



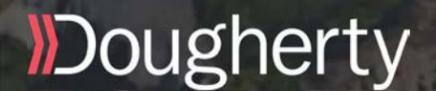
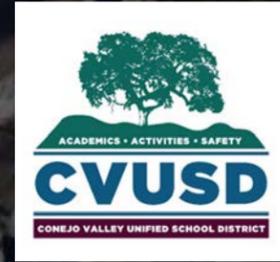
CVUSD | *Facilities Master Plan*



CVUSD - THOUSAND OAKS CLUSTER

Ladera Elementary School | *Conceptual Master Plan*

1211 Calle Almedro | Thousand Oak, CA 91360
Conejo Valley Unified School District
February 22nd, 2017



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Ladera Elementary School | *Conceptual Master Plan*
1211 Calle Almendro | Thousand Oaks, CA 91360
Conejo Valley Unified School District
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Master Planning- Existing Site

Facilities Issues:

Functional Deficiencies in Existing Facilities:

- Existing entry to school is not aesthetically designed well, with low overhangs and a very strong visual presence of the security gate
- Drop-off Zone not wheel chair accessible
- Larger Lunch Shelter needed
- New playground equipment needed

Spatial Deficiencies:

- Need for stage in MPR
- No Plumbing in portable buildings
- Poor condition of interior finishes

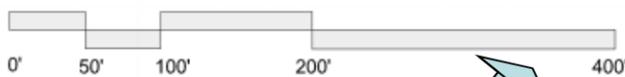
Maintenance & Accessibility Issues:

- HVAC and roofing requires replacement. Admin. Building HVAC needs optimization
- Drainage and ponding issues next to MPR
- Replacement of non-matching window glazing
- Other misc. ADA items (Door thresholds, Drinking Fountains, Sink height, Ramp Slope, Handrails...etc)

BUILDING

- 1- ADMINISTRATION
- 2- KINDERGARTEN
- 3- SPECIAL ED. PROGRAM
- 4- CHILD CARE (MODULAR)
- 5- CLASSROOM (MODULAR)
- 6- CLASSROOMS
- 7- UTILITY
- 8-CLASSROOM (MODULAR)
- 9-CLASSROOM (MODULAR)
- 10-LUNCH SHELTER
- 11-CLASSROOMS
- 12-MULTI PURPOSE

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:

Ladera Elementary School is located in the City of Thousand Oaks on a 9.58 acre site bound by Calle Almedro (south). The major intersection is Calle Almedro and Pederson. The 23 freeway runs immediately east of the campus.

Instruction:

The school serves TK through 5th grades. The school has a character education program that is designed to help students express their diversity in performing arts, literature or poetry. The school has a very strong extra curricular program with strong drama, band, choral programs that give children a formalized opportunity to explore the performing arts, beyond the character education program. In addition, there is a program called target time that is an off chute of character education.

Summary of Facilities:

The main core buildings on the campus were built in 1960 which along with an exterior courtyard create a ceremonial entrance for students. There have been several modular buildings that were added in 1972 and 1986. No major construction of buildings has occurred after the mid 1980's. The buildings are old and have not had any major systems upgrades in over 17 years. The modular buildings are of particular concern because of their age and unaltered state. In addition with enrollment being far below the max capacity of the school the need for these modular buildings is no longer necessary.

There have been a few projects that address access compliance as well as a new roof for the administration building that have all been completed recently, but the rest of the school is in need of modernization.

Campus Summary

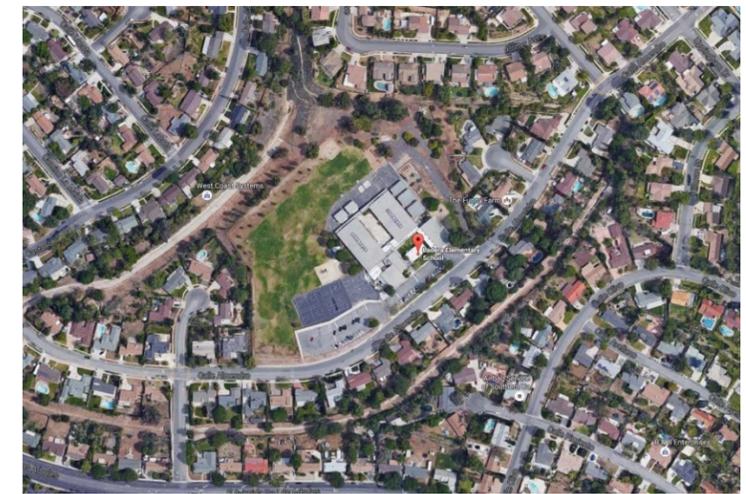
Current Usable Area	9.58Acres
Current Playground Area	6.6 Acres
Playground Area Required	6.6 Acres

Total Classrooms	23
Classrooms in Portables	5
Permanent Classrooms	18

Enrollment

2-Semester Planning Capacity	440
Current Enrollment	301
Enrollment Used for Planning	304

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	Elect	Plumb		Is Vacant Y/N	Risk	Code	
Ladera Elementary	1-Administration	Elementary	1,456	1	Frame	No	Yes	L	Composition	1960	2010	1999	1999	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Ladera Elementary	2-Kindergarten 21 & 22	Elementary	3,063	1	Frame	No	Yes	L	Composition	1960	2000	1999	1999	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Ladera Elementary	3-Special Ed	Portable	1,440	5	Modified Fire Resistive	No	Yes	L	Metal	1986	1986	1986	1986	1986	Owned and occupied by the district	N	NS	X	1/20/2010
Ladera Elementary	4-Child Care	Portable	1,024	5	Modified Fire Resistive	No	Yes	L	Metal	1986	1986	1986	1986	1986	Owned and occupied by the district	N	NS	X	1/20/2010
Ladera Elementary	5-Portable (1)	Portable	960	5	Modified Fire Resistive	No	Yes	L	Metal	1988	1988	1988	1988	1988	Owned and occupied by the district	N	NS	X	1/20/2010
Ladera Elementary	6-Classrooms 1-8	Elementary	8,483	1	Frame	No	Yes	L	Composition	1963	1999	1999	1999	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Ladera Elementary	7-Storage	Elementary	864	1	Frame	No	Yes	L	Composition	1966	1996	1999	1999	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Ladera Elementary	8/9-Portables (2)	Portable	1,888	5	Modified Fire Resistive	No	Yes	L	Metal	1972	1992	1972	1972	1972	Owned and occupied by the district	N	NS	X	1/20/2010
Ladera Elementary	11-Classrooms 9-16	Elementary	8,483	1	Frame	No	Yes	L	Composition	1960	1999	1999	1999	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Ladera Elementary	12-Multi-Purp Library	Elementary	6,463	1	Frame	No	Yes	L	Composition	1966	2007	2000	2000	2000	Owned and occupied by the district	N	NS	X	1/20/2010



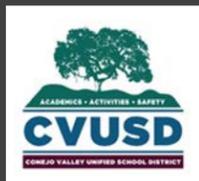
Existing Facilities:

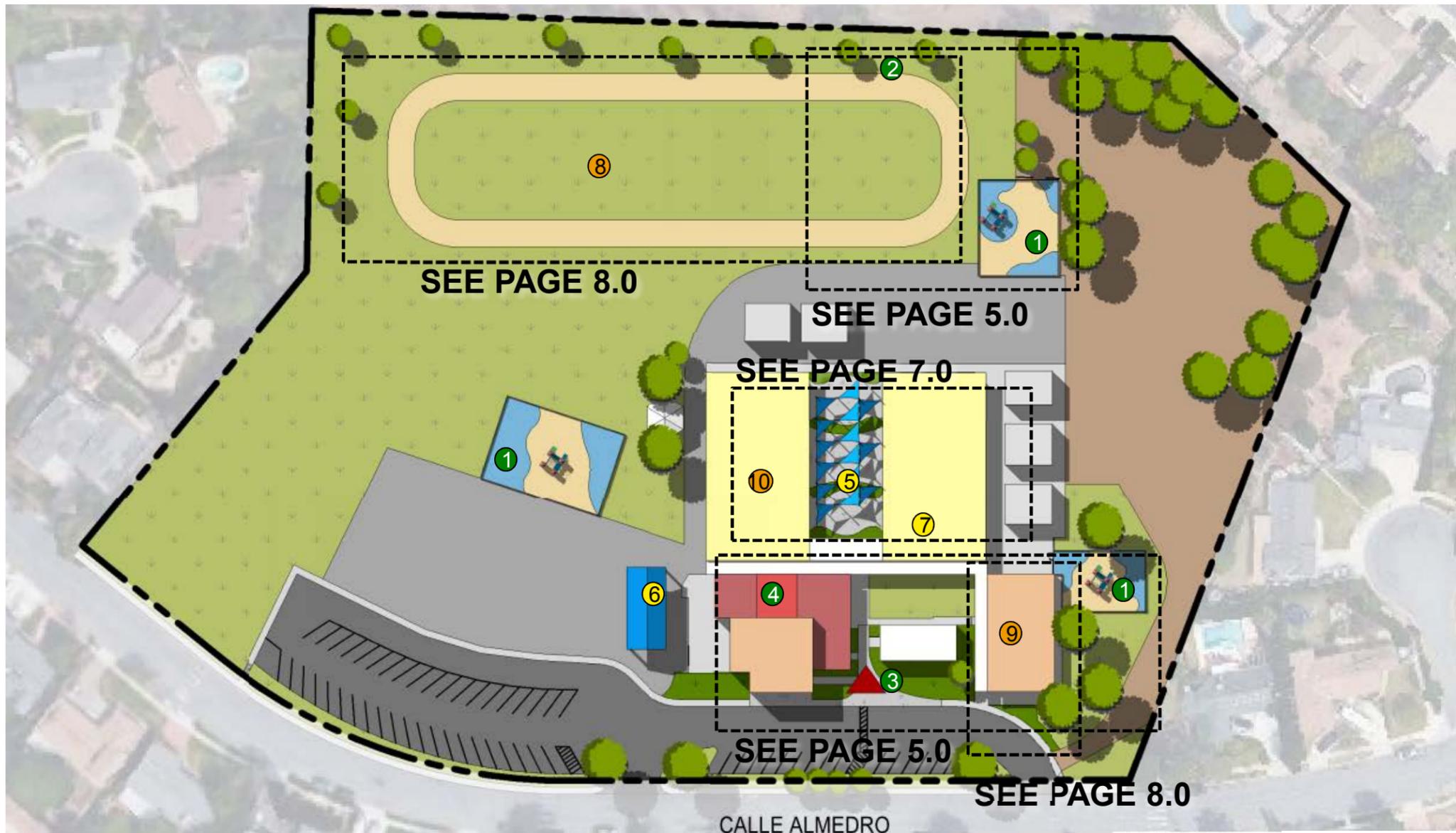
6 buildings are over 40 years old
3 buildings are over 30 years old

Analysis Summary:

The current buildings are very old on campus with the majority being over 40 years of age. More concerning is the 3 buildings that are over 30 years old are all portable buildings which historically do not last as long as permanent buildings. These buildings are in original condition with the same electrical, plumbing and HVAC systems which are all very old and in need of replacement. While the buildings are functioning and do not present a hazard they will continue to degrade over time and really should be removed.

The remaining permanent buildings are also very old all built in the early 1960's and having no upgrades in over 16 years to their HVAC and other systems. The only building to receive any upgrades was the administration building which received a new roof in 2010. the remaining buildings are in need of upgrades to their HVAC and roofing systems at a minimum.





Master Plan: Projects

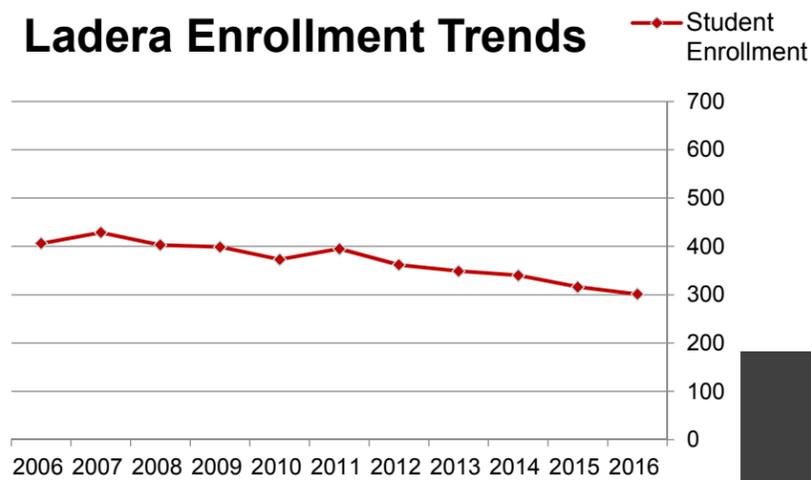
- 1** Project 1- New Playground Equipment
New playground equipment, fall protection and integrated shading devices. Expansion of playgrounds to combine 4 playground into 3 playgrounds.
- 2** Project 2- Removal of Existing Playground
Remove existing playground area.
- 3** Project 3- Campus Entry and Beautification
New landscaping and paving around administration and primary entry location to campus.
- 4** Project 4-MPR Modernization
Enclose current courtyard (900 SF) to create a science classroom/maker space. Expand the library. Existing MPR space will receive new finishes and upgrades.
- 5** Project 5- Courtyard Beautification
Courtyard will receive new landscaping and paving as well as new shading devices and upgraded stage. Some classrooms will receive roll up doors to create combined interior exterior learning environment.
- 6** Project 6- New Large Lunch Shelter
New larger lunch shelter
- 7** Project 7- Flexible Learning Space
Combine two existing classrooms and create a new flexible learning space with roll up door for connection to exterior courtyard. Basic level modernization for the building
- 8** Project 8- New DG Running Track
New running track.
- 9** Project 9- Kindergarten Modernization Medium Level
Medium level kindergarten classroom modernization, including new finishes, casework and sinks.
- 10** Project 10- Building Modernization Basic Level
Basic level classroom modernization.

Project Group 1 (Measure J)

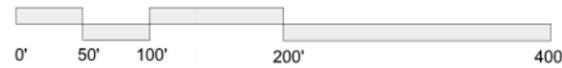
Project Group 2

Project Group 3

Ladera Enrollment Trends



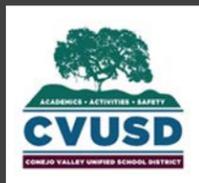
— Student Enrollment



LEGEND

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

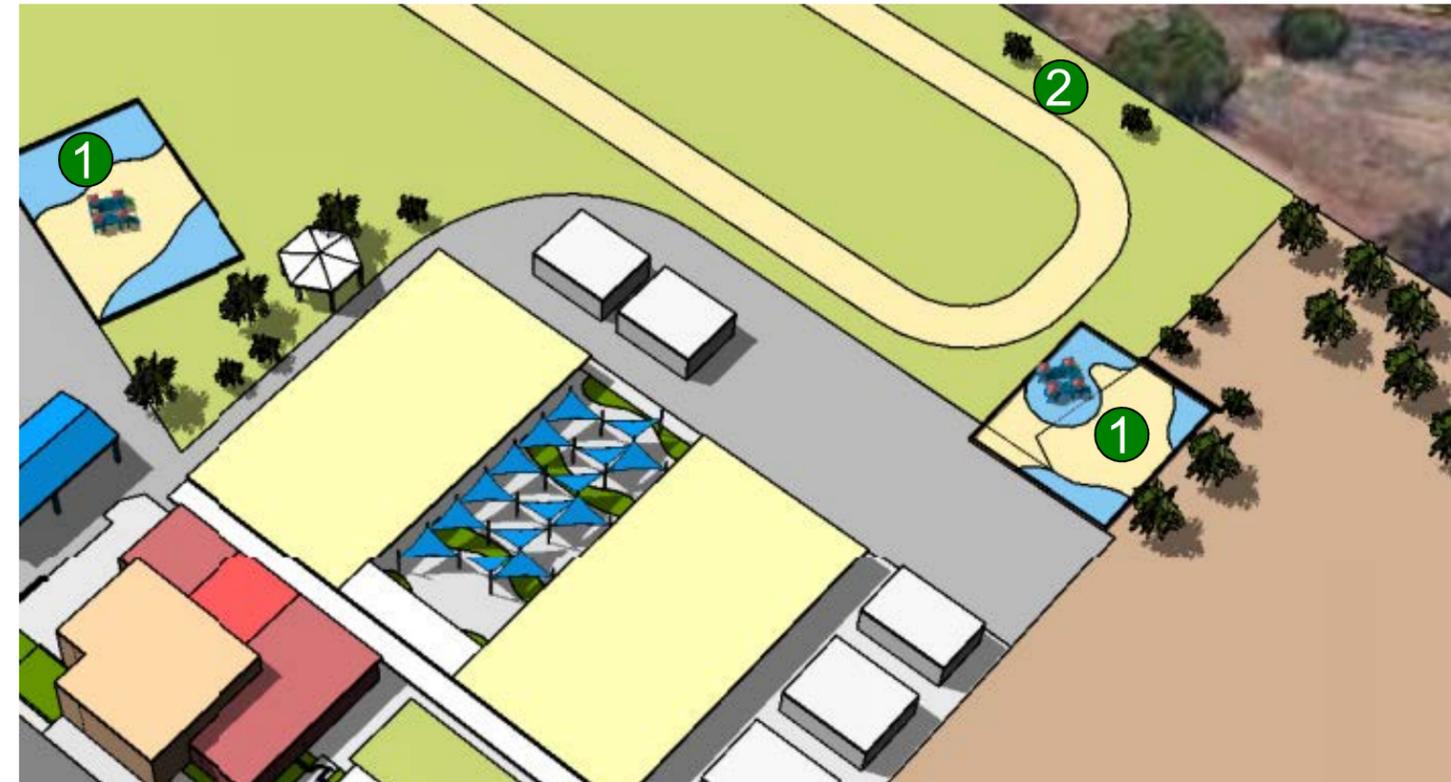
Master Planning: Projects



Project Locations:

- 1 **Project 1- New Playground Equipment**
 New playground equipment, fall protection and integrated shading devices. Expansion of playgrounds to combine 4 playground into 3 playgrounds. \$500,000
- 2 **Project 2- Removal of Existing Playground**
 Remove existing unused playground area. \$70,000

- 3 **Project 3- Campus Entry and Beautification**
 New landscaping and paving around administration and primary entry location to campus. \$250,000
- 4 **Project 4- MPR Modernization**
 Enclose current courtyard (900 SF) to create a science classroom/maker space. Expand the library. Existing MPR space will receive new finishes and upgrades. \$1,400,000

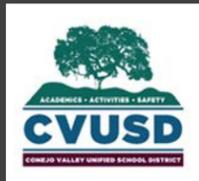


*Estimates are complete project costs with 40% soft cost added to construction budgets over 1 million and 60% added to projects under 1 million.

Total Cost of Projects I \$2,345,000.

Deferred Maintenance Allowance- 5%
 Improve site drainage, some concrete spalling repair, HVAC repairs, wood rot, metal flashings, windows \$125,000

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



After

Façade and Entry Improvements

Existing:

Ladera Elementary's façade and entry improvements are related to the need to create a more defined entrance to the school.

Improvements include:

- New Paint
- 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 – 3

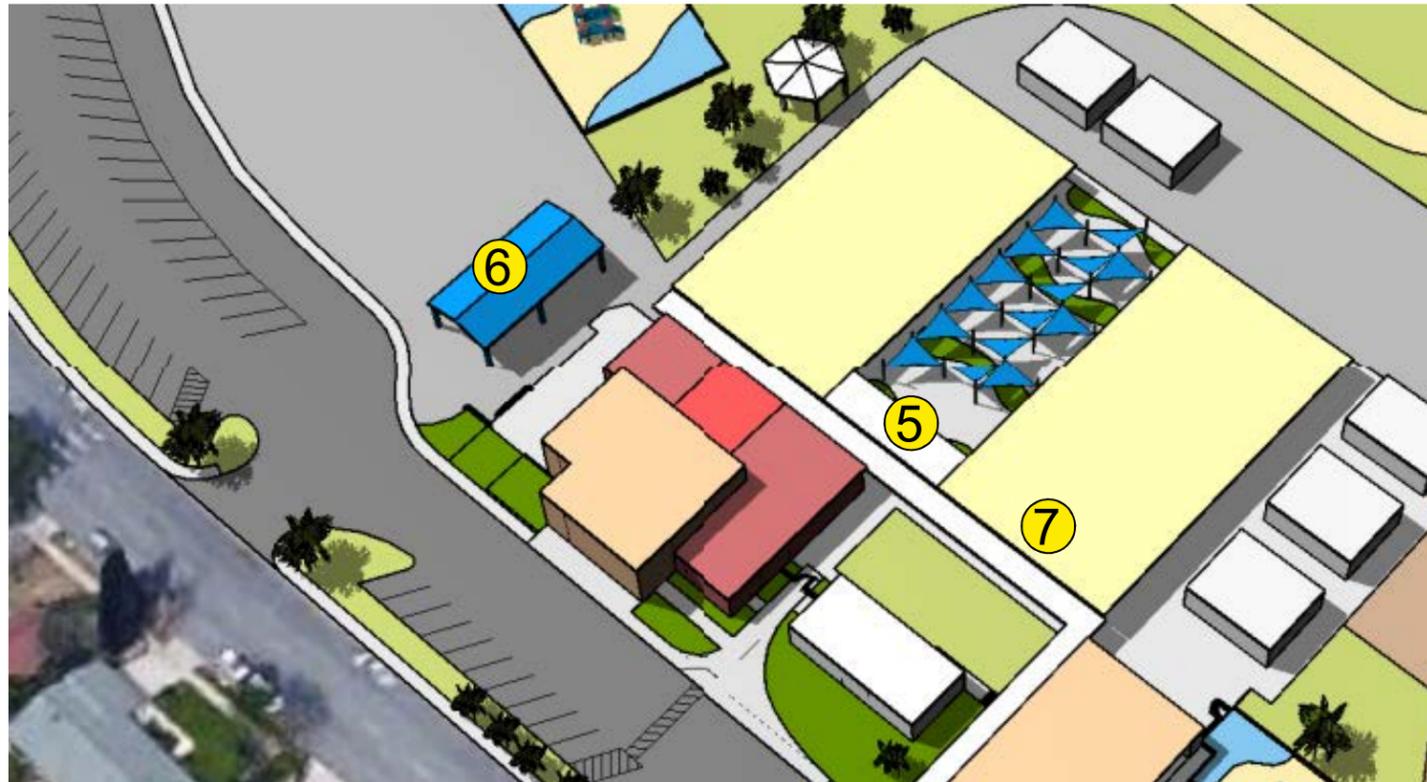
The entry to Ladera Elementary School will create a more defined entry with an enhanced exterior courtyard in front of the administration office. New finishes, paint and landscaping will give a complete facelift to the façade of the school. In addition new signage will clearly define the school from the street.

Project Locations:

5 Project 5-Courtyard Beautification **\$750,000**
 Courtyard will receive new landscaping and paving as well as new shading devices and upgraded stage. Some classrooms will receive roll up doors to create combined interior exterior learning environment.

7 Project 7- Flexible Learning Space **\$550,000**
 Combine two existing classrooms and create a new flexible learning space with roll up door for connection to exterior courtyard. Basic level modernization for the building.

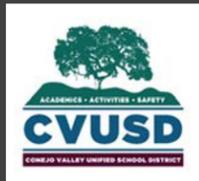
6 Project 6-Lunch Shelter **\$390,000**
 New larger lunch shelter



*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 \$1,690,000

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	Score	Notes
						Functionality	Adequacy	Criticality	Certification	Special Funding or Criteria		
						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 Locations:

8 Project 8- DG Running Track
New running track.

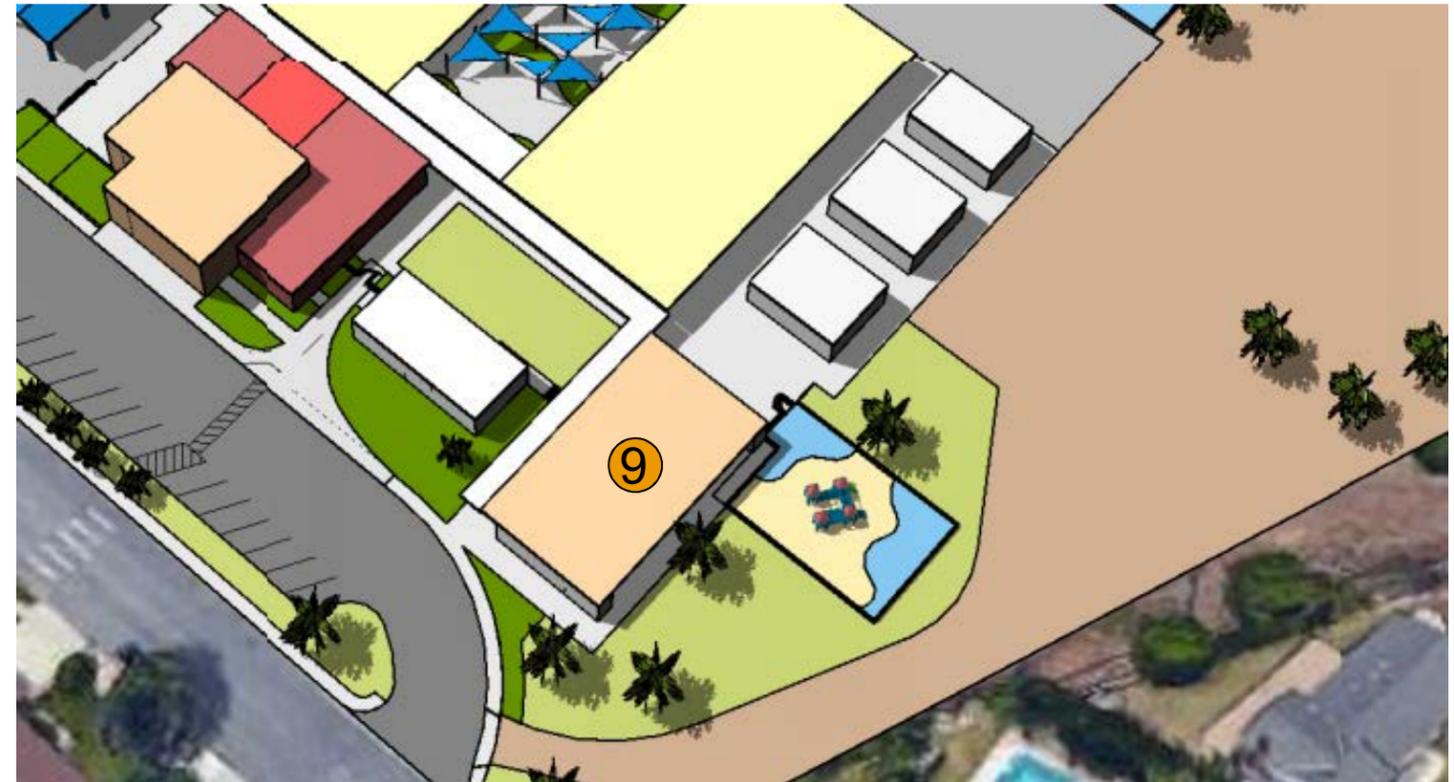
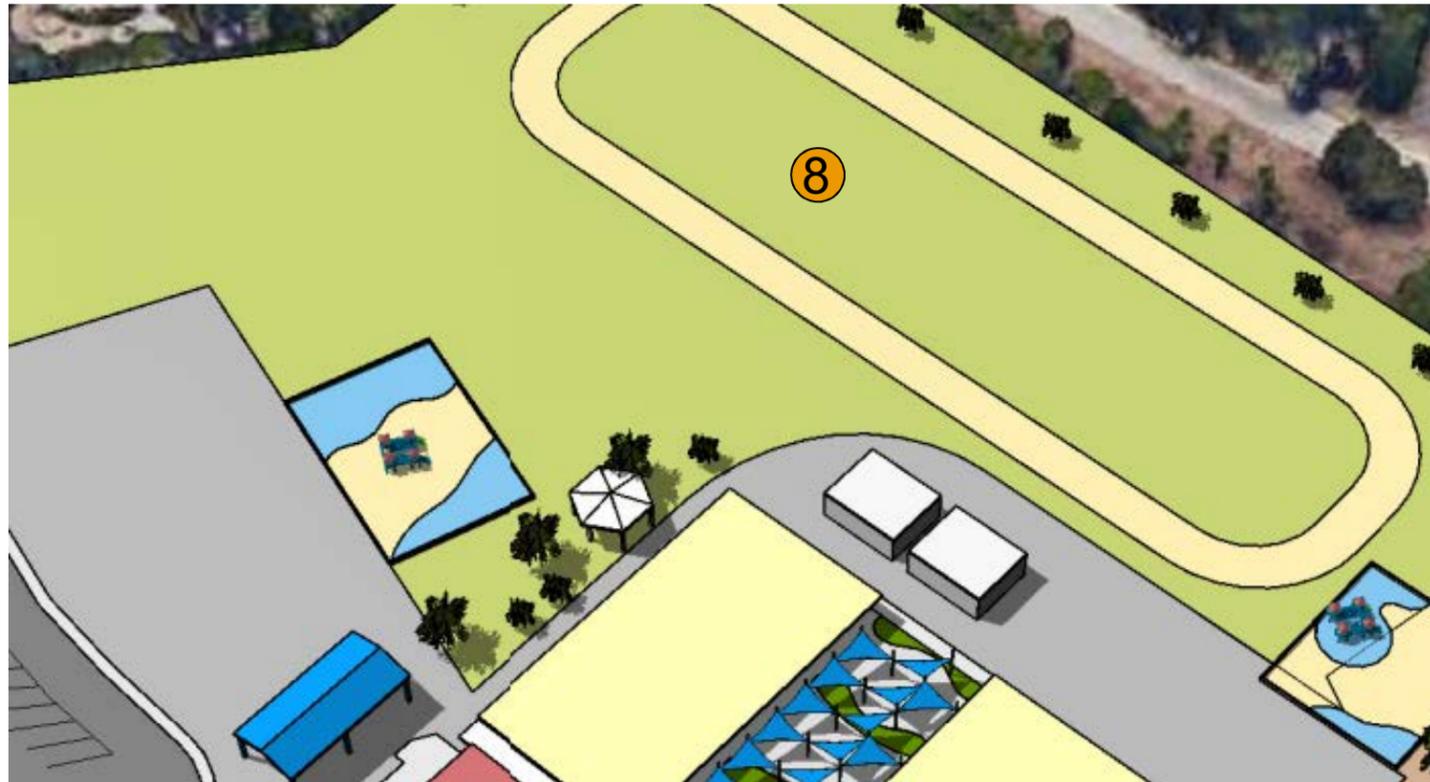
\$230,000

10 Project 10- Building Modernization Basic Level
Basic level classroom modernization.

\$400,000

9 Project 9- Kindergarten Modernization Medium Level
Medium level kindergarten classroom modernization, including new finishes, casework and sinks.

\$575,000



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

Total Cost of Projects I \$1,205,000.

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

