



CVUSD | *Facilities Master Plan*



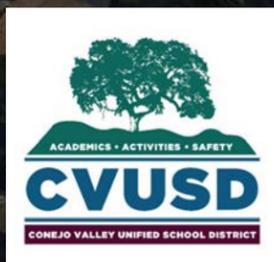
CVUSD - CHARRETTE TEMPLATE

Madrona Elementary School | *Conceptual Master Plan*

612 Camino Manzanas | Thousand Oaks, CA 91360

Conejo Valley Unified School District

February 22nd, 2017



3194 D Airport Loop

Costa Mesa, 92626

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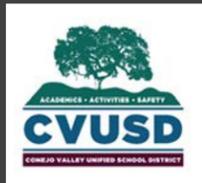
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Madrona Elementary School | *Conceptual Master Plan*
612 Camino Manzanitas | Thousand Oaks, CA 91360
Conejo Valley Unified School District
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Master Planning- Existing Site



Facilities Issues:

Functional Deficiencies in Existing Facilities:

- Congested drop-off area with limited passenger loading spaces.
- Very limited parking area for both staff and visitors.
- Insufficient shading on the playground
- Remote location of MPR building exposing students to traffic crossing for assembly and other large group activities
- Underutilized outdoor stage area behind MPR building.
- Insufficient outdoor lighting near entrance and parking area
- Visitors currently must walk through nurse office to enter campus.

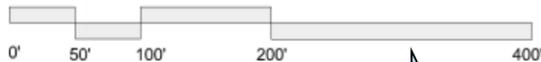
Spatial Deficiencies:

- Average condition of interior finishes

Maintenance & Accessibility Issues:

- HVAC and roofing requires replacement. Admin. Building HVAC needs optimization
- Deteriorating chain-link fencing between lunch and parking area creating security and safety issues.
- Wood handrails on second floor balconies show signs of water damages and weakening support
- Various steep walkways throughout the site that present challenges to wheel chair accessibility.
- Many gates lack lever hardware that meet accessibility requirement.
- 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



Building Key

- 1- ADMINISTRATION
- 2- MULTI PURPOSE
- 3- CLASSROOMS
- 4- CLASSROOMS
- 5- CLASSROOMS
- 6- LIBRARY / CLASSROOMS
- 7- KINDERGARTEN
- 8- KINDERGARTEN (MODULAR)
- 9- LUNCH SHELTER

Facilities Conditions

Neighborhood:

Madrona Elementary School is located in the City of Thousand Oaks on a 11.39 Acre site bounded by Camino Manzanas (North and East) and Lynn Road (East). These two roads also create the major intersection. The school is about half mile north of Freeway 101. The entrance to the school site is located at the end of Marian Ave.

Instruction:

The school serves K to 5th grade. Typical class size for TK to 3rd grade is around 21 students while the 4th and 5th grade class size is averaged 30 students per class. The school offers a unique integrated program where three special education classes are paired with three general education classes. Each class will spend a portion of time each day together. The school caters to both sensory and down syndrome.

The school has a thriving music program that is taught in all grade levels. 4th and 5th graders also have opportunities to join school band. The new PE program SPARK aims to develop both motor skills and social skills. 4th and 5th graders also enjoy the dance program. Various after school enrichment programs are offered throughout the year. The school has approximately 120 English language learners and Spanish Enrichment class is also offered for 3rd graders.

Summary of Facilities:

The main core buildings 1 to 4 were built in 1964. The additions of building 5 and 6 were completed in 1997 and 2000 while portable building 8 for kindergarten was constructed in 1999. First campus wide modernization was completed in 2003/2004. The original circular drop off area provided a strong sense of arrival while the original multi-purpose building is located adjacent to the long down-slope driveway to the drop-off area, creating an enclosed roundabout. The campus has several special learning spaces such as a science lab (STAR lab), two computer labs, a music room and an art room. The main entry gate and the immediate fencing have been replaced with galvanized steel gate and picket fence in 2015. The circular drop-off area provides very limited loading and parking capacity; thus, the school relies heavily on the adjacent church parking lot to provide short term parking for parents and visitors.

Campus Summary

Current Usable Area	11.39 Acres
Current Playground Area	7.00 Acres
Playground Area Required	9.00 Acres

Total Classrooms

Total Classrooms	38
Classrooms in Portables	1
Permanent Classrooms	37

Enrollment

2-Semester Planning Capacity	760
Current Enrollment	435
Enrollment Used for Planning	460

School District Site Name	School District Building Name	Building Rating Classification	Square Footage	Fire Const. Code	Fire Const. Type	Sprinkler Y/N	Fire Y/N	Alarm Local/Central	Roof Type	Year Built	Year Renovated				Status	Vacant Is Vacant Y/N	Flood Risk	Zone Code	Map Date
											Roof	HVAC	Elec	Plumb					
Madrona Elementary	1 - Administration	Elementary	2,280	2	Joisted Masonry	No	Yes	L	Tile	1964	1984	2005	1999	2005	Owned and occupied by the district	N	NS	X	1/20/2010
Madrona Elementary	2 - Multi-Purpose	Elementary	6,041	2	Joisted Masonry	No	Yes	L	Tile	1964	1984	1995	1999	2004	Owned and occupied by the district	N	NS	X	1/20/2010
Madrona Elementary	3 - Classroom 3-10	Elementary	8,640	2	Joisted Masonry	No	Yes	L	Tile	1964	1984	1997	1999	2004	Owned and occupied by the district	N	NS	X	1/20/2010
Madrona Elementary	4 - Classroom 11-18	Elementary	8,640	2	Joisted Masonry	No	Yes	L	Tile	1964	1984	1997	1999	2004	Owned and occupied by the district	N	NS	X	1/20/2010
Madrona Elementary	5 - Classrooms 19-30	Elementary	11,520	5	Modified Fire Resistive	No	Yes	L	Metal	2000	2000	2000	2000	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Madrona Elementary	6 - Classroom/Library 31-39	Elementary	8,284	5	Modified Fire Resistive	No	Yes	L	Composition	1997	1997	1997	1997	2004	Owned and occupied by the district	N	NS	X	1/20/2010
Madrona Elementary	7 - Kindergarten 1-2	Elementary	2,944	2	Joisted Masonry	No	Yes	L	Tile	1964	1964	2005	1999	2004	Owned and occupied by the district	N	NS	X	1/20/2010
Madrona Elementary	8 - Kindergarten 2A	Elementary	1,440	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

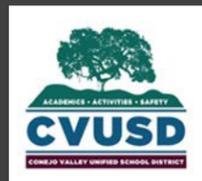


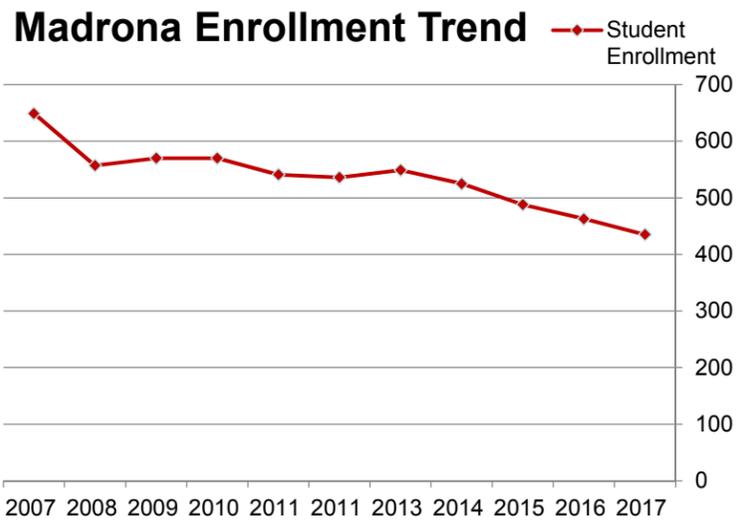
Existing Facilities:

5 buildings are over 40 years old

Analysis Summary:

Madrona has 5 buildings that are over 40 years old, however these buildings are concrete brick masonry construction and overall have aged well. The older 2 story buildings have wood railing that are deteriorating and in need of replacement. Overall the HVAC systems are in need of replacement. The roofing system is tile and although very old is still working well.





CVUSD ELEMENTARY SCHOOL			
Location Code: 18 120	Campus Summary		
Site Information	Totals	Total Planned Site Capacity:	Totals
Current Useable Area:	11.39 Acres	Current Enrollment:	435
Current Playground Area:	7.0 Acres	Planning 2-Semester Capacity:	760
		Enrollment to use for Planning	460
Playground Area Required:	9.0 Acres		



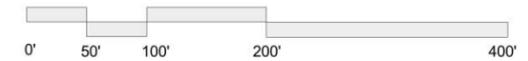
Master Plan: Projects

- 1** Project 1 - Parking
Reconfiguration and expansion of parking and drop off zones. Landscaping and beautification of the front entrance. New fenced and lit circulation path along the north side of campus to connect the MPR and the campus.
- 2** Project 2 - Access
Reconfiguration of administration to establish a direct point of entry through the building. Includes new fire alarm upgrades.
- 3** Project 3 - Playground
New play equipment with integrated shade structures and playground resurfacing. New shade structure for kindergarten area.
- 4** Project 4 - Grass Field
New open grass area and pathway.
- 5** Project 5 - Parking
Additional expansion of the parking lot.
- 6** Project 6 - Kindergarten Modernization
Basic modernization of kindergarten and portable.
- 7** Project 7 - New Food Service & Lunch Shelter
New Food Service Building and lunch shelter to be centrally located to provide students convenient daily access.

Project Group 1 (Measure 1)

Project Group 2

BUILDING LEGEND



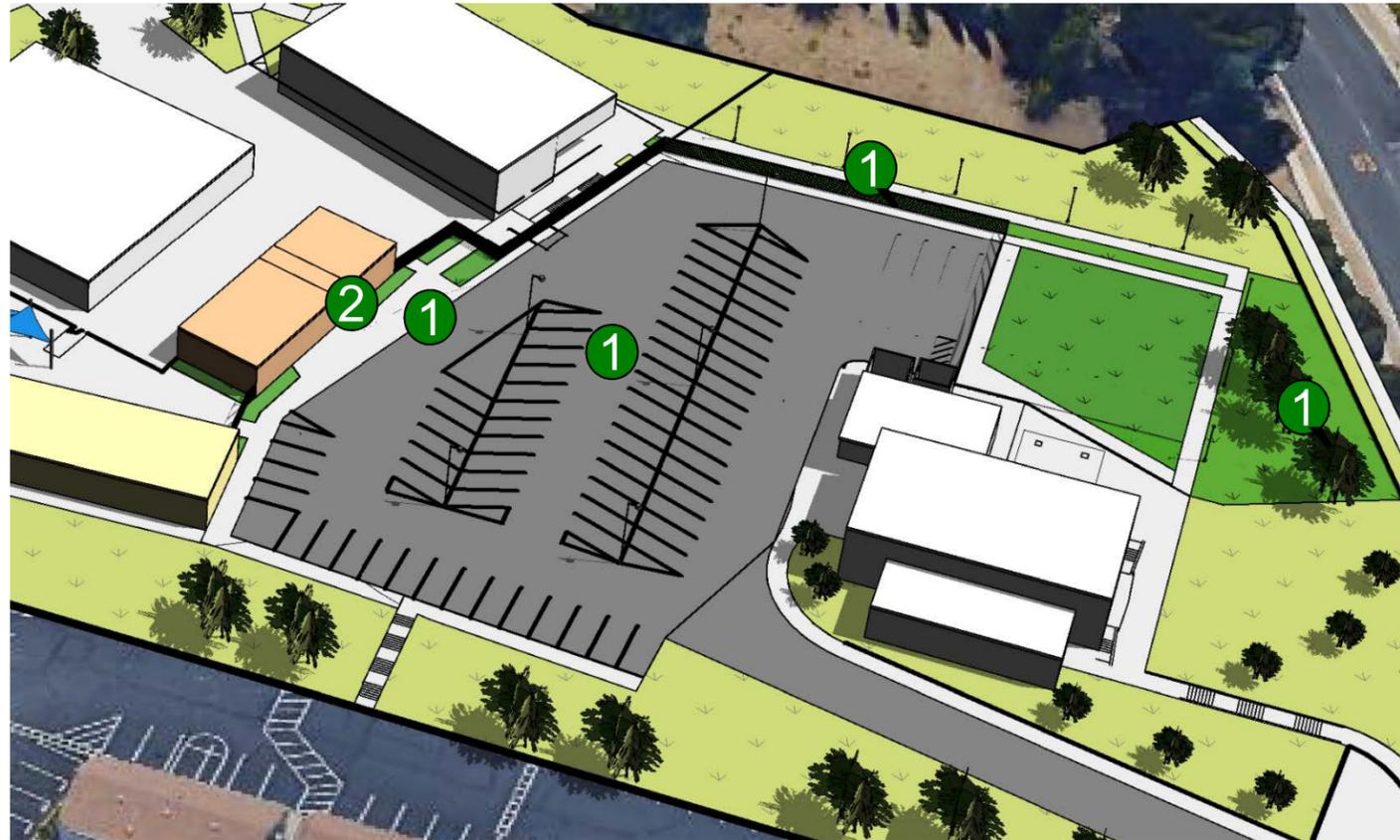
- MEDIUM LEVEL MODERNIZATION
- PORTABLE BUILDING
- NEW CANOPY/SHADING
- NEW LANDSCAPING
- SCHOOL MAIN ENTRANCE

Master Planning: Projects

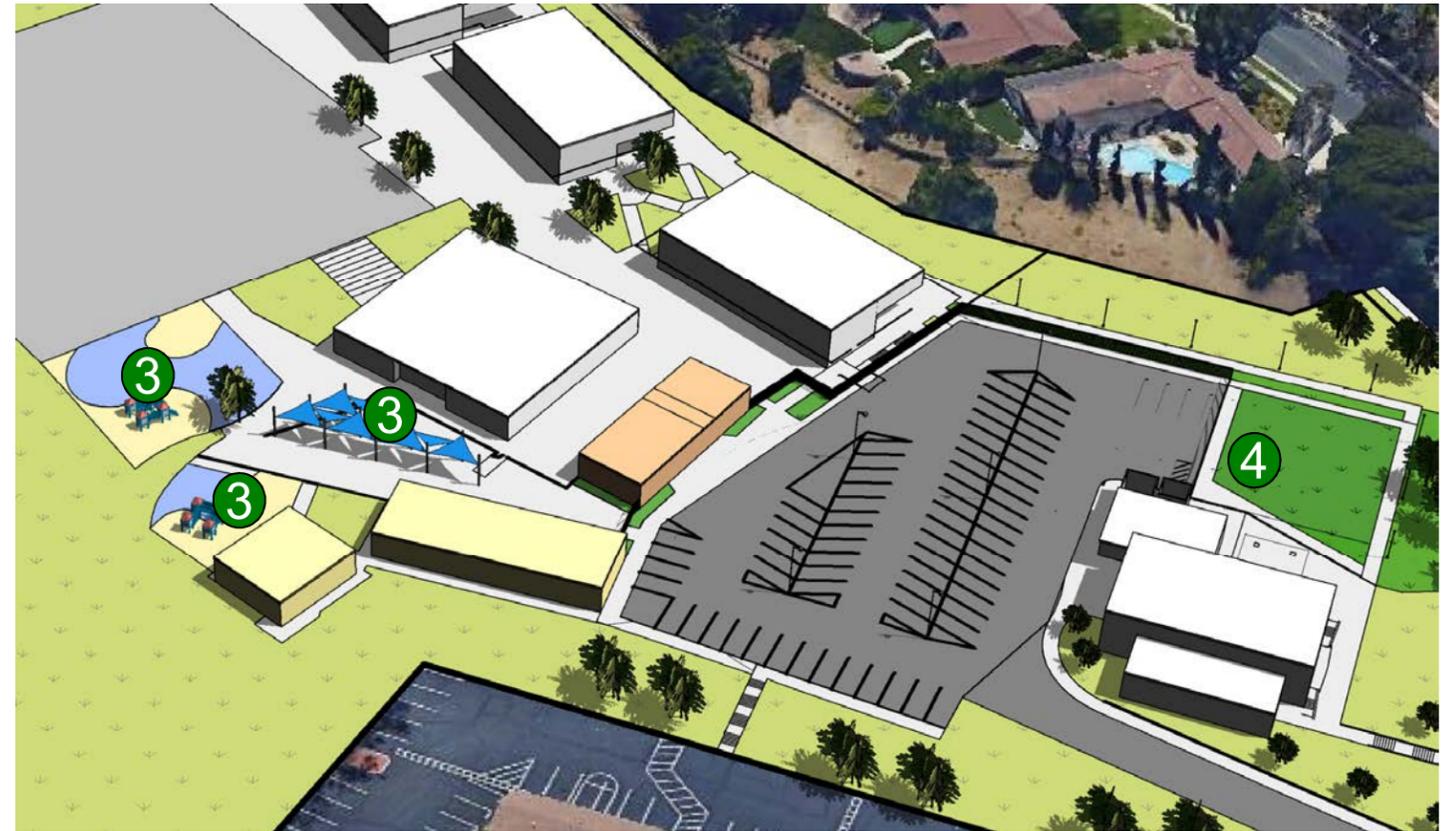


Project Location:

- 1** Project 1 - Parking \$1,125,000
Reconfiguration and expansion of parking and drop off zones. Landscaping and beautification of the front entrance. New fenced circulation path along the north side of campus to connect the MPR and the campus.
- 2** Project 2 - Access \$180,000
Reconfiguration of administration to establish a direct point of entry through the building.



- 3** Project 3 - Playground \$500,000
New play equipment with integrated shade structures and playground resurfacing. New shade structures for kindergarten area.
- 4** Project 4 - Grass Area \$90,000
New open grass area with pathway.

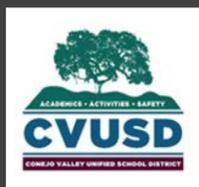


*Estimates are complete project costs with 40% soft cost added to construction budgets over 1 million and 60% added to projects under 1 million.

Total Cost of Projects I \$2,450,000.

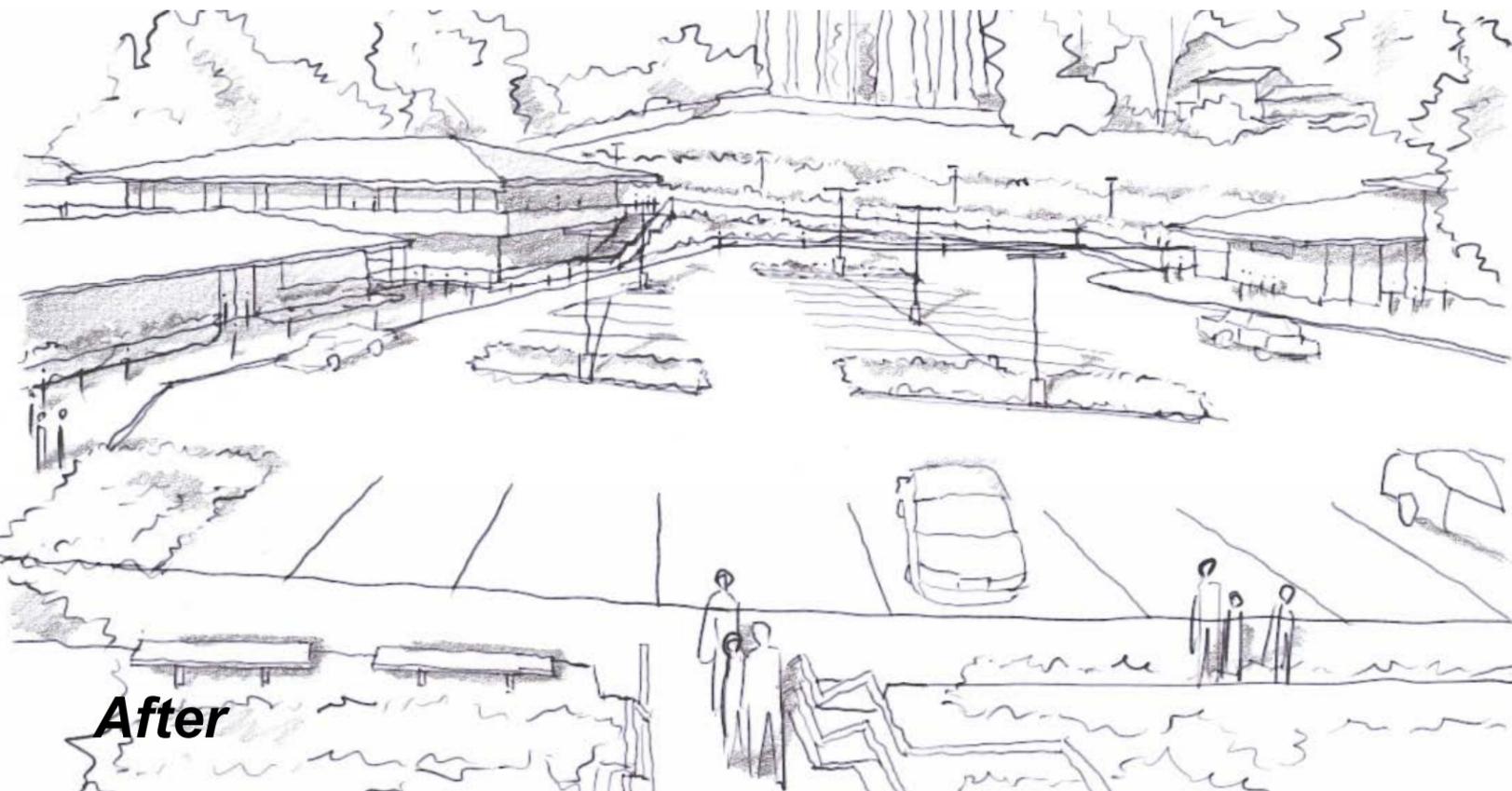
Deferred Maintenance Allowance \$125,000 (5%)
Replace wood hand rails, repair HVAC equipment, and add roller shades to windows

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
						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		
						0-100	0-100	0-100	0-100	0-100		





Before



After

Façade and Entry Improvements

Existing:

Madrona Elementary's façade and entry improvements are related to the need to reconfigure the parking lot along with façade enhancements.

Improvements include:

- New Paint
- New site work and paving to MPR Building
- New Landscaping
- Accessible Entrance
- New Signage
- New Parking configuration and Expansion

After Improvements:

New Façade and Entry

Master Planning Project Group – 1

Madrona Elementary school will have an efficient and working parking lot and drop off with an expanded parking capacity. In addition, the school will have a proper accessible path to the MPR building. This will all be done in conjunction with new paint and landscaping to create an enhanced and new entry to the campus.

Project Location:

5 Project 5 – Parking Extension
Additional expansion of the parking lot.

\$375,000

6 Project 6 – Kindergarten Modernization
Basic modernization of kindergarten and portable.

\$60,000

7 Project 7 – New Food Service Bldg. and Lunch Shelter
New Food Service Building and lunch shelter to be centrally located to provide students convenient daily access

\$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 \$1,835,000.

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		

