



# Measure I

## 2018 Fall Update and Summer Project Report

Tony Gitt, Chair  
Citizen's Bond Oversight Committee

Tim McCabe, Director  
Planning & Facilities

Dr. Victor P. Hayek  
Deputy Superintendent

Dr. Mark McLaughlin  
Superintendent



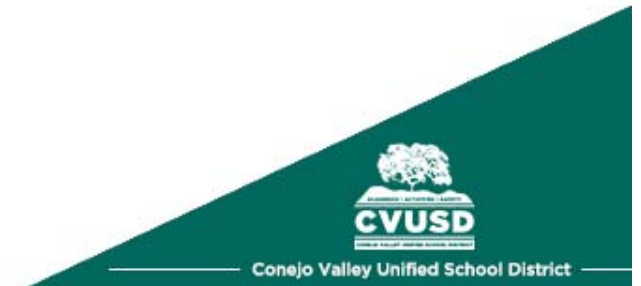
# Purpose of Measure I Bond Oversight Committee

- On November 14, 2014 the voters authorized that bonds be purchased for \$197 million to be spent on Bricks & Mortar and Technology improvements
- State law requires that an Independent Citizens Bond Oversight Committee be established to monitor the expenditures in view of what was promised the voters
- Specific duties of the committee
  - Inform the public concerning the District's Measure I expenditures
  - Review the expenditures
  - Issue an annual written report indicating that the District is in compliance with what was promised the voters



# Bond Status

- Total Bond Authorization over 30 years
  - \$146M Capital Facilities (Modernization & Construction)
  - \$51M Technology Endowment
  - \$197M Total
- 1st Bond Issue in 2015 for \$37M
- 2<sup>nd</sup> Bond Issue in 2018 for \$50M (Original Plan was \$40M)
  - Second issue value was increased to take advantage of low but rising interest rates
    - District was able to improve finance rating to get a better bond rate & not have to purchase Bond Insurance
    - Estimated savings to tax payers: **\$575,000**



Conejo Valley Unified School District  
 November 2014 General Obligation Bond Program  
 A \$32.70 Tax Rate Per \$100,000 of Assessed Valuation  
 A Possible Bond Plan (2/14/2018)\*

	For Capital Facilities	For Technology	2014 Election Total
<b>Total Bond Authorization</b>	\$146,000,000	\$51,000,000	\$197,000,000
<b>Issuance Summary</b>			
1st Bond Issuance (2015) - Complete	\$26,000,000	\$11,200,000	\$37,200,000
2nd Bond Issuance (2018)	\$40,000,000	\$10,000,000	\$50,000,000
3rd Bond Issuance (2021)	\$40,000,000	\$10,000,000	\$50,000,000
4th Bond Issuance (2023)	\$40,000,000	\$19,800,000	\$59,800,000
<b>Total Bond Issuances</b>	<b>\$146,000,000</b>	<b>\$51,000,000</b>	<b>\$197,000,000</b>
<b>Total Bond Repayment</b>	\$221,814,140	\$72,094,385	\$293,908,525
<b>Payback Ratio</b> (First Four Bond Issuances)	1.52	1.41	1.49
<b>Maximum Term of</b> Each Individual Bond Issue	<b>15 Years</b>	<b>15 Years</b>	<b>15 Years</b>
<b>Average Projected Tax Rate</b> (Per \$100,000 Assessed Value)			
From FY 2015-16 to FY 2018-19	\$0.00	\$0.00	\$0.00
FY 2019-20 and After	\$25.79	\$6.91	\$32.70
<b>Assumed Assessed Valuation Growth</b>			
Fiscal Year 2017-18	4.85% (Actual)	4.85% (Actual)	4.85% (Actual)
Fiscal Year 2018-19 and After	4.00% (Projected)	4.00% (Projected)	4.00% (Projected)

\*Estimated



Conejo Valley Unified School District



# Major Project Classification

## SUMMARY OF PROJECT PRIORITIES

Outlined below is a summary of project priorities for a potential CVUSD bond measure. The priorities emerged from surveys and meetings with school site personnel. Although schools expressed a wide range of needs and unique issues, a clear set of themes emerged necessary to ensure continued high student achievement and safe schools. These themes will shape how the district moves forward with facilities planning and a potential bond measure.

**Upgrading classroom instructional technology and network infrastructure.** Schools are looking for ways to incorporate modern instructional technology to prepare students for 21<sup>st</sup> century college and careers. In order to accomplish this, sites must have better technology and network infrastructure to keep up with rising academic standards and technological innovation. A potential bond would include a Technology Endowment Fund to support the installation, maintenance and upgrades of network infrastructure and classroom technology for the next twenty years regardless of changes in State educational funding.

**Upgrading science, mathematics and career preparation labs.** Along with basic technology infrastructure, in order to prepare students for good paying jobs in growing fields like engineering and biotech, schools need to adapt classrooms for more hands-on science, mathematics and collaborative learning. Our high schools are also anxious to develop specialized instructional classrooms to support career technical education in fields like computers/networks, automobile technology, culinary arts and medical technology.

**Completing needed modernization, maintenance and repairs at aging schools to provide safe and well-maintained classrooms and schools.** The great majority of CVUSD schools were constructed in the 1960s and early 1970s to meet the needs of a growing Thousand Oaks community. These schools are now 45 to 50 years old. They have been maintained over the years, but just like homes of the same age, now require significant modernization, maintenance and repairs to serve future generations of Conejo students. Projects will include the repair/replacement of electrical and plumbing infrastructure, roofing, HVAC systems, lighting, cabinetry, windows and flooring. Proposed improvements will provide our students with safe and up-to-date classrooms.

**Improve safety and security.** The security of school campuses is essential to creating a successful learning environment, and is a high priority of parents and teachers. District schools have a variety of security needs to support controlled access and supervision of schools and students. Proposed projects include fencing, reconfigured school entrances, installing security cameras and monitoring systems, as well as up-to-date alarms and internal communications systems.

December 2013

*Though the bond language on the ballot allowed for great flexibility, we are moving forward in accordance with the project priorities communicated to the taxpayers prior to the passage of the question.*



# Project Category Identification

## **SS**

### **Safety and Security**

- Safety and security of children is the highest priority.
- Secure campuses are essential in creating successful learning environments.
- Projects include fencing, reconfigured school entrances, security cameras, updated alarms, monitoring, and communication systems.

## **ITNI**

### **Instructional Technology and Network Infrastructure**

- Improvements of technology and network infrastructure in the classrooms.
- Incorporate modern instruction technology to prepare students for 21<sup>st</sup> century careers.
- Technology Endowment Fund will support installations, maintenance and upgrades.

## **MMR**

### **Modernization, Maintenance and Repairs**

- Necessary improvements to provide safe and well-maintained campuses.
- Aging schools built in 1960's and 70's require significant modernization, maintenance and repairs to serve future generations.
- Projects include repair, replacement or upgrades of electrical, plumbing, roofing, HVAC, lighting, cabinetry, windows and flooring.
- Provides students safe and updated classrooms.

## **SMCL**

### **Science, Mathematics and Career Preparation Labs**

- Adaptation of classrooms for hands-on science, mathematics and collaborative learning in conjunction with basic technology infrastructure.
- Prepares students for growing careers like engineering and biotech.





# Financial Strategies

For illustrated purposes only.



Conejo Valley Unified School District

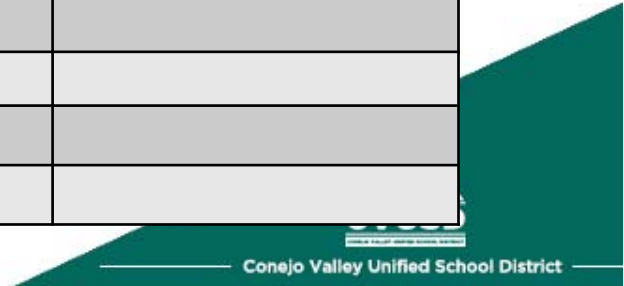
Staff:	Job Description:	CVUSD Employee/	Annual Salary:	Measure I:	General Fund:	Total Funding:		
1	Director	CVUSD	\$ 163,873.00	40%	\$65,549.20	60%	\$98,323.80	100%
1	Assistant Director	CVUSD	\$ 120,051.00	50%	\$60,025.50	50%	\$60,025.50	100%
1	Supervisor	CVUSD	\$ 96,855.00	67%	\$64,892.85	33%	\$31,962.15	100%
1	Administrative Assistant	CVUSD	\$ 90,615.00	35%	\$31,715.25	65%	\$58,899.75	100%
1	Systems Analyst	CVUSD	\$ 120,085.00	35%	\$42,029.75	65%	\$78,055.25	100%
1	Network Engineer	CVUSD	\$ 114,992.00	35%	\$40,247.20	65%	\$74,744.80	100%
1	Database Administrator	CVUSD	\$ 136,819.00	0%	\$0.00	100%	\$136,819.00	100%
1	Systems Administrator	CVUSD	\$ 122,602.00	35%	\$42,910.70	65%	\$79,691.30	100%
1	Systems Analyst	CVUSD	\$ 98,814.60	35%	\$34,585.11	65%	\$64,229.49	100%
1	Systems Analyst	CVUSD	\$ 101,745.00	35%	\$35,610.75	65%	\$66,134.25	100%
1	Systems Technician	CVUSD	\$ 89,878.00	35%	\$31,457.30	65%	\$58,420.70	100%
1	Systems Technician	CVUSD	\$ 91,759.00	35%	\$32,115.65	65%	\$59,643.35	100%
1	Site Technician II	CVUSD	\$ 82,762.00	35%	\$28,966.70	65%	\$53,795.30	100%
1	Site Technician II	CVUSD	\$ 85,828.00	35%	\$30,039.80	65%	\$55,788.20	100%
1	Site Technician II	CVUSD	\$ 82,392.00	35%	\$28,837.20	65%	\$53,554.80	100%
1	Site Technician I	CVUSD	\$ 69,190.00	35%	\$24,216.50	65%	\$44,973.50	100%
1	Site Technician I	CVUSD	\$ 78,028.00	35%	\$27,309.80	65%	\$50,718.20	100%
1	Site Technician I	CVUSD	\$ 71,964.00	35%	\$25,187.40	65%	\$46,776.60	100%
1	Site Technician I	CVUSD	\$ 78,028.00	35%	\$27,309.80	65%	\$50,718.20	100%
1	Site Technician I	CVUSD	\$ 76,478.00	35%	\$26,767.30	65%	\$49,710.70	100%
1	Site Technician I	CVUSD	\$ 79,621.00	35%	\$27,867.35	65%	\$51,753.65	100%
1	Site Technician I	CVUSD	\$ 71,964.00	35%	\$25,187.40	65%	\$46,776.60	100%
1	Site Technician I	CVUSD	\$ 79,621.00	35%	\$27,867.35	65%	\$51,753.65	100%
1	Site Technician I	CVUSD	\$ 69,190.00	35%	\$24,216.50	65%	\$44,973.50	100%
1	Site Technician I	CVUSD	\$ 64,026.95	35%	\$22,409.43	65%	\$41,617.52	100%
1	Site Technician I	CVUSD	\$ 63,659.00	35%	\$22,280.65	65%	\$41,378.35	100%
1	Site Technician I	CVUSD	\$ 63,659.00	35%	\$22,280.65	65%	\$41,378.35	100%
1	Site Technician I	CVUSD	\$ 62,456.00	35%	\$21,859.60	65%	\$40,596.40	100%
1	Site Technician I	CVUSD	\$ 53,766.00	35%	\$18,818.10	65%	\$34,947.90	100%
29			\$ 2,580,721.55	36%	\$912,560.79	64%	\$1,668,160.76	100%

Annual Salary:	Measure I:	General Fund:	Total Funding:				
\$167,135	20%	\$33,427	80%	\$133,708	100%		
\$139,490	0%	\$0	100%	\$139,490	100%		
\$124,963	0%	\$0	100%	\$124,963	100%		
\$122,392	20%	\$24,478	80%	\$97,914	100%		
\$125,089	20%	\$25,018	80%	\$100,071	100%		
\$122,329	0%	\$0	100%	\$122,329	100%		
\$92,279	50%	\$46,140	50%	\$46,140	100%		
\$87,387	30%	\$26,216	70%	\$61,171	100%		
\$88,143	30%	\$26,443	70%	\$61,700	100%		
\$81,170	30%	\$24,351	70%	\$56,819	100%		
\$81,170	30%	\$24,351	70%	\$56,819	100%		
\$79,543	30%	\$23,863	70%	\$55,680	100%		
\$81,170	30%	\$24,351	70%	\$56,819	100%		
\$77,959	30%	\$23,388	70%	\$54,571	100%		
\$76,412	30%	\$22,924	70%	\$53,488	100%		
\$76,412	30%	\$22,924	70%	\$53,488	100%		
\$73,347	30%	\$22,004	70%	\$51,343	100%		
\$67,792	30%	\$20,338	70%	\$47,454	100%		
\$64,734	30%	\$19,420	70%	\$45,314	100%		
\$64,734	30%	\$19,420	70%	\$45,314	100%		
\$64,734	30%	\$19,420	70%	\$45,314	100%		
\$81,170	30%	\$24,351	70%	\$56,819	100%		
\$88,143	30%	\$26,443	70%	\$61,700	100%		
\$0	0%	\$0	0%	\$0	0%		
\$0	0%	\$0	0%	\$0	0%		
\$0	0%	\$0	0%	\$0	0%		
\$0	0%	\$0	0%	\$0	0%		
\$0	0%	\$0	0%	\$0	0%		
\$0	0%	\$0	0%	\$0	0%		
23		\$2,127,697	26%	\$499,269	74%	\$1,628,428	100%



# Endowment Funding Plan

Year #	Fiscal Year	Project Year	Appropriation pp
1	2015-16	2015-16	\$109
2	2016-17	2016-17	\$109
Get ahead year 3	2016-17	2017-18	\$109
4	2017-18	2018-19	\$100
5	2018-19	2019-20	\$100
6	2019-20	2020-21	
7	2020-21	2021-22	
8	2021-22	2022-23	
9	2022-23	2023-24	
10	2023-24	2024-25	
11	2024-25	2025-26	
12	2025-26	2026-27	
13	2026-27	2027-28	
14	2027-28	2028-29	
15	2028-29	2029-30	
16	2029-30	2030-31	
17	2030-31	2031-32	
18	2031-32	2032-33	
19	2032-33	2033-34	
20	2033-34	2034-35	



# The Technology Endowment Financial Plan

Year #	Fiscal Year	Project Year	Projected enrollment	PP Alloc.	Tech Device Allocation	Salaries+Benefits	Total	Bond Proceeds	Interest	Total Endowment Revenue	Balance
	2014-15	2014-15						\$ 11,200,000		\$ 11,200,000	\$ 11,200,000
1	2015-16	2015-16		\$ 109	\$ 2,151,383	\$ 780,456	\$ 2,931,839		\$ 49,239	\$ 49,239	\$ 8,268,161
2	2016-17	2016-17		\$ 109	\$ 4,204,747	\$ 642,626	\$ 4,847,373			\$ -	\$ 3,420,788
3	2016-17	2017-18		\$ 109	\$ 2,512,250	\$ 516,346	\$ 3,028,596			\$ -	\$ 392,192
4	2017-18	2018-19	18,597	\$ 100	\$ 1,859,700	\$ 529,255	\$ 2,388,955	\$ 10,000,000		\$ 10,000,000	\$ 8,003,237
5	2018-19	2019-20	18,441	\$ 100	\$ 1,844,100	\$ 542,486	\$ 2,386,586			\$ -	\$ 5,616,651
6	2019-20	2020-21	18,211	\$ 100	\$ 1,821,100	\$ 556,048	\$ 2,377,148	\$ 10,000,000		\$ 10,000,000	\$ 13,239,503
7	2020-21	2021-22	17,903	\$ 100	\$ 1,790,300	\$ 569,949	\$ 2,360,249	\$ -		\$ -	\$ 10,879,254
8	2021-22	2022-23	17,583	\$ 100	\$ 1,758,300	\$ 584,198	\$ 2,342,498			\$ -	\$ 8,536,756
9	2022-23	2023-24	17,366	\$ 100	\$ 1,736,600	\$ 598,803	\$ 2,335,403	\$ 20,000,000		\$ 20,000,000	\$ 26,201,353
10	2023-24	2024-25	17,166	\$ 100	\$ 1,716,600	\$ 613,773	\$ 2,330,373			\$ -	\$ 23,870,980
11	2024-25	2025-26	17,018	\$ 100	\$ 1,701,800	\$ 629,117	\$ 2,330,917			\$ -	\$ 21,540,063
12	2025-26	2026-27	16,976	\$ 100	\$ 1,697,600	\$ 644,845	\$ 2,342,445			\$ -	\$ 19,197,618
13	2026-27	2027-28	16,976	\$ 100	\$ 1,697,600	\$ 660,967	\$ 2,358,567			\$ -	\$ 16,839,051
14	2027-28	2028-29	16,976	\$ 100	\$ 1,697,600	\$ 677,491	\$ 2,375,091			\$ -	\$ 14,463,960
15	2028-29	2029-30	16,976	\$ 100	\$ 1,697,600	\$ 694,428	\$ 2,392,028			\$ -	\$ 12,071,932
16	2029-30	2030-31	16,976	\$ 100	\$ 1,697,600	\$ 711,789	\$ 2,409,389			\$ -	\$ 9,662,543
17	2030-31	2031-32	16,976	\$ 100	\$ 1,697,600	\$ 729,583	\$ 2,427,183			\$ -	\$ 7,235,360
18	2031-32	2032-33	16,976	\$ 100	\$ 1,697,600	\$ 747,823	\$ 2,445,423			\$ -	\$ 4,789,937
19	2032-33	2033-34	16,976	\$ 100	\$ 1,697,600	\$ 766,519	\$ 2,464,119			\$ -	\$ 2,325,818
20	2033-34	2034-35	16,976	\$ 100	\$ 1,697,600	\$ 785,682	\$ 2,483,282			\$ -	\$ (157,464)
					\$ 38,375,280	\$ 12,982,184	\$51,357,464	\$ 51,200,000		\$ 51,249,239	

# The Cost of Outsourcing Construction Management

Fiscal Year	Total Paid	Amount Paid by MI
01-02	\$ 590,569.79	
02-03	\$ 572,012.87	
03-04	\$ 532,621.02	
04-05	\$ 965,247.42	
05-06	\$ 1,076,256.06	
06-07	\$ 730,828.15	
07-08	\$ 1,163,271.69	
08-09	\$ 825,695.70	
09-10	\$ 729,176.47	
10-11	\$ 621,039.72	
11-12	\$ 339,046.40	
12-13	\$ 141,152.72	
13-14	\$ 185,773.71	
14-15	\$ 276,724.19	
15-16	\$ 486,806.08	\$ 450,829.30
16-17	\$ 272,834.46	\$ 272,834.46
17-18	\$ -	\$ -
18-19	\$ -	\$ -
19-20	\$ -	\$ -
	<b>\$ 9,509,056.45</b>	<b>\$ 723,663.76</b>

## Planning staff then:

- 1 Director
- 2 Project Manager
- 1 Construction Supervisor
- 1 Technician

## Planning Staff now:

- 1 Director
- 2 Project Managers
- 1 Construction Supervisor
- 1 Technician
- 1 Administrative Assistant

# The Capital Investment Financial Plan

Year #	Fiscal Year	Bond Proceeds	Expenses	Salaries+Benefits	Total	Balance	Interest	Other	Total Capital Revenue	Grand Total
	2014-15	\$ 25,999,279	\$ 877,623	\$ 11,410	\$ 889,033	\$ 25,110,246	\$ 2,308		\$ 26,001,587	\$ 37,201,587
1	2015-16		\$ 13,732,888	\$ 357,215	\$ 14,090,103	\$ 11,020,143	\$ 114,063	\$ 582,657	\$ 696,720	\$ 745,959
2	2016-17		\$ 5,800,400	\$ 389,551	\$ 6,189,951	\$ 4,830,192	\$ 106,226	\$ 86,771	\$ 192,997	\$ 192,997
3	2017-18	\$ -	\$ 20,000,000	\$ 407,079	\$ 20,407,079	\$ (15,576,887)			\$ -	\$ -
4	2018-19	\$ 40,000,000	\$ 14,000,000	\$ 667,256	\$ 14,667,256	\$ 9,755,857			\$ 40,000,000	\$ 50,000,000
5	2019-20		\$ 8,000,000	\$ 683,937	\$ 8,683,937	\$ 1,071,920			\$ -	\$ -
6	2020-21	\$ 40,000,000	\$ 20,000,000	\$ 701,036	\$ 20,701,036	\$ 20,370,884			\$ 40,000,000	\$ 50,000,000
7	2021-22	\$ -	\$ 14,000,000	\$ 718,562	\$ 14,718,562	\$ 5,652,322			\$ -	\$ -
8	2022-23		\$ 8,000,000	\$ 736,526	\$ 8,736,526	\$ (3,084,204)			\$ -	\$ -
9	2023-24	\$ 40,000,000	\$ 20,000,000	\$ 754,939	\$ 20,754,939	\$ 16,160,858			\$ 40,000,000	\$ 60,000,000
10	2024-25		\$ 14,000,000	\$ 773,812	\$ 14,773,812	\$ 1,387,045			\$ -	\$ -
					\$ -	\$ 1,387,045			\$ -	\$ -
					\$ -				\$ -	\$ -
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					\$ -				\$ -	\$ -
		\$ 145,999,279	\$ 138,410,911	\$ 6,201,323	\$ 144,612,234				\$ 146,891,304	\$ 198,140,543





# Project Updates



Conejo Valley Unified School District

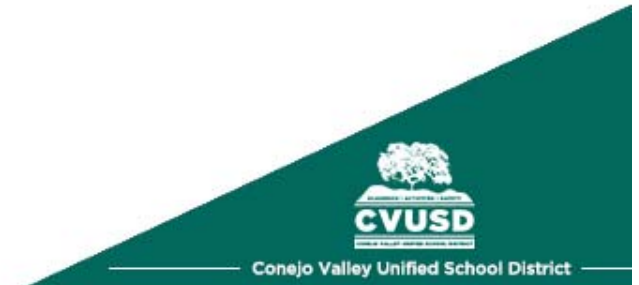
# Summer 2018 Projects Completed

- HVAC
  - Thousand Oaks High



# Summer 2018 Projects Completed

- HVAC
  - Los Cerritos Middle





# Summer 2018 Projects Completed

- Roofing  
Cypress Elementary



Before



After



Conejo Valley Unified School District

# Summer 2018 Projects Completed

- Roofing  
Sequoia Middle



Before



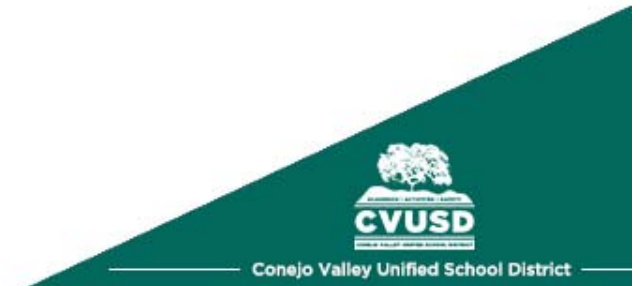
After





# Summer 2018 Projects Completed

- **Door and Building Signage (after)**  
Walnut & Glenwood



# Summer 2018 Projects Completed

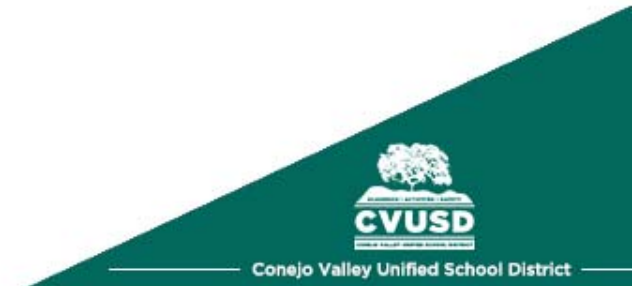
- MPR Modernization  
Weathersfield



Before



After





# Summer 2018 Projects Completed

- **New STEM Building – Modular Removal**  
Westlake High



After



Conejo Valley Unified School District



# Summer 2018 Projects Completed

- Campus Painting (after)  
Glenwood



# Summer 2018 Projects Completed

- Campus Painting (after)  
Ladera



Conejo Valley Unified School District

# Summer 2018 Projects Completed

- Campus Painting (after)  
Westlake





# Summer 2018 Projects Completed

- **Playground Replacement (after)**  
Conejo Elementary



Conejo Valley Unified School District

# Summer 2018 Projects Completed

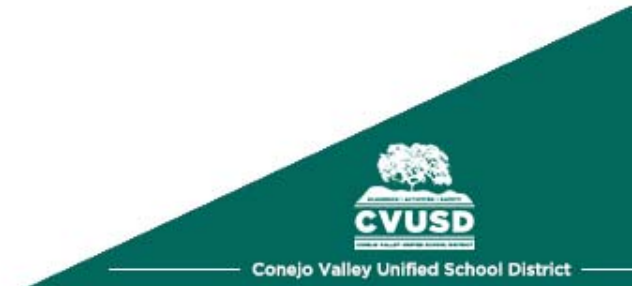
- Aquatic Center Refurbishment (before)  
Newbury Park High





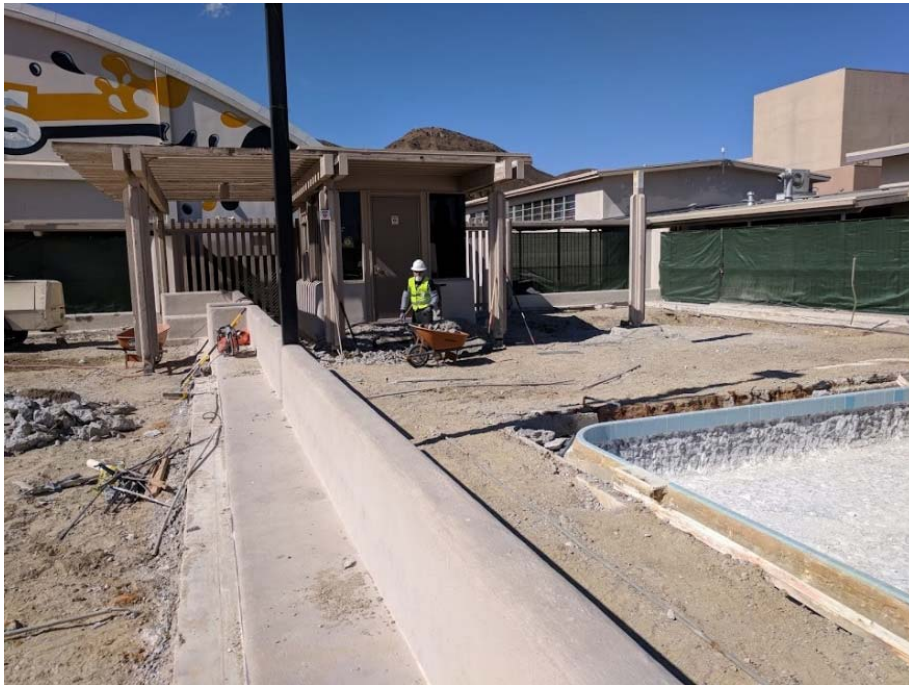
# Summer 2018 Projects Completed

- Aquatic Center Refurbishment (after)  
Newbury Park High



# Summer 2018 Projects Completed

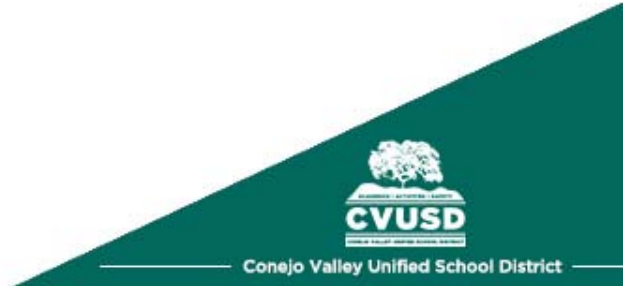
- **Aquatic Center Refurbishment - Pergola**  
Newbury Park High



Before



After





# Summer 2018 Projects – TOPASS Funded

- Rubber Track Resurfacing (after)  
Thousand Oaks High

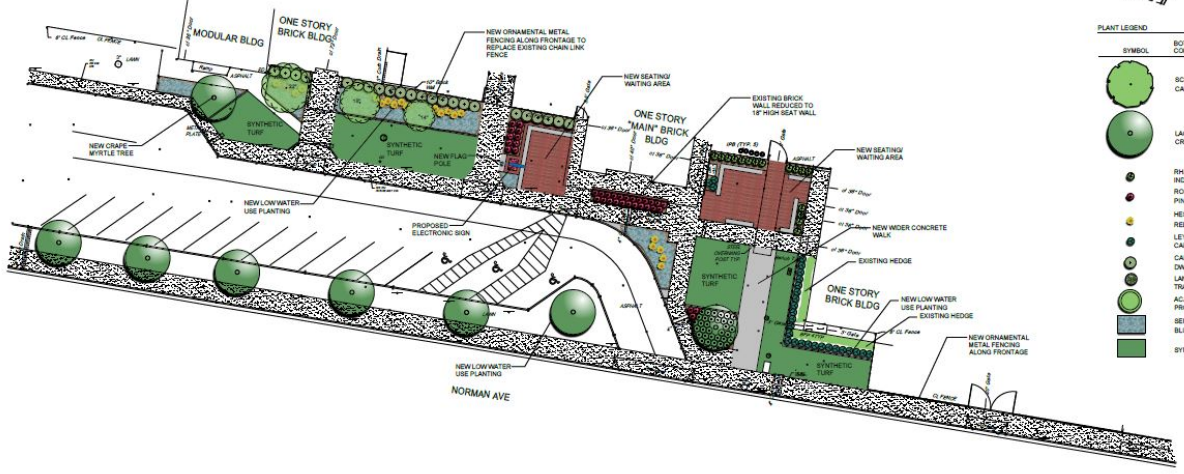
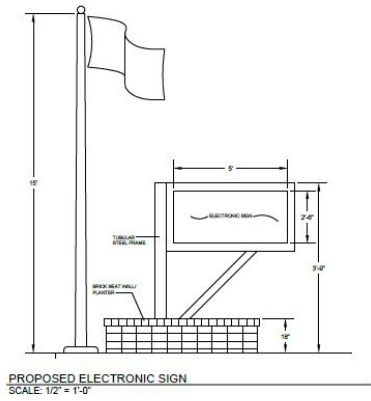


Conejo Valley Unified School District



# Landscape Beautification

## Acacia Elementary School



PLANT LEGEND

SYMBOL	BOTANICAL NAME/ COMMON NAME
	SCORPUS MOLLE CALIFORNIA PEPPER
	LAGERSTROEMIA TUSCARORA ORANGE MYRTLE
	RHAPHIDOPHYS I 'BALLERINA' ROSA 'ELECTRIC BLANKET' PINK GROUNDCOVER ROSE
	HEPERALOE PARVIFLORA RED YUCCA
	LEWISIA CONDENSATUS 'CANYON PRINCE' CANYON PRINCE WILD EYE
	CALLISTEMON V. 'LITTLE JOHNY' DWARF BOTTLEBRUSH
	LANTANA MEXICOTENSIS TRAILING LANTANA
	ACACIA LOW BOY PROSTRATE ACACIA
	SENECIO REPENS BLUE CHALK STICKS
	SYNTHETIC TURF

UNDERGROUND SERVICE ALERT  
CALL : TOLL FREE 1-800-227-2600  
TWO WORKING DAYS BEFORE YOU DIG

JORDAN, GILBERT & BAIN  
LANDSCAPE ARCHITECTS, INC.  
400 NORTH AVENUE, SUITE 100  
THOUSAND OAKS, CA 91320  
(805) 462-3841 FAX (805) 462-1894  
www.jordan-gilbert.com

REVISIONS

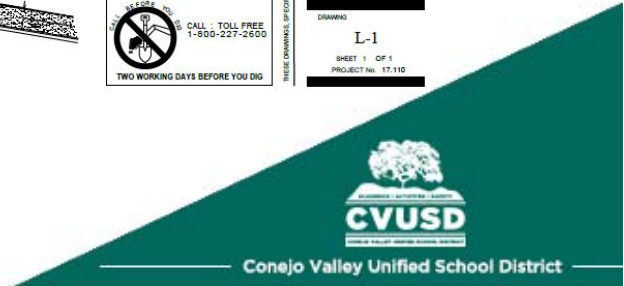
NO.	DATE	DESCRIPTION

CLIENT  
CONEJO VALLEY SCHOOL DISTRICT  
1400 E. JANSSEN ROAD  
THOUSAND OAKS, CA 91362

SHEET TITLE  
PRELIMINARY LANDSCAPE PLAN  
PROJECT  
ACACIA ELEMENTARY SCHOOL  
55 W. NORMAN AVE.  
THOUSAND OAKS, CA 91360

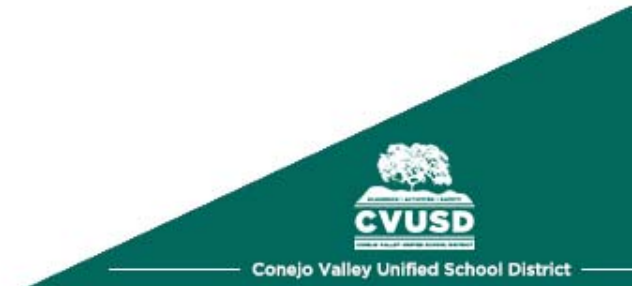
DATE	BY	CHECKED	DATE

Drawing  
L-1  
SHEET 1 OF 1  
PROJECT No. 17.110



# Landscape Beautification

*Acacia Elementary School*





# Landscape Beautification

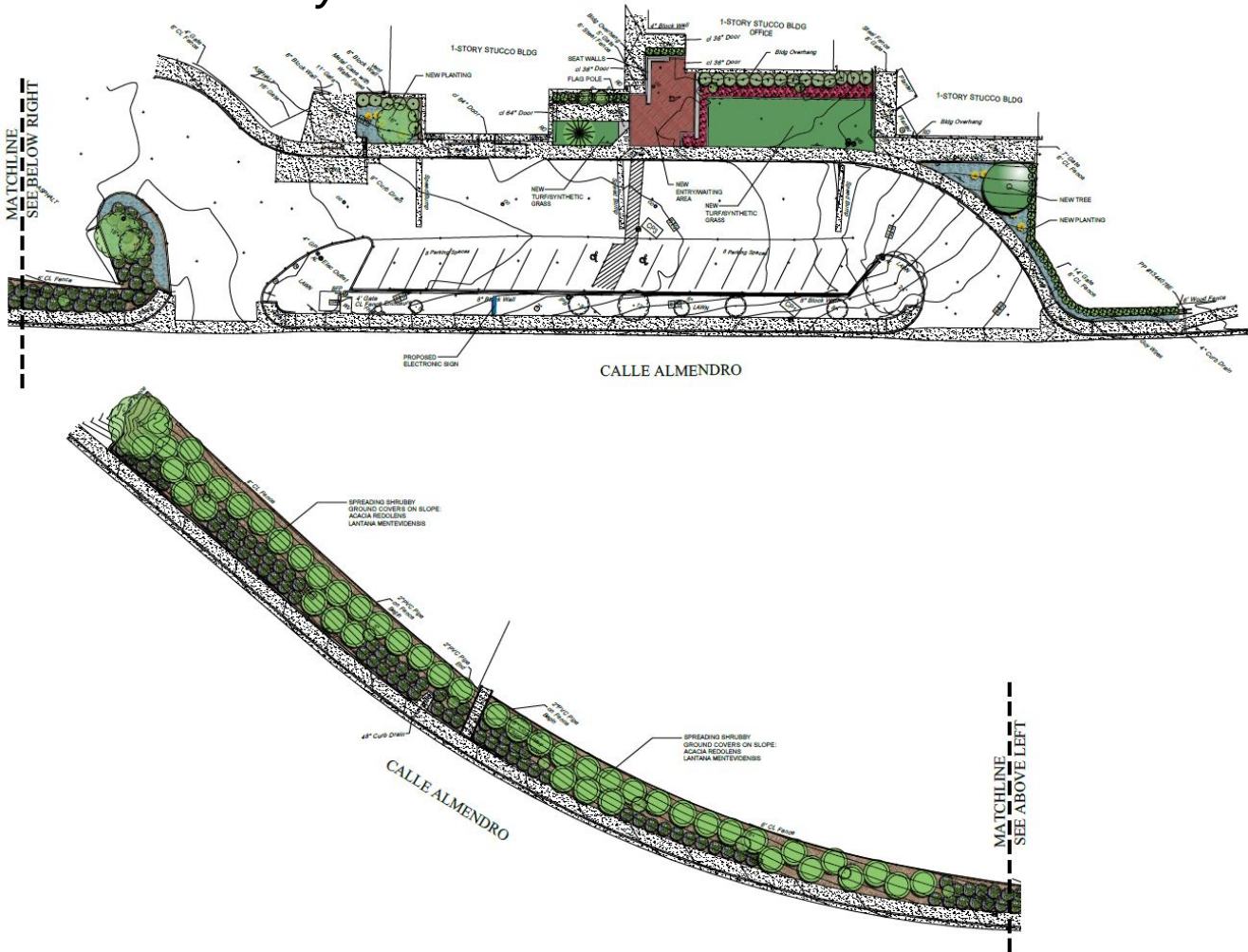
*Acacia Elementary School*



Conejo Valley Unified School District

# Landscape Beautification

## Ladera Elementary School



**JORDAN, GILBERT & BAIN**  
 LANDSCAPE ARCHITECTS, INC.  
 426 NORTH OAKLAND AVE., SUITE 100 CA 94612  
 (925) 842-2841 FAX (925) 842-2844  
 www.jordan-gilbert.com

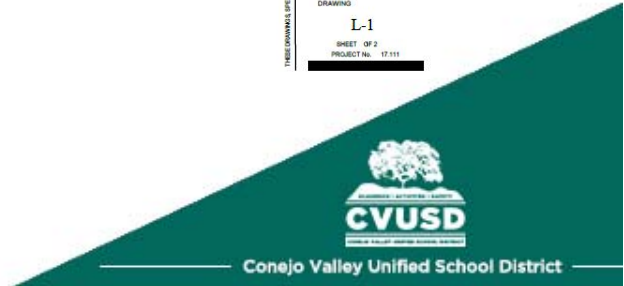
NO.	DATE	BY	DESCRIPTION

CLIENT  
**CONEJO VALLEY SCHOOL DISTRICT**  
 1400 E. JANSSE ROAD  
 THOUSAND OAKS, CA 91362

SHEET TITLE  
**PRELIMINARY LANDSCAPE PLAN**  
 PROJECT  
**LADERA MIDDLE SCHOOL**  
 1211 CALLE ALMENDRO  
 THOUSAND OAKS, CA 91360

DRAWN	DATE	BY

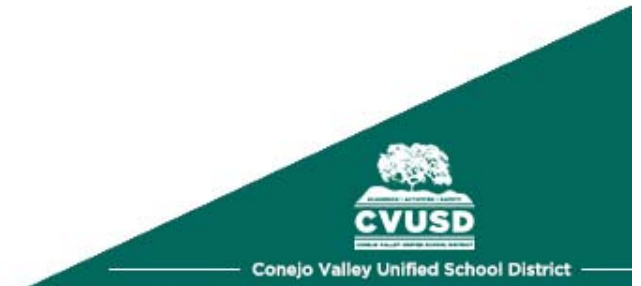
DRAWING  
**L-1**  
 SHEET OF 2  
 PROJECT No. 17-111





# Landscape Beautification

*Ladera Elementary School*



# Landscape Beautification

*Ladera Elementary School*



Conejo Valley Unified School District



# Landscape Beautification

*Ladera Elementary School*



Conejo Valley Unified School District

# Upcoming 2018/2019 Projects

- **Security Cameras**
  - NPHS, TOHS, WHS
- **Safety & Security Office Modifications**
  - Acacia, Conejo, Glenwood, Ladera, Lang Ranch, Redwood, Sequoia, Sycamore Canyon, Walnut
- **Electronic Marquee**
  - Banyan, Maple
- **Shade Structure**
  - EARTHS
- **Playground**
  - Conejo, Madrona
- **PROJECTS IN DESIGN:**





# STEM Building Design Concept

*Westlake High School*



»Dougherty



Conejo Valley Unified School District

# Library Design Concept

*Thousand Oaks High School*



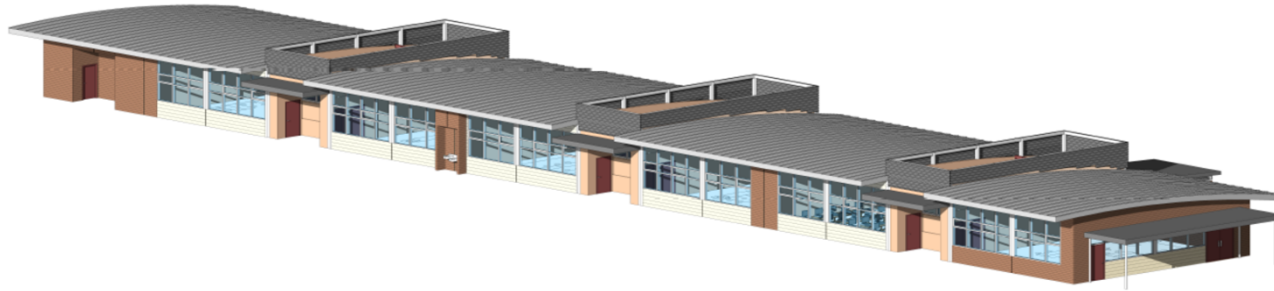
»Dougherty



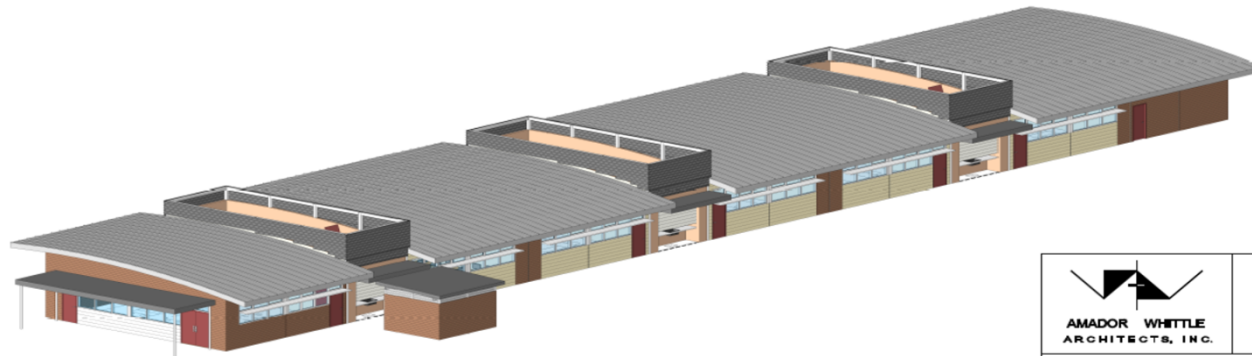
Conejo Valley Unified School District

# STEAM Building Design Concept


*Redwood Middle School*

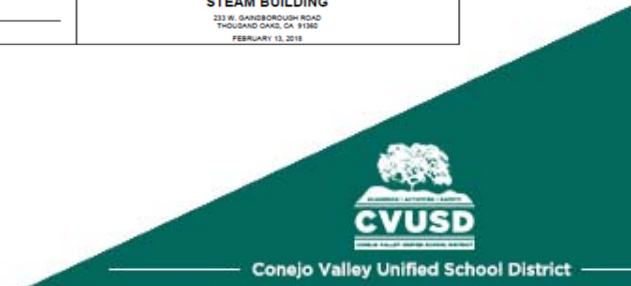


① FRONT AXONOMETRIC VIEW



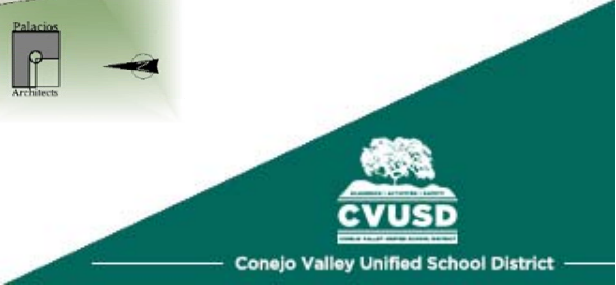
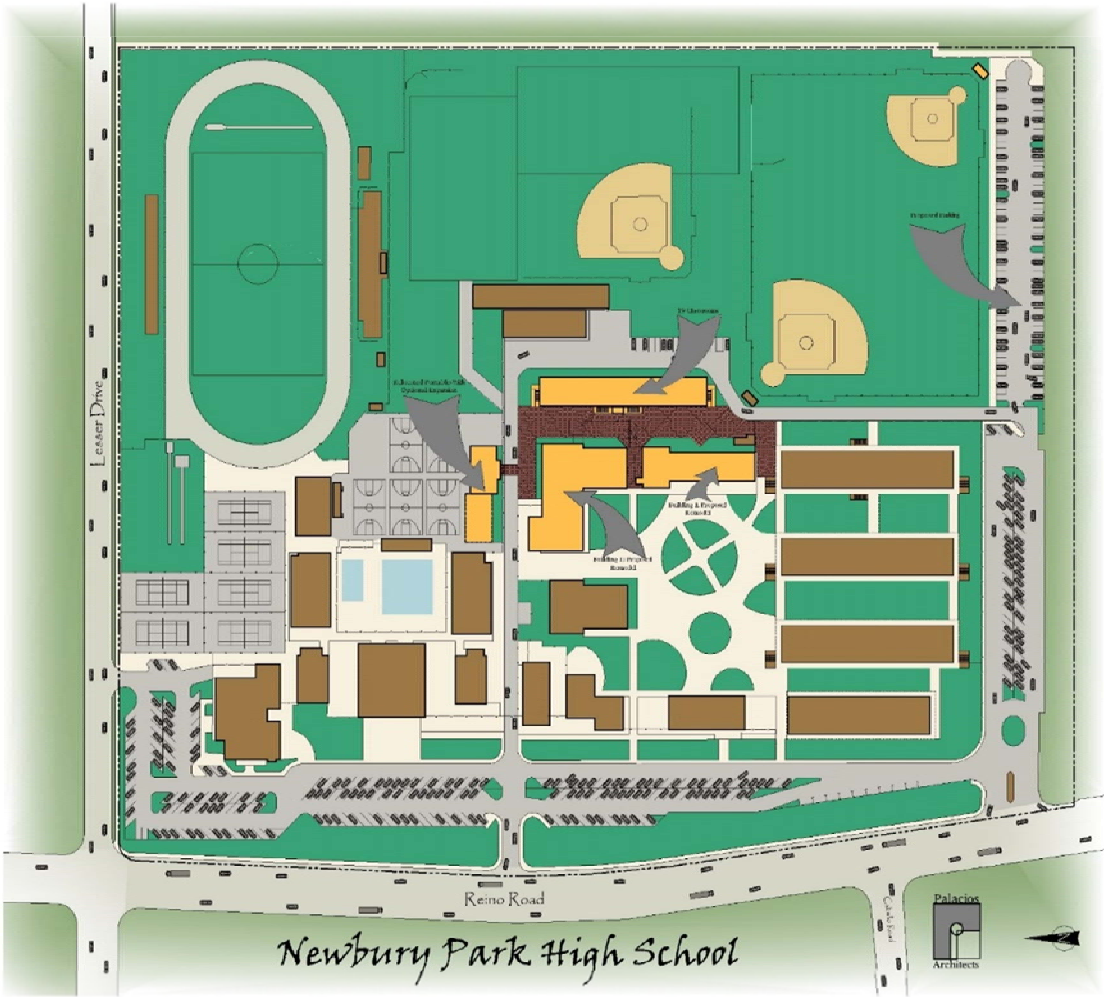
② REAR AXONOMETRIC VIEW

 <b>AMADOR WHITTLE ARCHITECTS, INC.</b>	<small>2828 ASQUARA ROAD, SUITE 203 ACORN HILLS, CA 91201 (951) 951-2025 (916) 941-9017</small>
<b>REDWOOD MIDDLE SCHOOL STEAM BUILDING</b> <small>231 W. GAINSBOROUGH ROAD THOUSAND OAKS, CA 91320 FEBRUARY 13, 2018</small>	



# Girls Softball Field Design Concept

*Newbury Park High School*



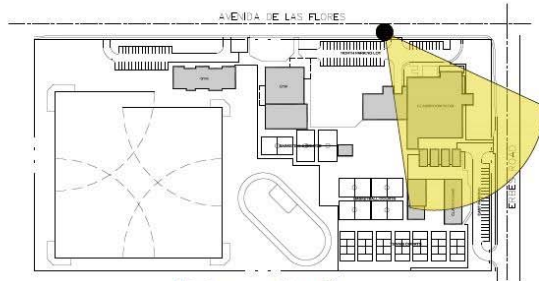


# Exterior Façade Improvements

## Los Cerritos Middle School



View from Entry



Reference Site Plan



Existing View

Los Cerritos Middle School

2100 E. Avenida De Las Flores  
Thousand Oaks, CA

Campus Beautification Plan



Project 14183  
Date 14 June 2014



2282 South Broadway, Suite 300, CA 91320  
Phone 805-520-0000 Fax 805-520-0100



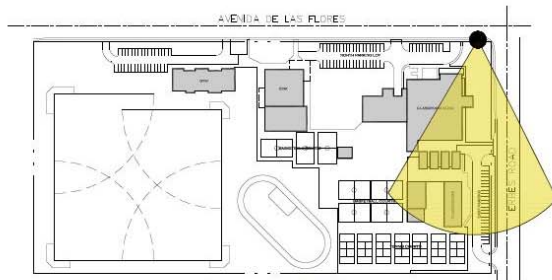
Conejo Valley Unified School District

# Exterior Façade Improvements

## Los Cerritos Middle School



View from Courtyard



Reference Site Plan



Existing View

Los Cerritos Middle School

2100 E. Avenida De Las Flores  
Thousand Oaks, CA

Campus Beautification Plan

Architects  
**PALACIOS**  
2000 South Broadway • Thousand Oaks, CA 91320  
Phone (805) 834-0028 Fax (805) 834-3730  
Project 11553  
Date 14 June 2012



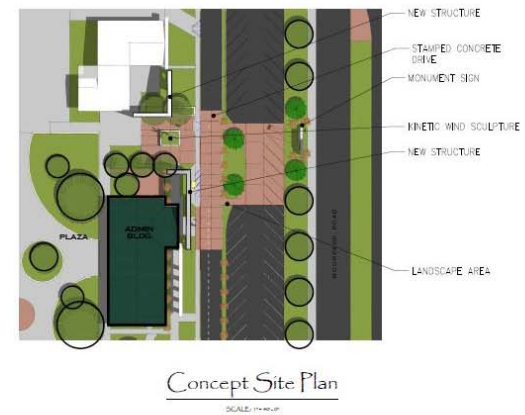
Conejo Valley Unified School District





# Exterior Modernization

## Thousand Oaks High School



Thousand Oaks High School

2325 N. Moorpark Rd.  
Thousand Oaks, CA

Conceptual Improvement Plan 4

Scale: NTS



Conejo Valley Unified School District



# Exterior Modernization

## Thousand Oaks High School



### Existing Parking

Parallel waiting - 35 spaces  
 Angled one way parking - 126 spaces



### Concept Parking Scheme

Parallel waiting - 16  
 Angled waiting - 26 totaling 42 spaces (make some of these ADA spaces better relationship and safer, this will reduce count)  
 Perpendicular parking - 152 parking spaces, 20% increase in parking Provides better circulation through site.  
 Additional focus roundabout accentuates entry to school.

Thousand Oaks High School

2525 N Moorpark Rd.  
 Thousand Oaks, CA

Conceptual Improvement Plan 5

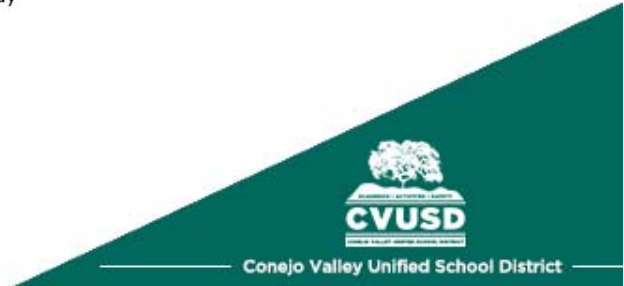
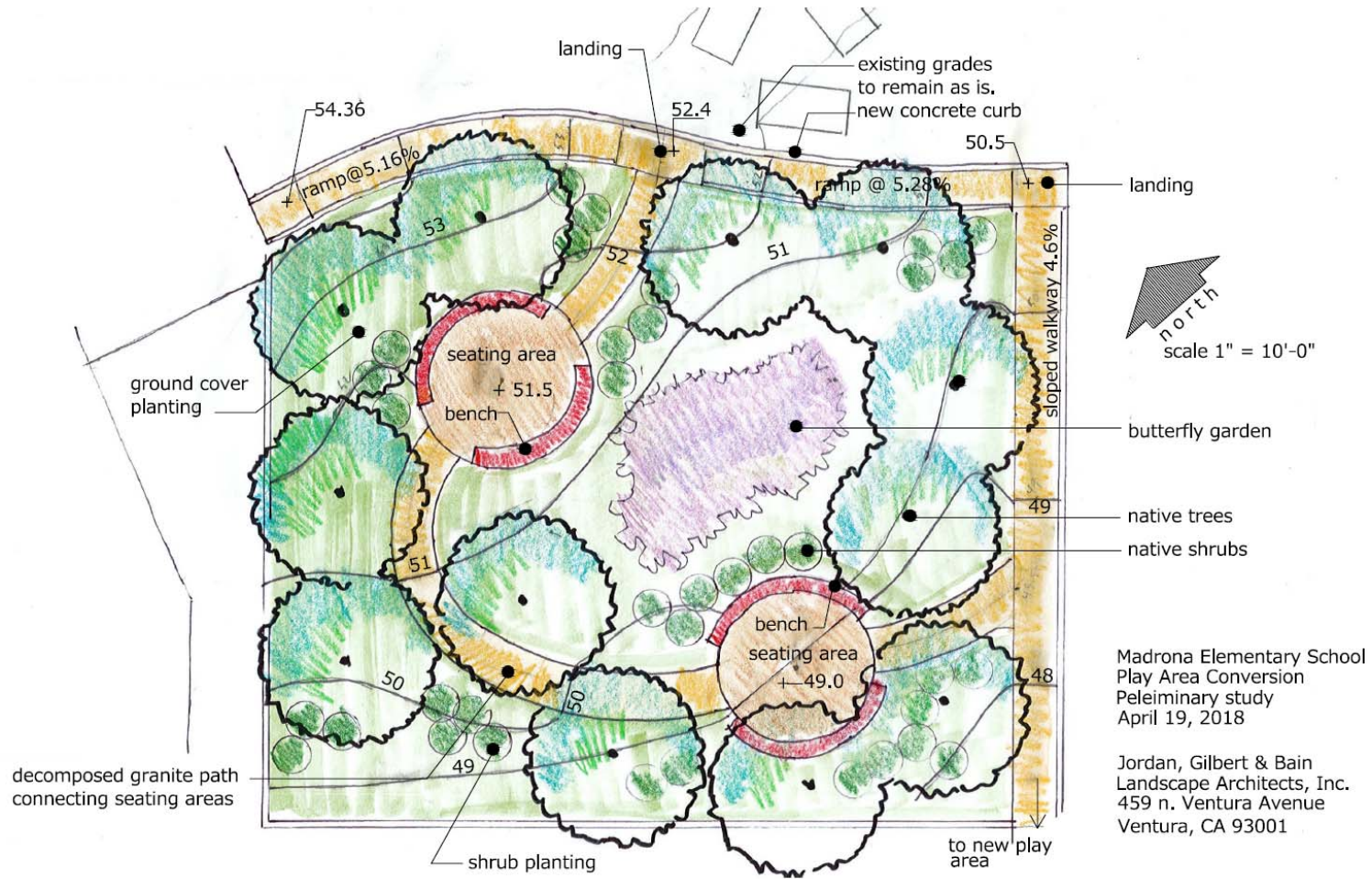
Scale: NTS



Conejo Valley Unified School District

# Landscape Beautification – Preliminary Study

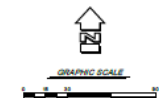
Madrona Elementary





# Landscape Beautification

## Westlake Hills Elementary



UNDERGROUND SERVICE ALERT  
 CALL TOLL FREE 1-800-227-2600  
 TWO WORKING DAYS BEFORE YOU DIG

JORDAN, GILBERT & BAIN  
 LANDSCAPE ARCHITECTS, INC.  
 350 W. 10TH ST., SUITE 200, DENVER, CO 80202  
 (303) 532-2611 FAX (303) 860-1876  
 WWW.JGBA.COM

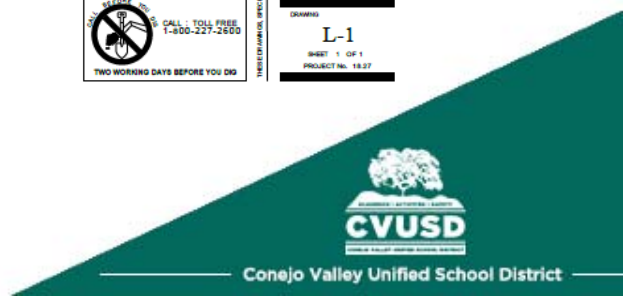
NO.	DATE	BY	DESCRIPTION

CLIENT  
 C.V.U.S. DISTRICT  
 1400 EAST JANKS ROAD  
 THOUSAND OAKS CA. 91362

PROJECT  
 WESTLAKE HILLS ELEMENTARY  
 3333 MEDICINE BOW CT.  
 WESTLAKE VILLAGE, CA.

DATE	BY	APP.	DATE

DRAWING  
 L-1  
 SHEET 1 OF 1  
 PROJECT No. 18.27





# Landscape Beautification

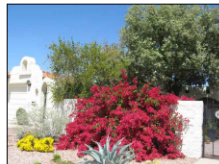
## Wildwood Elementary



AGAVE ATTENUATA  
BLUE AGAVE (WITH CHARISKOS GROUND COVER)

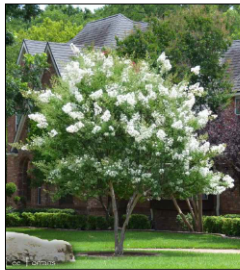


LAGERSTROEMIA INDIA 'NATCHEZ'  
NATCHEZ GRAPE MYRTLE



BOUGAINVILLEA SPECIES  
(SHRUB FORM)

**JORDAN, GILBERT & BAIN**  
LANDSCAPE ARCHITECTS, INC.  
400 SOUTH BENTLEY AVE. SUITE 100  
THOUSAND OAKS, CA 91320  
(805) 444-3651 FAX (805) 433-7874  
www.jordan-gilbert-bain.com



OLEO EUROPAEA 'WILSONI'  
WILSONI OLIVE (FRUITLESS) - MULTI-TRUNK TREE



SALVIA 'HOT LIPS'  
HOT LIPS SAGE

**CONCEPT LANDSCAPE PLAN PLANTS**  
WILDWOOD ELEM. SCHOOL  
THOUSAND OAKS, CALIFORNIA



LAVANDULA  
LAVENDER



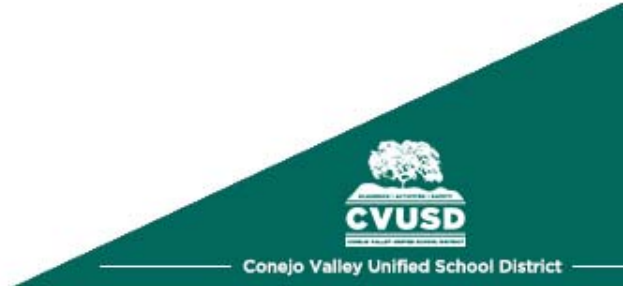
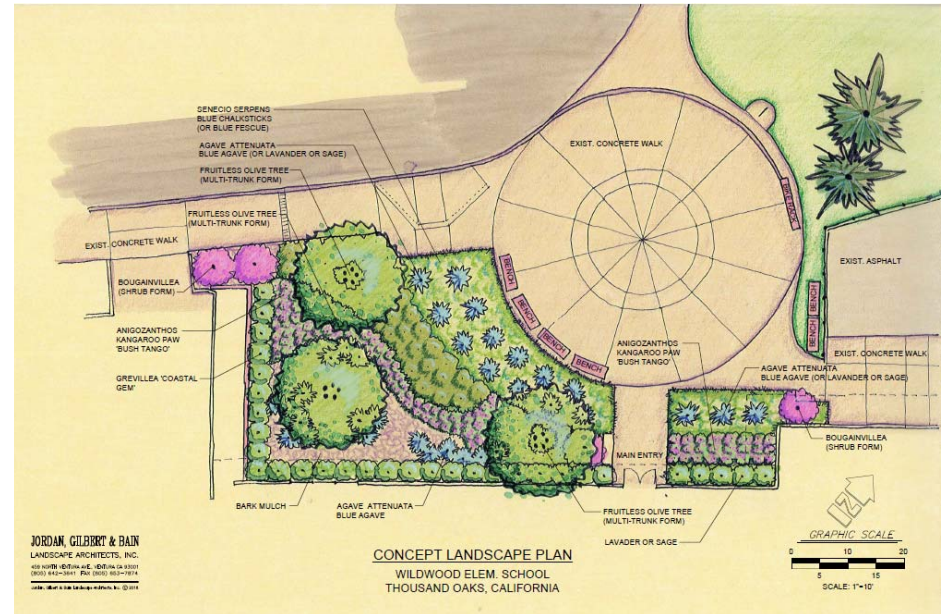
SENECIO SERPENS  
BLUE CHALKSTICKS  
(OR BLUE FESCUE)



ANIGOZANTHOS  
KANGAROO PAW  
'BUSH TANGO'

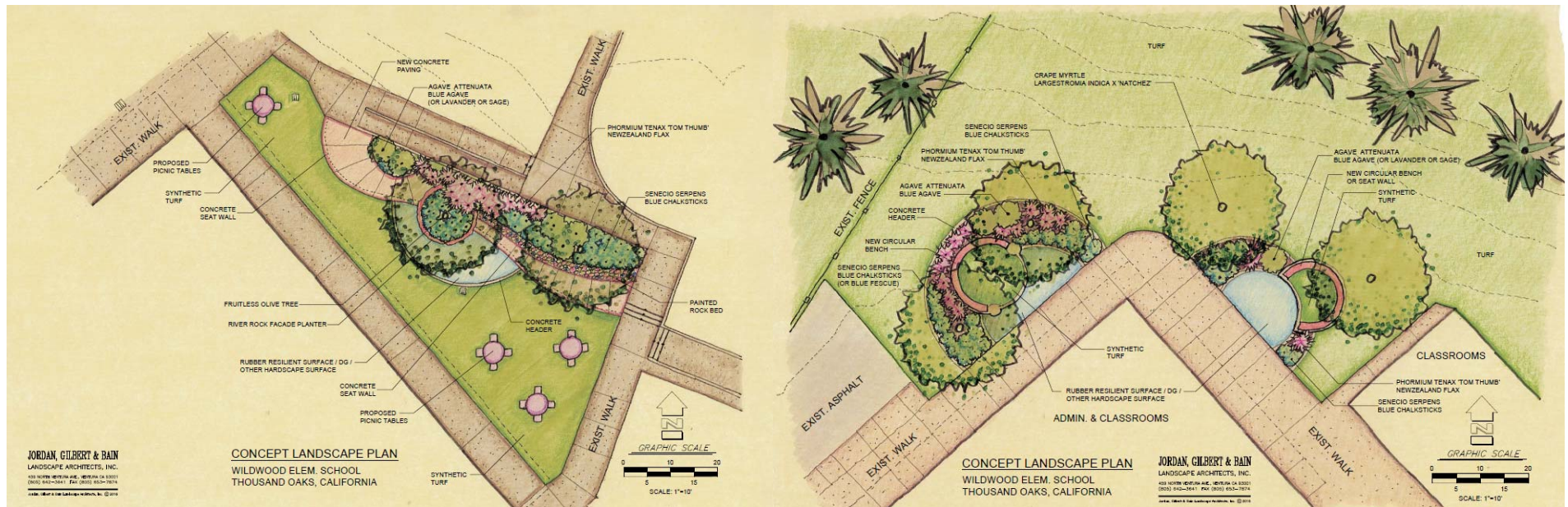


GREVILLEA LANIGERA 'COASTAL GEM'  
COASTAL GEM GREVILLEA



# Landscape Beautification

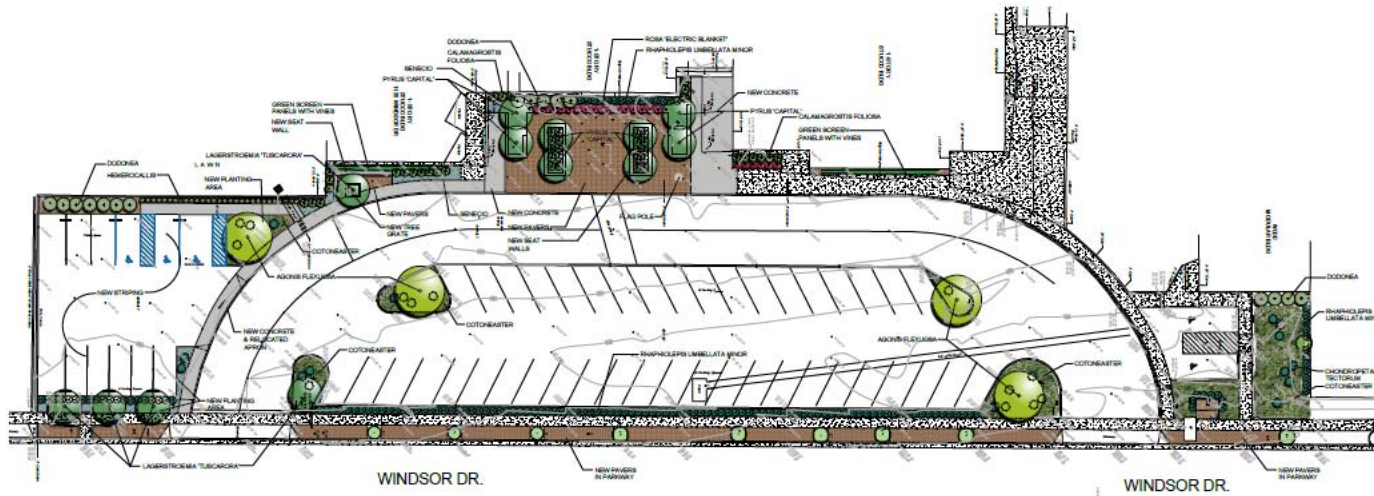
## Wildwood Elementary





# Landscape Beautification

## Glenwood Elementary



**JORDAN, GILBERT & BACH**  
 LANDSCAPE ARCHITECTS, INC.  
 1800 W. 10TH ST. SUITE 100  
 THOUSAND OAKS, CA 91320  
 TEL: 805-461-1000 FAX: 805-461-1004

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMIT
2	11/11/11	ISSUED FOR PERMIT
3	11/11/11	ISSUED FOR PERMIT
4	11/11/11	ISSUED FOR PERMIT
5	11/11/11	ISSUED FOR PERMIT
6	11/11/11	ISSUED FOR PERMIT
7	11/11/11	ISSUED FOR PERMIT
8	11/11/11	ISSUED FOR PERMIT
9	11/11/11	ISSUED FOR PERMIT
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11	11/11/11	ISSUED FOR PERMIT
12	11/11/11	ISSUED FOR PERMIT

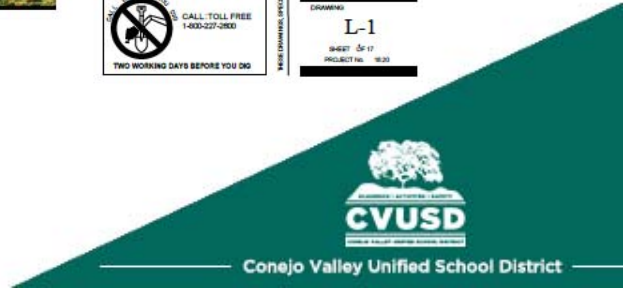
CITY OF  
**CONJO VALLEY UNIFIED  
 SCHOOL DISTRICT**  
 1400 E. JAMES ROAD  
 THOUSAND OAKS, CA 91362

PROJECT  
**PRELIMINARY  
 LANDSCAPE PLAN**  
 PROJECT  
**GLENWOOD ELEMENTARY**  
 1135 WINDSOR DRIVE  
 THOUSAND OAKS, CA 91360

DATE	BY	DESCRIPTION
11/11/11	JGB	ISSUED FOR PERMIT
11/11/11	JGB	ISSUED FOR PERMIT
11/11/11	JGB	ISSUED FOR PERMIT
11/11/11	JGB	ISSUED FOR PERMIT
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11/11/11	JGB	ISSUED FOR PERMIT
11/11/11	JGB	ISSUED FOR PERMIT

**UNDERGROUND SERVICE ALERT**  
 CALL TOLL FREE  
 1-800-277-2800  
 TWO WORKING DAYS BEFORE YOU DIG

DRAWING  
**L-1**  
 SHEET 11  
 PROJECT NO. 1133





# Paige Lane Improvement

## Conejo Valley High School

### CITY OF THOUSAND OAKS PUBLIC WORKS DEPARTMENT

## IMPROVEMENT PLANS

### CONEJO VALLEY HIGH SCHOOL

**PUBLIC UTILITY AUTHORIZATION FOR OPERATION**

**WATER:** CALIFORNIA AMERICAN WATER COMPANY  
2439 W. HILLCREST DRIVE  
NEWBURY PARK, CA 91325  
BILL WEISS (805) 498-4770

**WASTEWATER:** CITY OF THOUSAND OAKS  
2100 THOUSAND OAKS BLVD.  
THOUSAND OAKS, CA 91320  
BRAD BUSELL (805) 494-2423

**GAS:** SOUTHERN CALIFORNIA GAS COMPANY  
8400 CAWDALE AVE., P.O. BOX 2300  
CHATTSWORTH, CA 91311  
ERIC ENG (818) 701-3528

**ELECTRICITY:** SOUTHERN CALIFORNIA EDISON COMPANY  
2888 FOOTHILL DR.  
THOUSAND OAKS, CA 91320  
TONY WILLARD (805) 494-7618 OR (805) 855-4555

**TELEPHONE:** FRONTIER COMMUNICATIONS  
201 FLINN DR.  
CARMARILLO, CA 92012  
KEN LEWIS (805) 388-2773

**CABLE TV:** SPECTRUM COMMUNICATIONS  
425 KNOLL DR.  
VENTURA, CA 93003  
RAUL LOPIZ (805) 726-0037

**DEVELOPER:**  
NAME: CONEJO VALLEY UNIFIED SCHOOL DISTRICT  
ADDRESS: 750 MITCHELL ROAD  
NEWBURY PARK, CA 91320  
TELEPHONE: (805) 498-4557

**DEVELOPER'S ENGINEER:**  
NAME: ENCOMPASS CONSULTANT GROUP  
ADDRESS: 810 S. LAVANNA ST., SUITE 287  
CARMARILLO, CA 92010  
GLENN FACE, P.E.  
TELEPHONE: (805) 418-6701

**SITE PLAN**  
SCALE: 1"=100'

**VICINITY MAP**  
SCALE: 1"=1/2 MI.

**BASES OF BEARINGS AND COORDINATES:**

**BENCHMARK:**

NO.	DESCRIPTION	CITY OF T.O. DWG. NO.
1	COVER SHEET	18-300
2	GENERAL NOTES, ABBREVIATIONS, & LEGEND	18-300
3	GRADING, PAVING, & CHAINAGE PLAN	18-300
4	GRADING, PAVING, & CHAINAGE DETAILS	18-300
5	STREET PLAN - ACROSS ROAD (PRIVATE)	18-300
6	STREET PLAN & PROFILE - PAIGE LN - STA. 30+00 TO STA. 30+300	18-300
7	SECURITY & EROSION CONTROL PLANS (4 SHEETS)	---

**LOCATION:**  
160 EAST JANSSE ROAD  
THOUSAND OAKS, CA 91380

**PERMIT NUMBERS:**

1. ENTITLEMENT PERMIT NO.	SP 2018-0000
2. GRADING PERMIT NO.	---
3. ENCROACHMENT PERMIT NO.	---
4. CONCRETE PAVING PERMIT NO.	---
5. VENTURA COUNTY WATERSHED PROTECTION DISTRICT E/C (RFP) ENCROACHMENT PERMIT NO.	N/A
6. CALTRANS ENCROACHMENT PERMIT NO.	N/A
7. CALVARDMARK TREE PERMIT NO.	N/A

**CERTIFICATE OF "RECORD DRAWINGS"**

I, \_\_\_\_\_, HEREBY CERTIFY, BASED ON MY FIELD OBSERVATION OR INFORMATION PROVIDED BY THE OWNER AND GENERAL CONTRACTORS THAT THE WORK ON SHEET NOS. \_\_\_\_\_ THROUGH \_\_\_\_\_ MARKED AS "RECORD DRAWING" HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THESE PLANS, SPECIFICATIONS, REVISIONS, CHANGE ORDERS, AND FIELD CHANGES.

REGISTERED CIVIL ENGINEER (SIGNATURE) \_\_\_\_\_ DATE \_\_\_\_\_

REGISTERED CIVIL ENGINEER (SIGNATURE) \_\_\_\_\_ DATE \_\_\_\_\_

REGISTERED GEOLOGIST NO. \_\_\_\_\_ DATE \_\_\_\_\_

SOILS ENGINEER NO. \_\_\_\_\_ DATE \_\_\_\_\_

DESIGNED BY: \_\_\_\_\_ DATE: 08/09/2018

DRAWN BY: \_\_\_\_\_ DATE: 08/09/2018

CHECKED BY: \_\_\_\_\_ DATE: 08/09/2018

PREPARED BY: \_\_\_\_\_ DATE: 08/09/2018

ENGINEER'S SEAL: \_\_\_\_\_ NO. 91468

PREPARED BY: **ECG** ENGINEERING CONSULTANTS GROUP INC. 15000 ISLAND WIDEWAY WASHINGTON, DC 20007

REVIEWED BY: VENTURA COUNTY FIRE DEPARTMENT	DATE: _____	<b>CITY OF THOUSAND OAKS PUBLIC WORKS DEPARTMENT</b>  <b>IMPROVEMENT PLANS</b>  <b>CONEJO VALLEY HIGH SCHOOL</b>  <b>COVER SHEET</b> DP 2018-X  CITY OF THOUSAND OAKS DWG. NO. _____ SHEET ____ OF ____
REVIEWED FOR PERMIT ISSUANCE BY: CITY OF THOUSAND OAKS	DATE: _____	
DEVELOPMENT ENGINEER	DATE: _____	
PLANNING DIVISION	DATE: _____	
TRAFFIC ENGINEER	DATE: _____	
BLOOD DIVISION - ADA COMPLIANCE	DATE: _____	
TOD/COA	DATE: _____	

**NOTE: NOTIFY PUBLIC WORKS INSPECTOR A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.**

**NOTE: CONTRACTOR SHALL TELEPHONE UNDERGROUND SERVICE ALERT (USA) 1-800-422-4133 A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.**

**REVISIONS:**

NO.	DESCRIPTION OF CHANGE	R.C.S.	DATE	P.D.E.	DATE

**CONTACT INFORMATION:**

**DIGALERT** 24 HOURS TOLL FREE 1-800-472-4133

**VENTURA COUNTY** 1-800-422-4133

