



CVUSD | *Facilities Master Plan*



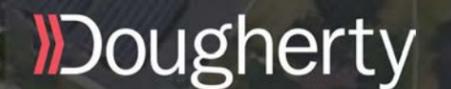
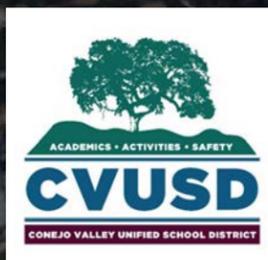
CVUSD - THOUSAND OAKS CLUSTER

Thousand Oaks High School | *Conceptual Master Plan*

2323 N Moorpark Rd, Thousand Oaks, CA 91360

Conejo Valley Unified School District

February 22nd, 2017



3194 D Airport Loop

Costa Mesa, 92626

Contact: (714) 427 - 0277

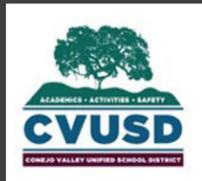
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Thousand Oaks High School | *Conceptual Master Plan*
2323 N Moorpark Road | Thousand Oaks, CA 91360
Conejo Valley Unified School District
February 22nd, 2017

Master Planning- Existing Site



Facilities Issues:

Functional Deficiencies:

- Lack of sun control and insulated glazing
- Acoustical issue in science classrooms
- Lack of air conditioning in the gym building
- Lockers in bldg. 22 and 26 are in poor condition
- Basketball court surfaces are in poor condition
- Gym building has acoustical issues

Spatial Deficiencies in Existing Facilities:

- Choir room and band practice rooms do not have platforms and lack adequate space.
- Football locker room is in a portable building
- Fitness room for non-football athletes is inside a temporary structure
- Lack of project based or flexible learning space in or adjacent to the library
- Gym building foyer lacks adequate space and configuration

Maintenance & Accessibility Issues:

- Flooding issue under the performing art center stage
- Peeling paint and rusted fencing/gate throughout
- Portion of bleacher requires repair
- Poor finish condition in Bldg. 5
- Cracked concrete walkway
- Poor condition in portable buildings
- Field house lacks accessible restroom entrance
- Other misc. ADA items (Door thresholds, Drinking Fountains, Sink height, ramp Slope, Handrails... etc)

BUILDING

- | | |
|------------------------------|-----------------------------------|
| 1- ADMINISTRATION | 21- BOYS ATHLETIC |
| 2- BAND / CHOIR | 22- BOYS LOCKERS |
| 3-THEATRE / ARTS | 23- BOYS ACTIVITY |
| 4- CAFETERIA | 24- GYM |
| 5- CLASSROOMS - A | 35- GIRLS ACTIVITY |
| 6- STORAGE | 26- GIRLS LOCKERS |
| 7- GARAGE | 27- POOL EQUIPMENT |
| 8- CLASSROOM - A | 28- GIRLS ATHLETIC (MODULAR) |
| 9- CLASSROOMS - B | 29- OFFICE |
| 10- CLASSROOMS - C | 30- CLASSROOMS - I |
| 11- BOILER BUILDING | 31- CLASSROOMS - J |
| 12- CLASSROOMS - D | 32- LIBRARY - K |
| 13- CLASSROOMS - E | 33- TRANSFORMER |
| 14- CLASSROOMS - F | 34- FIELD HOUSE OLD |
| 15- CLASSROOMS - G | 35- SNACK BAR |
| 16- CLASSROOMS (MODULAR) - G | 36- CLASSROOMS / OFFICE (MODULAR) |
| 17- CLASSROOMS (MODULAR) - H | 37- CLASSROOMS (MODULAR) |
| 18- CLASSROOMS (MODULAR) - H | 38- DRIVERS ED |
| 19- WEIGHT ROOM (MODULAR) | 39- CLASSROOMS (MODULAR) |
| 20- FIELD HOUSE | 40- SHADE STRUCTURE |
| | 41- CLASSROOM (MODULAR) |



Facilities Conditions

Neighborhood:

Thousand Oaks High School is located in the city of Thousand Oaks on a 55.9 acres site bounded by Moorpark Road (east) and E. Avenida De Las Flores (south). The intersection of these two street is the nearest major intersection. Freeway 23, which runs in north south direction, is located ¼ miles away to the east side of the campus. Freeway 101, which runs in east west direction, is located around 1 ½ miles south of the campus. The campus is centrally located in the Thousand Oaks School Complex and is surrounding by an older and more established neighborhood in Thousand Oaks.

Instruction:

The school serves 9th to 12th grade. In addition to the traditional high school curriculum, the school also offers various vocational courses such as woodworking, metal working, cooking and home economics. Students interested in music and performing art also can join band and orchestra and receive additional music instruction. Art programs cover traditional media as well as photography and ceramic. The science and math programs adhere to the STREAM philosophy that emphasizes Science, Technology, Research, Engineering, Art and Mathematics. The school also provides dedicated support for special education students as well as students in need of intervention. The school also features EThOS entrepreneurship academy that incorporates various relevant courses in combination to foster creativity and independence.

Summary of Facilities:

The main core buildings on campus were built in 1960's along with the exterior quad area that serves as a main point of arrival for both students and visitors. With the latest addition of performing art center (building 3) and a football stadium in 1999, the campus has since completed all its major new building construction projects per the original vision laid out in the 1961's campus site plan. A campus wide modernization was done in year 2000 and addresses some aging HVAC and ADA (American with Disability Act) issues. However, many original room finishes and athletic equipment have not been upgraded and are in need for replacement. In addition, the campus has been heavily utilized for both students as well as community activities all year round, accelerating the wear and tear of the facilities.

Given the overall aging facility condition, Thousand Oaks High School is prime for a campus wide upgrade and beautification that aims to build upon the strong original site concept.

Campus Summary

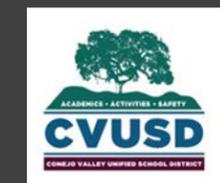
Current Usable Area	50.58 Acres
Current Playground Area	23 Acres

Total Classrooms

Classrooms in Portables	40
Permanent Classrooms	55

Enrollment

2-Semester Planning Capacity	2,886
Current Enrollment	2,198
Enrollment Used for Planning	2,315



School District Site Name	School District Building Name	Building Rating Classification	Square Footage	Fire Const. Code	Fire Const. Type	Fire			Roof Type	Year		Year Renovated			Status	Vacant Y/N	Flood Risk	Zone Code	Map Date
						Sprinkler Y/N	Fire Y/N	Alarm Local/Central		Built	Roof	HVAC	Elec	Plumb					
Thousand Oaks High	Portable H	Senior High	960	5	Modified Fire Resistive									Owned and occupied by the district	N	NS	X	1/20/2010	
Thousand Oaks High	Equipment Locker	Senior High	960	5	Modified Fire Resistive									Owned and occupied by the district	N	NS	X	1/20/2010	
Thousand Oaks High	15- G Building 1-8	Senior High	7,747	1	Frame	No	Yes	L	Composition	1974	2003	2000	2000	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Thousand Oaks High	16- G Building 5-10	Portable	5,760	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
Thousand Oaks High	17- H Bldg 1-6	Portable	5,760	5	Modified Fire Resistive	No	Yes	L	Metal	1994	1994	1994	1994	1994	Owned and occupied by the district	N	NS	X	1/20/2010
Thousand Oaks High	18- H Building 7-8	Portable	1,920	5	Modified Fire Resistive	No	Yes	L	Metal	1994	1994	1994	1994	1994	Owned and occupied by the district	N	NS	X	1/20/2010
Thousand Oaks High	19- Weight Room	Portable	1,500	3	Non-Combustible	No	Yes	L	Metal	1985	1985		1985		Owned and occupied by the district	N	NS	X	1/20/2010
Thousand Oaks High	20-Field House	Senior High	4,524	1	Frame	No	Yes	L	Composition	1965	1999	2000	2000	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Thousand Oaks High	21-Boys Athletic	Senior High	960	5	Modified Fire Resistive	No	Yes	L	Metal	1985	1999	1985	1985		Owned and occupied by the district	N	NS	X	1/20/2010
Thousand Oaks High	22- Boys Locker Rm	Senior High	6,852	1	Frame	No	Yes	L	Composition	1961	1984	2000	2000	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Thousand Oaks High	23-Boys Activity	Senior High	3,486	5	Modified Fire Resistive	No	Yes	L	Composition	1966	1999	2000	2000	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Thousand Oaks High	24-Gym	Senior High	12,412	6	Fire Resistive	No	Yes	L	Composition	1965	2013	2000	2000	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Thousand Oaks High	25- Girls Activity	Senior High	3,486	5	Modified Fire Resistive	No	Yes	L	Composition	1966	1999	2000	2000		Owned and occupied by the district	N	NS	X	1/20/2010
Thousand Oaks High	26- Girls Locker Rm	Senior High	6,615	1	Frame	No	Yes	L	Composition	1961	1984	2000	2000	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Thousand Oaks High	27-Pool Equipment	Senior High	840	2	Joisted Masonry	No	Yes	L	Composition	1965	1999	2006	2006	2006	Owned and occupied by the district	N	NS	X	1/20/2010
Thousand Oaks High	28-Girls Athletic	Portable	960	5	Modified Fire Resistive	No	Yes	L	Composition	1975	1999	1975	1975	1975	Owned and occupied by the district	N	NS	X	1/20/2010
Thousand Oaks High	29-Pool Office	Senior High	203	1	Frame	No	Yes	L	Composition	1965	1984		2006		Owned and occupied by the district	N	NS	X	1/20/2010
Thousand Oaks High	30- I Building 1-12	Senior High	11,509	1	Frame	No	Yes	L	Composition	1963	2001	2000	2000	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Thousand Oaks High	31- J Building 1-11	Senior High	11,509	1	Frame	No	Yes	L	Composition	1961	2011	2000	2000	2000	Owned and occupied by the district	N	NS	X	1/20/2010



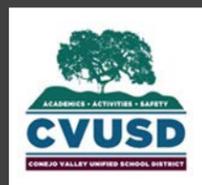
Existing Facilities:

25 buildings are over 40 years old

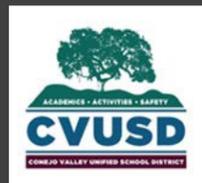
Currently Thousand Oaks High School has 25 buildings that are over 40 years old, 23 of which are over 50 years old. These buildings are in need of a campus wide modernization. Currently the campus has been operating by patching and repairing as things fail. A full campus wide modernization of all the existing systems was not done in over 16 years and they are due for a new modernization which would involve the replacement of the Majority of the HVAC systems as well as new roofing. In addition, plumbing and electrical should be updated as needed.

Of the 38 buildings on campus 12 of them are portable. However, portable buildings are counted in groups and the total number of portable buildings is actually 20. Many of the portable buildings are over 40 years old. The campus enrollment has declined by 25 percent and should allow for the removal of the some of the portable buildings.

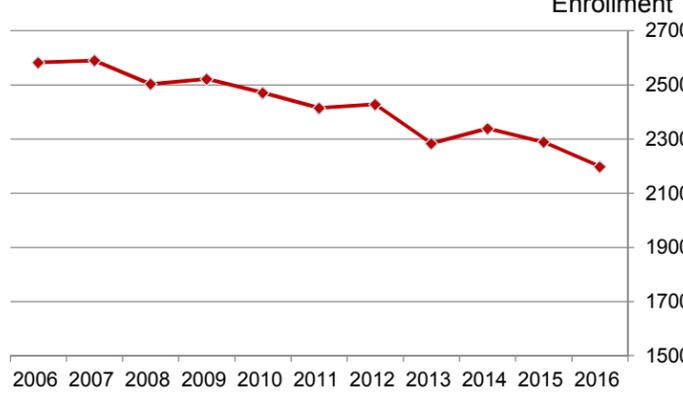
New buildings may be constructed to provide the displace spaced of the campus, allowing the majority of the portable buildings to be removed.



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		
Thousand Oaks High	32- K & Library	Senior High	11,629	1	Frame	No	Yes	L	Composition	1961	2006	2000	2000	2000	Owned and occupied by the district	N	NS	X	1/20/2010	
Thousand Oaks High	34- Field House	Portable	960	5	Modified Fire Resistive	No	Yes	L	Composition	1999	1999	1999	1999		Owned and occupied by the district	N	NS	X	1/20/2010	
Thousand Oaks High	35- Snack Shop	Senior High	420	1	Frame	No			Composition		2000		2000	2000	Owned and occupied by the district	N	NS	X	1/20/2010	
Thousand Oaks High	1-Building	Senior High	5,465	1	Frame	No	Yes	L	Composition	1961	2015	2000	2000	2000	Owned and occupied by the district	N	NS	X	1/20/2010	
Thousand Oaks High	2- Band Choir	Senior High	4,722	1	Frame	No	Yes	L	Composition	1961	2001	2000	2000	2000	Owned and occupied by the district	N	NS	X	1/20/2010	
Thousand Oaks High	3-Performing Art Center	Senior High	11,798	5	Modified Fire Resistive	No	Yes	L	Composition	1999	1999	1999	1999	1999	Owned and occupied by the district	N	NS	X	1/20/2010	
Thousand Oaks High	4-Cafeteria	Senior High	8,495	5	Modified Fire Resistive	No	Yes	L	Composition	1961	2015	2000	2000	2000	Owned and occupied by the district	N	NS	X	1/20/2010	
Thousand Oaks High	5-Building	Senior High	15,360	5	Modified Fire Resistive	No	Yes	L	Composition	1961	2002	2004	2000	2000	Owned and occupied by the district	N	NS	X	1/20/2010	
Thousand Oaks High	7- Bus Garage	Senior High	6,480	3	Non-Combustible	No	Yes	L	Metal	1961			2000	2000	Owned and occupied by the district	N	NS	X	1/20/2010	
Thousand Oaks High	8- A Bldg 9-12	Portable	3,840	5	Modified Fire Resistive	No	Yes	L	Composition	1967	1990	1967	1967		Owned and occupied by the district	N	NS	X	1/20/2010	
Thousand Oaks High	9- B Building 1-4	Senior High	7,450	1	Frame	No	Yes	L	Composition	1963	2002	2000	2000	2000	Owned and occupied by the district	N	NS	X	1/20/2010	
Thousand Oaks High	10- C Building 1-11	Senior High	11,509	1	Frame	No	Yes	L	Composition	1961	2007	2000	2000	2000	Owned and occupied by the district	N	NS	X	1/20/2010	
Thousand Oaks High	11-Boiler Building	Senior High	1,680	2	Joisted Masonry	No	Yes	L	Composition	1961	1999		2000		Owned and occupied by the district	N	NS	X	1/20/2010	
Thousand Oaks High	12- D Building 1-12	Senior High	11,509	1	Frame	No	Yes	L	Composition	1961	2011	2000	2000	2000	Owned and occupied by the district	N	NS	X	1/20/2010	
Thousand Oaks High	13- E Building 1-10	Senior High	11,509	1	Frame	No	Yes	L	Composition	1961	2003	2000	2000	2000	Owned and occupied by the district	N	NS	X	1/20/2010	
Thousand Oaks High	14- F Building 1-10	Senior High	11,509	1	Frame	No	Yes	L	Composition	1963	2003	2000	2000	2000	Owned and occupied by the district	N	NS	X	1/20/2010	
Thousand Oaks High	36 - Classroom (1)	Portable	960	5	Modified Fire Resistive	No	Yes	L	Metal	2003	2003	2003	2003		Owned and occupied by the district	N	NS	X	1/20/2010	
Thousand Oaks High	37 - Classrooms (4)	Portable	3,840	5	Modified Fire Resistive	No	Yes	L	Metal	2003	2003	2003	2003		Owned and occupied by the district	N	NS	X	1/20/2010	
Thousand Oaks High	41- Classrooms (3) (DOH Athletics)	Portable	2,880	5	Modified Fire Resistive	No	Yes	C	Metal	2007	2007	2007	2007	2007	Owned and occupied by the district	N	NS	X	1/20/2010	



TOH Enrollment Trend

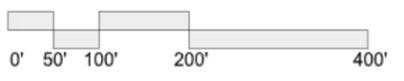


CVUSD High School	Location Code: 27 200	Campus Summary
Site Information	Totals	Total Planned Site Capacity: Totals
Current Useable Area:	50.58 Acres	Current Enrollment: 2,198
Current Playground Area:	23 Acres	Planning 2-Semester Capacity: 2,886
		Enrollment to use for Planning: 2,315



LEGEND

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



Master Planning: Projects

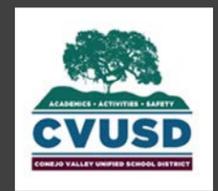
Master Plan: Projects

- 1** Project 1- New Landmark STEAM Building
New 12,000 square foot STEAM building to house music, band, choir, orchestra, arts, technology, and soft science classrooms. New walkways and landscaping around new STEAM building, creating new main entrance with fencing and landscaping to campus on south side of STEAM building next to the administration building.
- 2** Project 2- Cafeteria Modernization Medium
Medium level modernization of cafeteria, replacing flooring, ceiling, windows, etc.
- 3** Project 3- Library Modernization
Medium level modernization of the building. Transformation of the library into a media hub / student union space. Interior / building work to include new roll up doors, furniture, finishes and casework. Exterior work to include shading, landscaping, site work, and furnishings.
- 4** Project 4- Removal of Portable Buildings
Removal of 11 portables, 2 of the buildings are condemned.
- 5** Project 5- HVAC Replacement (Highest Need)
Replace HVAC systems and equipment buildings in worst condition and highest student usage.
- 6** Project 6- Window Replacement (Highest Need)
Replacement of all windows in the buildings in worst condition and highest student usage.
- 7** Project 7- Painting, Roofing & Deferred Maintenance
All buildings to receive new paint. Maintenance of fencing, roofing, bleachers based on highest need.
- 8** Project 8- New Classroom / Administration Building
New 2-Story 10,000 square foot classroom and administration building with new landscaping and site work.
- 9** Project 9- Parking Lot Expansion
Expansion of back parking lot to increase parking capacity.
- 10** Project 10- Remaining HVAC / Window Replacement
Remaining HVAC and windows on campus to be replaced.
- 11** Project 11- New Athletic Building / Field House
New athletic building to house new fitness room, football lockers, classrooms and athletic offices.
- 12** Project 12- Removal of Remaining Portables
Removal of all remaining portables on campus and replace with landscaping and site work.
- 13** Project 13- Medium Modernization of Gym / Lockers
Medium level modernization to gym / locker room buildings.
- 14** Project 14- Basic Level Classroom Modernization
Basic level classroom modernization to all classroom buildings..

Project Group 1 (Measure J)

Project Group 2

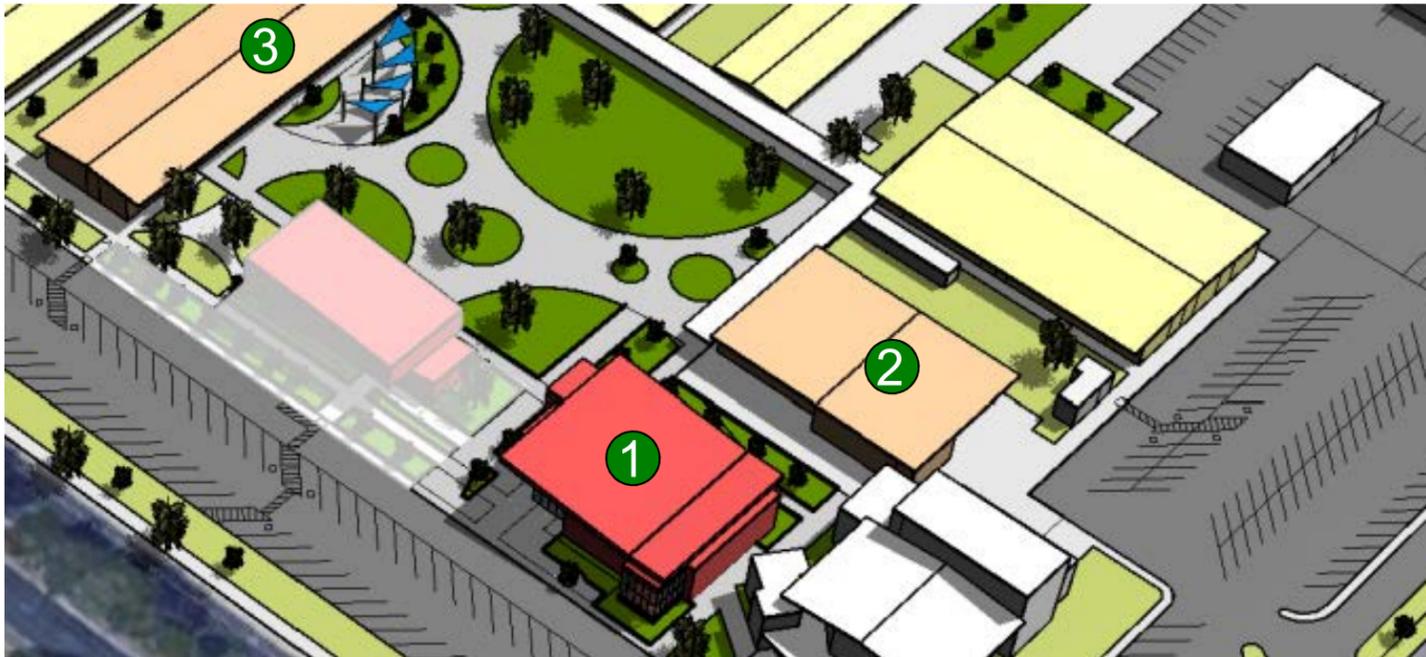
Project Group 3



Project Locations:

- 1** Project 1-New Landmark STEAM Building \$8,000,000
 New 12,000 square foot STEAM building to house music, band, choir, orchestra, arts, technology, and soft science classrooms. New walkways and landscaping around new STEAM building, creating new main entrance with fencing and landscaping to campus on south side of STEAM building next to the administration building.
- 2** Project 2- Cafeteria Modernization Medium \$500,000
 Medium level modernization of cafeteria, replacing flooring, ceiling, windows, etc.
- 3** Project 3- Library Modernization \$1,180,000
 Medium level modernization of the building. Transformation of the library into a media hub / student union space. Interior / building work to include new roll up doors, furniture, finishes and casework. Exterior work to include shading, landscaping, site work, and furnishings.

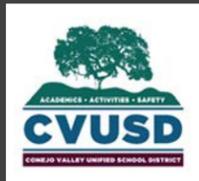
- 4** Project 4- Removal of Portable Buildings \$460,000
 Removal of 11 portables, 2 of the buildings are condemned.
- 5** Project 5- HVAC Replacement (Highest Need) \$4,000,000
 Replace HVAC systems and equipment buildings in worst condition and highest student usage.
- 6** Project 6- Window Replacement (Highest Need) \$850,000
 Replacement of all windows in the buildings in worst condition and highest student usage.
- 7** Project 7- Painting, Roofing & Deferred Maintenance \$1,000,000
 All buildings to receive new paint. Maintenance of fencing, roofing, bleachers based on highest need.



*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 \$15,990,0000.

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		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	



Façade and Entry Improvements

Existing:

The existing facilities have a range of issues ranging from basic deferred maintenance to inadequate facilities and ageing infrastructure.

Improvements needed for the campus:

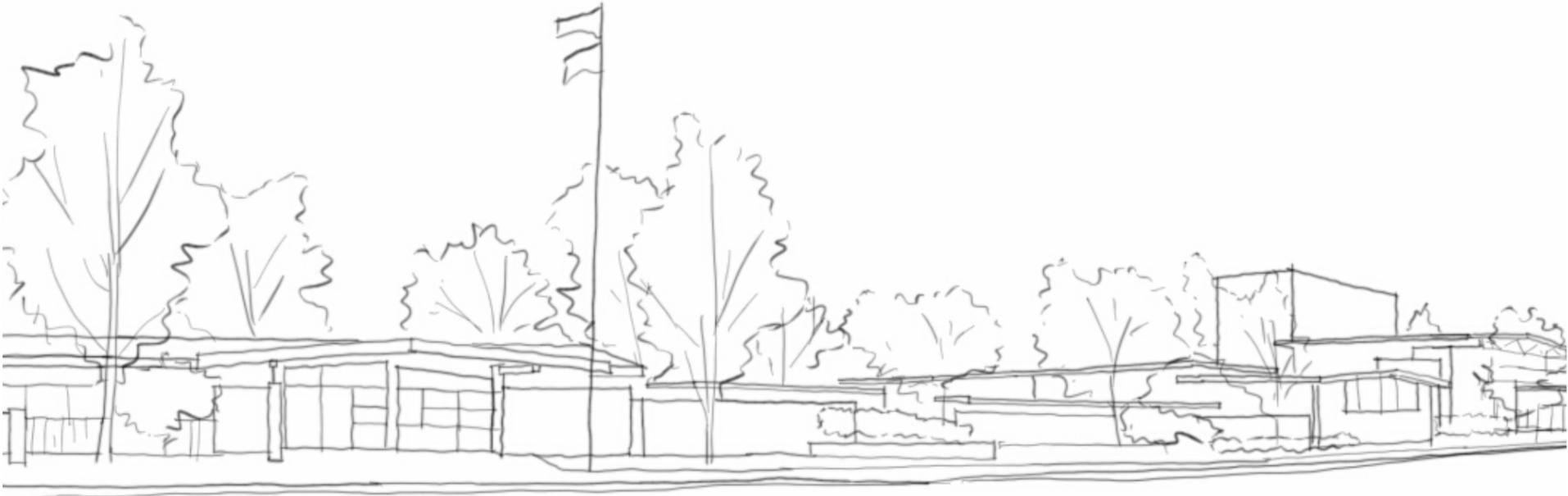
- New Paint
- New Landscaping
- Accessibility enhancements
- Signage
- HVAC and Window upgrades
- Replacement of inadequate Music Building
- Additional classroom spaces
- New Primary Entry and Gateway to Campus
- Removal of portable buildings

After Improvements:

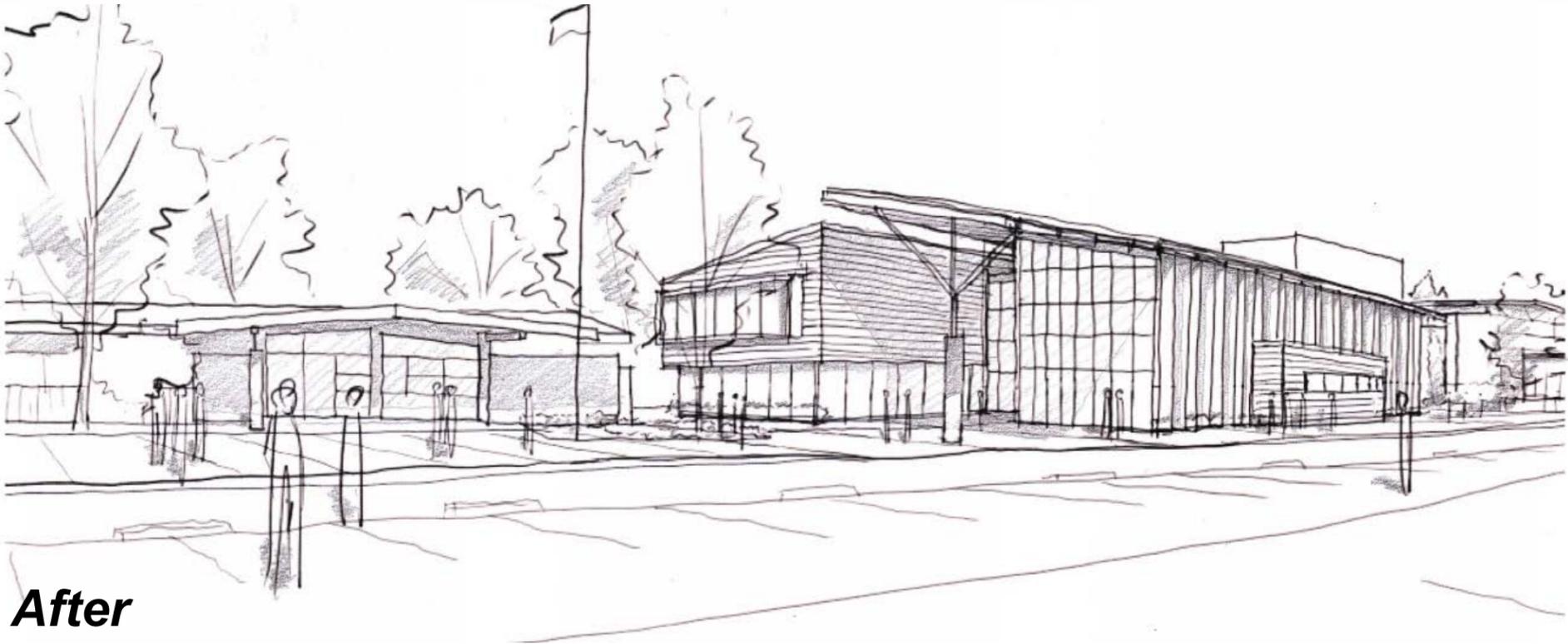
New Landmark STEAM Building and Campus Entry

Master Planning Project Group – 1

The New Building will create an architectural presence on the campus that will be highly visible from North Moorpark Avenue. This landmark building will replace the current music building and will house music, arts, technology, and science classrooms.



Before



After

Project Locations:

8 Project 8-New Classroom / Administration Building **\$7,000,000**
 New 10,000 square foot classroom and administration building with new landscaping and site work.

9 Project 9- Parking Lot Expansion **\$420,000**
 Expansion of back parking lot to increase parking capacity.

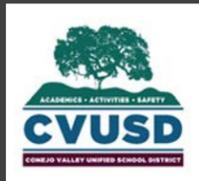
10 Project 10- Remaining HVAC / Window Replacement **\$4,850,000**
 Remaining HVAC and windows on campus to be replaced.



*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 \$12,270,0000

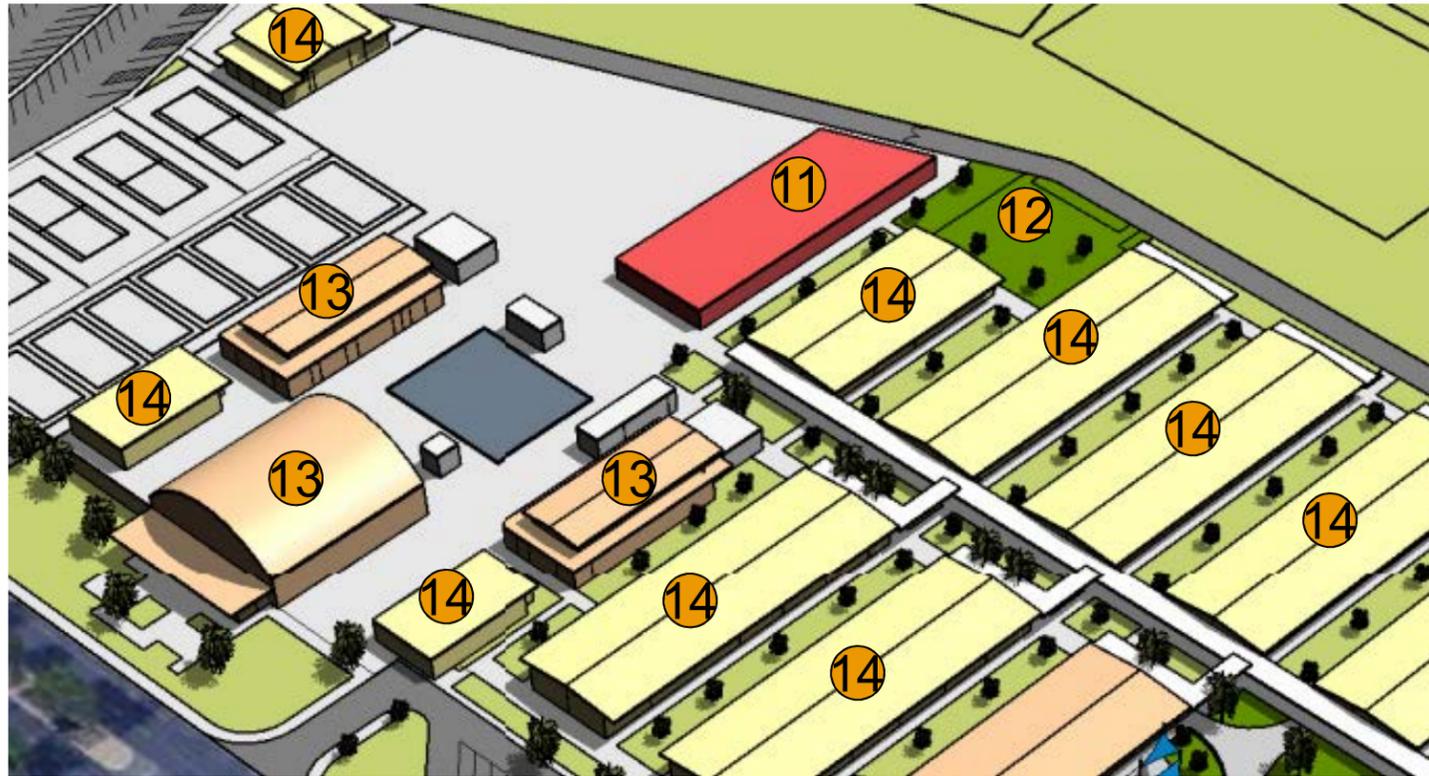
CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes			
Project Information						Project Score									
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						0-100	0-100	0-100	0-100	0-100				Explanation of Project Rating	



Project Locations:

- 11** Project 11- New Athletic Building / Field House \$7,000,000
New athletic building to house new gym, football lockers, classrooms and athletic offices.
- 12** Project 12- Removal of Remaining Portables \$650,000
Removal of all remaining portables on campus and replace with landscaping and site work.

- 13** Project 13- Medium Modernization of Gym / Lockers \$4,000,000
Medium level modernization to gym / locker room buildings
- 14** Project 14- Basic Level Classroom Modernization \$1,700,000
Basic level classroom modernization to all classroom buildings.



*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 | \$13,350,000.

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

