

CVUSD | *Facilities Master Plan*



WILDWOOD ELEMENTARY SCHOOL

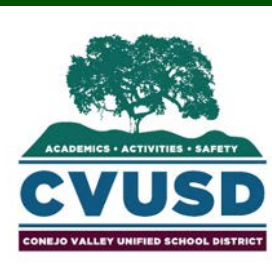
CVUSD - THOUSAND OAKS CLUSTER MASTER PLAN & PROJECTS

Wildwood Elementary School | *Master Plan & Projects*

620 Velarde Drive | Thousand Oaks, CA 91360

Conejo Valley Unified School District

April 2017



3194 D Airport Loop

Costa Mesa, 92626

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Existing Site Summary

Neighborhood:

Wildwood Elementary School is located in the City of Thousand Oaks on a 9.35 acre site bound by West Avenida De Los Arboles (north), and Velarde Drive (west). The major intersection is West Avenida De Los Arboles and Lynn Road. The 23 freeway runs immediately east of the campus.

Instruction:

The school serves K through 5th grades. The campus places an emphasis on reading which is why there has been active fundraising to improve the library by the PTA and to add 1000 books to the library. The school also has an extra curricular art program that helps develop and stimulate a young child's brain. Wildwood is experiencing a slight increase in enrollment contrary to majority of schools in the district.

Summary of Facilities:

The main core buildings on the campus were built in 1971 with additional portable buildings added in 1990 to handle the increasing enrollment at the school. The buildings have been well maintained but are in need of improvement to the interior finishes and some of the site infrastructure. No major construction of buildings has occurred after the early 1990's with exception of a new lunch shelter that was added in 1999.

The majority of the buildings are in original condition and have received some minor upgrades over the years including some HVAC reconditioning and replacement. The electrical power supply is not adequate to the current demands of the campus and can overload and trip the circuit breaker easily. The school has just barely enough classrooms space to accommodate the current enrollment number. Any removal of portable buildings will need to be coupled with addition of new permanent buildings.

Building Systems:

The major building systems are original, including water, sewer and gas. Although some basic upgrades have occurred over the years, the majority of HVAC and especially electrical systems are in need of an overhaul.

Technology:

The site includes Wi-Fi coverage in every classroom Every classroom has a promethean board (interactive projection screen boards), chrome books, charging carts and iPads for the lower graders. There are two dedicated computer labs as well. The campus makes an effort to be on the cutting edge of technology in order to enrich the learning experience of the students.

Energy:

The existing HVAC units are beyond their life-cycle and will require replacement. They can be replaced with more efficient systems. The lighting throughout campus has been upgraded with LED lights and occupancy sensors. Solar power generation could further reduce energy consumption. Currently, electrical power throughout campus is insufficient. Each room also has insufficient number of outlets to handle future technology upgrades.

Site Attributes:

- Recently modernized restrooms
- Efficient building layout
- Mature, lush landscaping
- Large Multi Purpose space with wheelchair accessible stage
- Large playground area

Site Deficiencies:

- Insufficient classroom spaces.
- Shading needed for playground area
- HVAC systems require upgrades
- 2 portable buildings are in need of major repairs
- Insufficient parking and drop-off area
- Security gate issue at fencing bordering the adjacent park
- Roofing throughout campus are approaching end of life cycle
- Fire alarm system is not certified
- Library requires redesign to expand in size and include a flexible learning space.
- Shade over tables and benches needed

Table of Contents:

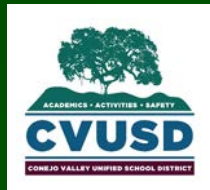
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Enrolment Summary :

ELEMENTARY SCHOOLS										PRIOR	ADOPTED	+ OR -
	K	1ST	2ND	3RD	4TH	5TH	TOTAL*	YR	BUDGET	BUDGET		
Elementary Students												
LADERA	51	71	79	81	66	68	416	415	426	-11		

Master Planning Goal:

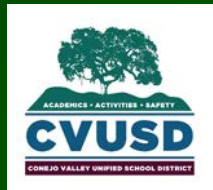
Repurpose/modernize existing buildings and classrooms to become a modern cutting edge educational space. Revitalize the campus with a cohesive beautification upgrade and enhancement of exterior spaces. Construct new Classroom Buildings to replace portable buildings. Improve general site conditions to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





Wildwood Elementary School | *Master Plan & Projects*
620 Velarde Drive | Thousand Oaks, CA 91360
Conejo Valley Unified School District
April 2017

Master Planning- Existing Site



Facilities Issues:

Functional Deficiencies in Existing Facilities:

- Insufficient classroom spaces.
- Shading needed for playground area
- Insufficient parking and drop-off area
- Fire alarm system is not certified
- Library requires redesign to expand in size and include a flexible learning space.

Spatial Deficiencies:

- Poor condition of interior finishes

Maintenance & Accessibility Issues:

- HVAC and roofing requires replacement throughout campus.
- 2 portable buildings are in need of major repairs
- Gate access at the parking area of the adjacent park is a security issue.
- Roofing throughout campus are in need of replacement
- Many gates lack lever hardware that meet accessibility requirement.
- Other misc. ADA items (Door thresholds, Drinking Fountains, Sink height, Ramp Slope, Handrails...etc)



Campus Summary	
Current Usable Area	9.35 Acres
Current Playground Area	6.8 Acres
Playground Area Required	6.8 Acres
Total Classrooms 28	
Classrooms in Portables	6
Permanent Classrooms	22
Enrollment	
2-Semester Planning Capacity	450
Current Enrollment	416
Enrollment Used for Planning	426

BUILDING

- 1- ADMINISTRATION/MULTI-PURPOSE (OFFICE/CLASSROOM)
- 2- LUNCH SHELTER
- 3- KINDERGARTEN (CLASSROOMS)
- 4- CLASSROOMS
- 5- CHILDCARE
- 6- LEARNING CENTER (CLASSROOM)
- 7- CLASSROOMS
- 8- CLASSROOMS
- 9- CLASSROOM
- 10-CLASSROOM

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

School District Site Name	School District Building Name	Building Rating Classification	Square Footage	Fire Const. Code	Fire Const. Type	Sprinkler Y/N	Fire Alarm Y/N	Local/Central	Roof Type	Year Built	Year Renovated				Status	Vacant Is Vacant Y/N	Flood Risk	Zone Code	Map Date
											Roof	HVAC	Elec	Plumb					
Wildwood Elementary	1-Admin/MultiPurp Class 3-10	Elementary	16,632	5	Modified Fire Resistive	No	Yes	L	Composition	1971	2004	2004	1999	2004	Owned and occupied by the district	N	NS	X	1/20/2010
Wildwood Elementary	3- Kindergarten 1-2	Elementary	3,234	1	Frame	No	Yes	L	Composition	1971	1998	2004	1999	2004	Owned and occupied by the district	N	NS	X	1/20/2010
Wildwood Elementary	4- Classroom 24	Portable	960	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
Wildwood Elementary	5- Childcare	Portable	1,440	5	Modified Fire Resistive	No	Yes	L	Metal	1989	1989	1989	1989	1989	Owned and occupied by the district	N	NS	X	1/20/2010
Wildwood Elementary	6- Classroom 21	Portable	960	5	Modified Fire Resistive	No	Yes	L	Metal	1974	1990	1990	1990	1990	Owned and occupied by the district	N	NS	X	1/20/2010
Wildwood Elementary	7- Classroom 19-20	Portable	1,440	5	Modified Fire Resistive	No	Yes	L	Metal	1997	1997	1997	1997	1997	Owned and occupied by the district	N	NS	X	1/20/2010
Wildwood Elementary	8- Classrooms 13-18	Elementary	6,600	5	Modified Fire Resistive	No	Yes	L	Composition	1972	1999	2004	1999	2004	Owned and occupied by the district	N	NS	X	1/20/2010
Wildwood Elementary	9- Classroom 12	Portable	960	5	Modified Fire Resistive	No	Yes	L	Metal	1971	1999	1999	1999		Owned and occupied by the district	N	NS	X	1/20/2010

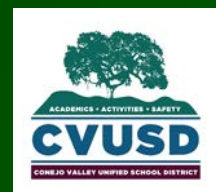


Existing Facilities:

5 buildings are over 40 years old

Analysis Summary:

The facility has not received a major HVAC upgrade in over 10 years and only one roof has been replaced recently the remaining of the roofs on campus as have not been replaced in nearly 20 years. They will need to be replaced within the next 10 years. While many of the portable are over 40 years old they are still functioning and are needed to handle the current enrollment level of the school. Replacing the current portable buildings with a permanent building would prevent future issues with building maintenance as portables do not have the same lifespan as a traditional permanent building.



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 Wildwood Elementary, 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 416 students.
- Upgrade the face or "curb appeal" by redesigning the site work and landscaping of the existing front of the 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 416 students under the projected enrollment expected to decrease slightly to 404 students by 2017-18. The CVUSD Planning Capacity for the campus is 450 students. Overall, the campus was found to be in fair 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:

- Insufficient classroom spaces.
- Shading needed for playground area
- HVAC systems require upgrades
- 2 portable buildings are in need of major repairs
- Insufficient parking and drop-off area
- Security gate issue at fencing bordering the adjacent park

- Roofing throughout campus are approaching end of life cycle
- Fire alarm system is not certified
- Library requires redesign to expand in size and include a flexible learning space.
- Shade over tables and benches needed

Overall the campus was found to contain sufficient site area, 9.35 acres, to accommodate the needs of a 416 student population, but various buildings require renovation, while underutilized site areas should be redeveloped to better serve student needs.

Charrette #1

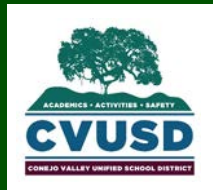
Following the Survey, a summary of the findings and draft survey were presented to the Principal, selected Maintenance Staff, and District Planning Staff to discuss priorities for the campus. These Campus Users provided additional input for campus improvements and the comments were included on final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

- The parking lot and drop-off area in front of the school main entrance have insufficient capacity for loading as well as parking for the visitors. To increase the capacity, further study and design alternatives may arrive a solution within the north west frontage.
- The library area in the multi-purpose building may present an opportunity for a maker or flexible learning space. Improvement at the outdoor area at south corner of the building may create a more usable space for outdoor performance or activities.
- Additional shading may be added to playgrounds. Based on the solar analysis, those areas are under-protected by shade provided by either building or landscaping. Shading opportunities may be accomplished by either structure or landscaping. Play surfaces and equipment may also be upgraded as a part of the scope.
- A row of temporary classroom buildings west of the site presents an opportunity for possible replacement with a permanent building that serves music, performing art and additional flexible learning spaces.



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:

- Retrofit of existing classrooms to flexible learning spaces and library modernization
- Expanded parking lot with increased drop off and parking capacity
- Landscaping around administration building
- New shading device to cover black top area

Alternative 2- Included:

- Retrofit of existing classrooms to flexible learning spaces and library modernization
- Expanded parking lot with increased drop off and parking capacity
- Landscaping around administration building
- New classroom building to replace portables
- New playground and play equipment from removed playground
- New shading device to cover black top area

Alternative 3- Included:

- Retrofit of existing classrooms to flexible learning spaces and library modernization
- Expanded parking lot with increased drop off and parking capacity
- Landscaping around administration building
- New shading device to cover black top area

Extra Groups:

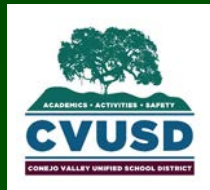
- New playground equipment with shading devices
- New Outdoor Learning Area

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:

- The top priority of the facility was to have more classroom space and the elimination of some of the portable buildings. The school is too crowded and some of the rooms have been subdivided to create additional classrooms. These rooms are less than the minimum 960 SF typical requirement. This will be incorporated into the master plan moving forward.
- A specific comment was given from the faculty to make rooms 6 & 10 into the learning space in conjunction with potentially a new building to alleviate the congestion issues on campus.



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

- Order of priorities: (1) New library space and additional 4 classroom spaces. (2) removal of three portable buildings. (3) Outdoor learning spaces, (4) Additional shade structures, (5) Outdoor performance space, (6) parking lot expansion.
- Three of the portable building adjacent to the childcare portables are in poor condition and the school would like to replace them.
- Preferred location for new classroom building is the north east corner of the campus where the existing childcare modular buildings are located.
- The spaces removed as a result of removal of portable buildings should be replenished by a new building or other means
- Any parking lot expansion in the future should occur southward
- The school prefers the area north of the basketball courts for the outdoor performance area.
- Providing shading structures over existing playgrounds is a lower priority
- Preferred location for outdoor learning areas with shading: (1) North and south of upper “pod Building #8”. (2) West and north of Building #1. (3) Library outdoor patio.
- The school also would like to have additional shading structure over tables by the basketball court and the kindergarten patio.

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

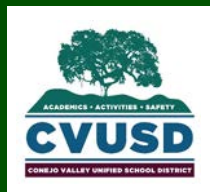
The Conceptual Master Plan was presented to include projects and draft cost estimates at Charrette #4, Dougherty Architects revised the earlier reports to reflect the Stakeholder’s input. The various stakeholders supported the direction taken by the master plan. Stakeholders were given an additional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

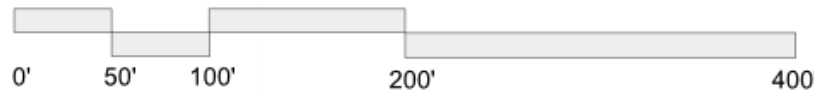
Projects will be prioritized by CVUSD based on the criticality, functionality and adequacy of facility needs.



Master Plan – Campus Goals





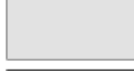

- New classroom buildings to have 4 new classrooms and a library.
- Removal of 4 portable buildings and replace them with landscaping
- New outdoor teaching and learning spaces outside permanent classroom buildings as well as new high classroom building.
- New Shading structures.
- Beautification and new landscaping for improved curb appeal, as well as new fencing.
- New outdoor performance space with elevated permanent stage, seating, landscaping and shading structures
- Parking lot expansion
- Additional site work and beautification around kindergarten building and new parking lot area.
- Incorporate principals of sustainability into the design.
- Upgrade campus accessibility to be in line with current standards.

EXISTING BASE PLAN



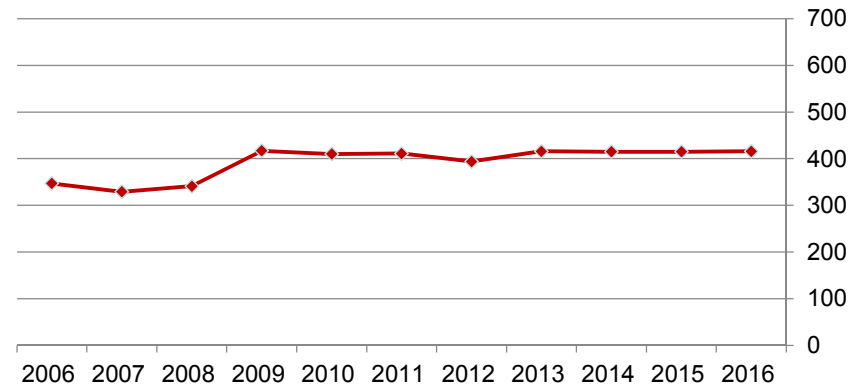
LEGEND



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



Wildwood Enrollment Trend



CVUSD Elementary School	Location Code: 36 290	Campus Summary	
Site Information	Totals	Total Planned Site Capacity:	
Current Useable Area:	9.35 Acres	Current Enrollment:	416
Current Playground Area:	6.8 Acres	Planning 2-Semester Capacity:	450
		Enrollment to use for Planning	426
Playground Area Required:	9.0 Acres		

LEGEND

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



Master Plan: Projects

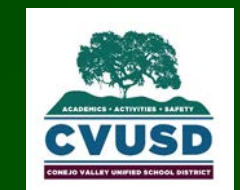
- 1** Project 1- High Performance Modular Classroom Bldg.
New 5000 square foot high performance modular classroom building to create 4 new classrooms and a library.
- 2** Project 2- Removal of Portables.
Removal of 6 portable buildings and replace with landscaping
- 3** Project 3- Outdoor Learning Spaces
New outdoor teaching and learning spaces outside permanent classroom buildings as well as new high performance modular classroom building.
- 4** Project 4- Shading Devices
New Shading devices.
- 5** Project 5- Site Landscaping and Beautification
Beautification and new landscaping for improved curb appeal, as well as new fencing.
- 6** Project 6- Outdoor Performance Space
New outdoor performance space with elevated permanent stage, seating, landscaping and shading devices.
- 7** Project 7- Parking Lot Expansion
Parking lot expansion to double current parking capacity and drop off space.
- 8** Project 8- Enhanced Beautification
Additional site work and beautification around kindergarten building and new parking lot area.

Project Group 1 (Measure J)

Project Group 2



Master Planning: Projects



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 620 Velarde Drive | Thousand Oaks, CA 91360
 Conejo Valley Unified School District
 April 2017

Master Planning- Projects

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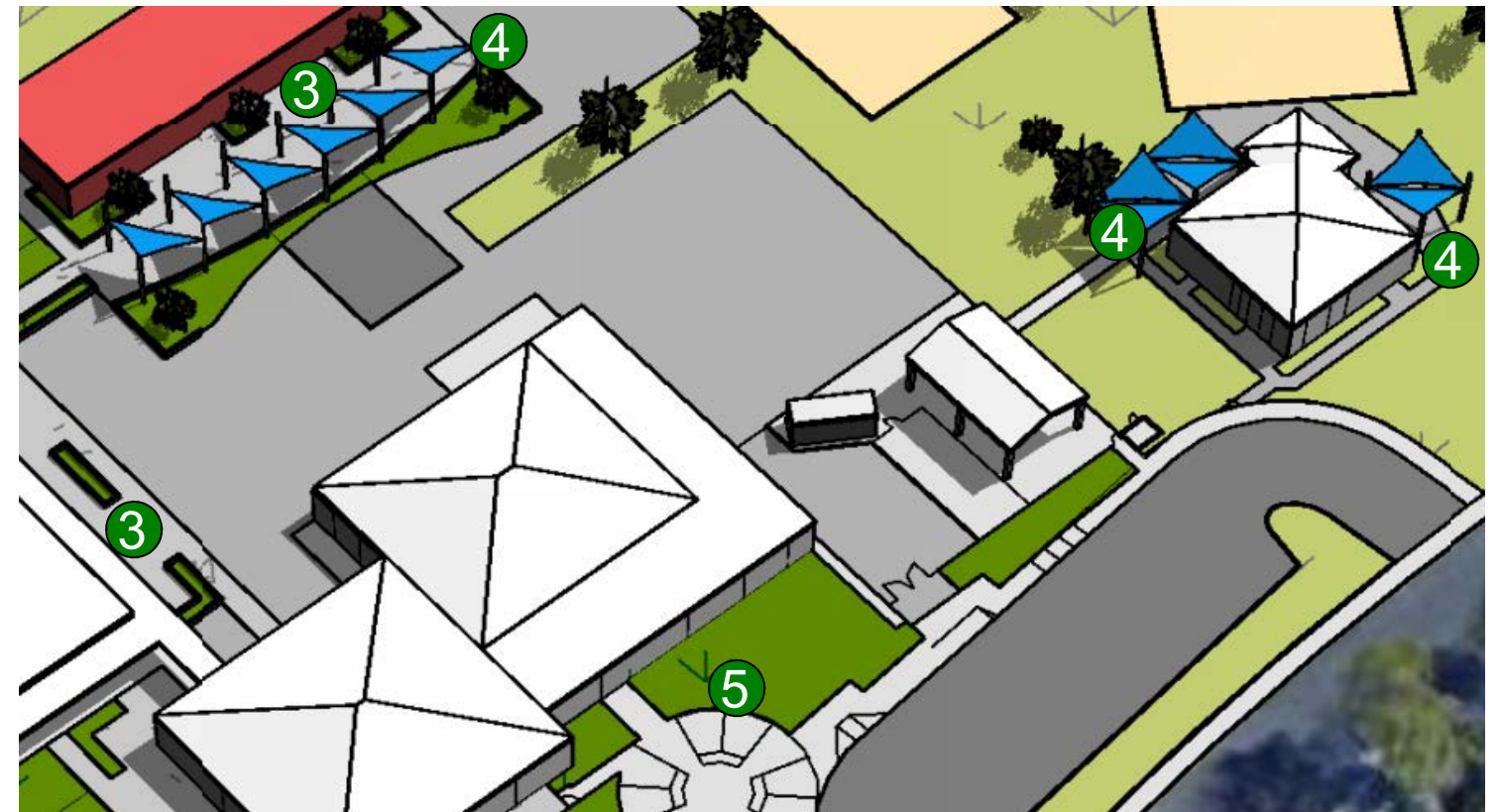
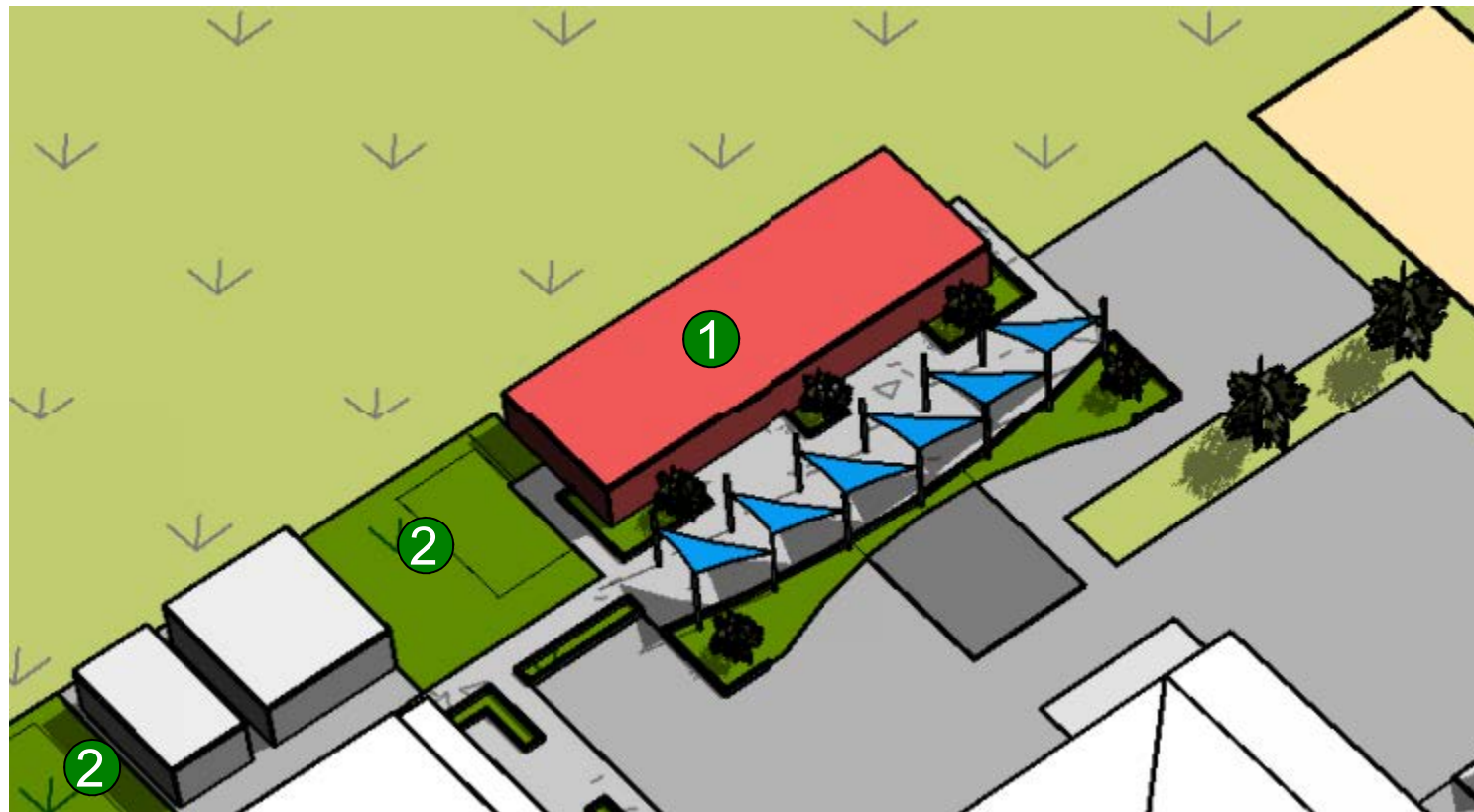
Master Planning: Project Group 1 (Measure I)

- ① Project 1- High Performance Modular Classroom Bldg.
New 5000 square foot high performance modular classroom building to create 4 new classrooms and a library.
- ② Project 2- Removal of Portables.
Removal of 6 portable buildings and replace with landscaping
- ③ Project 3- Outdoor Learning Spaces
New outdoor teaching and learning spaces outside permanent classroom buildings as well as new high performance modular classroom building.
- ④ Project 4- Shading Devices
New Shading devices.
- ⑤ Project 5- Site Landscaping and Beautification
Beautification and new landscaping for improved curb appeal, as well as new fencing.

Project Locations:

- 1
Project 1- High Performance Modular Classroom Bldg.
 New 5000 square foot high performance modular classroom building to create 4 new classrooms and library. \$950,000
- 2
Project 2- Removal of Portables
 Removal of 6 portable buildings and replace with landscaping \$260,000

- 3
Project 3- Outdoor Learning Spaces
 New outdoor teaching and learning spaces outside permanent classroom buildings as well as new high performance modular classroom building. \$500,000
- 4
Project 4- Shading Devices
 New Shading devices. \$350,000
- 5
Project 5- Site Landscaping and Beautification
 New walkways and landscaping around front of new classroom building. Plant new trees to replace trees that were removed. \$300,000

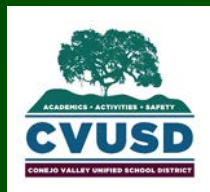


*Estimates are complete project costs with 40% soft cost added to construction budgets over 1 million and 60% added to projects under 1 million.

Total Cost of Projects I \$2,485,000.

Deferred Maintenance Allowance- 5%
 Roofing improvements and repairs, HVAC upgrade, restrict access at adjacent parking area, and accessible gate hardware replacement. \$125,000

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

- ⑥ Project 6- Outdoor Performance Space
New outdoor performance space with elevated permanent stage, seating, landscaping and shading devices.
- ⑦ Project 7- Parking Lot Expansion
Parking lot expansion to double current parking capacity and drop off space.
- ⑧ Project 8- Enhanced Beautification
Additional site work and beautification around kindergarten building and new parking lot area.

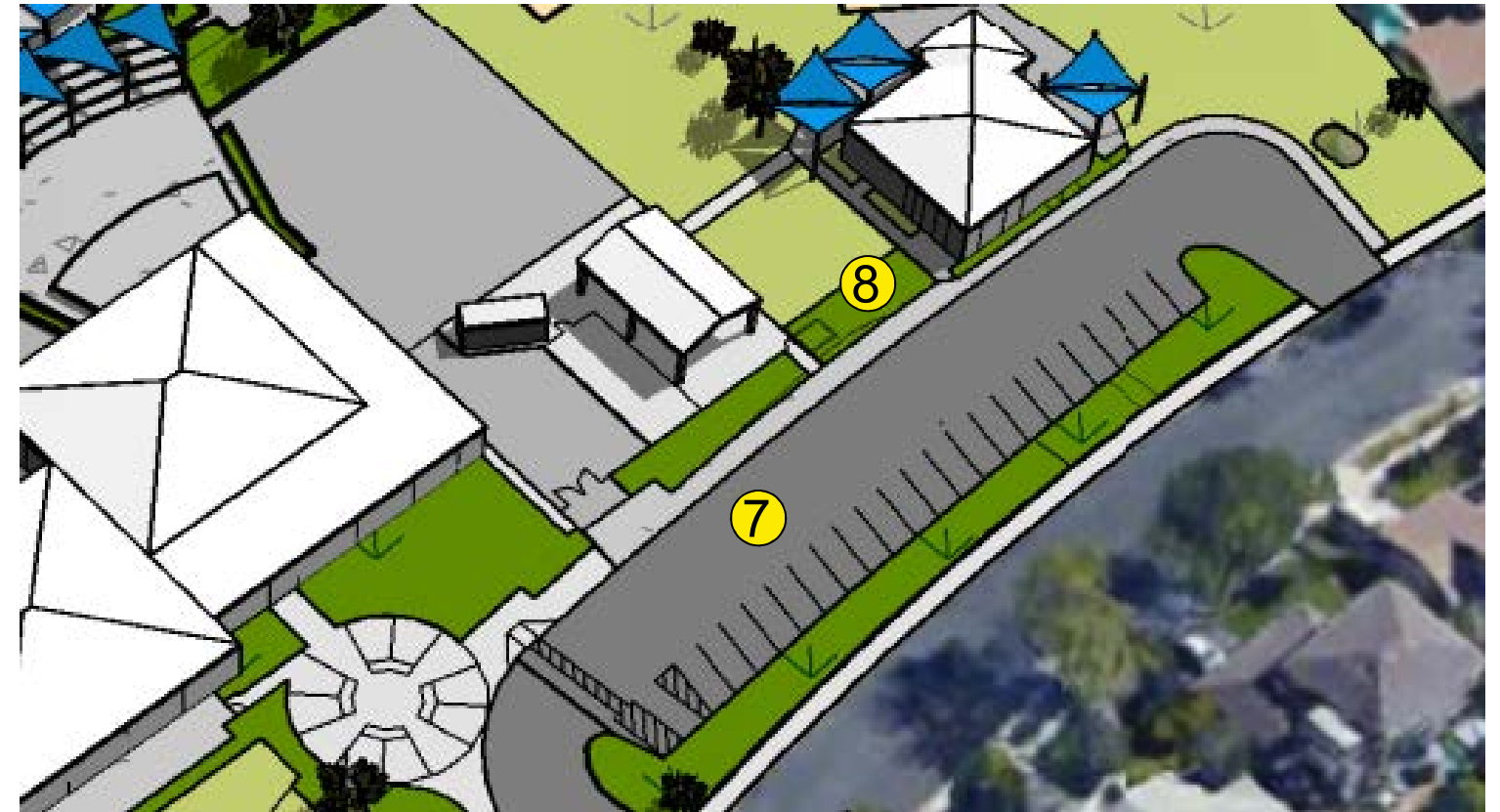
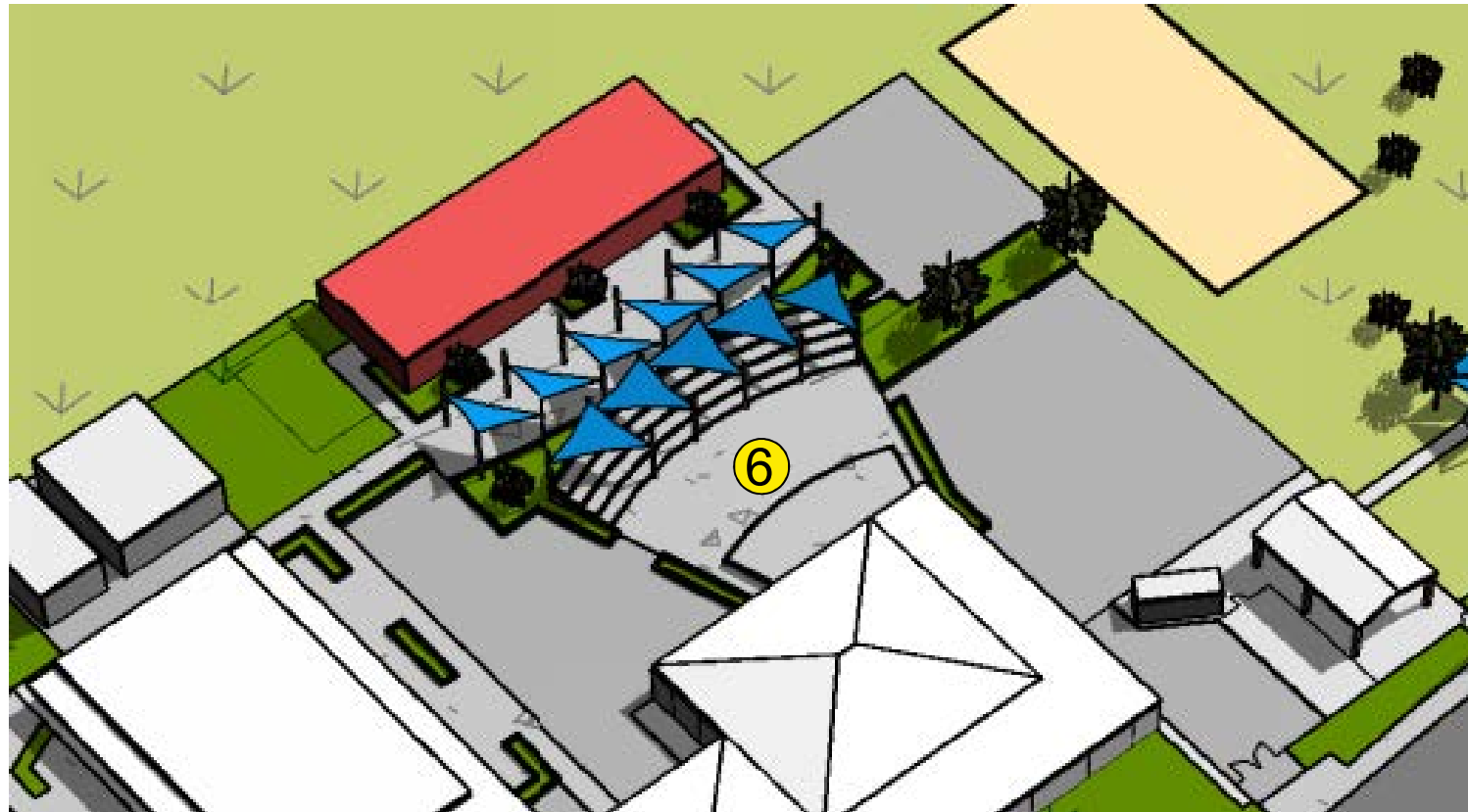
Master Plan: Project Group 2

Project Locations:

6 Project 6- Outdoor Performance Space \$800,000
 New outdoor performance space with elevated permanent stage, seating, landscaping and shading devices.

7 Project 7- Parking Lot Expansion \$250,000
 Parking lot expansion to double current parking capacity and drop off space.

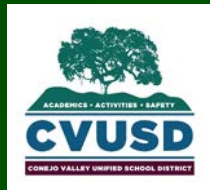
8 Project 8- Enhanced Beautification \$150,000
 Additional site work and beautification around kindergarten building and new parking lot area.

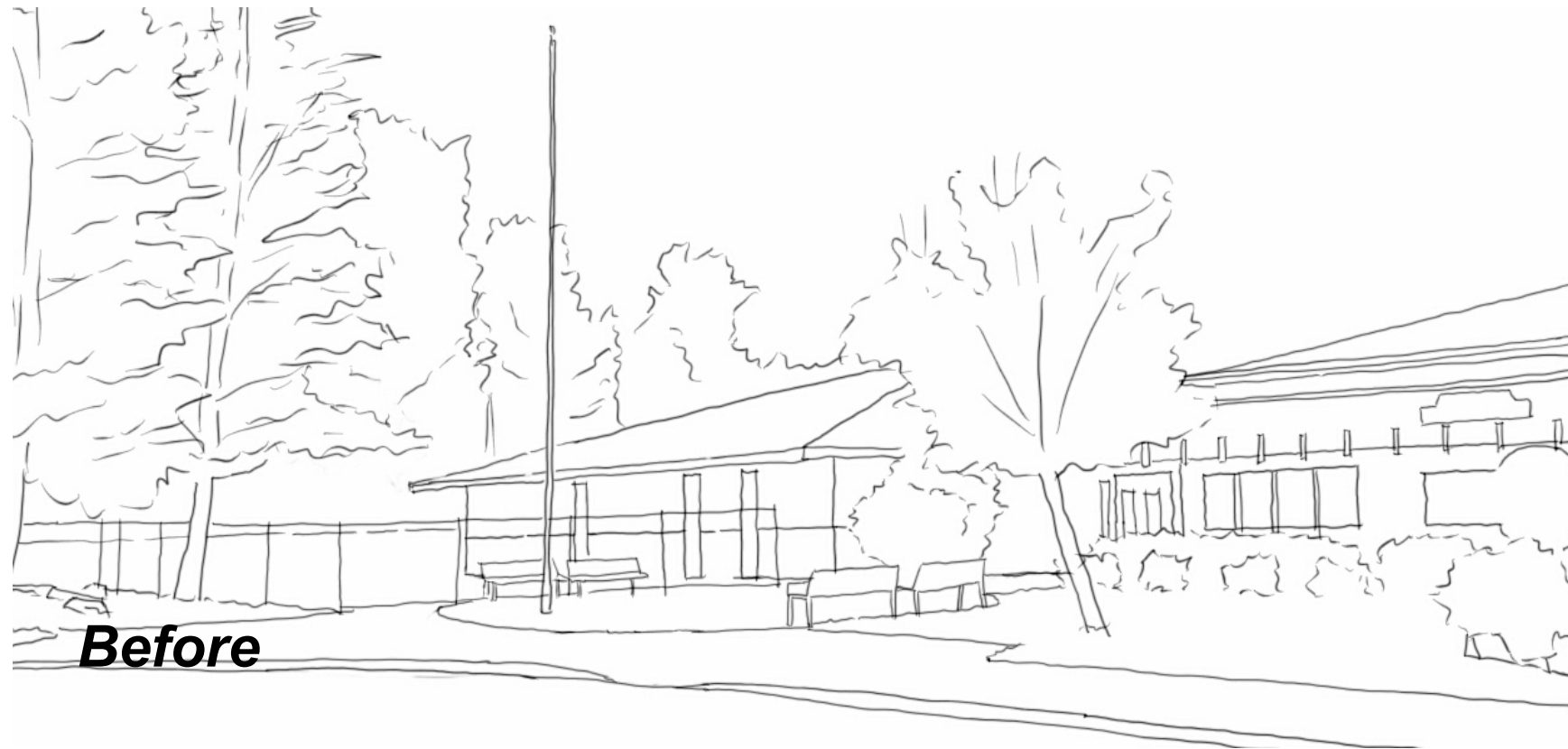


*Estimates are complete project costs with 40% soft cost added to construction budgets over 1 million and 60% added to projects under 1 million.

Total Cost of Projects | \$1,200,000

CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes	
Project Information						0-20=Optimum	21-40=Adequate	41-60=Fair	61-80=Poor	81-100=Unsatisfactory			Score
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame	Project Estimated Total Cost	Project Score					0-500= High Score indicates the criticality of the project	Explanation of Project Rating	
						Functionality	Adequacy	Criticality	Certification	Special Funding or Criteria			0-100
						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			





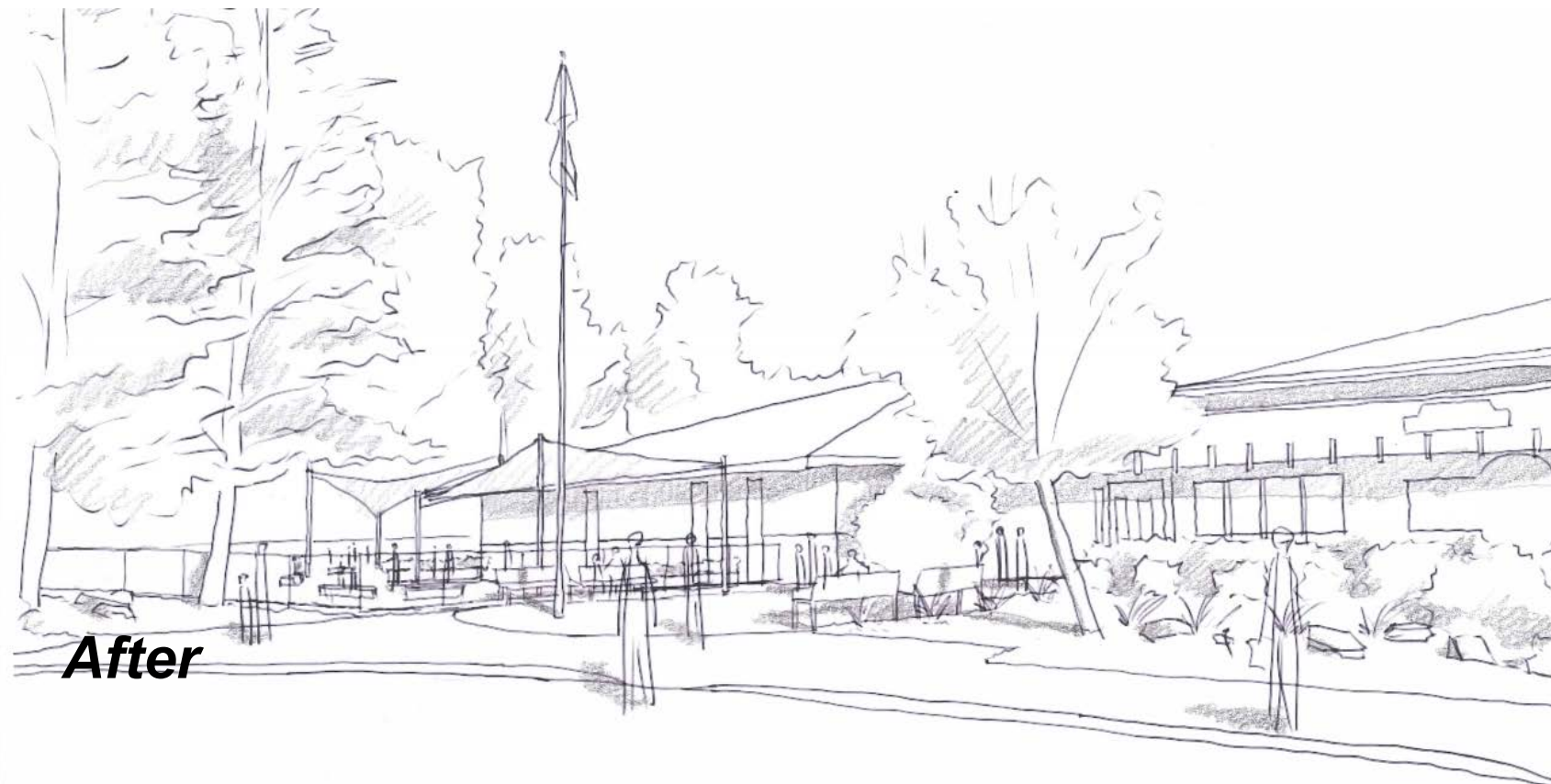
Façade and Entry Improvements

Existing:

Wildwood Elementary's façade and entry improvements are related to the desire to create exterior learning environments. Some of these spaces are visible from the main entry to the campus and will help to enhance the existing façade in conjunction with new landscaping and paint.

Improvements include:

- New Paint
- New site work and paving
- New Landscaping
- Accessible Entrance
- New Signage
- New exterior learning environment



After Improvements:

New Façade and Entry

Master Planning Project Group – 1

Wildwood Elementary will have a dramatically enhance entry experience with current and prospective students and parents walking past the innovative and enriching exterior learning spaces. This in conjunction with new paint, landscaping and site work will allow the pleasing curb appeal to compliment the high quality education students receive both indoor and outdoor.