



Measure I

Redwood Modernization Project Update

November 28, 2023



Redwood Campus Modernization Projects Completed To Date



MEASURE I

TOTAL BOND EXPENDITURE SUMMARY CAPITAL MODERNIZATION AND TECHNOLOGY ENDOWMENT



ALL SITES (A - Z): THRU 11/10/23

SITE NAME	BOND ALLOCATION	CURRENTLY ENCUMBERED	TOTAL EXPENDITURES	REMAINING BOND ALLOCATION
REDWOOD MIDDLE				
CAPITAL				
ITNI ITEQ Technology Equipment Upgrades		-	80,115	
MMR OFCA Facility Condition Assessment - School Dude		-	5,516	
MMR B00S DSA Closeout and Certification		-	45,599	
MMR I00A Modernization General Professional Services		-	24,696	
MMR I00B Parking Lot Striping		-	1,759	
MMR IKEQ Kitchen Upgrade		-	88,410	
MMR I18A HVAC - PE Offices		-	23,034	
MMR I18B Flooring		-	45,607	
MMR I18C HVAC		-	886,076	
MMR I18D Locker Room Facilities - Renovation and Upgrade		-	87,032	
MMR I18E Asphalt		-	51,287	
MMR I18F Modernization		150,734.18	668,795	
MMR I18G Exterior Lockers		-	98,623	
SMCL I18H New STEAM Bldg		-	500,058	
SS I18I Safety & Security		172.16	87,263	
PM 0000 Program Management		-	143,196	
CAPITAL	7,550,000	150,906.34	2,837,067	4,562,027
TECHNOLOGY	1,769,826	-	674,472	1,095,354
REDWOOD MIDDLE	9,319,826	150,906.34	3,511,538	5,657,381

Master Plan Site Summary

Existing Site Summary

Neighborhood:

Redwood Middle School is located in the City of Thousand Oaks on a 23.6 acre site bound by Camino Manzanitas (west), and West Gainsborough Road (south). The major intersection is West Gainsborough Road and Lynn Road. The 23 freeway runs immediately east of the campus.

Instruction:

The school serves 6th through 8th grades. The school has a diverse student population offering an ELD program for students who are learning English as a second language. Redwood has diverse extra curricular programs with, band, dance, athletics, and student government; thus, there are many ways that students can broaden their educational experience. The school also offers traditional programs such as home economics, wood shop and a variety of science classes.

Summary of Facilities:

The main core buildings on the campus were built in 1966 and they were the recipients of numerous design awards. Over the years, the campus has expanded beyond its original capacity and now has 20 portable buildings on site. An athletic locker room was constructed in 1999 and a new gymnasium was added in 2001. There has been consistent maintenance to the roof and HVAC systems over the years. No major construction of buildings has occurred after the gymnasium was constructed. The main classroom building was constructed on piles and elevated to provide for a covered eating area underneath. This building is showing significant concrete spalling along the perimeter balconies that must be assessed further to determine if the spalling causes any structural damages to the concrete slab

There are a number of projects that have recently been completed or are in construction that include access compliance, HVAC replacement, plumbing, fire alarm upgrades. However, some of the newer buildings have received no recent upgrades. The roof of the athletic locker rooms building is in need or replacement along with several other areas on campus

Building Systems:

The major building systems including water, sewer and gas are original and may be in need of replacement. Although some of the systems have received upgrades in 2003 and 2008, based on additional system assessments, the campus may need selected HVAC upgrades as well.

Technology:

The site includes Wi-Fi in every classroom, as well as promethean boards (interactive projection screen boards) or projection screens in every classroom. There is a computer lab as well as computer access in the library. The campus makes an effort to be on the cutting edge of technology advancements in curriculum tools to enrich the lives of the students.

Energy:

The existing HVAC system has received a complete overhaul, but the system may need replacement in the next 10 years and this will help lower the energy profile of the school. The campus has received an LED lighting upgrade with occupancy sensors which helped to improve its overall energy profile.

Site Attributes:

- Award Winning Building Design from 1966
- Well Planned Courtyards
- Large newer gymnasium building
- Elevated topography provides unobstructed views of the surrounding area.
- New entry fence and security for the school
- Boys and Girls Club on campus

Site Deficiencies:

- Science classrooms lack plumbing.
- Extensive spalling on concrete walk way around elevated classroom buildings
- Food Service insufficient queuing and covered dining area.
- Administration building layout has undersized library space and administration office lacks direct line of sight to entrance of campus.
- 20 Portable Buildings in poor condition with problematic HVAC systems.
- Accessibility issues throughout the campus
- Student store location lacks visibility and sufficient space.
- Campus has large number of portable buildings that occupy valuable space on campus.
- Difficulty to maintain safety and security under classroom building.
- Lack of paved walkways for emergency exit on second floor.
- Undersized dust collector in wood shop

Table of Contents:	
1	Table of Contents, Existing Site Summary
2	Master Planning – Existing Site
3-4	Master Planning – Existing Facilities
5-7	Master Planning – Process Summary
8	Master Planning – Campus Goals
9	Master Planning - Projects
10	Master Planning - Project Groups
11	Master Planning - Project Groups
12	Master Planning - Long-Term Master Plan
13	Master Planning - Long-Term Master Plan
14	Master Planning - Long-Term Master Plan
15	Master Planning - Long-Term Master Plan
16	Master Planning - Façade and Entry Improvements

Enrolment Summary :

MIDDLE SCHOOLS	2023				TOTAL*	PRIOR YR	ADOPTED BUDGET	+ OR - BUDGET
	6th	7th	8th	EDC				
Middle School Students								
REDWOOD	274	281	290	37	882	880	882	+10

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.



Measure I Master Plan Elements of The Modernization Project



Redwood Middle School Site Analysis - Environmental

Redwood Middle School's building alignment on the site provides very little afternoon shading of the outdoor activity area. However the greater concern is the lack of shading and shelter around the lunch area. The current area beneath the elevated classrooms are not large enough to hold the entire student population which creates issues when it is raining or very hot.

There are three options to improve the shading on campus.

Option 1: To provide shading between the elevated classrooms and MPR while adding sheltered lunch area. If a structured solution is utilized, solar power generation may be incorporated to further reduce the energy consumption of the school.

Option 2: To provide shading over the façade and windows of the existing buildings. Windows may also receive upgrades to improve energy performance of the buildings.

Option 3: To provide shading by possibly planting additional trees

The general east-west running classroom buildings provide an opportunity to house solar panels on the roof. However, a feasibility study regarding cost, benefit and regulatory requirement must be conducted prior to moving solar panel project forward.

The north east slope largely faces south and south west and it presents a potentially affordable mean for solar panel installation. Possible implementation at this location will not affect existing building structure or add any tall free standing structure.

Measure I Master Plan Elements of The Modernization Project

Facilities Issues:

Functional Deficiencies in Existing Facilities:

- No Direct line of sight from the administration office to the main entrance
- Security concern at the large storage spaces under the classroom buildings
- Lack of paved walkway at the east side of classroom building for emergency exit.
- Poorly located student store
- No sinks in science classrooms
- Undersized dust collector in the wood workshop

Spatial Deficiencies:

- Insufficient space in the library
- Insufficient space for multi-purpose room and cafeteria serving area
- Insufficient space for lunch shelter area
- Music, band and choir spaces are not properly located and lack optimal spatial configuration.

Maintenance & Accessibility Issues:

- Spalling concrete on the 2nd floor balcony edges
- Crowded portable buildings create maintenance issues and shortened HVAC equipment life.
- Crumbling concrete benches near Building 2
- Concrete ramp to 2nd floor exceed wheelchair accessible slope
- Other misc. ADA items (Door thresholds, Drinking Fountains, Sink height, Ramp Slope, Handrails...etc)

Building

- MULTI PURPOSE / ADMINISTRATION
- SHOWER / LOCKER
- SPECIAL ED
- CLASSROOM (MODULAR)
- CLASSROOM (MODULAR)
- CLASSROOMS
- CLASSROOMS
- CLASSROOMS
- CLASSROOM (MODULAR)
- CLASSROOM (MODULAR)
- GYMNASIUM
- CLASSROOM (MODULAR)

Campus Summary

Current Usable Area	23.6 Acres
Current Playground Area	10.5 Acres
Playground Area Required	9.00 Acres

Total Classrooms

Classrooms in Portables	20
Permanent Classrooms	36

Enrollment

2-Semester Planning Capacity	1,419
Current Enrollment	882
Enrollment Used for Planning	892



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

Measure I Master Plan Elements of The Modernization Project

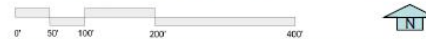
Redwood Enrollment Trend



CVUSD Middle School	Location Code: 24 180	Campus Summary
Site Information	Totals	Total Planned Site Capacity: Totals
Current Useable Area:	23.6 Acres	Current Enrollment: 892
Current Playground Area:	12.5 Acres	2-Semester Capacity: 1,419
Playground Area Required:	9.0 Acres	Enrollment to use for Planning: 882

LEGEND

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



Master Planning: Projects

Master Plan: Projects

- 1 Project 1- New Classroom Building**
New 8000 square foot classroom building
- 2 Project 2- Site Landscaping and Beautification**
New walkways and landscaping around front of new classroom building. Plant new trees to replace trees that were removed.
- 3 Project 3- Removal of All Portable Buildings**
Remove all portable buildings. New classroom building and Classroom/Performing arts building will replace these buildings.
- 4 Project 4- New Classroom and Performing Arts Bldg.**
New 8000 SF classroom and performing arts building to house displaced classrooms from portable buildings and band classrooms.
- 5 Project 5- New Student Quad and Landscaping.**
New student quad and landscaping around New Classroom and Performing Arts Building.
- 6 Project 6- New Ramp**
New ramp at north end of campus to provide proper safe dispersal exit from building.
- 7 Project 7- Medium Level Building Modernization.**
Modernize Science Classroom Building. Including new sinks, proper chem. storage, a new student store and new finishes.
- 8 Project 8- Campus Beautification.**
Additional campus beautification at main entry of campus.
- 9 Project 9- Basic Level Classroom Modernization**
Basic level classroom modernization. Additional repair of spalling on building. New green wall to enclose underside of building.
- 10 Project 10- Extensive Level Classroom Modernization**
Extensive level modernization based on EMG report of existing condition of building.
- 11 Project 11- Extensive Level MPR Modernization**
Extensive level classroom modernization. Relocate home economics. Expanding library and food service. Medium level Modernization of MPR portion. New Exterior shading devices
- 12 Project 12- New Lunch Shelter**
New lunch shelter.
- 13 Project 13- Medium Level Modernization**
Medium level building modernization.

Project Group 1

Project Group 2

Project Group 3



Redwood Science & Music Modernization

- Modernization is in DSA Plan Check – anticipating full approval Winter 2023. *DSA Approval delayed as Pavillion roof covering was changed to a more durable metal in lieu of “shade cloth”.* Project to be bid as soon as DSA approval is obtained.
- Construction start likely March 2024. App 1 year duration
- Project budget 4.3M
 - New Music Room
 - New Science Lab
 - Upgraded Technology and finishes to existing Science classrooms
 - New “all access” Gender Neutral Restroom
 - ADA Path of Travel improvements
 - New Student Pavilion.
 - Shaded lunch & assembly area
 - MPR stage will open to Pavilion
- Campus safety & security project 2023. Part of District wide initiative.



REDWOOD MIDDLE SCHOOL
NEW PAVILLION CONCEPT



**PERKINS —
EASTMAN**

PERKINS EASTMAN REDWOOD MIDDLE SCHOOL



Conejo Valley Unified School District

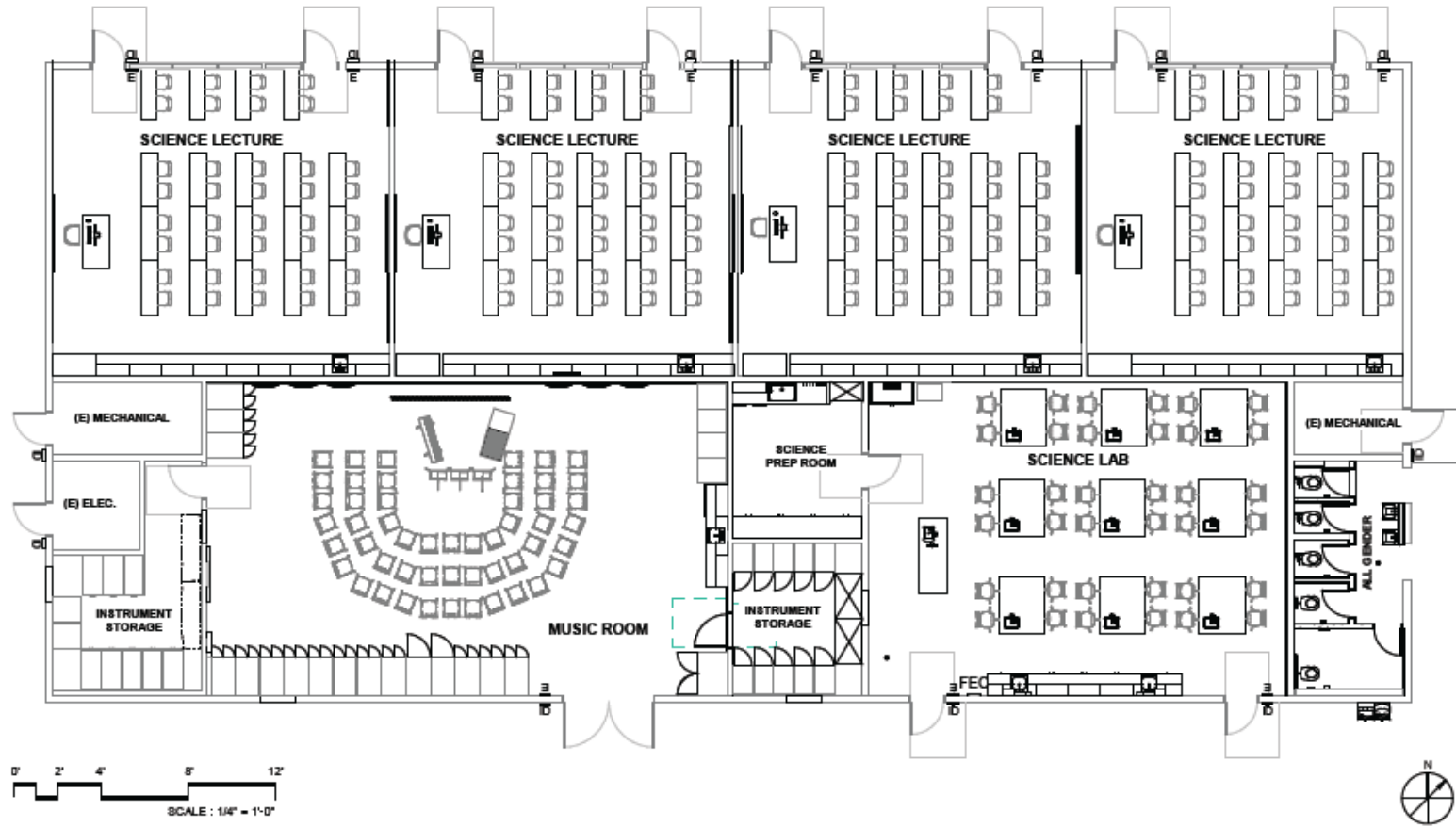
Campus Modernization Conceptual Drawing

Redwood Middle



Redwood Science & Music Modernization

REDWOOD MIDDLE SCHOOL MUSIC AND SCIENCE FLOOR PLAN

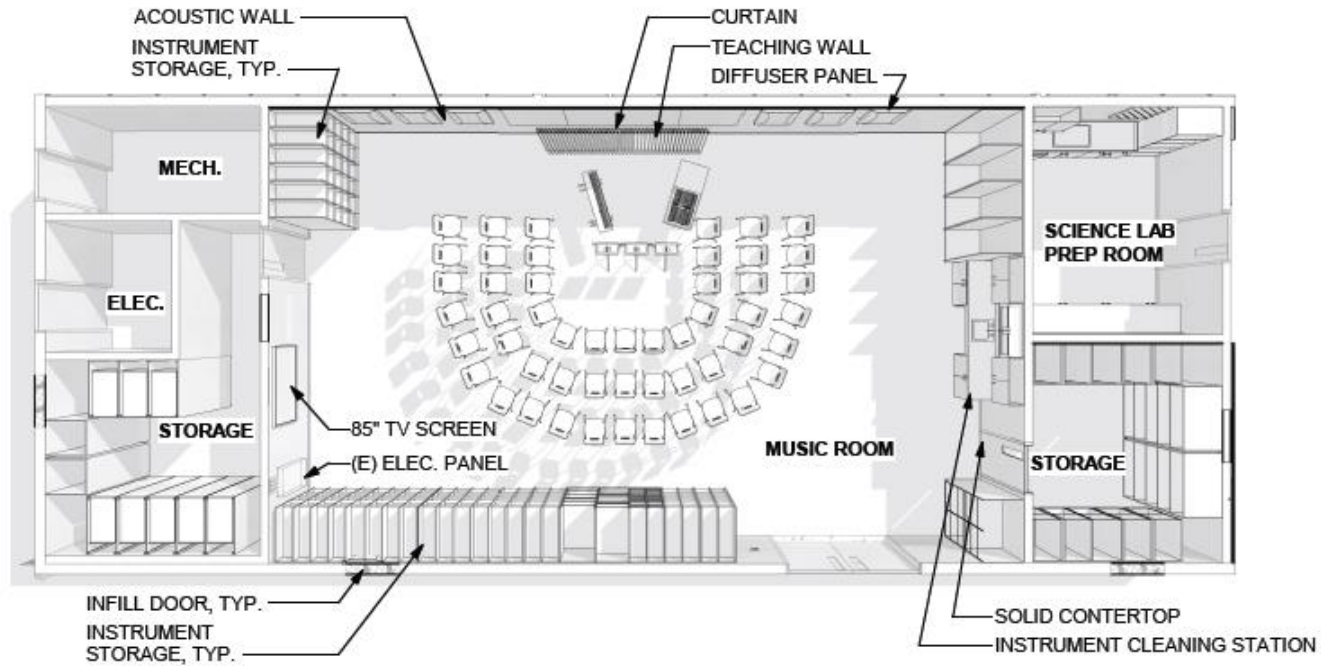


PERKINS EASTMAN REDWOOD MIDDLE SCHOOL



Redwood Science & Music Modernization

REDWOOD MIDDLE SCHOOL MUSIC ROOM REMODEL



Redwood Science & Music Modernization

MUSIC ROOM EXPERIENTIAL VIEW



PERKINS EASTMAN REDWOOD MIDDLE SCHOOL

