



CVUSD | *Facilities Master Plan*



CVUSD - THOUSAND OAKS CLUSTER ALTERNATIVE CONCEPTS

Weathersfield Elementary School | *Alternative Concepts*

3151 Darlington Drive | Thousand Oaks, CA 91360

Conejo Valley Unified School District

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3194 D Airport Loop

Costa Mesa, 92626

Contact: (714) 427 - 0277

E-mail: ericp@dougherty.us

Website: www.dougherty.us

Introduction and Goal Statement

The purpose of the alternative concepts 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. Utilize information and findings of the site Survey, Site Analysis, site visit(s), and other pertinent information – to understand the overall dimensions and physical characteristics of the campus and possible solutions.

Facilities Issues:

Functional Deficiencies in Existing Facilities:

- Drop-off Zone in front of school (parents cannot find entry to administration building)
- Parking needs to be reconfigured to allow for drop off/pick up and increase number of spaces
- Very limited parking area for both staff and visitors.
- Insufficient shading on the playground
- Concrete settlement issues and noticeable cracking in walls/floors
- Lack of shading at main entrance and play equipment areas

Spatial Deficiencies:

- Poor condition of interior finishes
- Need for a permanent stage in MPR

Maintenance & Accessibility Issues:

- HVAC and roofing requires replacement. Admin. Building HVAC needs optimization
- Site drainage issues
- Replacement of non matching windows needed
- Many gates lack lever hardware that meet accessibility requirement.
- Other misc. ADA items (Door thresholds, Drinking Fountains, Sink height, Ramp Slope, Handrails...etc)

Summary of Alternative Concepts:

Alternative Concept 1:

1. Reorganize parking area to allow for increased parking and drop off area
2. New Flexible learning space in existing classroom building
3. Remove existing stair to campus from Camino Calandria
4. Overall landscape and beautification (18,000 SF)
5. Address potential settlement issue

Alternative Concept 2:

1. Reorganize parking area to allow for increased parking and drop off area
2. New Flexible learning space in existing classroom building
3. Remove existing stair to campus from Camino Calandria
4. Overall landscape and beautification (35,000 SF)
5. MPR Modernization, including new stage
6. Address potential settlement issue

Alternative Concept 3:

1. Reorganize parking area to allow for increased parking and drop off area
2. New Flexible learning space in existing classroom building
3. Remove existing stair to campus from Camino Calandria
4. Overall landscape and beautification (35,000 SF)
5. MPR Modernization, including new stage
6. New Classroom building to replace portables (4500 SF)
7. New Outdoor Amphitheater with shading
8. Address potential settlement issue

Extra Groups:

1. New playground equipment with shading structures
2. New Outdoor Learning Area



VICINITY MAP



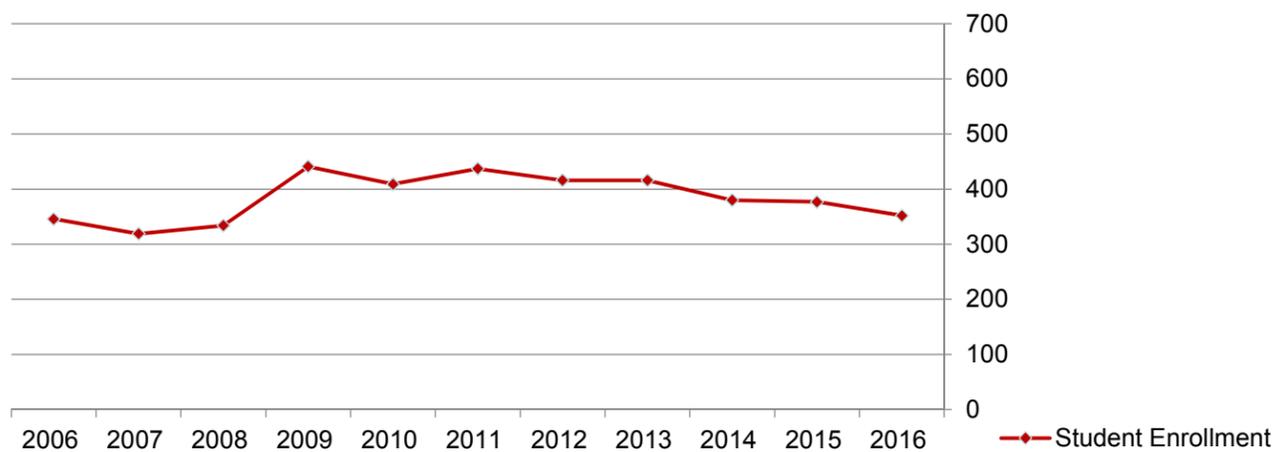
FACILITIES - CLASSROOM INVENTORY									
K-12 School Facility	Grade/Type	Number of Teaching Stations					Projections		
		Total # of Teaching Stations	Permanent	Quality Modulares	Owned Portables	Leased Portable	Capacity	Rms Utilized	Ratio
As used for the 15/16 School Year					Based on 16/17				
	Jr K	0					1	20.00	20
*K = All Day	K	3	1	2		60	2	22.00	53
*1-3 inclds Art, Music	1-3	11	10		1	220	8	22.00	167
Rdg Intr.	4-5	7	5		2	210	5	30.00	144
*4-5 inclds Band/Strgs									
	SDC	0					0	0	
	LC	1			1		1	0	
	LAB	1			1		1	0	
Sub-Total K-5		23	16	2	5	0	490	18	384

ENROLLMENT HISTORY																				
Grade	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998
Jr K		17	22																	
K		65	49	36	57	65	72	62	60	51	41	40	54	52	51	57	61	74	67	80
1		44	43	57	66	77	71	59	68	44	48	60	54	59	60	67	85	69	90	78
2		36	52	66	77	65	69	63	60	52	58	59	61	64	63	91	69	89	79	86
3		47	65	77	68	72	71	63	77	68	59	60	63	67	92	76	94	81	92	94
4		59	78	70	74	72	67	75	86	57	60	56	67	92	80	96	86	91	94	88
5		84	68	74	74	65	87	87	89	62	52	69	92	84	103	83	94	91	91	78
6					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Elem	0	352	377	380	416	416	437	409	440	334	318	344	391	418	449	470	489	495	513	515
Special Ed	0	0	0	0	0	0	0	0	1	0	1	2	0	0	0	1	1	1	0	0
TOTAL	0	352	377	380	416	416	437	409	441	334	319	346	391	418	449	470	490	496	513	515

PRINCIPAL PROJECTIONS											
Grade	Forecast		4/23/2015	5/26/2015	8/18/2015	Primary & Upper Totals	Teacher Calculation			15-16 Budget Calc	14-15 Staffing
	Students	Teachers					21.50	Teacher by Ratio	Students per class		
Special Ed											
TK			22	22	22	22	1.00	1	22	1	
K	37	1.72	47	52	52	215	2.42		22		
1	37	1.72	41	42	42		1.95	10.00	22	10	11
2	56	2.60	59	57	55		2.56		22		
3	67	3.12	67	63	66		3.07		22		
4	79	2.63	79	77	75	144	2.50	4.80	30	5	5
5	71	2.37	68	67	69		2.30		30		
TK - 5	347	9.16	383	380	381	381					
		5.00									
TOTAL	347	14.16	383	380	381	381	14.80			16	16

Enrolment Data:

Weathersfield Student Enrollment



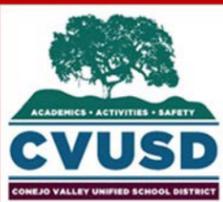
CVUSD ELEMENTARY SCHOOL									
Location Code: 32 250		Campus Summary							
Site Information	Totals	Total Planned Site Capacity:					Totals		
Current Useable Area:	8.76 Acres	Current Enrollment:					352		
Current Playground Area:	4.5 Acres	Planning 2-Semester Capacity:					490		
		Enrollment to use for Planning					384		
Playground Area Required: 4.5 Acres									
Classroom Status for School:	Current Classrooms			Potential Classrooms + Current Classrooms			Classrooms Identified by the School		
	Permanent	Portable	Totals	Permanent	Portable	Totals	Permanent	Portable	Totals
Available Classrooms 800 Square Feet or greater:	17	7	24	17	2	19	17	7	24
Available Small Rooms 799 Square Feet or smaller:	0	0	0	0	0	0	0	0	0
Totals:	17	7	24	17	2	19	17	7	24

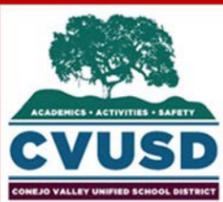
CVUSD SPECIAL EDUCATION SCHOOL									
Location Code: 3000		Campus Summary							
Site Information	Totals	Total Planned Site Capacity:					Totals		
Current Useable Area:	Shared	Current Enrollment:					15		
Current Playground Area:	Shared	Estimated 2-Semester Capacity:					15		
		2013-14 Adjusted Projected Resident & Magnet Enrollment.					15		

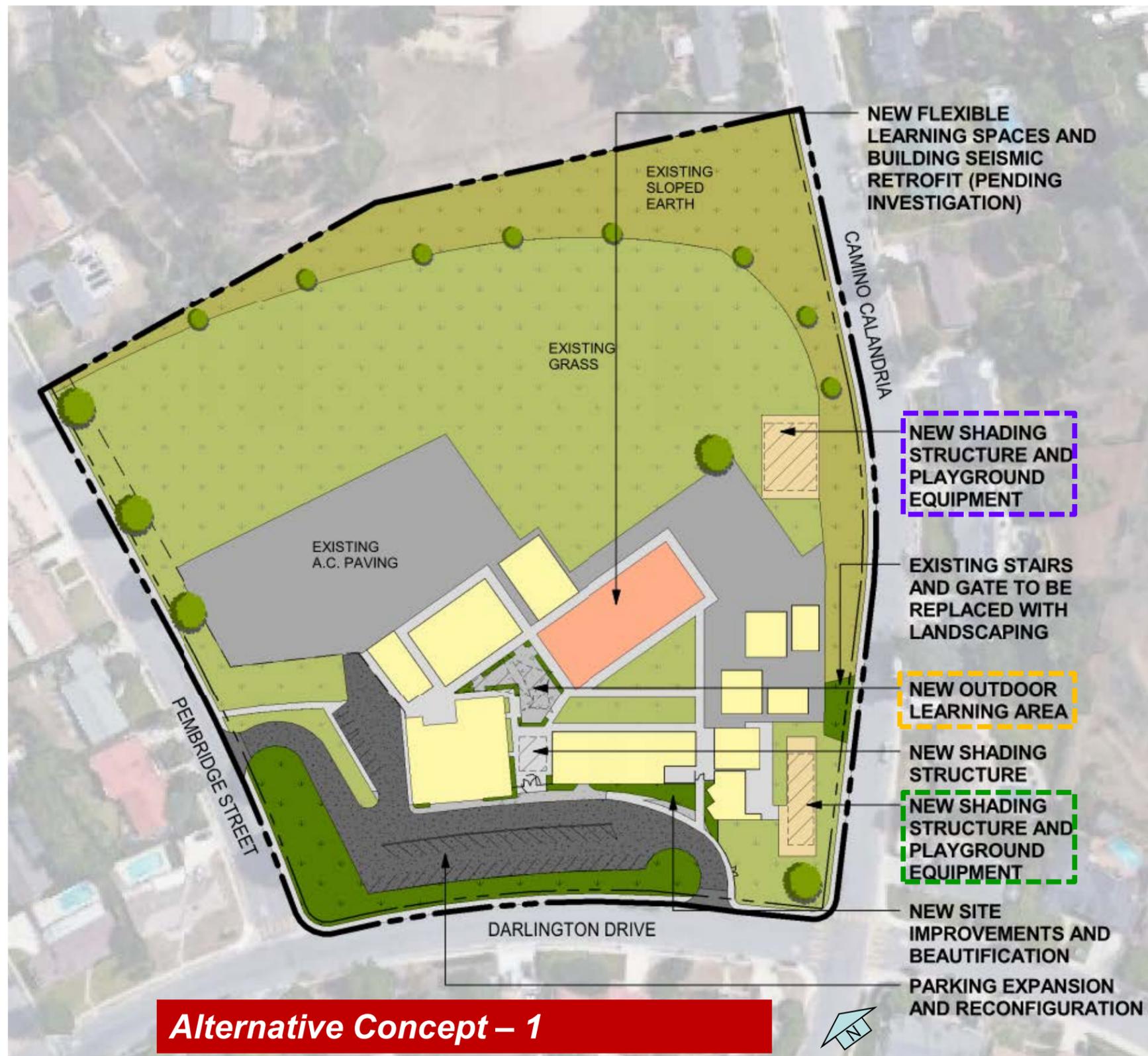
Analysis:

Currently the campus has had declining enrollment and overall the campus enrollment capacity is much higher than the current enrollment level. With such a high number of portable buildings on campus this creates an opportunity to remove old portable classrooms. It is possible to remove all of the portable building and add a new permanent classroom building to house some of the classes that will be displaced. While there is no stats for a current Special ED program, the principal has confirmed that they use one classroom building on campus for a Special ED program.









Alternative Concept – 1

Concept 1

1. Reorganize parking area to allow for increased parking and drop off capacity
2. New Flexible learning space in existing classroom building
3. Remove existing stair to campus from Camino Calandria
4. Overall landscape and beautification (18,000 SF)
5. Address potential settlement issue
6. ADA & Fire Alarm

Add Extra Group 1

1. New Shading structure and playground equipment.

Add Extra Group 2

1. New Shading structure and playground equipment.

Add Extra Group

1. New Outdoor Learning Environment with shading and new landscaping





Alternative Concept – 2

Concept 2

1. Reorganize parking area to allow for increased parking and drop off capacity
2. New Flexible learning space in existing classroom building
3. Remove existing stair to campus from Camino Calandria
4. Overall landscape and beautification (18,000 SF)
5. MPR Modernization, including new stage
6. Address potential settlement issue
7. ADA & Fire Alarm

Add Extra Group 1

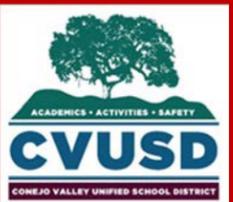
1. New Shading structure and playground equipment.

Add Extra Group 2

1. New Shading structure and playground equipment.

Add Extra Group

1. New Outdoor Learning Environment with shading and new landscaping







Alternative Concept – 3

Concept 3

1. Reorganize parking area to allow for increased parking and drop off capacity
2. New Flexible learning space in existing classroom building
3. Remove existing stair to campus from Camino Calandria
4. Overall landscape and beautification (22,000 SF)
5. MPR Modernization, including new stage
6. New Classroom building to replace portables (4500 SF)
7. New Outdoor Amphitheater with shading
8. Address potential settlement issue
9. ADA & Fire Alarm

Add Extra Group 1

1. New Shading structure and playground equipment.

Add Extra Group 2

1. New Shading structure and playground equipment.

Add Extra Group

1. New Outdoor Learning Environment with shading and new landscaping

