Site Information	Totals	Total Planned Site Capacity:
Current Useable Area:	10 Acres	Current Enrollment:
Current Playground Area:	3.5 Acres	Planning 2-Semester Capacity:
		Enrollment to use for Planning
Playground Area Required:	9.0 Acres	



LEGEND

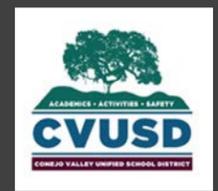
- MINIMUM LEVEL MODERNIZATION
- MEDIUM LEVEL MODERNIZATION
- EXTENSIVE LEVEL MODERNIZATION
- PORTABLE BUILDING
- NEW BUILDING CONSTRUCTION
- NEW CANOPY/ARCADE
- SCHOOL MAIN ENTRANCE



Master Planning: Projects

Master Plan: Projects

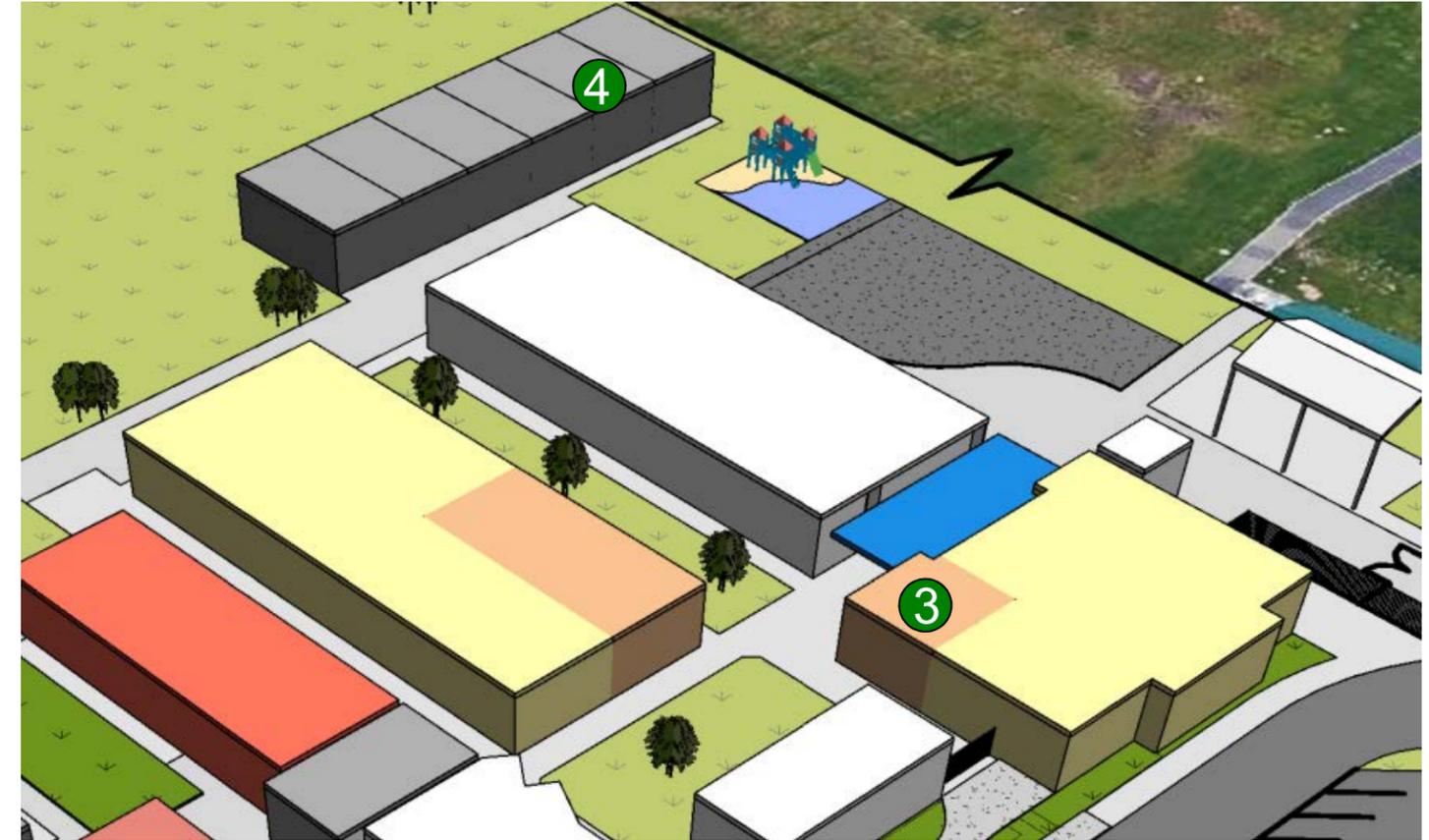
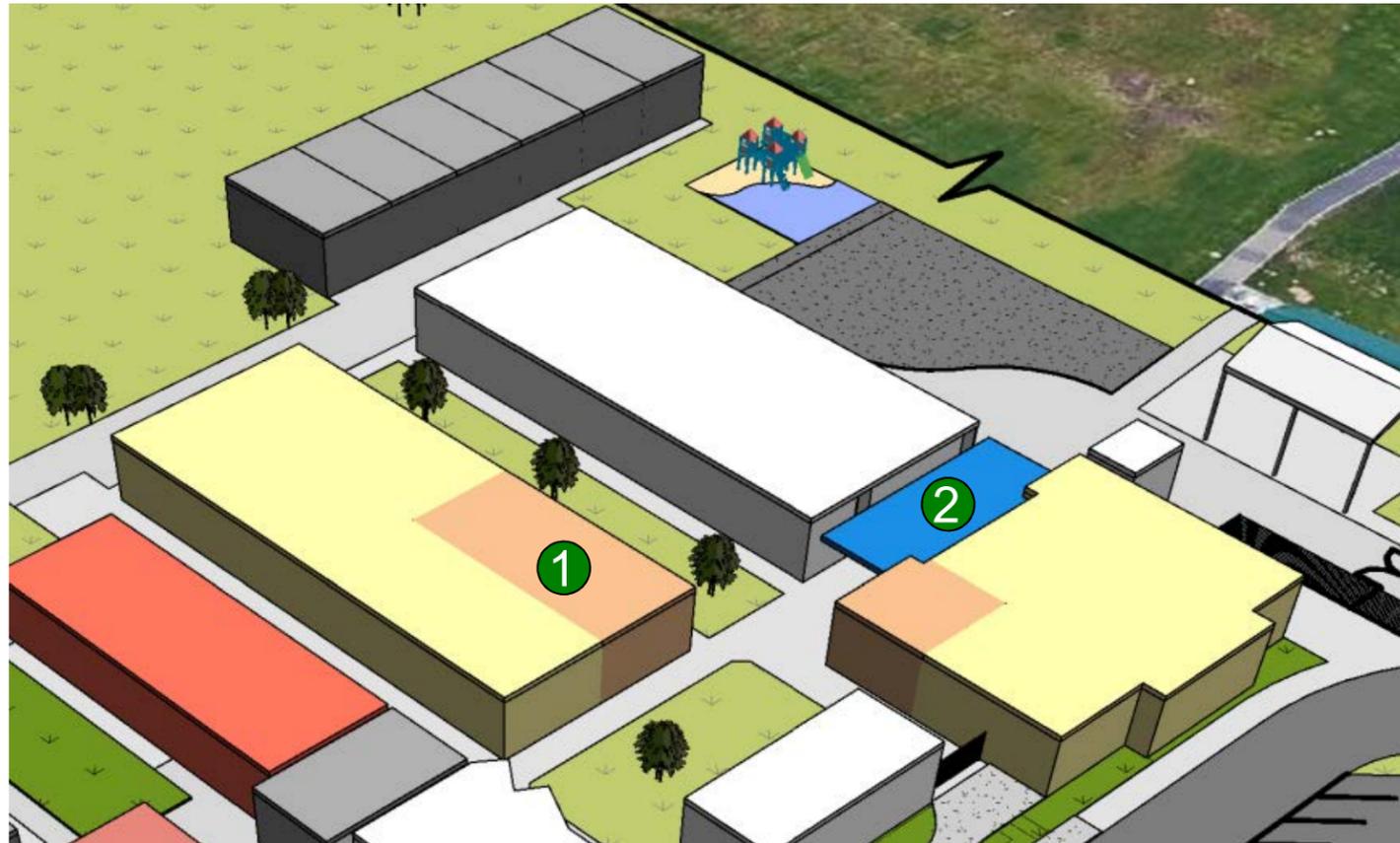
- Project Group 1 (Measure J)**
- 1 Project 1 – Maker Space**
Combine Room 7 and 8 for transition into an integrated computer/maker space. Building fire alarm upgrade.
- 2 Project 2 – Canopy**
New canopy at MPR to create additional sheltered lunch area and learning spaces.
- 3 Project 3 – Meeting Space**
Combine existing parent outreach and psychology spaces into a larger meeting space. Basic level MPR modernization.
- 4 Project 4 – Classroom**
Reallocate existing meeting room 2F into a classroom.
- 5 Project 5 – T.K. Restroom**
Build new restrooms within existing room 12 for transitional kindergarten students.
- 6 Project 6 – T.K. Playground**
Expand existing T.K. playground area.
- 7 Project 7 – Play Equipment**
Replace playground equipment with new equipment and rubberized surfacing.
- 8 Project 8 - Safe Dispersal Pathway**
New D.G. pathway to connect to safe dispersal area.
- 9 Project 9 – Beautification**
Entrance beautification and landscaping.
- Project Group 2**
- 11 Project 11 - New Classroom Building**
New classroom building and removal of existing portables.
- 12 Project 12 – Outdoor Learning/Quad Space**
New outdoor learning space and quad area.
- 13 Project 13 – Play Equipment**
Replace playground equipment and surfacing for new equipment and rubberized surfacing.
- 14 Project 14 – Blacktop Expansion**
Expand A.C. paving for outdoor play and assembly.



Project Location:

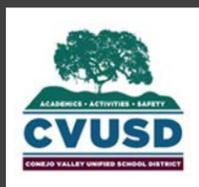
- 1 **Project 1 – Maker Space**
 Combine Room 7 and 8 for transition into an integrated computer/maker space. Building fire alarm upgrade. Furniture for flexible room usages
 \$350,000
- 2 **Project 2 - Canopy**
 New canopy at MPR to create additional sheltered lunch area and learning spaces.
 \$800,000

- 3 **Project 3 – Meeting Space**
 Combine existing parent outreach and psychology spaces into a larger meeting space. Basic level MPR modernization.
 \$200,000
- 4 **Project 4 – Reestablish Classroom**
 Reallocate existing meeting room 2F into a classroom.
 \$16,000



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

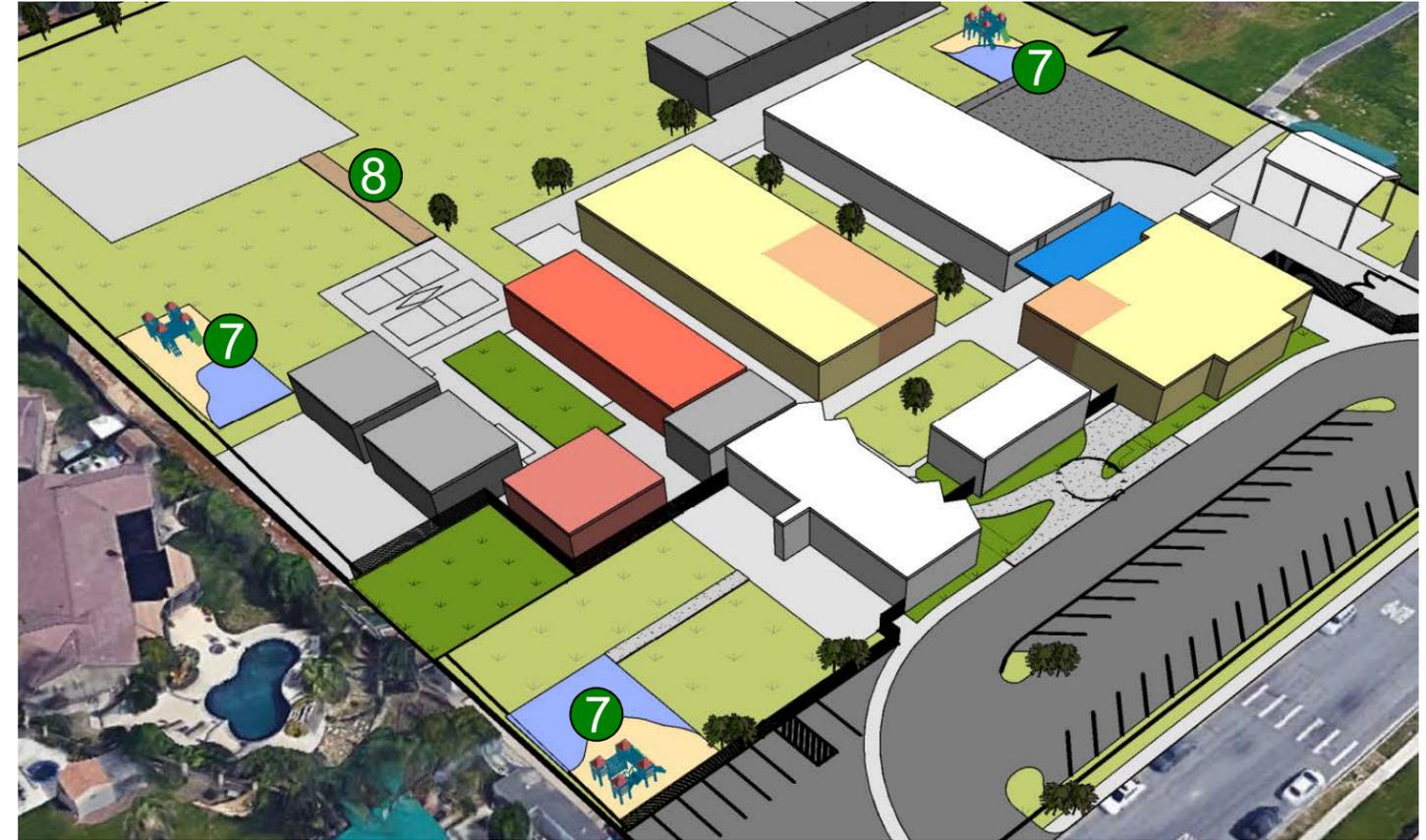
CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes			
Project Information						Project Score									
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame	Project Estimated Total Cost	0-20=Optimum		21-40=Adequate		41-60=Fair		61-80=Poor		81-100=Unsatisfactory	
						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	



Project Location:

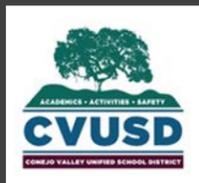
- 5** Project 5 – T.K. Restrooms
Build new restrooms within existing room 12 for transitional kindergarten students. \$85,000
- 6** Project 6 – T.K. Playground
Expand existing T.K. playground grass area. \$15,000

- 7** Project 7 – Play Equipment
Replace playground equipment with new equipment and rubberized surfacing. \$750,000
- 8** Project 8 – Safe Dispersal Pathway
New D.G. pathway to connect to safe dispersal area. \$4,000



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						0-100	0-100	0-100	0-100	0-100		Explanation of Project Rating



Project Location:

9 Project 9 – Beautification
Entrance beautification and landscaping.

\$80,000



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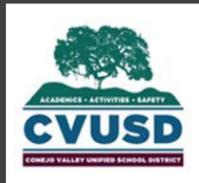
Total Cost of Projects I \$2,425,000.

Deferred Maintenance Allowance

- Replace windows, fencing and gates. Add roller shades to classrooms
- Repair HVAC and roofing and wood rot.
- Lighting improvements in parking and area bordering Glenwood Park.
- Add connecting door ways between classrooms within Building 5.
- Add panic hardware and lever hardware to gates.
- Repaint classroom doors and all exterior walls

\$125,000 (5%)

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Project Information						Project Score						
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						0-100	0-100	0-100	0-100	0-100		Explanation of Project Rating





Façade and Entry Improvements

Existing:

Glenwood Elementary's façade and entry improvements will give the campus a much needed facelift.

Improvements include:

- New Paint
- Replacement of selective siding material
- New site work and paving
- New Landscaping
- Accessible Entrance
- New Signage
- Enhanced finishes on the façade of the buildings.



After Improvements:

New Façade and Entry

Master Planning Project Group – 1

The new façade of Glenwood Elementary will create a contemporary and updated look that will enhance the entry, signage and materials of the campus as well as incorporating new landscaping and paving.

Project Locations:

11 Project Group 11 - New Classroom Building
New classroom building and removal of existing portables.

\$3,500,000

12 Project Group 12 - Outdoor Learning/Quad Space
New outdoor learning space and quad area.

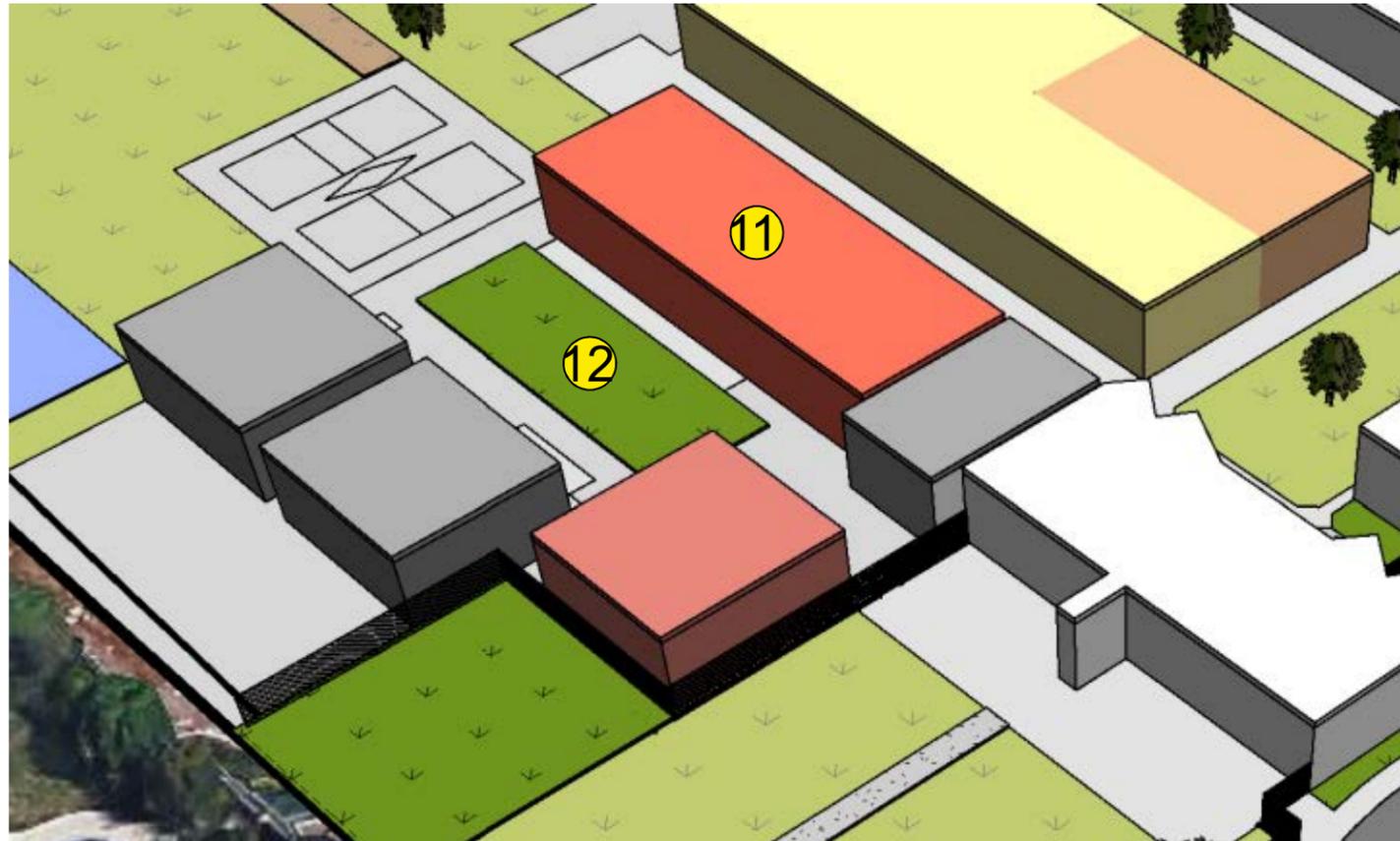
\$20,000

13 Project Group 13- Play Equipment
Replace playground equipment and surfacing for new equipment and rubberized surfacing.

\$250,000

14 Project Group 14- Blacktop Expansion
Expand A.C. paving for outdoor play and assembly.

\$40,000



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Total Cost of Projects I \$3,810,000

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Project Information						Project Score									
Site	Project Name	Uniform	Planning Time Frame	Exection Time Frame	Project Estimated Total Cost	0-20=Optimum		21-40=Adequate		41-60=Fair		61-80=Poor		81-100=Unsatisfactory	
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						0-100	0-100	0-100	0-100	0-100				Explanation of Project Rating	

