



CVUSD | *Facilities Master Plan*



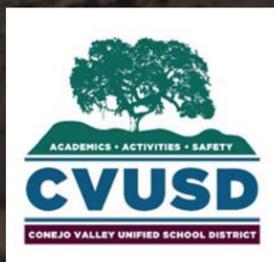
CVUSD - THOUSAND OAKS CLUSTER

Redwood Middle School | *Conceptual Master Plan*

233 W Gainsborough Road | Thousand Oaks, CA 91360

Conejo Valley Unified School District

February 22nd, 2017



3194 D Airport Loop

Costa Mesa, 92626

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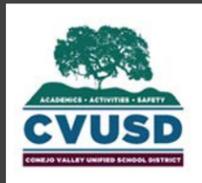
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233 W. Gainsborough Road | Thousand Oaks, CA 91360
Conejo Valley Unified School District
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Master Planning- Existing Site



Facilities Issues:

Functional Deficiencies in Existing Facilities:

- No Direct line of sight from the administration office to the main entrance
- Security concern at the large storage spaces under the classroom buildings
- Lack of paved walkway at the east side of classroom building for emergency exit.
- Poorly located student store
- No sinks in science classrooms
- Undersized dust collector in the wood workshop

Spatial Deficiencies:

- Insufficient space in the library
- Insufficient space for multi-purpose room and cafeteria serving area
- Insufficient space for lunch shelter area
- Music, band and choir spaces are not properly located and lack optimal spatial configuration.

Maintenance & Accessibility Issues:

- Spalling concrete on the 2nd floor balcony edges
- Crowded portable buildings create maintenance issues and shortened HVAC equipment life.
- Crumbling concrete benches near Building 2
- Concrete ramp to 2nd floor exceed wheelchair accessible slope
- Other misc. ADA items (Door thresholds, Drinking Fountains, Sink height, Ramp Slope, Handrails...etc)

Building

- 1- MULTI PURPOSE / ADMINISTRATION
- 2- SHOWER / LOCKER
- 3- SPECIAL ED
- 4- CLASSROOM (MODULAR)
- 6- CLASSROOM (MODULAR)
- 7- CLASSROOMS
- 8- CLASSROOMS
- 9- CLASSROOMS
- 10- CLASSROOM (MODULAR)
- 11- CLASSROOM (MODULAR)
- 12- GYMNASIUM
- 13- CLASSROOM (MODULAR)

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:

Redwood Middle School is located in the City of Thousand Oaks on a 23.6 acre site bound by Camino Manzanos (west), and West Gainsborough Road (south). The major intersection is West Gainsborough Road and Lynn Road. The 23 freeway runs immediately east of the campus.

Instruction:

The school serves 6th through 8th grades. The school has a diverse student population offering an ELD program for students who are learning English as a second language. Redwood has diverse extra curricular programs with, band, dance, athletics, and student government; thus, there are many ways that students can broaden their educational experience. The school also offers traditional programs such as home economics, wood shop and a variety of science classes.

Summary of Facilities:

The main core buildings on the campus were built in 1966 and they were the recipients of numerous design awards. Over the years, the campus has expanded beyond its original capacity and now has 20 portable buildings on site. An athletic locker room was constructed in 1999 and a new gymnasium was added in 2001. There has been consistent maintenance to the roof and HVAC systems over the years. No major construction of buildings has occurred after the gymnasium was constructed. The main classroom building was constructed on piles and elevated to provide for a covered eating area underneath. This building is showing significant concrete spalling along the perimeter balconies that must be assessed further to determine if the spalling causes any structural damages to the concrete slab

There are a number of projects that have recently been completed or are in construction that include access compliance, HVAC replacement, plumbing, fire alarm upgrades. However, some of the newer buildings have received no recent upgrades. The roof of the athletic locker rooms building is in need or replacement along with several other areas on campus

Campus Summary

Current Usable Area	23.6 Acres
Current Playground Area	10.5 Acres
Playground Area Required	9.00 Acres

Total Classrooms

Total Classrooms	56
Classrooms in Portables	20
Permanent Classrooms	36

Enrollment

2-Semester Planning Capacity	1,419
Current Enrollment	882
Enrollment Used for Planning	892

School District Site Name	School District Building Name	Building Rating Classification	Square Footage	Fire Const. Code	Fire Const. Type	Sprinkler Y/N	Fire Alarm		Roof Type	Year Built	Year Renovated				Status	Owned and occupied by the district	Vacant Is Vacant Y/N	Flood Risk	Zone Code	Map Date
							Y/N	Local/Central			Roof	HVAC	Elec	Plumb						
Redwood Middle	1- Admin/Cafe/Rms & 2	Intermediate/Middle	10,654		Joisted Masonry	No	Yes	L	Composition	1966	1998	1999	1999	1966	Owned and occupied by the district	N	NS	X	1/20/2010	
Redwood Middle	2- Shower Bldg.	Intermediate/Middle	4,983		Joisted Masonry	No	Yes	L	Composition	2008	2008	2008	2008	2008	Owned and occupied by the district	N	NS	X	1/20/2010	
Redwood Middle	3- Athletic Equip	Intermediate/Middle	480		Modified Fire Resistive	No	Yes	L	Metal	1999	1999	1999	1999	1999	Owned and occupied by the district	N	NS	X	1/20/2010	
Redwood Middle	6- Classrooms 17-22	Intermediate/Middle	6,462		Joisted Masonry	No	Yes	L	Composition	1966	2008	1999	1999	2003	Owned and occupied by the district	N	NS	X	1/20/2010	
Redwood Middle	7- Classrooms 12-16/23-27	Intermediate/Middle	10,471		Joisted Masonry	No	Yes	L	Composition	1966	2008	1999	1999	2003	Owned and occupied by the district	N	NS	X	1/20/2010	
Redwood Middle	8- Classrooms 9-11/28-30	Intermediate/Middle	6,462		Joisted Masonry	No	Yes	L	Composition	1966	2011	1999	1999	2003	Owned and occupied by the district	N	NS	X	1/20/2010	
Redwood Middle	9- Classrooms 3-8	Intermediate/Middle	7,680		Joisted Masonry	No	Yes	L	Composition	1966	2008	1999	1999	2003	Owned and occupied by the district	N	NS	X	1/20/2010	
Redwood Middle	10- Classrooms 37-42	Portable	5,760		Modified Fire Resistive	No	Yes	L	Metal	2001	2001	2001	2001		Owned and occupied by the district	N	NS	X	1/20/2010	
Redwood Middle	11- Classrooms 36	Portable	960		Modified Fire Resistive	No	Yes	L	Metal	2001	2001	2001	2001		Owned and occupied by the district	N	NS	X	1/20/2010	
Redwood Middle	12- Gymnasium	Intermediate/Middle	11,057		Frame	No	Yes	L	Composition	2001	2002	2002	2002	2002	Owned and occupied by the district	N	NS	X	1/20/2010	
Redwood Middle	13- Classrooms 43-49	Portable	3,840		Modified Fire Resistive	No	Yes	L	Metal	2004	2004	2004	2004		Owned and occupied by the district	N	NS	X	1/20/2010	
Redwood Middle	4- Classroom 33-34	Portable	1,920		Modified Fire Resistive	No	Yes	L	Metal	1997	1997	1997	1997	1997	Owned and occupied by the district	N	NS	X	1/20/2010	
Redwood Middle	5- Classroom 31-32	Portable	1,920		Modified Fire Resistive	No	Yes	L	Metal	1999	1999	1999	1999	1999	Owned and occupied by the district	N	NS	X	1/20/2010	



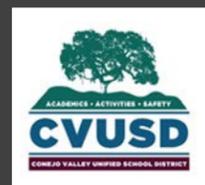
Existing Facilities:

5 buildings are over 40 years old

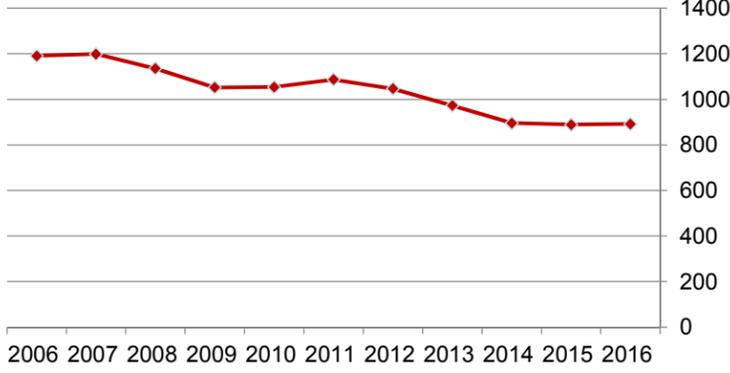
Analysis Summary:

The majority of the permanent structures on the campus were constructed in the mid 1960's. Some of them have seen upgrades to plumbing, roofing, electrical and HVAC however some HVAC units require frequent maintenance and may warrant replacement. The newer gymnasium built in 2001 is still in overall good condition and the portables which are now almost all around 20 years old, are showing significant aging.

Due to large enrollment decreases, the removal of the portable buildings in conjunction with a new building to house some of the classes that will be displaced would be a great improvement to the overall condition of the campus.



Redwood Enrollment Trend



CVUSD Middle School	Location Code: 24 180	Campus Summary	
Site Information	Totals	Total Planned Site Capacity:	Totals
Current Useable Area:	23.6 Acres	Current Enrollment:	892
Current Playground Area:	12.5 Acres	2-Semester Capacity:	1,419
		Enrollment to use for Planning	882
Playground Area Required:	9.0 Acres		

LEGEND

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



Master Plan: Projects

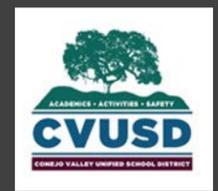
- 1** Project 1- New Classroom Building
New 8000 square foot classroom building
- 2** Project 2- Site Landscaping and Beautification
New walkways and landscaping around front of new classroom building. Plant new trees to replace trees that were removed.
- 3** Project 3- Removal of All Portable Buildings
Remove all portable buildings. New classroom building and Classroom/Performing arts building will replace these buildings.
- 4** Project 4- New Classroom and Performing Arts Bldg.
New 8000 SF classroom and performing arts building to house displaced classrooms from portable buildings and band classrooms.
- 5** Project 5- New Student Quad and Landscaping.
New student quad and landscaping around New Classroom and Performing Arts Building.
- 6** Project 6- New Ramp
New ramp at north end of campus to provide proper safe dispersal exit from building.
- 7** Project 7- Medium Level Building Modernization.
Modernize Science Classroom Building. Including new sinks, proper chem. storage, a new student store and new finishes.
- 8** Project 8- Campus Beautification.
Additional campus beautification at main entry of campus.
- 9** Project 9- Basic Level Classroom Modernization
Basic level classroom modernization. Additional repair of spalling on building. New green wall to enclose underside of building.
- 10** Project 10- Extensive Level Classroom Modernization
Extensive level modernization based on EMG report of existing condition of building.
- 11** Project 11- Extensive Level MPR Modernization
Extensive level classroom modernization. Relocate home economics. Expanding library and food service. Medium level Modernization of MPR portion. New Exterior shading devices
- 12** Project 12- New Lunch Shelter
New lunch shelter.
- 13** Project 13- Medium Level Modernization
Medium level building modernization.

Project Group 1

Project Group 2

Project Group 3

Master Planning: Projects



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Conceptual Master Planning- Projects

Project Locations:

1 Project 1-New Classroom Building
New 8000 square foot classroom building

\$5,100,000

2 Project 2- Site Landscaping and Beautification
New walkways and landscaping around front of new classroom building. Plant new trees to replace trees that were removed.

\$150,000



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

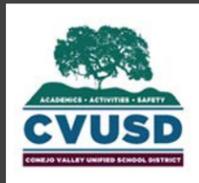
Total Cost of Projects I \$5,550,000.

Deferred Maintenance Allowance- 5%

Improve site drainage, some spalling repair, HVAC upgrades, wood rot, replace flashings, windows. Spalling assessment to be conducted by Structural Engineer.

\$300,000

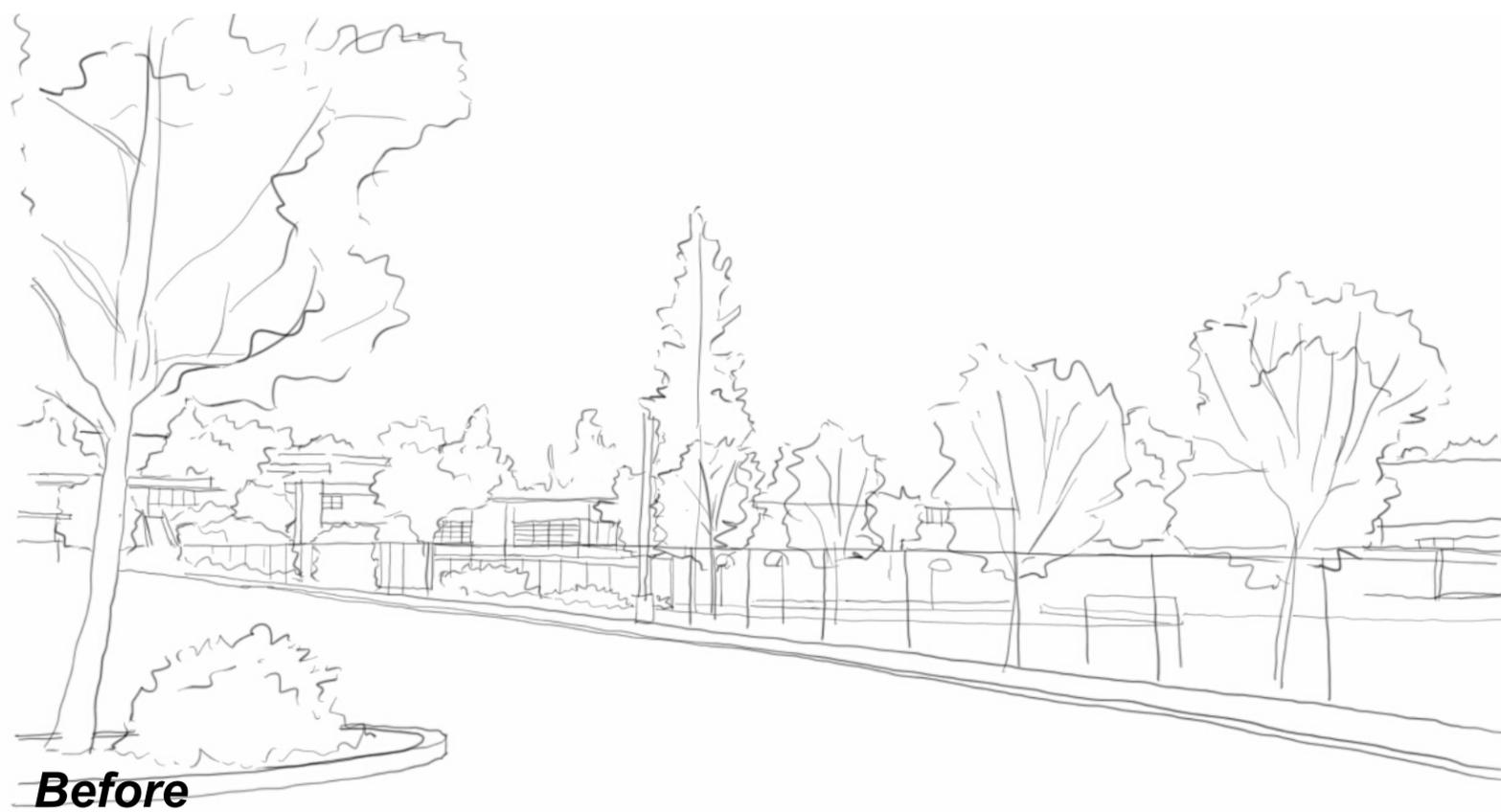
CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes			
Project Information						Project Score									
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame	Project Estimated Total Cost	0-20=Optimum		21-40=Adequate		41-60=Fair		61-80=Poor		81-100=Unsatisfactory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



Façade and Entry Improvements

Existing:

Redwood Middle School façade and entry improvements are related to the need to remove the existing portables on the campus and replace them with a new classroom building. This classroom building will be located in front of the parking lot between the current administration building and the future Boys and Girls Club building.



After Improvements:

New Façade and Entry

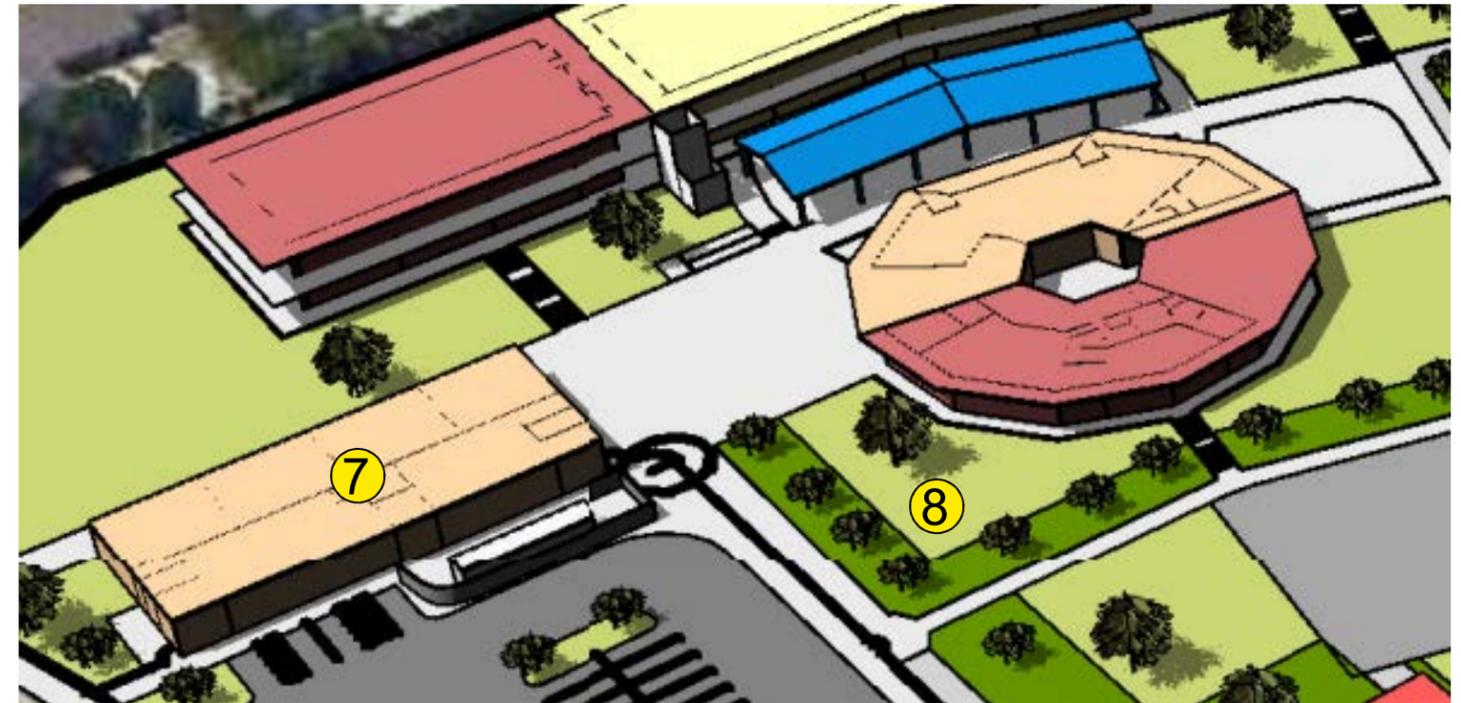
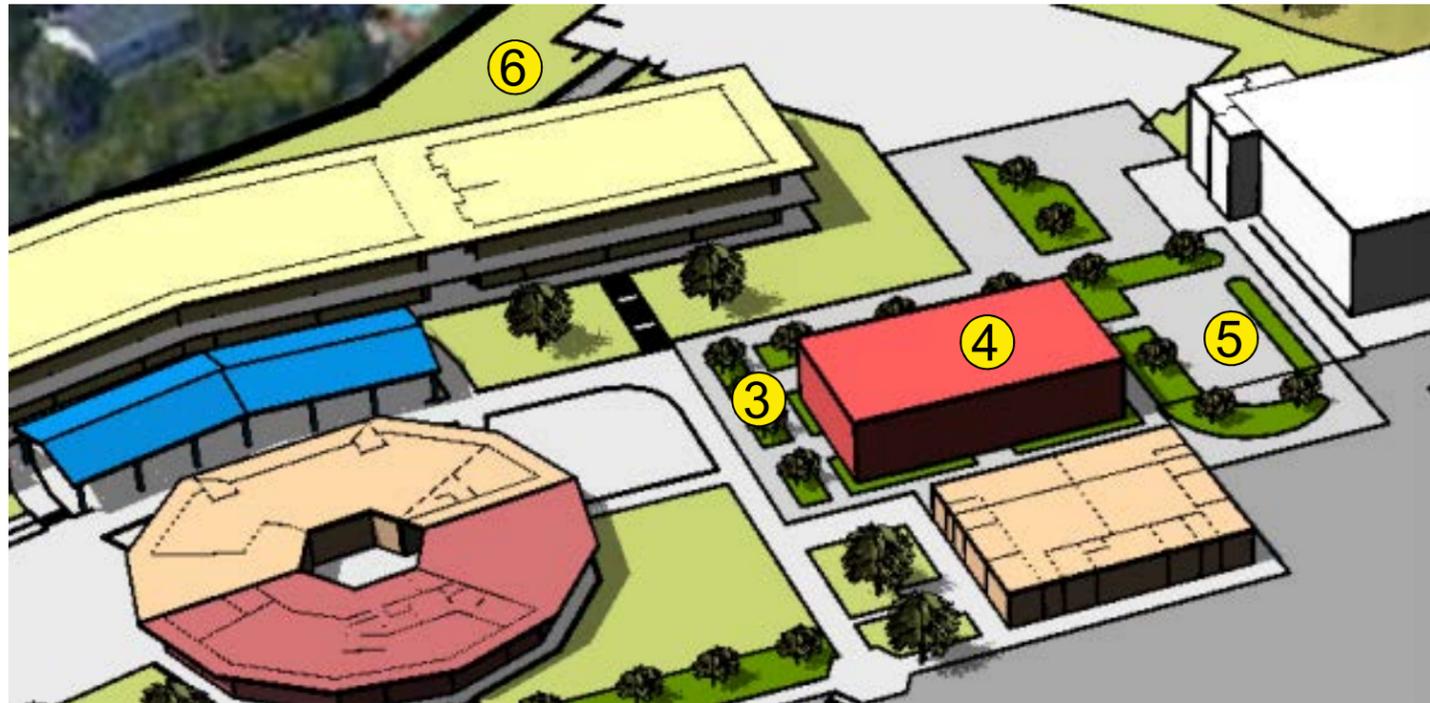
Master Planning Project Group – 1

The new classroom building will create a market frontage improvement and overall beautification to the entrance approach incorporating modern and sustainable materials and technologies. The building will mark the beginning of a new chapter of the campus as parents enter the parking lot to drop off their children right in front of the new classroom building.

Project Locations:

- 3 **Project 3-Removal of All Portable Buildings** \$800,000
 Remove all portable buildings. New classroom building and Classroom/Performing arts building will replace these buildings.
- 4 **Project 4-New Classroom and Performing Arts Building** \$5,100,000
 New 8000 SF classroom and performing arts building to house remaining displaced classrooms from portable buildings and band classrooms.
- 5 **Project 5-New Student Quad and Landscaping** \$175,000
 New student quad and landscaping around New Classroom and Performing Arts Building.

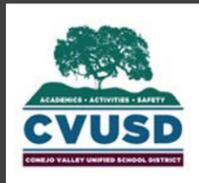
- 6 **Project 6- New Ramp** \$120,000
 New ramp at north end of campus to provide proper safe dispersal exit from building.
- 7 **Project 7- Medium Level Building Modernization** \$1,500,000
 Modernize Science Classroom Building. Including new sinks, proper chemical storage, a new student store and new finishes.
- 8 **Project 8- Campus Beautification** \$100,000
 Additional campus beautification at main entry of campus.



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

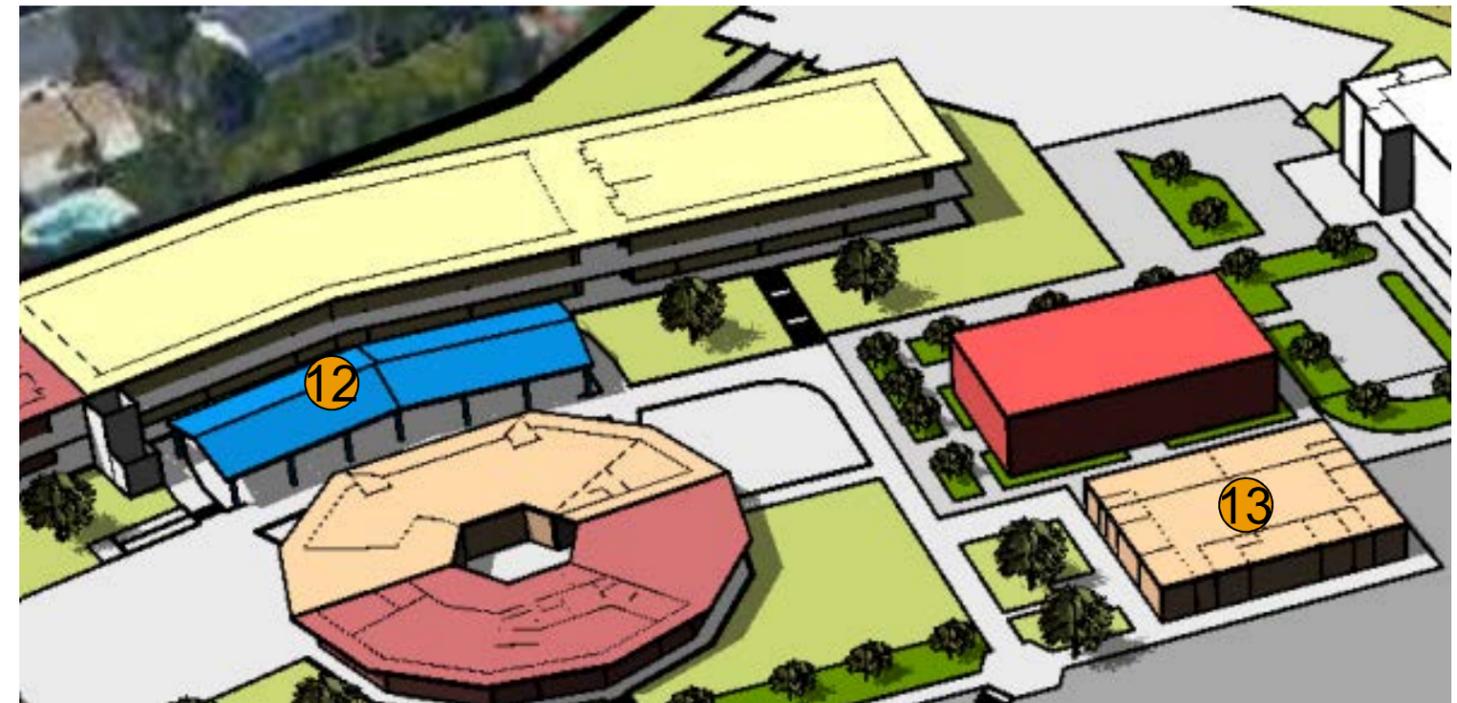
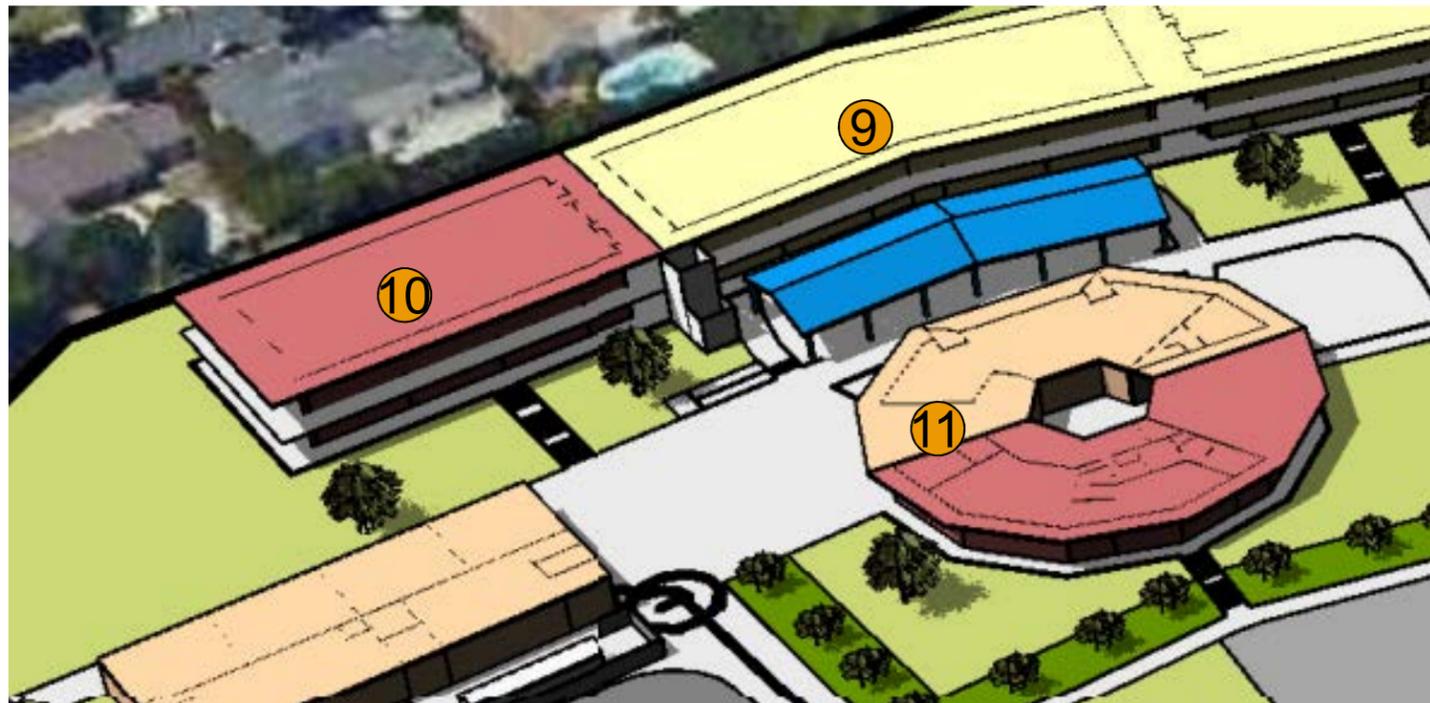
Total Cost of Projects I \$7,795,0000

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



Project Locations:

- 9** Project 9- Basic Level Classroom Modernization **\$1,400,000**
 Basic level classroom modernization. Additional repair of spalling on building.
- 12** Project 12- New Lunch Shelter **\$1,100,000**
 New lunch shelter.
- 10** Project 10- Extensive Level Classroom Modernization **\$2,600,000**
 Extensive level classroom modernization based on EMG report of existing condition of building.
- 13** Project 13- Medium Level Building Modernization **\$900,000**
 Medium level building modernization.
- 11** Project 11- Extensive Level MPR Modernization **\$4,400,000**
 Extensive level classroom modernization. Relocate home economics. Expanding library and food service. Medium level Modernization of MPR portion. New Exterior shading devices



*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 | \$10,400,000.

CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes
Project Information						Project Score						
Project Cost						Project Scoring Criteria					Score	Notes
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame	Project Estimated Total Cost	Functionality	Adequacy	Criticality	Certification	Special Funding or Criteria		
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						0-100	0-100	0-100	0-100	0-100		Explanation of Project Rating

