

CVUSD | *Facilities Master Plan*



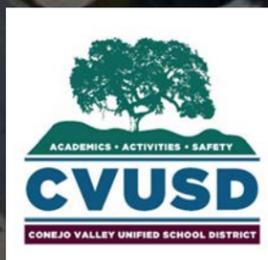
CVUSD - THOUSAND OAKS CLUSTER

Weathersfield Elementary School | *Conceptual Master Plan*

3151 Darlington Drive | Thousand Oaks, CA 91360

Conejo Valley Unified School District

February 22nd, 2017



3194 D Airport Loop

Costa Mesa, 92626

Contact: (714) 427 - 0277

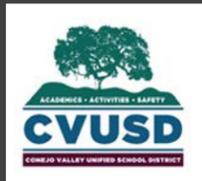
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3151 Darlington Drive | Thousand Oaks, CA 91360
Conejo Valley Unified School District
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Master Planning- Existing Site



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

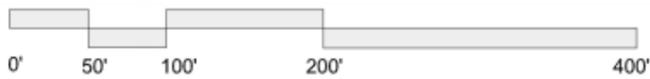
Maintenance & Accessibility Issues:

- 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)

BUILDING

- 1- ADMINISTRATION
- 2- KINDERGARTEN
- 3- KINDERGARTEN (MODULAR)
- 4- CLASSROOMS (MODULAR)
- 5- CHILD CARE (MODULAR)
- 6- CLASSROOMS (MODULAR)
- 7- CLASSROOM (MODULAR)
- 8-CLASSROOMS
- 9-CLASSROOMS (MODULAR)
- 10-CLASSROOMS
- 11-MULTI PURPOSE
- 12-LUNCH SHELTER

BUILDING CONDITIONS



LEGEND



- Good Condition Permanent Building
- Fair Condition Permanent Building
- Poor Condition Permanent Building
- Fair Condition Portable Building
- Poor Condition Portable Building
- Seismic Evaluation Required



Facilities Conditions

Neighborhood:

Weathersfield Elementary School is located in the City of Thousand Oaks on a 8.76 acre site bound by Darlington Drive (south), Camino Calandria (east), and Pembridge Street (west). The major intersection is Caminos Dos Palos and Moorpark Road. The 23 freeway runs immediately east of the campus.

Instruction:

The school serves TK through 5th grade. The school offers a strong curriculum program with a strong Spanish program, along with a GATE program and a fee based enrichment program which gives children an opportunity to explore the performing arts including chorus, band and strings.

Summary of Facilities:

The main core buildings on the campus were built in 1960 which along with an exterior courtyard entrance for students. An assembly building added in 1968 adjacent to the main administration building provides for a well defined entrance for the surrounding community. Additional student support, general modular classrooms were added on 1977 and 1997. A new lunch shelter was constructed in 2008. No major HVAC systems upgrades have been made since 1999. The campus has received a great deal of care from the children who have helped paint the walls all over campus.

Classroom Building 8 is having ground settlement issues and visible cracking can be seen in the walls and concrete floors. This is an area of concern that must be investigated further.

There are a number of projects that have recently been completed or are in construction that include some access compliance, roof replacement, as well as new entry gates and fencing.

Campus Summary

| | |
|--------------------------|------------|
| Current Usable Area | 8.75 Acres |
| Current Playground Area | 4.5 Acres |
| Playground Area Required | 4.5 Acres |

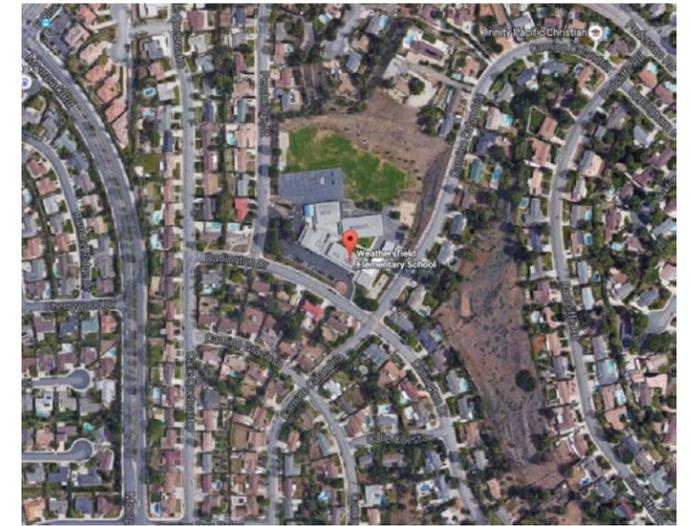
| | |
|-------------------------|-----------|
| Total Classrooms | 24 |
| Classrooms in Portables | 7 |
| Permanent Classrooms | 17 |

Enrollment

| | |
|------------------------------|-----|
| 2-Semester Planning Capacity | 490 |
| Current Enrollment | 352 |
| Enrollment Used for Planning | 384 |



| 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 Is Vacant Y/N | Flood Risk | Zone Code | Map Date |
|---------------------------|-------------------------------|--------------------------------|----------------|------------------|-------------------------|---------------|----------|---------------------|-------------|------------|----------------|------|------|-------|------------------------------------|----------------------|------------|-----------|-----------|
| | | | | | | | | | | | Roof | HVAC | Elec | Plumb | | | | | |
| Weathersfield Elementary | 1- Admin Bldg | Elementary | 5,472 | 1 | Frame | No | Yes | L | Composition | 1964 | 2008 | 1999 | 1999 | 2000 | Owned and occupied by the district | N | NS | X | 1/20/2010 |
| Weathersfield Elementary | 2- Kindergarten | Elementary | 1,550 | 1 | Frame | No | Yes | L | Composition | 1964 | 1993 | 1999 | 1999 | 2000 | Owned and occupied by the district | N | NS | X | 1/20/2010 |
| Weathersfield Elementary | 4- Classroom 2 | Portable | 954 | 5 | Modified Fire Resistive | No | Yes | L | Composition | 1973 | 1993 | 1990 | 1990 | 1990 | Owned and occupied by the district | N | NS | X | 1/20/2010 |
| Weathersfield Elementary | 5- Childcare | Portable | 1,440 | 5 | Modified Fire Resistive | No | Yes | L | Composition | 1993 | 2007 | 1993 | 1993 | 1993 | Owned and occupied by the district | N | NS | X | 1/20/2010 |
| Weathersfield Elementary | 6- Classroom 22 | Portable | 960 | 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 |
| Weathersfield Elementary | 7- Classroom 23-24 | 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 |
| Weathersfield Elementary | 9- Classrooms 7-14 | Elementary | 8,520 | 1 | Frame | No | Yes | L | Composition | 1960 | 2008 | 1999 | 1999 | 2000 | Owned and occupied by the district | N | NS | X | 1/20/2010 |
| Weathersfield Elementary | 10- Classroom 19-20 | Portable | 1,920 | 5 | Modified Fire Resistive | No | Yes | L | Composition | 1973 | 1973 | 1990 | 1990 | 1990 | Owned and occupied by the district | N | NS | X | 1/20/2010 |
| Weathersfield Elementary | 11- Classrooms 15-18 | Elementary | 5,040 | 1 | Frame | No | Yes | L | Composition | 1960 | 2008 | 1999 | 1999 | 2000 | Owned and occupied by the district | N | NS | X | 1/20/2010 |
| Weathersfield Elementary | 12- Multi-Purp/Library | Elementary | 6,046 | 1 | Frame | No | Yes | L | Composition | 1968 | | 1999 | 1999 | 2000 | Owned and occupied by the district | N | NS | X | 1/20/2010 |
| Weathersfield Elementary | 3- Kindergarten | Elementary | 1,320 | 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 |



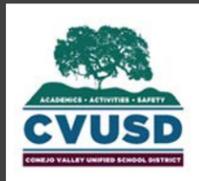
Existing Facilities:

6 buildings are over 40 years old

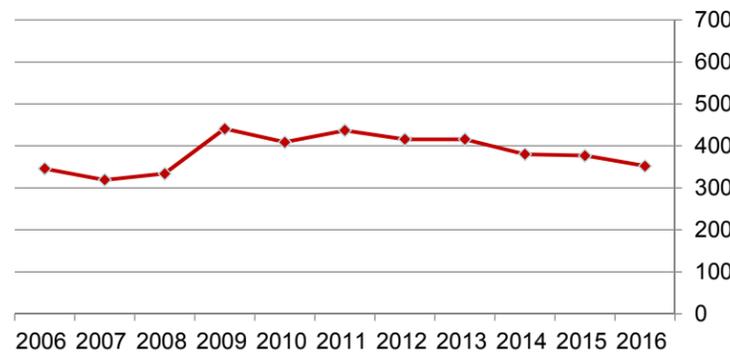
Analysis Summary:

The permanent buildings on campus have outdated HVAC systems, most of which have not been replaced in close to 20 years. Many roofing systems are approaching the end of their life cycles. Overall the buildings are in need of deferred maintenance.

The current modular or portable buildings on site are also 20 years old and have received no updates since they were first installed. With declining enrollment and a current capacity far exceeding the current enrollment numbers these buildings could be removed or replaced with a permanent structure.



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 | | | |

LEGEND

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

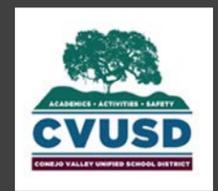


Master Plan: Projects

- 1** Project 1- Parking Restriping
Remove existing striping of parking lot and reconfigure to allow for two rows of angled parking and a drop off area. Adding school sign by the parking entrance
- 2** Project 2- East Quad Transformation
New landscaping and flatwork in east quad area. New Trees and new shading devices.
- 3** Project 3- Campus Entry and Beautification
New landscaping and paving around administration and primary entry location to campus. New shading to fully cover entry to campus.
- 4** Project 4- West Quad Transformation
New landscaping and paving to enhance west quad area.
- Project 5- Demolish Secondary Entry to School
5 Demolish concrete stairs for secondary entry. Replace with new landscaping.
- Project 6- New Exterior Amphitheatre
6 New amphitheater with elevated stage, landscaping decomposed granite seating built into hill side. New Trees to provide shading and enhanced beautification of campus.
- 7** Project 7- MPR Modernization
Existing library it to be relocated. MPR will expand into existing library space allowing for a new stage to be added.
- 8** Project 8- New Library Location
Relocate Library to building 8. Rooms 10 and 11 are to be combined to allow for library. Include flexible learning spaces in new library.
- 9** Project 9- Relocate Staff Lounge to Room 3.
New location of staff lounge.
- 10** Project 10- New Classroom Building
New 7000 SF classroom building to house displaced classrooms from removed portables.
- 11** Project 11- New Playground Equipment
New playground equipment, fall protection and integrated shading devices.
- 12** Project 12- Removal of Portables
Remove all portables and fill in with new classroom building and landscaping behind new classroom building.
- Project 13- Admin. Office Re-configuration
13 Rework volunteer and student walkthrough path of travel

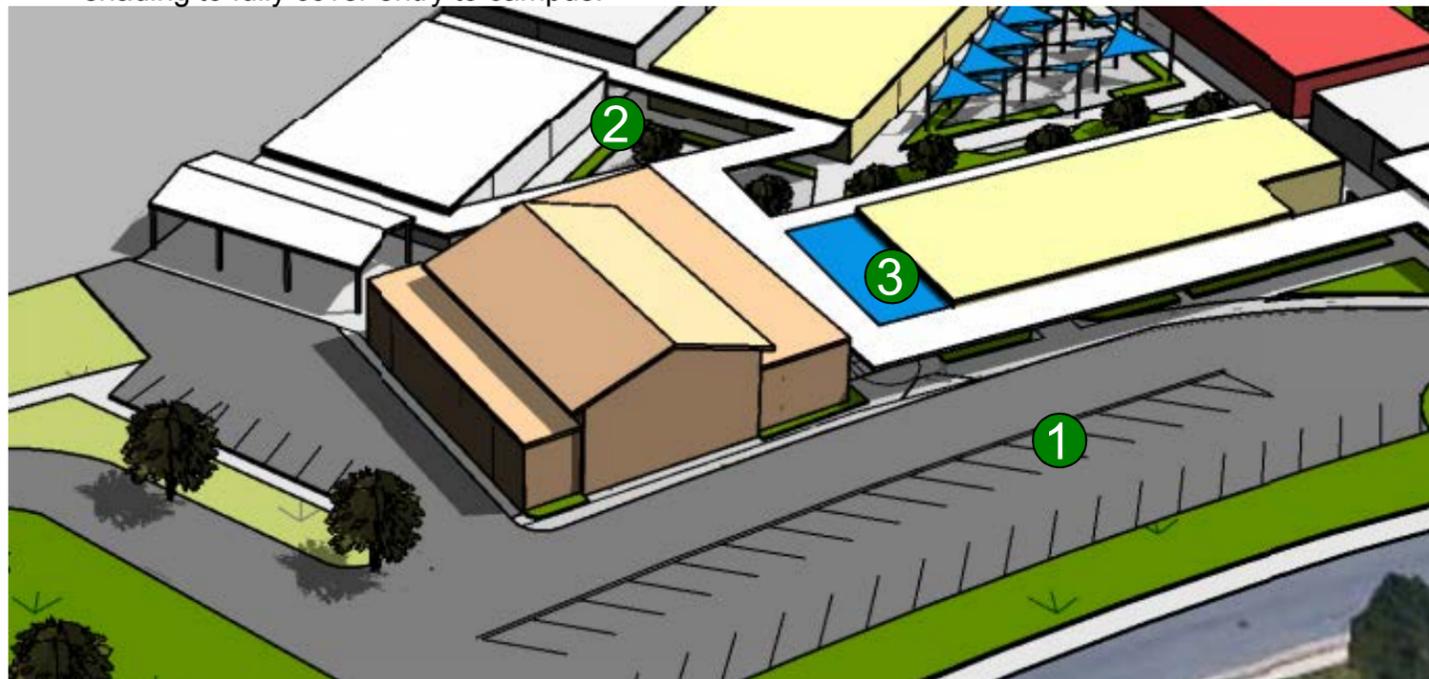
Project Group 1 (Measure 1)
Project Group 2
Project Group 3

Master Planning: Projects



Project Locations:

- 1** Project 1- Parking Lot Restriping \$70,000
 Remove existing striping of parking lot and reconfigure to allow for two rows of angled parking and a drop off area. Some portions of the parking lot will need to be squared and expanded in order to accommodate new striping layout. Adding school sign by the parking entrance
- 2** Project 2- East Quad Transformation \$350,000
 New landscaping and flatwork in east quad area. New Trees and new shading devices.
- 3** Project 3- Campus Entry and Beautification \$500,000
 New landscaping and paving around administration and primary entry location to campus. New shading to fully cover entry to campus.



- 4** Project 4- West Quad Transformation \$700,000
 New landscaping and paving to enhance west quad area.
- 5** Project 5- Demolish Secondary Entry to Campus \$80,000
 Demolish concrete stairs for secondary entry. Replace with new landscaping.
- 6** Project 6- New Exterior Amphitheater \$650,000
 New amphitheater with elevated stage, landscaping decomposed granite seating built into hill side. New Trees to provide shading and enhanced beautification of campus.

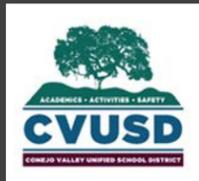


*Estimates are complete project costs with 40% soft cost added to construction budgets over 1 million and 60% added to projects under 1 million.

Total Cost of Projects I \$2,475,000.

Deferred Maintenance Allowance- 5% \$125,000
 Improve site drainage, some spalling repair, HVAC upgrades, wood rot, replace flashings, windows etc.

| 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 | 0-500= High Score indicates the criticality of the project | Notes |
| | | | | | | 0-20=Optimum | 21-40=Adequate | 41-60=Fair | 61-80=Poor | 81-100=Unsatisfactory | Codes; Growth & System Refresh; Deferred Maintenance | System/ Risk Obsolescence; Forward Thinking; Energy Savings & Sustainability; Proactive Routine/ Maintenance | | |
| | | | | | | 0-100 | 0-100 | 0-100 | 0-100 | 0-100 | 0-100 | 0-100 | | Explanation of Project Rating |
| | | | | | | | | | | | | | | |



Façade and Entry Improvements

Existing:

Weathersfield Elementary's façade and entry improvements are related to the need to create a more defined entrance to the school.

Improvements include:

- New Paint
- New site work and paving
- New Landscaping
- Accessible Entrance
- New Signage
- New Column Wrapping
- New shading at entry between Administration and MPR building



Before



After

After Improvements:

New Façade and Entry

Master Planning Project Group – 1

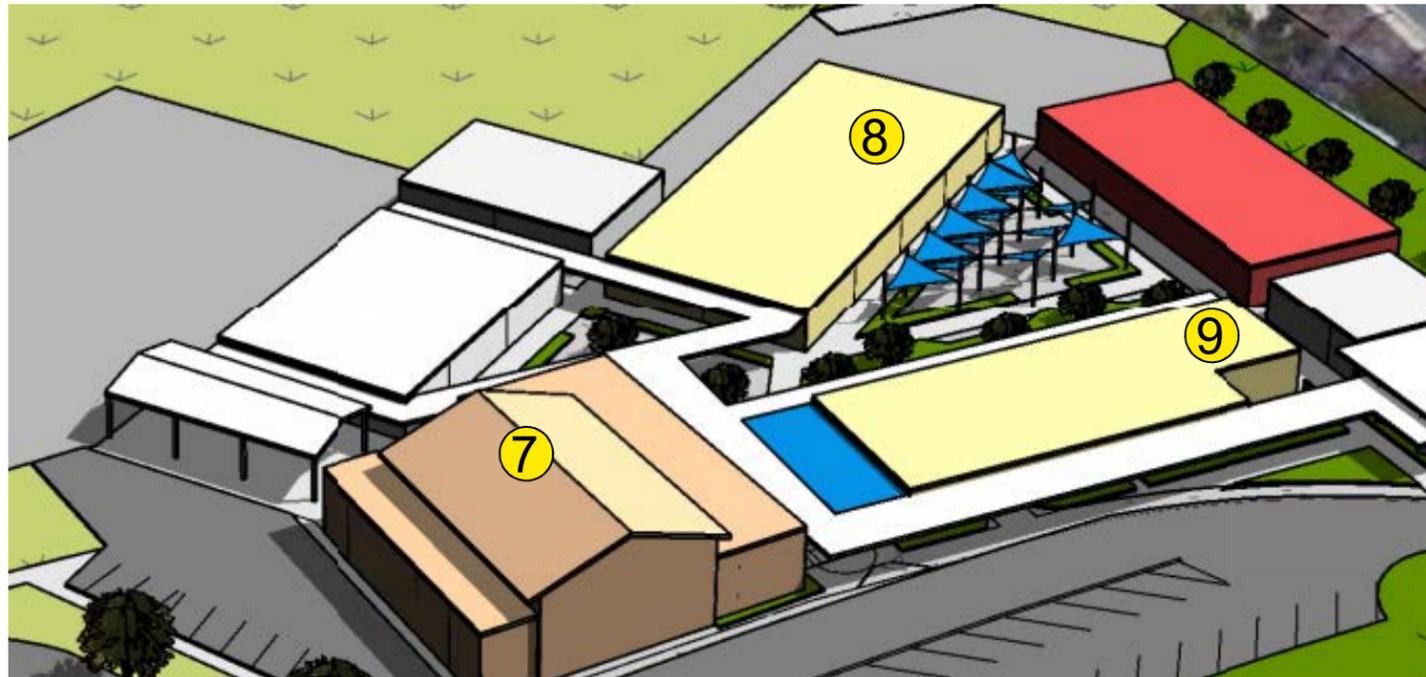
Weathersfield Elementary will have an updated façade with enhanced signage as well as new paving and landscaping that will help to effectively define both the entry to the campus as well as the entry to the administration building. The end result will be a well defined entry to an updated and contemporary campus.

Project Locations:

7 Project 7-MPR Modernization **\$1,400,000**
 Existing library it to be relocated. MPR will expand into existing library space allowing for a new stage to be added.

9 Project 9- Relocate Staff Lounge to Room 3 **\$250,000**
 New location of staff lounge.

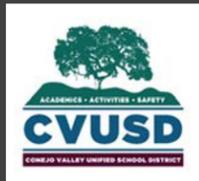
8 Project 8-New Library Location **\$750,000**
 Relocate Library to building 8. Rooms 10 and 11 are to be combined to allow for library. Include flexible learning spaces in new library.



*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 \$2,400,000

| CVUSD FACILITIES SCORE CARD | | | | | | Project Scoring Criteria | | | | | Total Score | Notes |
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| | | | | | | 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 | | |
| | | | | | | | | | | | | |



Project Locations:

- 10** Project 10- New Classroom Building **\$4,500,000**
 New 7000 SF classroom building to house displaced classrooms from removed portables.
- 12** Project 12- Removal of All Portables **\$300,000**
 Remove all portables and fill in with new classroom building and landscaping behind new classroom building.
- 11** Project 11- New Playground Equipment **\$500,000**
 New playground equipment, fall protection and integrated shading devices.
- 13** Project 13- Admin. Office Reconfiguration **\$200,000**
 Rework volunteer and student walkthrough path of travel



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

Total Cost of Projects I \$5,500,000.

| CVUSD FACILITIES SCORE CARD | | | | | | Project Scoring Criteria | | | | | Total Score | Notes |
|-----------------------------|--------------|---------|---------------------|----------------------|------------------------------|--|--|--|----------------------------|-----------------------------|--|-------------------------------|
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| | | | | | | 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 |

