

CVUSD | *Facilities Master Plan*



THOUSAND OAKS HIGH SCHOOL

CVUSD - THOUSAND OAKS CLUSTER MASTER PLAN & PROJECTS

Thousand Oaks High School | *Master Plan & Projects*

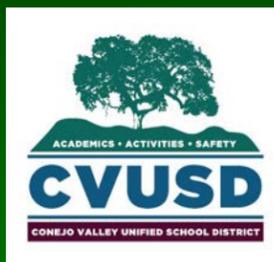
2323 N Moorpark Rd, Thousand Oaks, CA 91360

Conejo Valley Unified School District

April 2017



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Existing Site Summary

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 ¾ 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.

Building Systems:

Many portable buildings rely on original building systems that are more than 20 years old. Some permanent buildings did have system upgraded in year 2000; however, the maintenance staff has indicated numerous performance issues with the newer system as well. Most building with large open spaces, with exception of the performing art center, do not have system that provides chilled air. In absence of reliable operable window, the ventilation of those buildings are in need of further assessment and upgrades.

Technology:

The campus is well covered by Wi-Fi network. Each classroom is equipped with projector and projector screen. However, given the ever increasing demand for more electronic devices, the elevating electrical loads will likely reach the current capacity of various electrical panels.

Energy:

Although the campus has a slightly decreasing trend in electricity and gas usage, the school site presents many opportunities to further reduce energy consumption. Many existing HVAC units are scheduled for repair by the Maintenance and Operations; however, the aging system should be replaced with more efficient units to reduce frequency of repairs and outage. In addition, many large buildings on campus such as gym and locker rooms lack windows with insulated glazing or shading, making overheating a constant complaints in summer.

Site Attributes:

- A centralized quad area
- Newly renovated outdoor spaces between classroom buildings
- Clear campus circulation
- Relatively new science classrooms with appropriate equipment and casework
- Appropriately sized performing art space
- Many dedicated teaching spaces for vocational, art/music and science/engineering programs
- Various athletic fields and facilities
- Strong school identification
- Ease of wayfinding and drop-off for visitors

Site Deficiencies:

- Aging roofing and HVAC systems including dust collection system in the wood workshop
- Some portable buildings are not fully utilized
- Lack of flexible space and modernized faculty lounge in the library area.
- Single pane window glazing without sufficient sun shading
- Some isolated walkways around the football stadium area present challenges to wheelchair access.
- A portion of bleachers require upgrade
- Football locker rooms are not housed in permanent buildings.
- Some drinking fountains, sinks and door thresholds do not meet current accessibility standards.
- Choir and band room lack platform for appropriate practice configuration
- Locker rooms contain many damaged lockers and benches
- Gymnasium needs architectural and technology upgrades and potential re-configuration at foyer.
- Rusted fencing/gates around sites.
- Peeling exterior paints
- Many interior spaces show signs of extensive wear and tear on the finishes such as flooring and ceiling tiles
- Heaving and settling concrete walkway throughout campus.
- Some large science classrooms present challenges for some students to hear the instructors.
- Ground water intrusion issue below the stage of performing art center
- Two portable buildings on-site are in poor condition.
- Quality of space for non-football athletes' fitness room does not match that of football player's fitness room.

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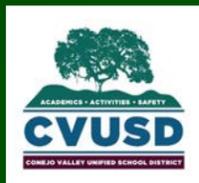
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Enrolment Summary :

HIGH SCHOOLS	9th					10th					11th					12th					SDC	TOTAL*	PRIOR YR	ADOPTED BUDGET	+ OR - BUDGET															
	9th	10th	11th	12th	SDC	9th	10th	11th	12th	SDC	9th	10th	11th	12th	SDC	9th	10th	11th	12th	SDC																				
High School Students																																								
TOH	493	507	603	511	79																					2198	2289	2315	-117											

Master Planning Goal:

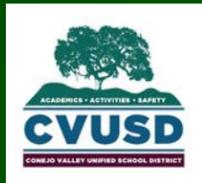
Repurpose/modernize existing buildings and classrooms to become a modern cutting edge educational space. Revitalize the campus with a cohesive beautification upgrade and enhancement of exterior spaces. Construct new Classroom Buildings to replace portable buildings. Improve general site conditions to improve the educational experience. Address deferred maintenance issues and site accessibility issues.





Thousand Oaks High School | *Master Plan & Projects*
2323 N Moorpark Rd, Thousand Oaks, CA 91360
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April 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)

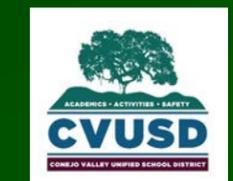


Campus Summary	
Current Usable Area	50.58 Acres
Current Playground Area	23 Acres
Total Classrooms	
Classrooms in Portables	40
Permanent Classrooms	55
Enrollment	
2-Semester Planning Capacity	2,886
Current Enrollment	2,198
Enrollment Used for Planning	2,315

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 | 25- 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) |

BUILDING CONDITIONS



Thousand Oaks High School | Master Plan & Projects
 2323 N Moorpark Rd, Thousand Oaks, CA 91360
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 April 2017

Master Planning- Existing Facilities

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 Y/N	Flood Risk	Zone Code	Map Date
											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



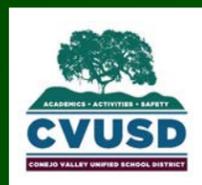
Existing Facilities:

25 buildings are over 40 years old

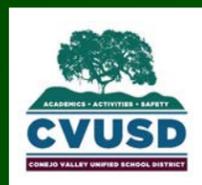
Currently Thousand Oaks High School has 25 buildings that are over 40 years old, 23 of which are over 50 years old. These buildings are in need of a campus wide modernization. Currently the campus has been operating by patching and repairing as things fail. A full campus wide modernization of all the 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	Fire			Roof Type	Year Built	Roof	Year Renovated			Status	Vacant Y/N	Flood Risk	Zone Code	Map Date
						Sprinkler Y/N	Fire Y/N	Alarm Local/Central				HVAC	Elec	Plumb					
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



Master Planning Process Summary

Master Plan Goals

The goal of the Master Planning process is to facilitate the formulation of the District's short term and long term goals and engage the school, stakeholders and community in the decision making process for each site. This was done by utilizing information and findings of the Site Survey, Site Analysis, site visit(s), as well as presentations and community feedback through the charrette process in order to provide a holistic Master Plan for each campus in the CVUSD Thousand Oaks Cluster.

The goals for the Master Plan for Thousand Oaks High School, as developed through the process documented in The Master Planning Process, are the following:

- Provide the correct number and type of instructional spaces for the campus population through the modernization of existing buildings and the construction of new classroom buildings.
- Provide the basic facilities needed for a population of approximately 2198 students.
- Upgrade the face or "curb appeal" by redesigning the site work and landscaping of the existing front of the campus as well as new buildings at the front of campus to improve the entry to campus.
- Create quality and cohesive exterior spaces that are interconnected and well landscaped including upgraded courtyards and quads throughout the site while providing accessible paths of travel to buildings and site areas affected by the master plan.
- Upgrade and modernize permanent buildings, building systems and overall school site.

The following pages document: the master plan and the process through which it was developed; the projects needed to implement the master plan; and the estimated cost of these projects.

Process

The master planning process includes 5 sequential items/deliverables and 4 charrettes following the first four steps.

ITEM 1- Survey

The Campus Survey was completed in December of 2016 by Dougherty Architects.

The survey found that the campus currently houses 2198 students under the projected enrollment expected to increase slightly to 2249 students by 2017-18. The CVUSD Planning Capacity for the campus is 2,886 students. Overall, the campus was found to be in poor condition. The visual survey confirmed several deficiencies in core facilities.

After the conclusion of the survey, a detailed list of potential projects had begun to emerge. These projects ranged in complexity and size from basic deferred maintenance projects, to large scale building modernizations, and new classroom building construction.

List of deficiencies:

- Aging roofing and HVAC systems including dust collection system in the wood workshop
- Some portable buildings are not fully utilized
- Lack of flexible space and modernized faculty lounge in the library area.
- Single pane window glazing without sufficient sun shading
- Some isolated walkways around the football stadium area present challenges to wheelchair access.
- A portion of bleachers require upgrade

- Football locker rooms are not housed in permanent buildings.
- Some drinking fountains, sinks and door thresholds do not meet current accessibility standards.
- Choir and band room lack platform for appropriate practice configuration
- Locker rooms contain many damaged lockers and benches
- Gymnasium needs architectural and technology upgrades and potential re-configuration at foyer.
- Rusted fencing/gates around sites.
- Peeling exterior paints
- Many interior spaces show signs of extensive wear and tear on the finishes such as flooring and ceiling tiles
- Heaving and settling concrete walkway throughout campus.
- Some large science classrooms present challenges for some students to hear the instructors.
- Ground water intrusion issue below the stage of performing art center
- Two portable buildings on-site are in poor condition.
- Quality of space for non-football athletes' fitness room does not match that of football player's fitness room.

Overall the campus was found to contain sufficient site area, 50.58 acres, to accommodate the needs of a 2200 student population, but various buildings require renovation, while underutilized site areas should be redeveloped to better serve student needs.

Charrette #1

Following the Survey, a summary of the findings and draft survey were presented to the Principal, selected Maintenance Staff, and District Planning Staff to discuss priorities for the campus. These Campus Users provided additional input for campus improvements and the comments were included on final Survey.

ITEM 2- Site Analysis

Site Analysis was completed in January of 2017 by Dougherty Architects.

Using the survey along with more traditional forms of site analysis, including, shading studies, views, circulation, etc., a series of broader project locations began to emerge.

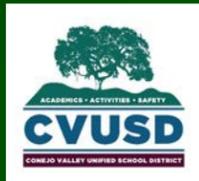
opportunities to replace aging and non DSA certified portable structures with permanent buildings.

opportunities for large scale improvement in the athletic complex. The potential works may include significant interior modernization, improvement of building envelope or complete building replacement.

opportunities for large scale improvement in the music building. The potential works may include significant space reconfiguration, building envelope improvement or complete building replacement. The existing bus parking and band yard area may be a possible location for a new music building.

opportunities to add additional shading while generating renewable energy to reduce the energy consumption of the campus.

opportunities for large scale interior modernization that may include a re-organization of the library space.



Charrette #2

Following the Site Analysis, a summary of the findings was presented to various stakeholders in January 2017 at a community meeting located in the Multipurpose Building at Thousand Oaks High School.

Dougherty Architects reviewed the points raised by the Campus and discussed the initial options for redevelopment and modernization. The School supported these options and requested that the Project Team review and provide additional input to be considered in the master plan including:

- There is a desire to increase the campus energy efficiency to promote green technologies in both the projects related to the master plan and the general educational environment.
- Priority was established that the money should be used to enhance the educational environment over beautification.
- Beautification in general is still a major priority but to be approached in a fiscally responsible manner.
- Removal of portable buildings in poor condition was set as a high priority, provided the campus has excess capacity for students.

ITEM 3- Alternative Concepts

Following the Charrette, The Dougherty Architects developed a series of projects for the campus which included new facilities and the modernization of existing buildings to address the points raised by the campus user groups.

3 Alternative layouts were developed.

Alternative 1- Included:

- Lancer Café and Building 9 modernization (7,600 sf)
- New STEM building (14,000 sf)
- New athletic building (8,000 sf)
- Removal of 11 portables at athletic complex
- Modernization of locker buildings (13,000 sf)
- New music building to replace existing (7,000 sf)
- Relocate some classes from Bldg. 14 to New STEM and modernize Bldg. 14 (11,000 sf)
- ADA & Fire Alarm

Alternative 2- Included:

- Lancer Café and Building 9 modernization (7,600 sf)
- New athletic building (8,000 sf)
- Removal of 11 portables at athletic complex
- Modernization of locker buildings (13,000 sf)
- New music building at north west (10,000 sf)
- Convert existing music building to STEM building. (4,700 sf of mod + 2,300 sf of addition)
- ADA & Fire Alarm

Alternative 3- Included:

- Lancer Café and Building 9 modernization (7,600 sf)
- New STEM Building (12,000 sf)
- Conversion of Classroom building to Athletic building (7,600 sf)
- Removal of 11 portables at athletic complex
- Modernization of locker buildings (13,000 sf)
- Modernization of music building (4,700 sf of mod + 2,300 sf of addition)
- ADA & Fire Alarm

Extra 1:

- Window upgrades at large buildings

Extra 2:

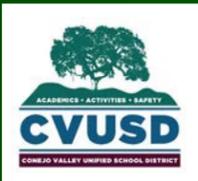
- Solar panels in north and south parking lot
- Solar panels on new buildings

Charrette #3

Following the development of the Alternative Concepts, Dougherty Architects developed a series of projects for the campus which included new facilities and the modernization of many existing buildings and facilities to address the points raised by the campus user groups. These projects in a draft master plan were reviewed with Stakeholders in public Charrette #3. The charrette took place on the Thousand Oaks High School campus in February, 2017. The Dougherty Architects presented potential projects to a Stakeholder Groups consisting of the CVUSD School Principals and representatives of the teachers and parents who were recommended by the campus administration to participate.

The Stakeholders supported these options and emphasized the need to provide for student needs first. The Stakeholders added specific input for campus improvements:

- A desire to include an informal band gathering area or “Band Land” area where the band students can hang out and eat during class breaks.
- There is a desire for all of the classrooms to be touched, with some form of finish upgrade as well as deferred maintenance. Roof leaks, window replacement and deteriorated facia’s, gutters and downspouts are of a concern to everyone.
- The librarian expressed concern that none of the library’s issues are present in any of the concepts and wanted to make sure that some form of library modernization will take place. We will include this in the Master Plan moving forward
- The largest consensus that was gathered from the charrette was the desire for the Bond money to be used in a manner that would benefit all students and not just some. This should be used as an evaluating criterion on any potential projects moving forward to the final Master Plan. The projects must affect the majority of the campus in order to be considered.



Following the Charrette #3, the campus administration and staff reviewed the proposal and added additional input and suggestions:

- Top three priorities: (1) Replacement of HVAC system schoolwide. (2) Replacement of all windows and new paint for the whole campus. (3) Creating “signature” buildings that is cohesive with the performing art center.
- The signature buildings should include the following: (1) Music building with high ceiling to house band, choir and orchestra, (2) Two-story building adjacent to the new music building to house administration office on the first floor and signature programs (The Center and EthOS) on the second floor. (3) Full library renovation to include a Lancer Café Idea
- The school expects Prop 39 funding to cover a part of HVAC upgrades
- The school prefers building the new buildings on the existing building footprints. Demolition of the existing building is expected.
- Building on the existing front parking lot is considered undesirable by the stakeholders.

The additional Input was incorporated into the subsequent Conceptual Master Plan.

ITEM 4- Conceptual Master Plan

The Conceptual Master Plan was developed based on the presentation and feedback from the Alternative concepts and the following feedback that had occurred during and after the charrette process. The Conceptual Master Plan was a hybrid of several alternatives. In this phase of the process, the solution was narrowed down to one plan for every site to include long-term and short-term plans. Projects were developed in this step with draft cost estimates.

Charrette #4

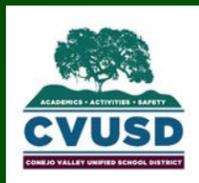
The Conceptual Master Plan was presented to include projects and draft cost estimates at Charrette #4, Dougherty Architects revised the earlier reports to reflect the Stakeholder’s input. The various stakeholders supported the direction taken by the master plan. Stakeholders were given an additional 2 weeks for final comments to be incorporated into the final Master Plan document.

ITEM 5- Master Plan and Projects

This document is the Master Plan based on the presentations and feedback from the Conceptual Master Plan and earlier reviews. This document includes a single short-term and long-term Master Plan vision which is shown in a series of projects to be completed under the current Measure I Bond and future funding sources. Each project group is accompanied by a cost estimate.

Documentation of the process and identification of the stakeholders who participated ensure that the master plan addresses the need for each site in an objective and comprehensive way.

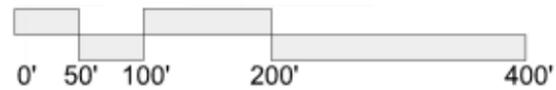
Projects will be prioritized by CVUSD based on the criticality, functionality and adequacy of facility needs.



Master Plan – Campus Goals

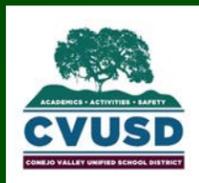
- New STEAM building to house music, band, choir, orchestra, arts, technology, and soft science classrooms. New landscape and fencing near the entrance and around the quad area.
- Modernization of cafeteria.
- Modernization of the library building. Transformation of the library into a relevant and popular student space.
- Replace HVAC systems and equipment.
- Replacement of all windows.
- All buildings to receive new paint. Maintenance of fencing, roofing, bleachers based on highest need.
- New 2-Story classroom and administration building.
- Expansion of parking lot to increase parking capacity.
- New athletic building to house new fitness room, football lockers, classrooms and athletic offices.
- Removal of all portables on campus.
- Modernization to gym / locker room buildings.
- Modernization to all classroom buildings.
- Incorporate principals of sustainability into the design.
- Upgrade campus accessibility to be in line with current standards.

EXISTING BASE PLAN

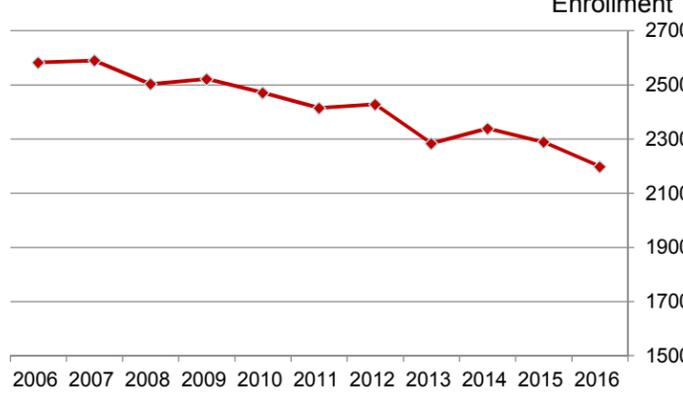


LEGEND

	EXISTING BUILDING
	MODERNIZATION
	NEW CONSTRUCTION
	EXISTING LANDSCAPING
	EXISTING PAVING
	EXISTING AC PAVING



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 Plan: Projects

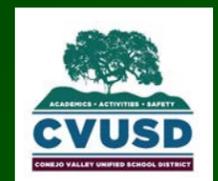
- 1** Project 1- New Landmark STEAM Building
New 12,000 square foot STEAM building to house music, band, choir, orchestra, arts, technology, and soft science classrooms. New walkways and landscaping around new STEAM building, creating new main entrance with fencing and landscaping to campus on south 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

Project Group 2

Project Group 3

Master Planning: Projects



Thousand Oaks High School | *Master Plan & Projects*
 2323 N Moorpark Rd, Thousand Oaks, CA 91360
 Conejo Valley Unified School District
 April 2017

Master Planning- Projects



Master Planning: Project Group 1

- 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.

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.

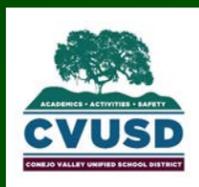
- 4** Project 4- Removal of Portable Buildings \$460,000
 Removal of 11 portables, 2 of the buildings are condemned.
- 5** Project 5- HVAC Replacement (Highest Need) \$4,000,000
 Replace HVAC systems and equipment buildings in worst condition and highest student usage.
- 6** Project 6- Window Replacement (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 | \$15,990,000.

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
						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		





Master Planning: Project Group 2

- 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

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.

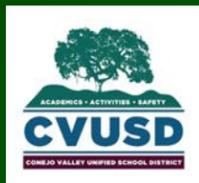
10 Project 10- Remaining HVAC / Window Replacement **\$4,850,000**
 Remaining HVAC and windows on campus to be replaced.



*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						
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		



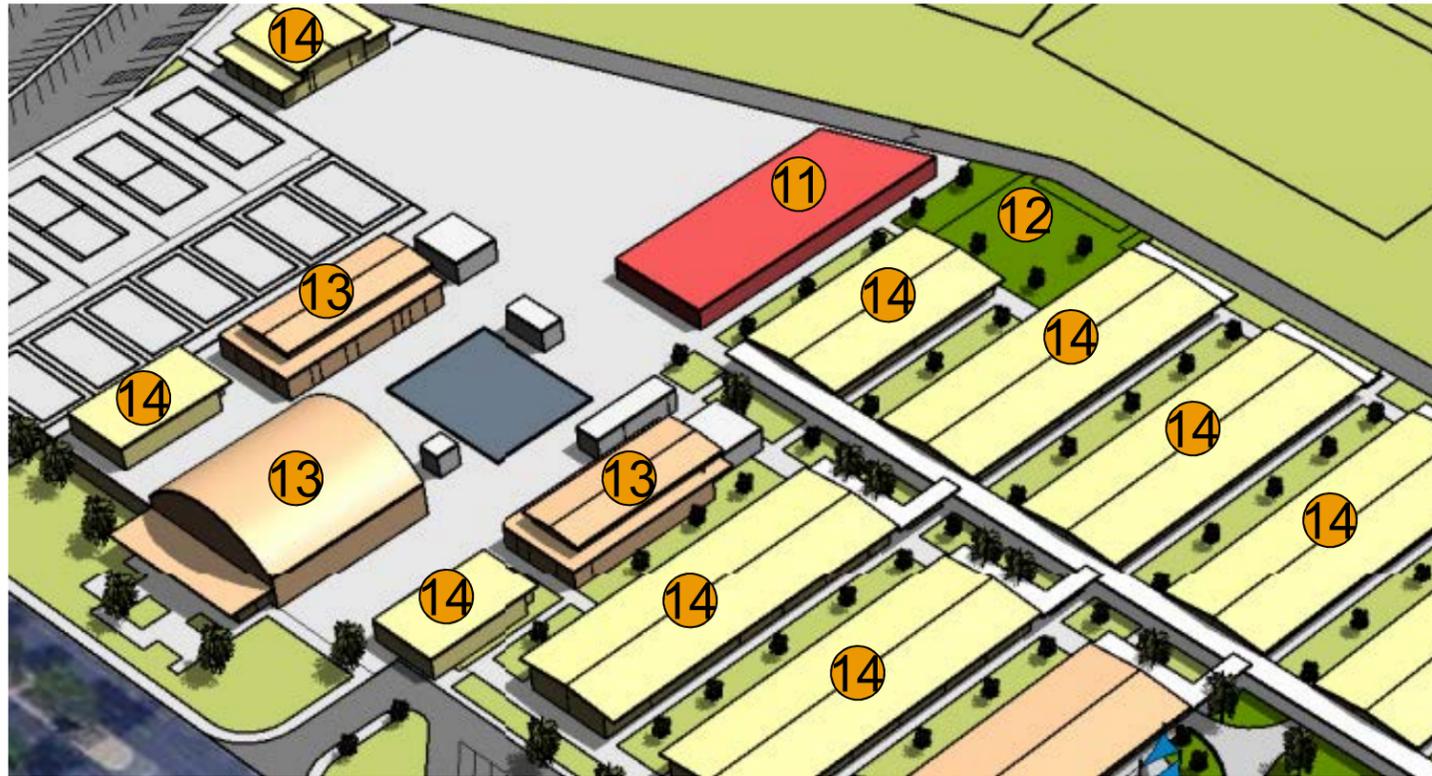


Master Planning: Project Group 3

- ① **Project 11- New Athletic Building / Field House**
New athletic building to house new fitness room, football lockers, classrooms and athletic offices.
- ② **Project 12- Removal of Remaining Portables**
Removal of all remaining portables on campus and replace with landscaping and site work.
- ③ **Project 13- Medium Modernization of Gym / Lockers**
Medium level modernization to gym / locker room buildings.
- ④ **Project 14- Basic Level Classroom Modernization**
Basic level classroom modernization to all classroom buildings..

Project Locations:

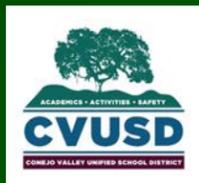
- 11** Project 11- New Athletic Building / Field House **\$7,000,000**
 New athletic building to house new gym, football lockers, classrooms and athletic offices.
- 13** Project 13- Medium Modernization of Gym / Lockers **\$4,000,000**
 Medium level modernization to gym / locker room buildings
- 12** Project 12- Removal of Remaining Portables **\$650,000**
 Removal of all remaining portables on campus and replace with landscaping and site work.
- 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 I \$13,350,0000.

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	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



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:

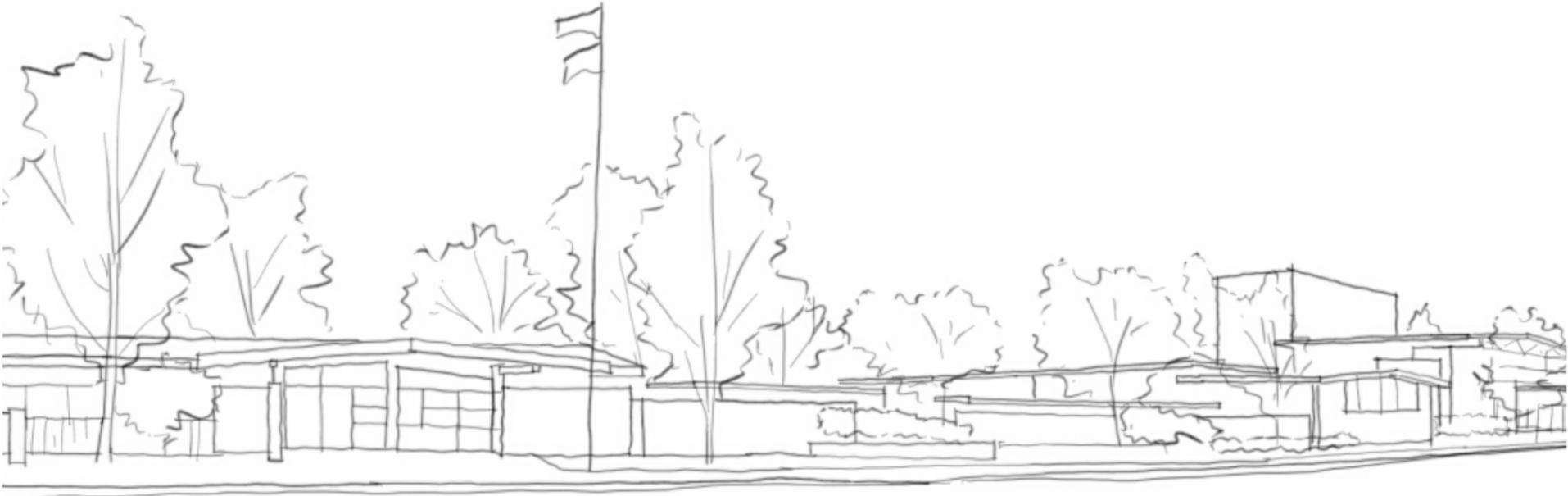
- New Paint
- New Landscaping
- Accessibility enhancements
- Signage
- HVAC and Window upgrades
- Replacement of inadequate Music Building
- Additional classroom spaces
- New Primary Entry and Gateway to Campus
- Removal of portable buildings

After Improvements:

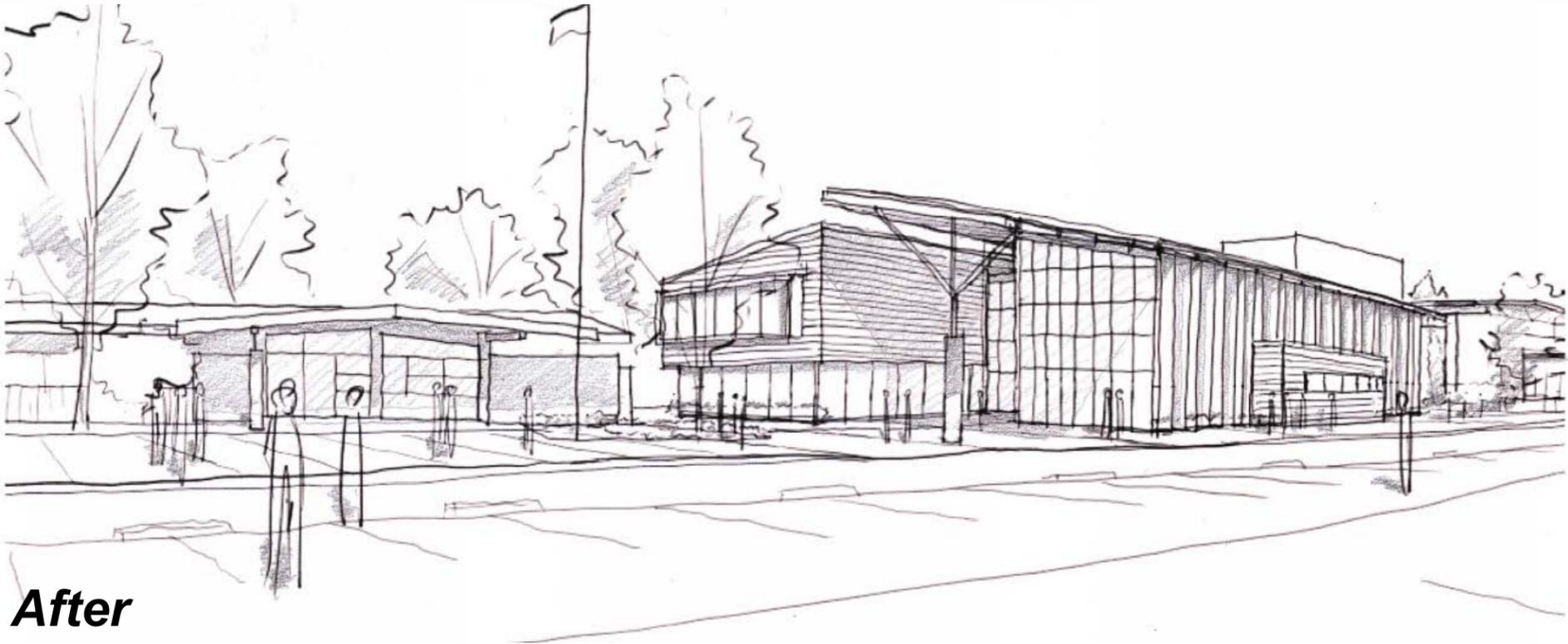
New Landmark STEAM Building and Campus Entry

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

