

CVUSD | *Facilities Master Plan*

ASPEN
ELEMENTARY SCHOOL

CVUSD – THOUSAND OAKS CLUSTER SURVEY

Aspen Elementary School | *Survey*

1870 Oberlin Avenue | Thousand Oaks, CA 91360

Conejo Valley Unified School District

December 9th, 2016



Dougherty

3194 D Airport Loop

Costa Mesa, 92626

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Existing Site Summary

Neighborhood:

CVUSD Aspen Elementary School is located in the City of Thousand Oaks on a 10.98 acre site bound by Marlowe Street (north), and Oberlin Street (West). The major intersection is Marlowe Street and West Janss Road. The 23 freeway runs east of the campus.

Instruction:

The school serves TK through 5th grades and is one of the few schools in the district with increasing enrollment with expected growth of over 30 students since 2014. The school has several after school programs including math tutoring, dance, art, sewing, cooking, robotics, chorus, band and karate. The schools strong after school programs are considered one of the drivers for its projected increase in enrollment.

Summary of Facilities:

The main core buildings on the campus were built in 1969 composed of a brick structure with exposed rafters supporting the roof. A new assembly and multi purpose building added in 1994 and conversion of the old multi purpose into the main administration building with a library and additional classrooms provides for a well defined entrance for the surrounding community. Additional modular buildings were added in 1999 to handle the increasing student population and remain on site today. No major construction of buildings has occurred after 1999. The original structure with its large roof rafters on the exterior of the building are showing significant aging and deterioration in certain locations.

There are a number of projects that have recently been completed including HVAC replacement throughout campus and re-controlled at the administration building, as well as LED lighting upgrades with occupancy sensors, and new entry fence and gates.

Building Systems:

The major building systems have been upgraded throughout the campus with exception of electrical work which is in need of upgrading to handle the increased power demands as the schools technology has increased.

Technology:

The site includes the Wi-Fi in every classroom, as well as promethean boards (interactive projection screen boards) and chrome books for the students to use in every classroom as well as charging carts and Ipads for the younger kids. All rooms have a bank of tablets or computers. 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 air handling units and cooling towers have been recently upgraded, as has the lighting throughout campus with LED lights and occupancy sensors. Because of the large relatively low sloping roofs throughout campus solar power generation could be an area of additional energy consumption reduction. Current, electrical power throughout campus is insufficient including insufficient number of outlets in each room to handle technology upgrades.

Site Attributes:

- Brick Buildings over 40 years old in fair condition
- Relatively new Multi Purpose building with ramp access to the stage
- Mature landscape and appealing environment
- Large Playground Area including grass fields multiple play structures and blacktop area.
- New entry fence

Site Deficiencies:

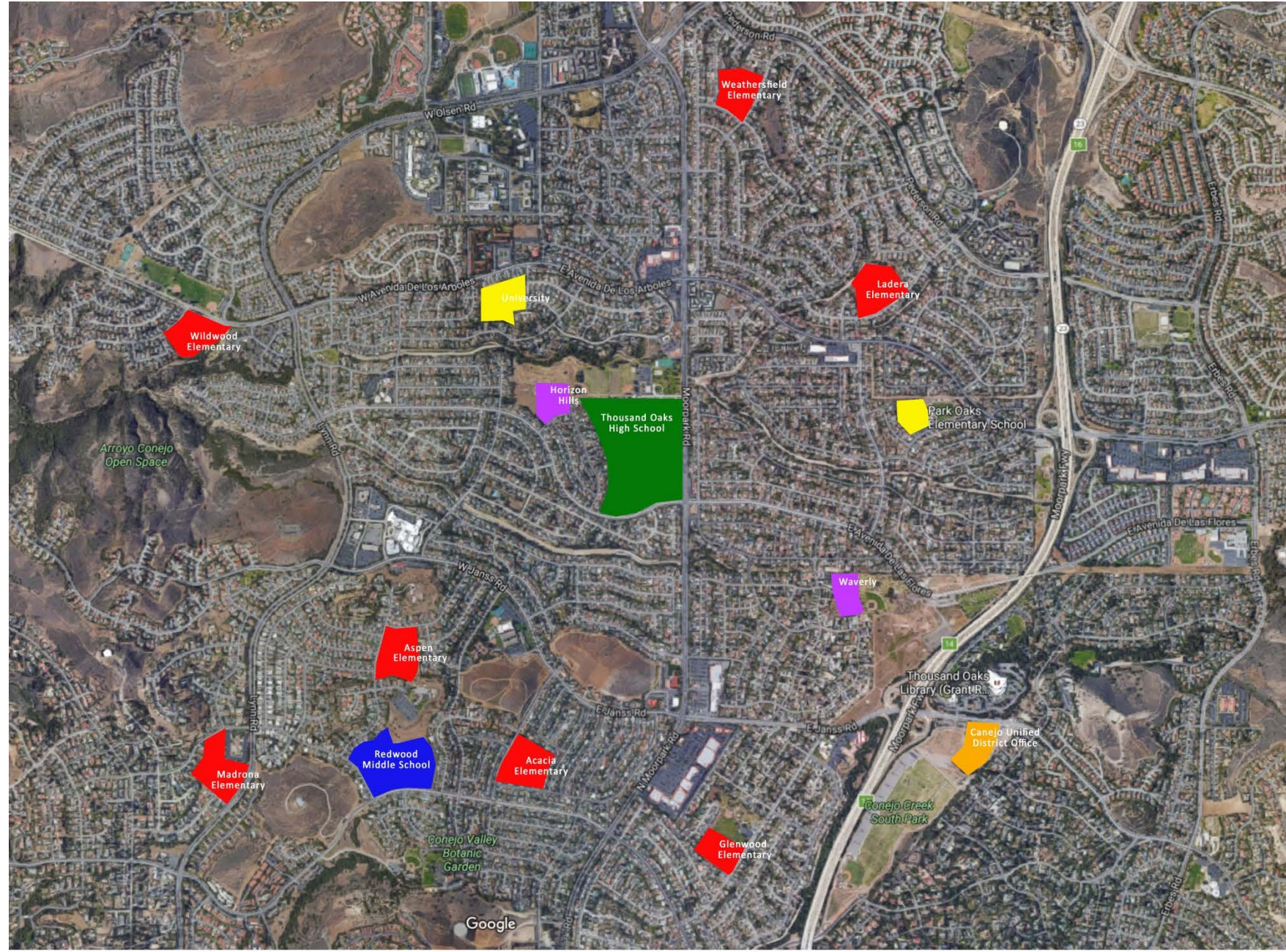
- Main entrance relies on buzzer to function. Students have to briefly step out of campus to enter the administration building.
- Insufficient shading on the playground
- Wood rot, paint peel and corroded metal surfaces
- Lack of lighting in parking lot
- Inadequate electrical capacity to support the campus
- Lack of natural daylighting in the library
- No plumbing in portable buildings
- Poor condition of interior finishes
- HVAC and roofing requires replacement. Admin. Building HVAC needs optimization
- No light switch for the main MPR space

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CVUSD Thousand Oaks Cluster



Legend

- Elementary School
- Middle School
- High School
- Other (Adult Education, Early Education)
- Charter, Non K-12
- District Office

CVUSD Thousand Oaks Cluster Sites

LOCATION CODE	SITE NAME	SCHOOL MANAGEMENT SERVICES SITE TYPE	GRADE LEVEL CONFIG
1 010	ACACIA ELEMENTARY	Elem. School	TK- 5
3 020	ASPEN ELEMENTARY	Elem. School	TK- 5
13 080	GLENWOOD ELEMENTARY	Elem. School	TK- 5
14 090	HORIZON HILLS	Pre K, Adult ED	MISC.
15 100	LADERA ELEMENTARY	Span Magnet	K- 5
18 120	MADRONA ELEMENTARY	Elem. School	TK- 5
23 170	PARK OAKS (BRIDGES)	Elem. School (Charter)	K- 5
24 180	REDWOOD MIDDLE SCHOOL	Middle School	6-8
27 200	THOUSAND OAKS HIGH SCHOOL	High School	9-12
29 220	UNIVERSITY	Elem. School	TK-5
31 240	WAVERLY	Adult ED / Special ED	MISC.
32 250	WEATHERSFIELD ELEMENTARY	Elem. School	TK-5
36 290	WILDWOOD ELEMENTARY	Elem. School	K-5
12 000	DISTRICT OFFICE	NA	NA
14	Totals Sites		

Community Resources

DESCRIPTION	LOCATION	CITY
Thousand Oaks Community Ctr.	2525 N Moorpark Road	Thousand Oaks
Thousand Oaks Community Park	2525 N Moorpark Road	Thousand Oaks
Conejo Valley Shopping Center	Moorpark Road	Thousand Oaks
Conejo Valley Art Museum	197 N Moorpark Road	Thousand Oaks
Conejo Community Center	1175 Hendrix Avenue	Thousand Oaks
Spring Meadows Park	3283 Spring Meadow Avenue	Thousand Oaks
Conejo Creek Equestrian Park	1350 E Avenida De Las Flores	Thousand Oaks
Glenwood Park	Windsor Drive	Thousand Oaks
Thousand Oaks Library	1401 E Janss Road	Thousand Oaks
Los Robles Hospital	215 W Janss Road	Thousand Oaks

Aspen Elementary School | Survey
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Cluster Context Map





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Project Location Map



FACILITIES - CLASSROOM INVENTORY										
K-12 School Facility	Grade/Type	Number of Teaching Stations					Capacity	Projections		
		Total # of Teaching Stations	Permanent	Quality Modulares	Owned Portables	Leased Portable		Teaching Stations	Rms Utilized	Ratio
As used for the 15/16 School Year										
Based on 16/17										
*K-PM used in AM	Jr K	1	1				20	1	20.00	20
*AM & PM, Empty	K	2	2				40	2	22.00	52
*1-3 Incls Dance, Empty	1-3	11	7	4			220	7	22.00	158
*4-5 Incls Band	4-5	6	6				180	4	30.00	110
	SDC	3	2		1	0		3	-3	
*LC being used for SDC K/1	LC	1	1					1	0	
	LAB	1	1			0		1	0	
Sub-Total K-5		25	20	4	1	0	460	19		340

ENROLLMENT HISTORY - 2nd Month Report																				
Grade	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998
Jr K		22	22	41	22	20	20	20	20	20	63	68	74	52	74	60	76	73	76	
K		61	50	39	65	58	40	59	49	59	63	68	74	52	74	60	76	73	76	
1		47	37	63	56	41	45	52	54	64	71	76	59	74	71	83	76	80	77	
2		39	62	59	42	53	56	49	66	70	78	60	79	77	79	78	84	80	71	
3		61	56	54	52	52	46	62	74	80	60	77	80	80	84	85	82	73	80	
4		57	53	58	62	53	66	75	83	60	81	80	79	92	94	81	79	86	82	
5		53	57	61	60	65	72	78	66	83	86	86	94	92	86	72	82	86	81	
Total Elem	0	340	337	375	359	342	345	395	412	436	439	447	465	467	488	459	479	478	467	0
Special Ed		32	32	32	27	35	33	34	34	31	30	30	29	31	29	30	26	28	43	
TOTAL	0	372	369	407	386	369	380	428	446	470	470	477	494	498	517	489	505	506	510	0

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			33	33	31						
TK			22	22	22	22	1.00	1	22	1	2
K	67	3.12	49	50	51	205	2.37		22		
1	64	2.98	36	34	36		1.67	9.53	22	10	10
2	74	3.44	61	60	63		2.93		22		
3	72	3.35	57	57	55		2.56		22		
4	63	2.10	55	54	52	110	1.73	3.67	30	4	4
5	63	2.10	57	57	58		1.93		30		
TK - 5	403	12.88	337	334	337	337					
		4.20									
TOTAL	403	17.08	370	367	337	337	13.20		14	16	

Enrollment Data:

•For Secondary Schools

Classrooms 800 Square Feet and greater will be considered an "Available Classroom". On the color coded survey plan they can occur as BASIC CLASSROOM (Orange); SPECIALITY CLASSROOM (Light Blue); SCIENCE (Yellow).

If the rooms are being used for instruction and they are 799 Square Feet and under, they will be considered a "Small Room", with a different Color Code. Provide a description in the keynote as to its current use.

•For Elementary Schools

Classrooms 720 Square Feet and greater will be considered an "Available Classroom". On the color coded survey plan they can occur as BASIC CLASSROOM (Orange); SPECIALITY CLASSROOM (Light Blue); SCIENCE (Yellow).

If the rooms are being used for instruction and they are 719 Square Feet and under, they will be considered a "Small Room", with a Different Color Code. Provide a description in the keynote as to its current use.

For Span and other types of Schools

Identify what age group the space is used for the majority of the day – use rules above for Secondary Schools and Elementary Schools. Provide a description in the keynote as to its current use.

CVUSD ELEM. SCHOOL										
Location Code: 3 020					Campus Summary					
Site Information		Totals			Total Planned Site Capacity:			Totals		
Current Useable Area:		10.98 Acres			Current Enrollment:			372		
Current Playground Area:		8.4 Acres			Planning 2-Semester Capacity:			460		
					Enrollment to use for Planning			340		
Playground Area Required: 8.4 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:		21	5	26	21	5	26	21	5	26
Available Small Rooms 799 Square Feet or smaller:		28	0	28	28	0	28	28	0	28
Totals:		49	5	54	49	5	54	49	5	54

CVUSD SPECIAL EDUCATION SCHOOL									
Location Code: 3000					Campus Summary				
Site Information		Totals			Total Planned Site Capacity:			Totals	
Current Useable Area:		Shared			Current Enrollment:			33	
Current Playground Area:		Shared			Estimated 2-Semester Capacity:			33	
					2013-14 Adjusted Projected Resident & Magnet Enrollment.			33	

Analysis:

Currently there are 54 usable rooms with 26 of them being greater than 800 square feet. In addition, there is a multi purpose building for large assembly's. Currently 2 rooms are not used as classrooms, which yields room for growth as the student population increases.





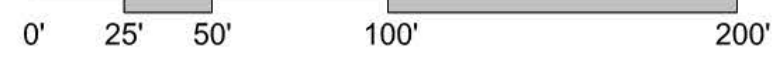
LEGEND

- PERMANENT
- PORTABLE
- SAND BOX PLAY AREA
- X BUILDING NUMBER
- PRIMARY POINT OF ENTRIES

BUILDING

- 1- MAIN BUILDING (CLRM - OFFICE)
- 2- MULTI PURPOSE BUILDING
- 3- CLASSROOMS (MODULAR)
- 4- CLASSROOMS
- 5- CLASSROOMS
- 6- TWO/THREE UNIT RELOCATABLE
- 7- CLASSROOMS (KINDERGARTEN)
- 8- LEARNING CENTER

EXISTING SITE PLAN | ASPEN ELEMENTARY SCHOOL
PERMANENT AND PORTABLE



School District Site Name	School District Building Name	Building Rating Classification	Square Footage	Fire Const. Code	Fire Const. Type	Sprinkler	Fire	Alarm	Roof	Year	Year Renovated			Status	Vacant	Flood	Zone	Map Date	
						Y/N	Y/N	Local/Central	Type	Built	Roof	HVAC	Elec.		Plumb	Is Vacant Y/N	Risk		Code
Aspen Elementary	8-Learning Center	Elementary	960	2	Joisted Masonry Non-Combustible	No	Yes	L	Composition	1969	1998	1999	1999	2004	Owned and occupied by the district	N	NS	X	1/20/2010
Aspen Elementary	1 - Admin/Library	Elementary	9,402	4	Joisted Masonry Non-Combustible	No	Yes	L	Composition	1970	1998	1994	1994	1994	Owned and occupied by the district	N	NS	X	1/20/2010
Aspen Elementary	2-Multipurpose Rooms	Elementary	6,386	1	Frame	No	Yes	L	Composition	1994	1994	1994	1994	1994	Owned and occupied by the district	N	NS	X	1/20/2010
Aspen Elementary	3-Classrooms 19-22	Portable	3,840	5	Modified Fire Resistive Masonry Non-Combustible	No	Yes	L	Metal	1999	1999	1999	1999	2004	Owned and occupied by the district	N	NS	X	1/20/2010
Aspen Elementary	4 - Classroom 1-6	Elementary	6,784	4	Modified Fire Resistive Masonry Non-Combustible	No	Yes	L	Composition	1968	1998	1999	1999	2004	Owned and occupied by the district	N	NS	X	1/20/2010
Aspen Elementary	5 - Classroom 7-12	Elementary	6,784	4	Masonry Non-Combustible	No	Yes	L	Composition	1967	1997	1999	1999	2004	Owned and occupied by the district	N	NS	X	1/20/2010
Aspen Elementary	6 - Child Care	Portable	1,440	5	Modified Fire Resistive Masonry Non-Combustible	No	Yes	L	Metal	1999	1999	1999	1999	2004	Owned and occupied by the district	N	NS	X	1/20/2010
Aspen Elementary	7-Kindergarten (2)	Elementary	2,880	4	Masonry Non-Combustible	No	Yes	L	Composition	1967		1999	1999	2004	Owned and occupied by the district	N	NS	X	1/20/2010



Existing Facilities:

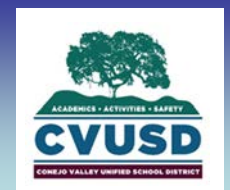
5 buildings are over 40 years old
3 buildings are less than 30 years old

Analysis Summary:

Overall condition of the buildings are fair. The school has received major HVAC and system upgrades as well as lighting upgrades. The multi purpose building is relatively new being only 20 years old and is in excellent condition. Most of the roofing is in need of upgrades based on age but is working well and have no significant issues.

The site has sufficient classroom space to handle the increasing enrollment with 5 portable buildings on campus all over 17 years old and showing their age.

The interior finishes are in overall good condition and the plumbing has had upgrades in the past 15 years, including the upgrading of the bathrooms on campus to comply with current accessibility standards.





LEGEND

- PRIMARY POINT OF ENTRIES
- ADMINISTRATION
- CHILDCARE
- CLASSROOM
- FOOD SERVICE
- KINDERGARTEN
- LEARNING CENTER
- LIBRARY
- MULTI PURPOSE
- SUPPORT SPACES

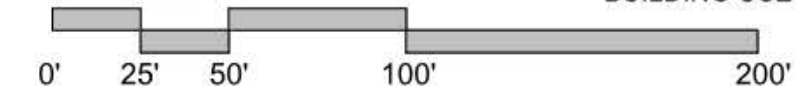
SITE IMPROVEMENT KEY NOTES

- 1 OLD MPR CONVERTED TO LIBRARY, NO WINDOWS
POSSIBILITY FOR SKYLIGHT
- 2 NO RUNNING WATER IN PORTABLES AND CARPET
IS IN NEED OF REPLACEMENT
- 3 POSSIBLE/DESIRED NEW SHADE STRUCTURE
LOCATION PROPOSED BY FACULTY
- 4 ENTRY GATE CONFIGURATION DESIRED WITH
IN/OUT BUZZER
- 5 LIGHTING DESIRED IN PARKING LOT
- 6 NO WALL SWITCHES IN MPR, HAVE TO TURN ON
LIGHTS AT CONTROL BOX
- 7 DATED PLAYGROUND EQUIPMENT AND PROTECTIVE
SURFACES THAT ALSO DO NOT MEET ACCESSIBILITY
REQUIREMENT.
- 8 ACCESSIBLE DROP-OFF IS LOCATED IN THE MIDDLE
OF THE LOADING ZONE, DECREASING THE
EFFICIENCY OF THE DROP-OFF AREA
- 9 GROUND SURFACE SHOWS EXTENSIVE CRACKS,
WEAR AND TEAR

SITE IMPROVEMENT GENERAL NOTES

- OLDER CLASSROOMS WILL NEED ACCESSIBILITY
UPGRADES ON HARDWARE THRESHOLDS AND SINKS
- EXTERIOR DRINKING FOUNTAINS WILL NEED TO BE MADE
ACCESSIBLE
- ACCESSIBILITY UPGRADES NEEDED IN PARKING, GATE
LOCATIONS, DOORS, AND SOME PATHWAYS
- SOME ROOF RAFTERS ARE DETERIORATED AND IN
NEED OF IMPROVEMENT THROUGHOUT CAMPUS
- POSSIBLE TRANSITE PANELS BELOW WINDOWS IN ALL
CLASSROOMS.
- SPALLING CONCRETE STEPS IN MULTIPLE LOCATIONS
- NON-MATCHING WINDOW GLAZING THROUGHOUT THE
CAMPUS
- LACK OF WINDOW SHADING IN TYPICAL CLASSROOM

EXISTING SITE PLAN | ASPEN ELEMENTARY SCHOOL
BUILDING USE





LEGEND

- PERMANENT
- PORTABLE
- SAND BOX PLAY AREA
- X BUILDING NUMBER
- PRIMARY POINT OF ENTRIES
- X IMAGE REFERENCE

BUILDING

- 1- MAIN BUILDING (CLRM - OFFICE)
- 2- MULTI PURPOSE BUILDING
- 3- CLASSROOMS (MODULAR)
- 4- CLASSROOMS
- 5- CLASSROOMS
- 6- TWO/THREE UNIT RELOCATABLE
- 7- CLASSROOMS (KINDERGARTEN)
- 8- LEARNING CENTER

EXISTING SITE PLAN | ASPEN ELEMENTARY SCHOOL
PERMANENT AND PORTABLE





Photo -1
Building 4
Typical building façade with brick/masonry structural system supporting large rafters that cantilever out over walkway



Photo -2
Building 6
Typical modular classroom building with wood panel façade finish.



Photo -3
Building 7
Possible transite panel between brick structural system. Above panels are clear story window systems



Photo -4
Building 7: Kindergarten
Play area for kindergarten



Photo -5
Building 1
Typical wood rafter, condition throughout campus varies some are in need of repair



Photo -6
Building 8
Backside of learning center building with possible transite panels, and windows between primary brick structural systems and a sloping ramp between building 8 and 7



Photo -7
Building 1
Accessible ramp from Building 1 to Building 4



Photo -8
Building 1
Backside of building 1 looking toward multi purpose building



Photo -9
Building 1
 Faculty lounge and kitchen area in good condition with some minor accessibility issues



Photo -10
Building 1:
 Library for school has no windows but could have skylight or solar tube installed for daylight improvement



Photo -11
Building 7
 Typical kindergarten classroom in good condition fully accessible.



Photo -12
Building 4
 Typical classroom in good condition. Finishes are all in decent condition



Photo -13
Building 1
 Faculty lounge and kitchen are with large table. Finishes in good condition



Photo -14
Building 2
 Library for school has no windows but could have skylight or solar tube installed for daylight improvement



Photo -15
Building 7
 Accessible sink in kindergarten classrooms



Photo -16
Building 4
 Typical classroom sink, finishes and casework in good condition. Not compliant with current accessibility codes.



Photo -17
Building 2: Shade Structure
 Concrete columns with wood rafters. In good condition and sufficient to supply needs of campus



Photo -18
Building 6: Secondary Entrance
 Secondary entry location, gate is open before and after school for kids to enter campus. Currently not accessible path of entry.



Photo -19
Playground Area
 Playground equipment is not shaded, but otherwise in decent condition. There is no accessible path to equipment.



Photo -20
Building 4
 Typical public restrooms for students have received accessibility upgrades

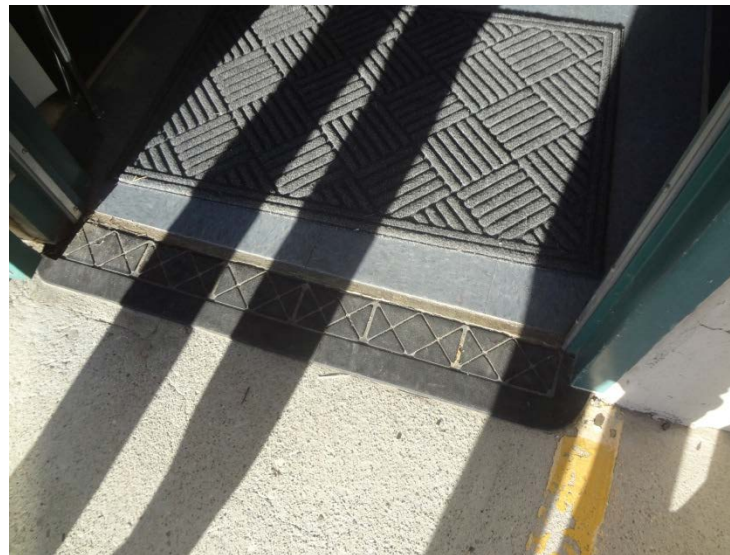


Photo -21
Building 1
 Typical threshold condition, not current with accessibility standards



Photo -22
Building 1: Primary Entry to School
 Primary entry gate to campus is relatively new, but exiting configuration is not acceptable for current staff because of the inefficient layout for entering the campus during the day where people need to leave campus to enter office.



Photo -23
Playground Area
 Playground equipment is not shaded, but otherwise in decent condition. There is no accessible path to equipment.



Photo -24
Building 4
 Typical public restrooms for students have received accessibility upgrades

Art Masters

Art Masters is a wonderful art program taught by Heidi Blair. Each school year, students will learn about 6 different artists and/or art movements. Then, throughout the next few weeks they get trained by Mrs. Blair on an art project inspired by the artist and create their own art in their classroom. This year's art series includes: Art of the Ancient Americas, Native American Art, Joseph Raffael, The African American Legacy, Roy Lichtenstein, and Frank Lloyd Wright.

Computer Lab

Aspen Elementary is proud to provide our students with access to state of the art technology. In our two computer labs and in every classroom, students are becoming skilled in accessing computers, chrome books, and I-pads as tools to enhance learning, share information, and connect with others world-wide. Aspen students begin the year with CVUSD digital citizenship lessons, which teach them computer use, internet safety, and the responsibility that comes with accessing the World Wide Web. At Aspen we strive to follow national technology curriculum standards established by ITSE. Goals and objectives are established for each grade level, beginning with basic keyboarding skills and advancing to programs designed for research and presentation. Third, Fourth, and Fifth grade students specifically focus on the skills necessary for success with the SBAC testing, including keyboarding technique, word processing, mouse skills and the use of math symbols and drawing tools.

Dance

Students visit Ms. Kernan every week for dance.

Ms. Kernan teaches students all varieties of dance, including: ballet, jazz, tap, Irish step, folk & circle dances, Latin & hip-hop and Hawaiian.

Library

The goal at Aspen Elementary Library is that as students move up through the grade levels they become independent users of school and public libraries. During the second half of the visits students look for and check out books, use the reference materials, ask the librarian for individual assistance, and quietly read.

Parent Volunteers play an important part in making the library experience all it can be. We have parent volunteers who check in and reshelv returning books before class visits begin each morning. There are also parent volunteers who help with classroom visits by checking out books to the students. If you are interested in volunteering in the library, please contact Mrs. Mierop.

The library is open during some lunch recesses and after school Monday through Thursday until 3:00 p.m. so that students can come in to exchange library books, return overdue items, work on homework, or just browse the shelves.

P.E.

The physical education program at Aspen is based on creating **lifetime fitness**. Mrs. Case teaches skilled movements, movement principles and concepts, and good sportsmanship in his lessons. While students are learning new skills and playing games, they are also learning the need for a lifetime of physical activity. In addition, our program targets the California Standards of Physical Education.

The program is structured, energetic, dynamic, and vigorous. During physical education class, students will participate in: 1) warm-up, 2) fitness, 3) lesson, and 4) game activities.

Aspen Elementary School Specialized Programs

The specialized programs at Aspen Elementary offer fun options that stimulate students minds as well as their body's. The uniqueness of offering dance in conjunction with physical education gives students a fun way to stay fit and develop life long healthy habits.

In addition the school has a large diverse library that is supported by parent volunteers as well as an art program and computer lab to give the kids variety in their educational experience.

This variety can lead to the children have a more dynamic intellectual experience throughout the day which will help with information retention, while making the day more fun and engaging.

Overall the programs at Aspen offer the community a great environment for their children to learn and grow. This has lead to an increasing enrollment in a school district that has seen an overall decrease in enrollment.





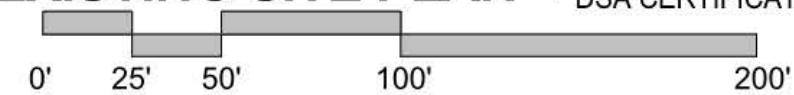
LEGEND

- CERTIFIED
- NOT CERTIFIED
- SAND BOX PLAY AREA
- ⊗ BUILDING NUMBER
- ⊙ PRIMARY POINT OF ENTRIES

BUILDING

- 1- MAIN BUILDING (CLRM - OFFICE)
- 2- MULTI PURPOSE BUILDING
- 3- CLASSROOMS (MODULAR)
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- 5- CLASSROOMS
- 6- TWO/THREE UNIT RELOCATABLE
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- 8- LEARNING CENTER

EXISTING SITE PLAN | ASPEN ELEMENTARY SCHOOL
DSA CERTIFICATION REQUIREMENTS





Site Challenges:

Currently, Aspen Elementary School is in working condition, the most pressing challenges are related to the lack of shade and the awkward security control at the entry gate, which requires students to leave the campus briefly in order to enter the administration building during school hours. Enrollment has been on the rise over the past few years and the school has classroom space to accommodate the growth.

Some accessibility issues are present throughout the campus and would need to be addressed during the modernization process. One substantial issue is related to the deterioration of the roof rafters. They should be assessed for structural integrity to determine if the deterioration is superficial and only on the exterior. In addition, the sites electrical supply is maxed out and is in need of upgrading to handle the increasing technology advancements that are creating a greater electrical demand on the power supply of the campus.

Site Modernization Opportunities:

Modernization consists of projects targeted at improving the educational environment of classrooms and academic spaces, and is developed around improving the overall condition and appearance of classrooms in permanent and portable facilities. While the interior finishes require replacement at certain classrooms, the primary focus of the improvements is on reworking the entry to the school. Adding shade to the playground is also another highly desirable improvement but it must be noted that adding shading structure will also require upgrade of the play equipment and the ground surfaces.

Other improvement to address the missing critical functions include the following: 1. creating opportunity for natural daylighting inside the library, which currently has no windows. 2. Providing sun control for the typical classroom window. 3. Providing proper light control switches for the relatively new multi-purpose building. 4 Beautifying the campus by re-painting/finishing exposed wall, wood and metal surfaces and adding athletically pleasing drought tolerant plants that require less irrigation. 5. Patching spalling concrete steps throughout the campus.

The portable building is a topic of its own since many of them are not currently certified by DSA. Further cost and benefit evaluation should be made to determine if the portable buildings should be kept on site or replaced with a permanent building in the future if the upward enrollment trend is to continue. If the portable buildings are to remain, the District should upgrade the plumbing system, interior finishes and obtain DSA certification for the portable buildings on site.

Improvements targeted at accessibility are to bring the campus to full compliance with current accessibility standards. Some of these improvements included new site and building signage, replacement of non-accessible door hardware, as well as adding handrails and reworking exterior pathways to meet current compliant standards with pathway slopes.

Improvements to building systems include electrical load improvements on campus and increasing the number of outlets in the classrooms. In addition the HVAC systems while operating well for their age, they will need replacement within the next 10 years which will lead to an improvement in energy efficiency for the overall campus. HVAC system in the administration building requires further optimization due to the conversion of the space from a large multi-purpose building to a sub-divided office space.. Finally, lighting must be added to the parking lot to increase security at night.

- LEGEND**
- PERMANENT
 - PORTABLE
 - SAND BOX PLAY AREA
 - X BUILDING NUMBER
 - PRIMARY POINT OF ENTRIES



BUILDING

- 1- MAIN BUILDING (CLRM - OFFICE)
- 2- MULTI PURPOSE BUILDING
- 3- CLASSROOMS (MODULAR)
- 4- CLASSROOMS
- 5- CLASSROOMS
- 6- TWO/THREE UNIT RELOCATABLE
- 7- CLASSROOMS (KINDERGARTEN)
- 8- LEARNING CENTER





Image 1: Drop Off Location in Parking Lot

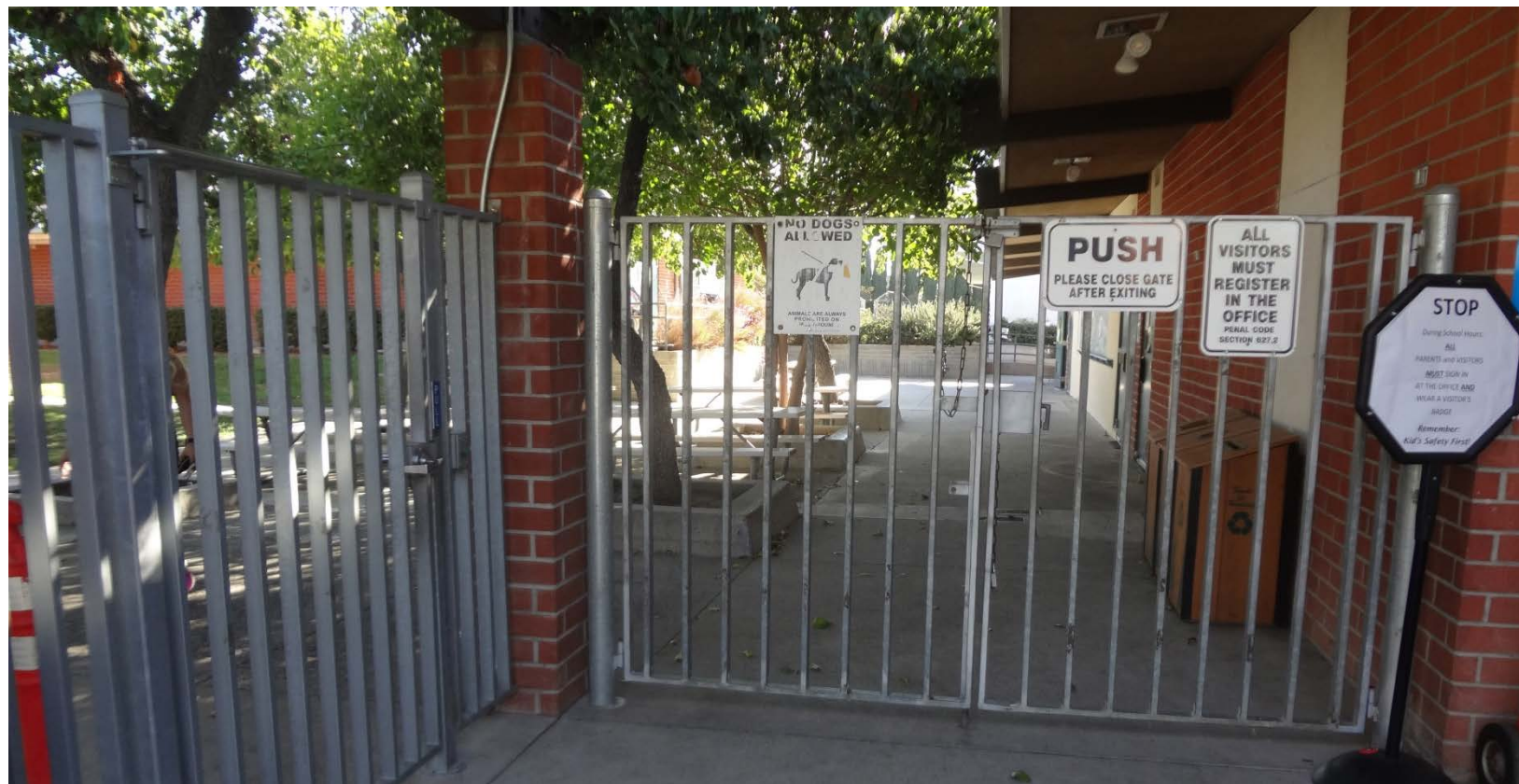
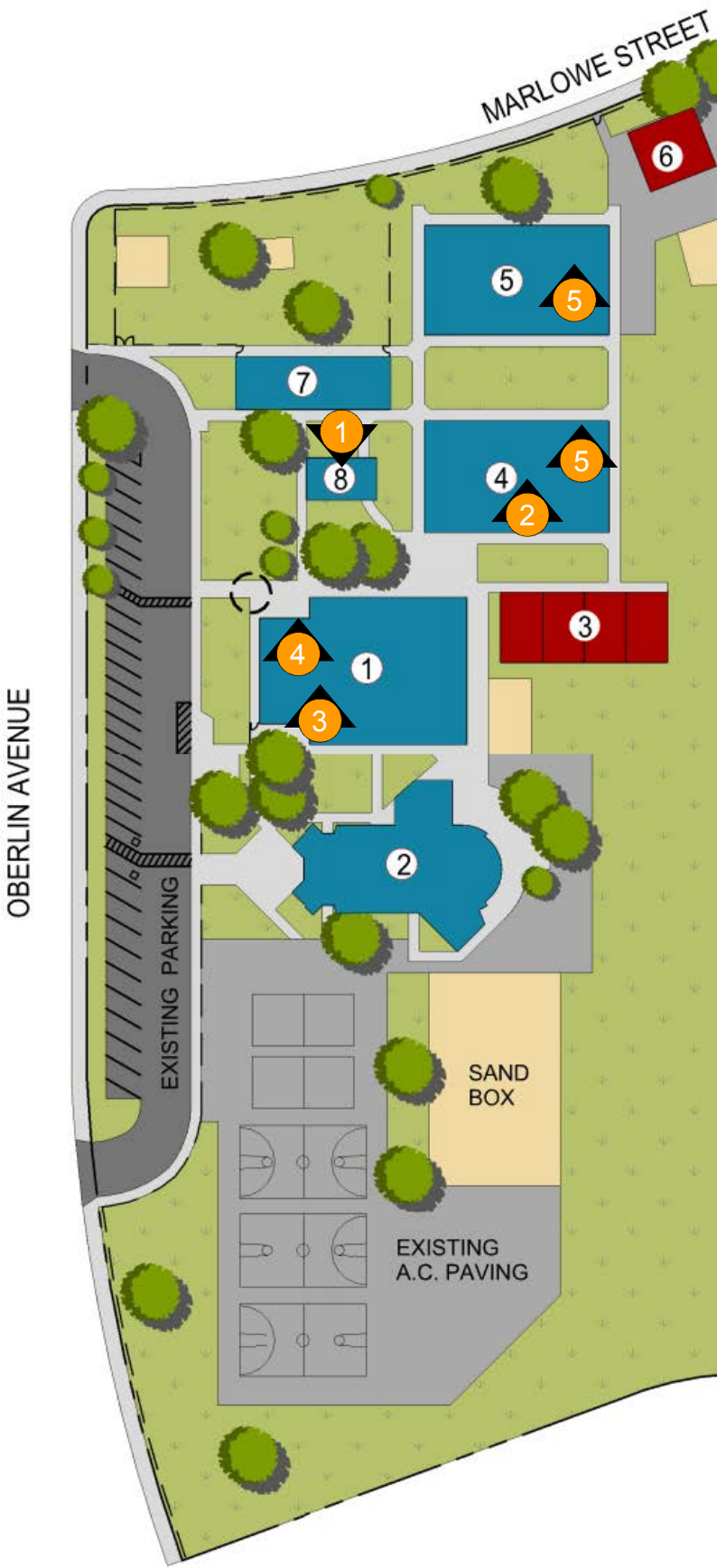


Image 2: Main Entry Gate Location





- LEGEND**
- PERMANENT
 - PORTABLE
 - SAND BOX PLAY AREA
 - X BUILDING NUMBER
 - X PRIMARY POINT OF ENTRIES
 - X IMAGE REFERENCE

- BUILDING**
- 1- MAIN BUILDING (CLRM - OFFICE)
 - 2- MULTI PURPOSE BUILDING
 - 3- CLASSROOMS (MODULAR)
 - 4- CLASSROOMS
 - 5- CLASSROOMS
 - 6- TWO/THREE UNIT RELOCATABLE
 - 7- CLASSROOMS (KINDERGARTEN)
 - 8- LEARNING CENTER



Photo -1
The ramp leading to the learning center is current with accessibility standards. It does not have the proper landing size



Photo -2
Classroom sinks have not been made to comply with current accessibility standards with exception of the kindergarten classrooms



Photo -3
The faculty lounge does not have an accessible sink

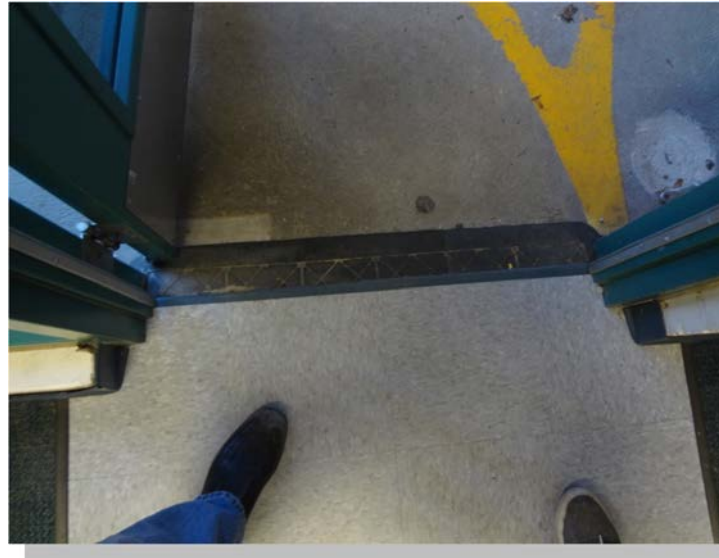


Photo -4
Typical thresholds are not compliant to current accessibility standards



Photo -5
While the bathrooms have been upgraded for accessibility, they do not have the required clearance at the entry to meet current accessibility standards

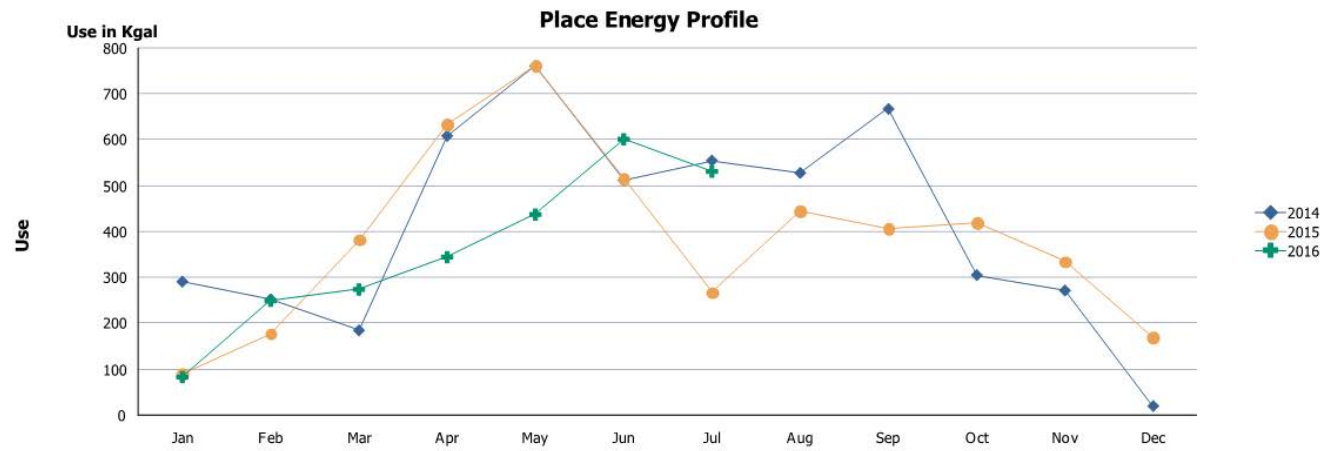
Energy Use Summary:

Currently the largest energy demand is the electrical use to power the HVAC system. The campus has gotten a LED lighting upgrade along with occupancy sensors to improve the efficiency of the lighting system. However, improvements can still be made when the HVAC system is replaced to improve the efficiency of the overall system. In addition to this there is solar power generation opportunities on the site due to the dry climate and ample sun and roof exposure.

[ASPEN_1] Aspen						
Electric	12,111	KWH	\$7,130	\$3,525	\$3,605	50.6%
Natural Gas	41	THERM	\$109	\$110	\$(1)	(0.9%)
Totals:	45	MMBTU	\$7,239	\$3,635	\$3,604	49.8%

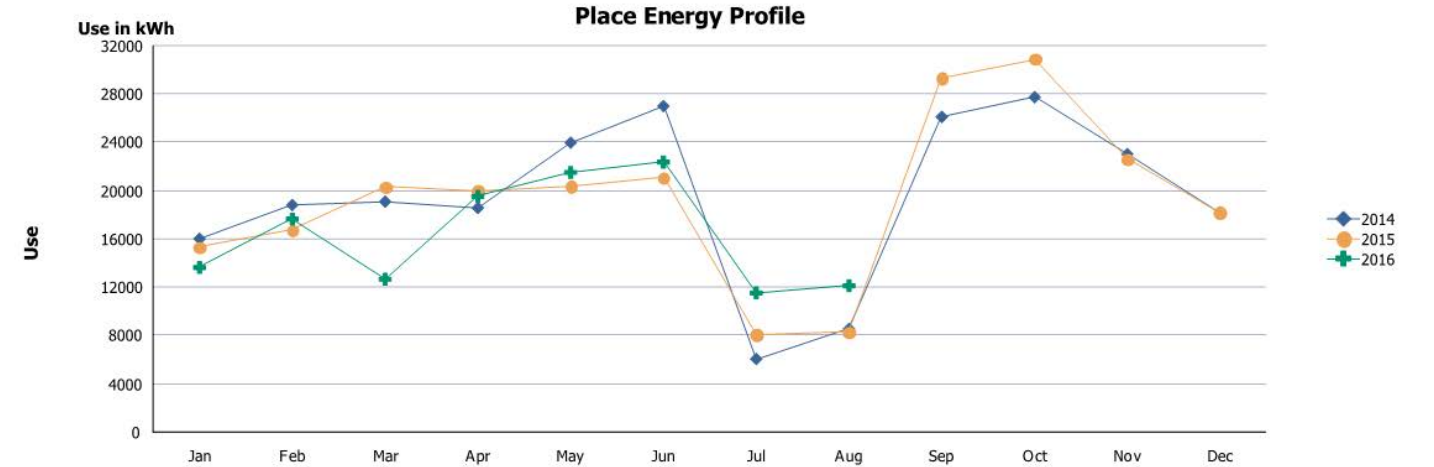
Place Energy Profile AN - 02

Place: [ASPEN_1] Aspen



Water:

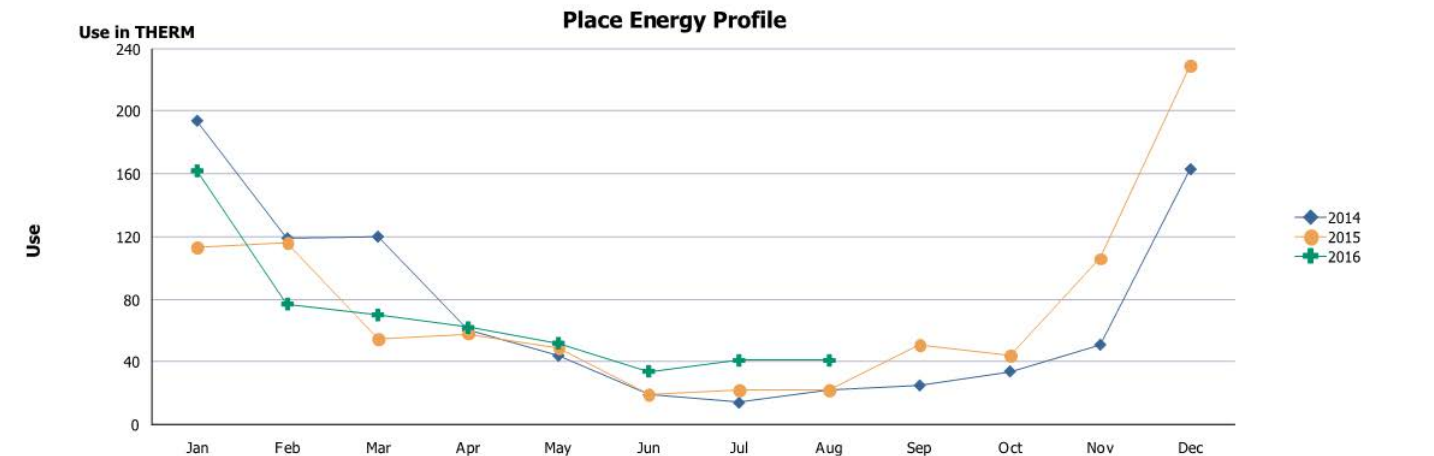
Place: [ASPEN_1] Aspen



Electrical:

Place Energy Profile AN - 02

Place: [ASPEN_1] Aspen



Gas:



Core Facilities			
Item	Category	Existing Square Footage	Standard Square Footage Based on Planning 2- Semester Capacity
1	Food Prep & Serving Areas	321 Square Feet	
2	Indoor Dining	3501 Square Feet	
3	Lunch Shelter	1400 Square Feet	
4	Multi Purpose/Assembly/Auditorium	6386 Square Feet	
5	Library	1080 Square Feet	
6	Administration	2160 Square Feet * (Office Square Footage)	
7	Gymnasium Building	NA	
8	Playground	8.4 Acres	
9	Parking	31 Stalls	

*(Office Square Footage)

This calculation includes the Front Office/Main Office; Waiting Room/Space; Conference Room; Administrative Offices.

Core Facilities Summary

- 1. Food Prep & Serving Areas**
The Food Prep area is currently only used as a warming area and its size is sufficient to the needs of the campus.
- 2. Indoor Dining**
The site has an indoor dining area, but it is hardly used. It doubles as the multi purpose space. Most of the students eat out at the lunch shelter.
- 3. Lunch Shelter**
The Lunch shelter is adequate to meet the current and future needs of the campus.
- 4. Multi Purpose/Assembly/Auditorium**
The school has a large multi purpose building that was build in 1994 and is in very good condition.
- 5. Library**
The Library is large enough to meet the needs of the school but has no windows and should have a skylight added to provided daylight to the students which will help with the overall absorption of reading material, but it is functional in its current condition.
- 6. Administration**
Administration space is combined with classrooms and other operational space in the former multi purpose building of the campus. The HVAC system has known performance issues. Some basic accessibility upgrades are needed to bring the building into full accessibility compliance.
- 7. Gymnasium Building**
There is no gym on this campus
- 8. Playground**
There is a large playground, but it has been reduced slightly due to the addition of portable buildings. However, the size is still more than adequate to meet the needs of the campus. The need for a shade structure is a major concern of the campus.
- 9. Parking**
The parking spaces are adequate to meet the needs of the campus.



Technology Summary:

Aspen: The network infrastructure has been upgraded to meet current and future needs. Each building that has an IDF is connected to the MDF via 12 strands of single mode fiber. Every classroom has four locations with two CAT6 A cables along the wall and four cables in the ceiling. A 12 port switch is installed in each classroom to accommodate additional computers. All other instructional and office spaces have newly installed CAT6 A cables. Wireless access points have been installed in all indoor instructional and office spaces in a micro-cell arrangement to ensure the ability to support a 1 to 1 student to device rollout. Outdoor wireless coverage is currently being evaluated. Switch gear that support a 10Gbps backbone and 1Gbps Power Over Ethernet connections is installed in every IDF and MDF. The current speed of the backbone is limited to 1Gbps but can be increased with new fiber optic transceivers.



Room Name	Computer	Quantity	Projector Model	Smartboard Model	Printer Model	Document Reader
Kindergarten	Dell OP 780		Epson PowerLite 535W	ActivBoard 587Pro	HP LaserJet 1310	AverMedia CP130
Kindergarten	HP dc7800					
Kindergarten	Dell OP 380	6				
Kindergarten	Dell OP 780		Epson PowerLite 535W	ActivBoard 587Pro	HP LaserJet 4050	AverMedia CP130
Kindergarten	HP dc7800					
Kindergarten	Dell OP 760	5				
Kindergarten	Ipad minis	10				
Learning Center	Dell OP 780		Epson PowerLite 585W	ActivBoard 587Pro	Dell LaserJet 2330	AverMedia CP130
Learning Center	HP dc7800	3				
Classroom	Dell OP 780		Epson PowerLite 485W	ActivBoard 587Pro	HP LaserJet 1310	AverMedia CP150
Classroom	Dell OP 740					
Classroom	Dell OP 745	3				
Classroom	Ipad minis	10				
Classroom	Dell OP 780		Epson PowerLite 485W	ActivBoard 587Pro	HP LaserJet 1310	AverMedia CP130
Classroom	Dell OP 745					
Classroom	HP dc7800	4				
Classroom	HP dc7800	4				
Classroom	Dell OP 780		BoxLight Dallas WX31NXT		HP LaserJet 1020	AverMedia CP
Classroom	Dell OP 740					
Classroom	Dell OP 745	2				
Classroom	HP dc7800	2				
Classroom	Dell OP 780		Epson PowerLite 475W	ActivBoard 587Pro	HP LaserJet P2055	AverMedia CP130
Classroom	Dell OP 760	5				
Classroom	Dell OP 780					
Classroom	Dell OP 760	5				
Classroom	Dell OP 780		Epson PowerLite 475W	ActivBoard 587Pro	Dell LaserJet 2330	AverMedia CP130
Classroom	Dell OP 760	5				
Classroom	Dell OP 780		Epson PowerLite 475W	ActivBoard 587Pro	Dell LaserJet 2330	Epson TT-02
Classroom	Dell OP 790					
Classroom	Dell OP 380					
Classroom	Dell OP 760	2				
Classroom	Dell OP 780		Epson PowerLite 475W	ActivBoard 587Pro	HP LaserJet 1310	AverMedia CP130
Classroom	Dell OP 380					
Classroom	Dell OP 740	2				
Classroom	Dell OP 745	3				
Classroom	Dell OP 780		Epson PowerLite 475W	ActivBoard 587Pro	HP LaserJet 1020	Ladibug DC153
Classroom	Dell OP 755	5				
Classroom	Dell OP 780		EpsonPowerLite 475W	ActivBoard 587Pro	HP LaserJet 1020	Epson DC120
Classroom	Dell OP 755	5				
Classroom	Chromebook N21	15				
Classroom	Dell OP 780		Epson PowerLite 475W	ActivBoard 587Pro	HP LaserJet 1020	AverMedia CP130
Classroom	Dell OP 745	4				
Classroom	Dell OP 380	2				
Classroom	HP dc7800					
Classroom	Ipad mini	10				
Classroom	Dell OP 780	40	BoxLight Dallas WX31NXT	ActivBoard 587Pro	Xerox Phaser 3250	
Classroom	Dell OP 780		Epson PowerLite 475W	ActivBoard 587Pro	HP OfficeJet 8600	AverMedia CP130
Classroom	Dell OP 760	5				
Computer Room	Dell OP 780		Epson PowerLite 475W	ActivBoard 587Pro	HP LaserJet 4050	AverMedia CP130
Computer Room	Dell OP 760	5				
Computer Room	Dell OP 745	40	Epson PowerLite 84	SmartBoard	HP LaserJet 4200	
Computer Room					HP Color LaserJet CP4005	
Classroom	Dell OP 780		Epson PowerLite 475W	ActivBoard 587Pro	HP LaserJet 1020	Ladibug DC190
Classroom	Dell OP 760	5				
Classroom	Chromebook N21	20				
Classroom	Dell OP 780		Epson PowerLite 475W	ActivBoard 587Pro	HP LaserJet 1020	AverMedia 300AF
Classroom	Dell OP 760	5				
Classroom	Dell OP 780		Epson PowerLite 475W	ActivBoard 587Pro	HP LaserJet 1020	AverMedia CP130
Classroom	Dell OP 380					
Classroom	Dell OP 755					
Classroom	Dell OP 760	3				



Observations Summary:

The biggest desired improvement is the reworking of the entry gate area. Currently the entry to the school requires students and faculty to buzz out of the enclosed gate system to walk across to the administration office. This is very inefficient and makes the overall security difficult to maintain as people do not go through the administration building to enter the campus. This issue presents an opportunity to enhance the entry of the school with new landscaping and architectural features to make the entire school more aesthetically appealing. In addition to the entry of the school needing to be reworked there is a desire for a shade structure on the playground for the kids.

Addressing one of the primary concerns of the parents of the campus (providing shade for the students) offers an opportunity to not only create an architectural statement on the campus but will also help encourage continued growth in the school as the parents will feel that their concerns are being addressed and the children are in a safe, contemporary and dynamic environment that will be intellectually stimulating for their children.

Aspen Elementary School is one of the few schools in Conejo Valley Unified School District that is having increasing enrollment. The facility is operating with minimal maintenance issues with exception electrical supply and number of outlets in the classrooms and the age of the HVAC system. A skylight in the library would also be a great addition for the school to improve the learning environment in the library. Studies have shown that daylighting on interior spaces leads to greater productivity and information absorption.

Basic accessibility upgrades must be made throughout the campus to comply with current accessibility standards. However, there are still several areas on campus that have not been upgraded to comply with current accessibility standards. These areas include classroom sinks, door thresholds, and some ramps throughout the campus.

The schools afterschool programs are one of the major drivers that is contributing to the school being one of the few that is increasing enrollment. These programs not only stimulate the children and create a dynamic learning environment but they also encourage participation for the parents in the community which will help encourage more parents to bring their children to the school

Overall the facility is well maintained and in good condition. The HVAC while still operating with minimal maintenance issues is still very old and will need to be updated and replaced within the next 10 years. Thanks to the current LED lighting upgrades well maintained HVAC and occupancy sensors the school is already on a path to being my energy efficient.

