



# CVUSD | *Facilities Master Plan*



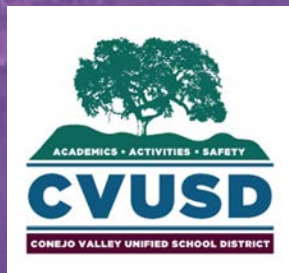
CVUSD – THOUSAND OAKS CLUSTER SITE ANALYSIS

## Thousand Oaks High School | *Site Analysis*

2323 N Moorpark Rd, Thousand Oaks, CA 91360

Conejo Valley Unified School District

January 10<sup>th</sup>, 2017



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## Introduction and Goal Statement

The site analysis phase of this master planning study is intended to identify site related issues, and to further evaluate those issues in both graphic and written format to illustrate the opportunities for future improvement through both long term and short term strategies.

The ultimate goal of this site analysis is to create a clearly defined boundary and objectives for multiple conceptual master site plans to take shape. It is the District's and the master planning team's desire to clearly identify issues such as building orientation, circulation, topography, enrollment and program requirement. Understanding the site analysis in a highly interactive public charrette, the stakeholders will be able to contribute their input for the District to arrive at a clear direction for the conceptual master plans.

## School Description and Summary of Analysis:

Thousand Oaks High School is situated in a well-established neighborhood with a relatively flat site. It is the only school in the Thousand Oaks Cluster with a centralized entry courtyard that resembles a collegiate environment and features the lancer statue, which symbolizes the pride and tradition of this institution. The clear pedestrian circulation pathways string academic, vocational and athletic programs together while ample parking and linear drop-off areas keep the vehicular movement relatively efficient. However, the original building and site construction have shown significant signs of aging and many important athletic and academic functions have been housed in temporary buildings. The dated facilities have become an obstacle to meeting the current teaching and technological demands as well as future growth potential.

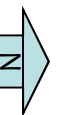
This site analysis of Thousand Oaks High School points out the possibilities to reconfigure or replace aging facilities based on the physical conditions of the buildings. Although the site is generally well shaded, solar access analysis has indicated ideal locations and potentials for additional shading and renewable energy generation.

To align with the District's short term and long term goals, the site analysis seeks opportunities to beautify the school and remove the existing barriers that limit the future growth of the campus. The physical barriers come in the form of outdated spaces for key academic and athletic curriculum as well as various accessibility related issues. The aesthetic improvement may come in the form of new buildings that provide permanent and sufficient spaces for key programs. Beautification may also come in the form of refreshment of curb appeal of the existing structure and site elements such as landscape and hardscape. To meet the technological advancement in the future, the District is committed to provide students the physical environment and devices that are appropriate and grade specific as recommended by CVUSD's technology department.

The subsequent slides will illustrate the site constraints, and logic behind the drafted site analysis report.



VICINITY MAP



# Thousand Oaks High School Site Analysis - Environmental

Thousand Oaks High School was designed to have sufficient shade and weather protection for the outdoor spaces and classrooms throughout the campus.

Each permanent classroom building has large overhangs that cover the majority of the walkway protecting the students from direct sun exposure as well as rain. In addition, there are many mature trees and an extensive network of covered walkway that runs through the center of campus. It is possible to travel between many permanent buildings on campus with adequate protection over sun and rain.

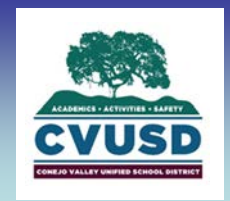
The outdoor areas that are not adequately protected are in the athletic complex and some of the outdoor spaces adjacent to portable buildings which do not have covered walkways.

Despite the relatively sheltered outdoor spaces, the large buildings, namely multi-purpose/cafeteria building, music building and buildings in the athletic complex east of the campus lack effective external or internal sun control. Many large activity spaces are only protected by faded paint over the existing window glazing. Given the temporary nature of paint as well as the single glazing pane, the heat and glare appear to negatively affect the comfort and utility of the learning spaces.

Due to the predominantly east-west building orientation, Thousand Oaks High School has potential for solar energy generation. The opportunities are most promising in the parking lot areas south and north of the campus.

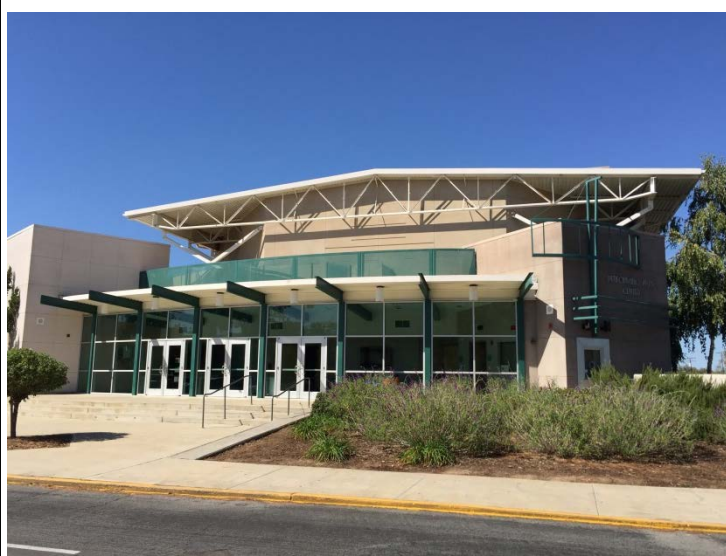
A feasibility study regarding cost, benefit and regulatory requirement must be conducted prior to moving solar panel project forward.



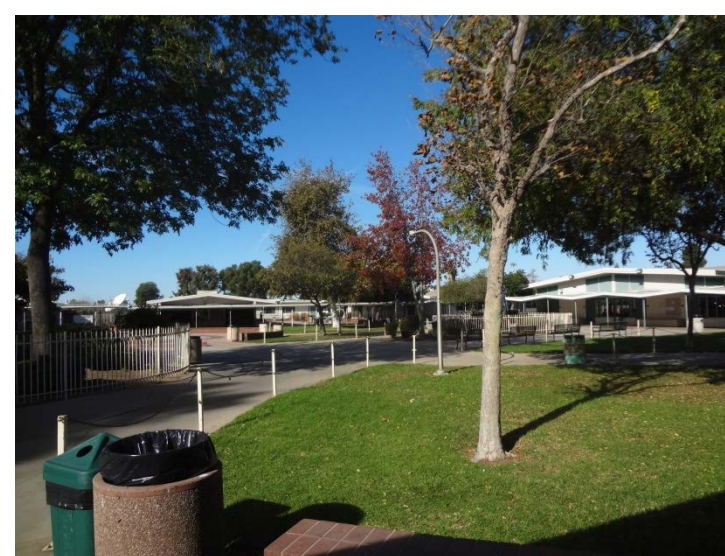




**Photo -1**  
**Curb Appeal – View of Administration**  
 Site has mature and well maintained landscaping, which highlights the administration building and marks the entry to the school



**Photo -2**  
**Curb Appeal – Performing Arts Bldg.**  
 The performing arts building is the newest building on campus. The building features exposed structure.



**Photo -3**  
**Curb Appeal – Main Courtyard**  
 The main courtyard behind the administration building is well landscaped and provides shaded space for students.



**Photo -4**  
**Curb Appeal – Courtyards**  
 The courtyards between the classrooms have been recently upgraded with masonry planter walls, benches and pavers.



**Photo -5**  
**Curb Appeal – Covered Walkways**  
 The covered walkways around campus provide shade and shelter for the students.



**Photo -6**  
**Curb Appeal – Covered Walkways**  
 The covered walkways extend to the rear of the classroom buildings, providing shade to the locker area as well as shelter from the rain.



**Photo -7**  
**Curb Appeal – Sports Fields**  
 The school has large sport fields.



**Photo -8**  
**Curb Appeal – Football Field**  
 The football field has had recent upgrades, including bleachers, artificial turf field and synthetic track.

**Future Programmatic Requirement:**

The general student population in the District has a high percentage of participation in some form of art or performing art programs. Thus, the campus must be able to provide facilities with current functional standards to fulfill the strong demand.

The emphasis in STREAM, on other hands, also requires more flexible and project based learning spaces throughout the campus. This may require re-shuffling and reconfiguration of interior spaces.

Finally, Thousand Oaks High School has shown a strong commitment to its athletic programs. The large athletic complex will need to upkeep and expand its facilities to provide a diverse options of physical education that is also an important factor for a student's decision to enroll to the school.

SEE PAGE 4.1

**LEGEND**

**INSTRUCTIONAL**

- BASIC CLASSROOM
- SPECIALTY CLASSROOM
- SCIENCE CLASSROOM
- SMALL CLASSROOM
- CLASSROOM SUPPORT
- TOPOGRAPHIC LINES AT 5'-0" INCREMENTS

**GENERAL**

- ATHLETIC
- LIBRARY / MEDIA
- STUDENT SUPPORT
- ADMINISTRATIVE
- ASSEMBLY
- CIRCULATION
- OPERATIONAL SUPPORT
- FOOD SERVICE

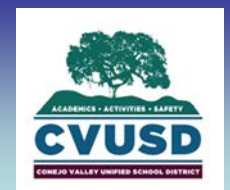
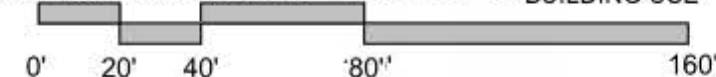
**SITE IMPROVEMENT KEY NOTES**

- 1 PORTABLE IN POOR CONDITION.
- 2 ACOUSTICAL ISSUES IN GYM.
- 3 CONCRETE SLAB SETTLEMENT ISSUES
- 4 PORTION OF BLEACHERS REQUIRES UPGRADE
- 5 NO HVAC IN MULTI PURPOSE / CAFETERIA
- 6 LOCKER ROOMS AND LOCKERS IN POOR CONDITION.
- 7 FOOTBALL PLAYER LOCKER ROOMS IN PORTABLE BUILDINGS WITH POOR VENTILATION.
- 8 GROUND WATER INTRUSION ISSUE BELOW THE STAGE OF PERFORMING ARTS BUILDING
- 9 WEIGHT ROOM FOR ALL SPORTS EXCEPT FOOTBALL IN TEMPORARY STRUCTURE WITH POOR VENTILATION.
- 10 EXISTING A.C. PAVING OF BASKETBALL COURTS WITH FADED STRIPING AND EXCESSIVE CRACKS ON THE GROUND SURFACE.
- 11 LIBRARY FINISHES AND HVAC ARE IN POOR CONDITION.
- 12 CURRENTLY THE SPACE LACKS A PLATFORM FOR CHOIR AND BAND PRACTICE

**SITE IMPROVEMENT GENERAL NOTES**

- OLDER CLASSROOMS MAY NEED ACCESSIBILITY UPGRADES ON HARDWARE THRESHOLDS AND SINKS.
- EXTERIOR DRINKING FOUNTAINS MAY NEED TO BE MADE ACCESSIBLE.
- BASED ON CURRENT ENROLLMENT AND POOR OVERALL CONDITION, PORTABLE CLASSROOM BUILDINGS MAY BE REMOVED, A NEW BUILDING HOUSING THE FOOTBALL LOCKER ROOMS, NEW WEIGHT ROOMS, ALTHETIC OFFICES AND CLASSROOMS MAY BE CONSTRUCTED TO COMPENSATE FOR REMOVED PORTABLE CLASSROOMS
- ACCESSIBILITY UPGRADES MAY BE NEEDED IN PARKING, GATE LOCATIONS, DOORS, AND SOME PATHWAYS

**EXISTING SITE PLAN | THOUSAND OAKS HIGH SCHOOL BUILDING USE**





### LEGEND

**INSTRUCTIONAL**

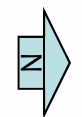
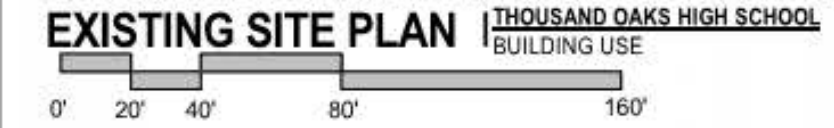
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**GENERAL**

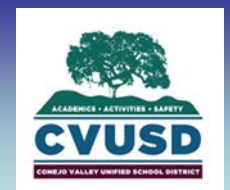
- ATHLETIC
- LIBRARY / MEDIA
- STUDENT SUPPORT
- ADMINISTRATIVE
- ASSEMBLY
- CIRCULATION
- OPERATIONAL SUPPORT
- FOOD SERVICE
- UNDER UTILIZED AREAS \*
- X IMAGE REFERENCE SEE PHOTOS ON NEXT PAGE
- TOPOGRAPHIC LINES AT 5'-0" INCREMENTS

- SITE IMPROVEMENT KEY NOTES**
- |                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1 PORTABLE IN POOR CONDITION. REMOVAL NEEDED</p> <p>2 ACOUSTICAL ISSUES IN GYM, INVESTIGATION NEEDED. INTENT TO KEEP AESTHETICS OF EXPOSED STRUCTURE</p> <p>3 CONCRETE SLAB SETTLEMENT ISSUES</p> <p>4 PORTION OF BLEACHERS, REQUIRES UPGRADE</p> <p>5 NO HVAC IN MULTI PURPOSE / CAFETERIA</p> | <p>6 LOCKER ROOMS AND LOCKERS IN POOR CONDITION. NEED REPLACEMENT</p> <p>7 FOOTBALL PLAYER LOCKER ROOMS IN PORTABLE BUILDINGS WITH POOR VENTILATION, NEED PERMANENT STRUCTURE.</p> <p>8 GROUND WATER INTRUSION ISSUE BELOW THE STAGE OF PERFORMING ARTS BUILDING</p> | <p>9 WEIGHT ROOM FOR ALL SPORTS EXCEPT FOOTBALL IN SHIPPING CONTAINER WITH POOR VENTILATION. NEED FOR PERMANENT STRUCTURE.</p> <p>10 EXISTING A.C. PAVING OF BASKETBALL COURTS WITH FADED STRIPING AND EXCESSIVE CRACKS ON GROUND SURFACE.</p> <p>11 LIBRARY IN NEED OF FULL MODERNIZATION, CARPET IS IN POOR CONDITION, HVAC NEEDS REPAIR.</p> <p>12 CURRENTLY THE SPACE LACKS A PLATFORM FOR CHOIR PRACTICE</p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

- SITE IMPROVEMENT GENERAL NOTES**
- OLDER CLASSROOMS WILL NEED ACCESSIBILITY UPGRADES ON HARDWARE THRESHOLDS AND SINKS
  - EXTERIOR DRINKING FOUNTAINS WILL NEED TO BE MADE ACCESSIBLE
  - BASED ON CURRENT ENROLLMENT AND POOR OVERALL CONDITION, PORTABLE CLASSROOM BUILDINGS MAY BE REMOVED, A NEW BUILDING HOUSING THE FOOTBALL LOCKER ROOMS, NEW WEIGHT ROOMS, ALTHETIC OFFICES AND CLASSROOMS MAY BE CONSTRUCTED TO COMPENSATE FOR REMOVED PORTABLE CLASSROOMS
  - ACCESSIBILITY UPGRADES NEEDED IN PARKING, GATE LOCATIONS, DOORS, AND SOME PATHWAYS



\* Spaces marked as underutilized are based on classrooms used partially or fully as storage or for a capacity less than a dedicated full classroom.



Thousand Oaks High School | *Site Analysis*  
 2323 N Moorpark Road | Thousand Oaks, CA 91360  
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 January 10<sup>th</sup>, 2017

## Existing Conditions – Activity Zones / Building Use & Deficiencies



**Photo -1**  
**Concrete and Site Work Issues**  
 Throughout the site there are cracked concrete pavers and concrete surfaces.



**Photo -2**  
**Gym**  
 The gym currently has no HVAC. The acoustic tiles were removed and it now has a reverberation issue. The sport flooring also shows signs of aging.



**Photo -3**  
**Locker Rooms**  
 The locker rooms are in poor condition. Several lockers have been damaged.



**Photo -4**  
**Accessibility Upgrades**  
 Throughout the site there are accessibility compliance issues.



**Photo -5**  
**Classrooms**  
 The finishes in the classrooms show significant wear and tear. The sink does not meet accessibility requirement.



**Photo -6**  
**Football Locker Rooms**  
 The football player locker rooms are in portable buildings. Finishes are in poor conditions and ventilation may be insufficient.



**Photo -7**  
**Black Top**  
 The basketball court surfaces has extensive cracks and the striping are heavily faded.



**Photo -8**  
**Sports Weight Room**  
 Currently the weight room for all other sports besides football is located in a large temporary structure that has insufficient ventilation, lighting and thermal insulation.





**Photo -9**  
**Fencing**  
 The fencing throughout campus shows extensive rust and water damages.



**Photo -10**  
**Dust Collector**  
 The dust collector may require major service or replacement.



**Photo -11**  
**Activity Rooms**  
 The activity rooms have not been upgraded. The HVAC does not function properly. The windows lack shading and have been painted to reduce glare and heat.



**Photo -12**  
**Library**  
 The library may be reorganized and refinished. Only one of the two HVAC units functions in full capacity.



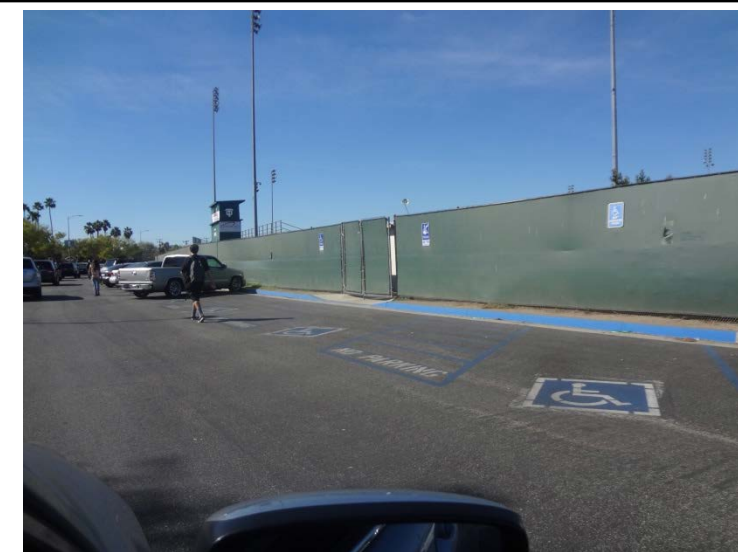
**Photo -13**  
**Cafeteria / MPR**  
 The cafeteria doubles as the campus MPR. There is no air conditioning and the finishes are dated. The windows lack shading and have been painted to reduce glare and heat.



**Photo -14**  
**Band Room & Chorus Room**  
 The room is in original condition and lacks a platform, which may be difficult to fit the existing space.



**Photo -15**  
**Classroom Ceilings**  
 The condition of the ceiling tiles is poor and mechanical fasteners have been added to hold the tiles in place in expense of the appearance



**Photo -16**  
**Accessible Parking**  
 There is no accessible pathway to the accessible parking stalls in front of the football stadium.



**Photo -17**  
**Underutilized Classroom**  
 Portable classroom building, currently under utilized.



**Photo -18**  
**Underutilized Classroom**  
 Smaller classroom space, currently under utilized.



**Photo -19**  
**Underutilized Portable Classroom**  
 Portable classroom building, currently under utilized.



**Photo -20**  
**Underutilized Portable Classroom**  
 Portable classroom building, currently under utilized.



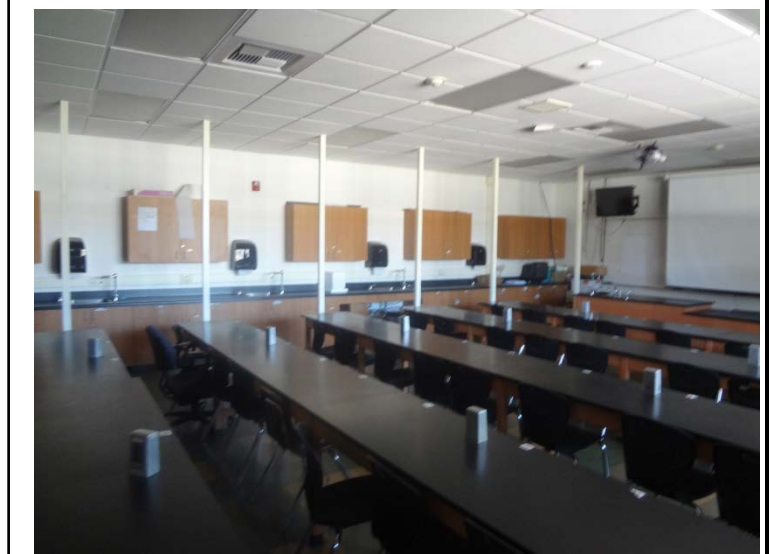
**Photo -21**  
**Underutilized Portable**  
 Portable classroom building, currently under utilized.



**Photo -22**  
**Underutilized Classroom**  
 Large permanent classroom currently in the process of being re-purposed.



**Photo -23**  
**Underutilized Classroom**  
 Permanent regular classroom, currently being used for strings practice, which may be better served by a dedicated space in another location.



**Photo -24**  
**Underutilized Science Classroom**  
 This science classrooms is not being utilized full time.

# Thousand Oaks High School Site Analysis: Building Condition Map

This building condition map represents the level of improvement needed throughout the campus.

Green buildings represent opportunities for minor improvement such as replacement or touch-up of interior finishes and ADA upgrades. Some of the buildings may have isolated locations with needs for repair and equipment replacement. It should be noted that isolated locations for infrastructure repair and replacement is often the case regardless what condition category a building is labeled.

Yellow buildings represent opportunities for larger scale improvement. Examples of those opportunities may include complete modernization of the interior spaces and finishes. Other opportunities may be removal of temporary classroom buildings in anticipation of potential future permanent buildings on site.

Red buildings represent opportunities for major improvement that may be a complete building replacement or significant renovation that involves modification of the building footprint and appearance.

In addition to illustrating the conditions of the buildings, this diagram also shows the areas of concerns on the site which may need site work and paving repairs.



## BUILDING

- 1- ADMINISTRATION
- 2- BAND / CHOIR
- 3-THEATRE / ARTS
- 4- CAFETERIA
- 5- CLASSROOMS - A
- 6- STORAGE
- 7- GARAGE
- 8- CLASSROOM - A
- 9- CLASSROOMS - B
- 10- CLASSROOMS - C
- 11- BOILER BUILDING
- 12- CLASSROOMS - D
- 13- CLASSROOMS - E
- 14- CLASSROOMS - F
- 15- CLASSROOMS - G
- 16- CLASSROOMS (MODULAR) - G
- 17- CLASSROOMS (MODULAR) - H
- 18- CLASSROOMS (MODULAR) - H
- 19- WEIGHT ROOM (MODULAR)
- 20- FIELD HOUSE
- 21- BOYS ATHLETIC
- 22- BOYS LOCKERS
- 23- BOYS ACTIVITY
- 24- GYM
- 35- GIRLS ACTIVITY
- 26- GIRLS LOCKERS
- 27- POOL EQUIPMENT
- 28- GIRLS ATHLETIC (MODULAR)
- 29- OFFICE
- 30- CLASSROOMS - I
- 31- CLASSROOMS - J
- 32- LIBRARY - K
- 33- TRANSFORMER
- 34- FIELD HOUSE OLD
- 35- SNACK BAR
- 36- CLASSROOMS / OFFICE (MODULAR)
- 37- CLASSROOMS (MODULAR)
- 38- DRIVERS ED
- 39- CLASSROOMS (MODULAR)
- 40- SHADE STRUCTURE
- 41- CLASSROOM (MODULAR)

## LEGEND

- TRACK
- X BUILDING NUMBER
- MINOR
- MODERATE
- MAJOR
- SITE WORK AND PAVING ISSUES
- TOPOGRAPHIC LINES AT 5'-0" INCREMENTS



# Thousand Oaks High School Site Analysis – Priority of Work

While the previous slide illustrates an overview of the conditions of buildings and site, this slide prioritizes the potential works and provides more targeted locations.

**Priority 1:** The two clusters of temporary structure pointed out in the diagram are in poor conditions and do provide the functional needs to the students. Removal of the structure may not cause significant impact to other functions on campus in short term. However, in the longer time horizon, removal of them may be crucial to making space for more meaningful use of site such as new building construction.

**Priority 2:** The gymnasium and music buildings are in poor condition and the spaces barely provide the size and functionality for the intended usages by the students and faculties. Large scale modernization may improve the utilitarian and aesthetic values of those buildings. However, further cost vs.. benefit evaluation may suggest that a complete building replacement may be a more economical solution.

**Priority 3:** The athletic activity buildings and the library area in Building 32 have not receive major upgrades since their conception on site in the 1960's. While the size and most of the building envelope are still relevant and somehow effective for today's need, major renovation may take place in those buildings to bring the spaces to the current functional and aesthetic standards.

The proposed area of construction is a suggested zone for potential new building(s) to house the uses displaced by recommended solutions in priority 1. The possible new buildings also may house other functions needed in the future.



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- 37- CLASSROOMS (MODULAR)
- 38- DRIVERS ED
- 39- CLASSROOMS (MODULAR)
- 40- SHADE STRUCTURE
- 41- CLASSROOM (MODULAR)



# Thousand Oaks High School Site Analysis – Summary

Thousand Oaks High School has many challenges related to aging building conditions and insufficient spaces for the intended functions.

The summarized diagram illustrates area of major opportunities considering the building conditions, priority, and environmental factors

Area 1 represents potential locations and opportunities to replace aging and non DSA certified portable structures with permanent buildings.

Area 2 represents the opportunities for large scale improvement in the athletic complex. The potential works may include significant interior modernization, improvement of building envelope or complete building replacement.

Area 3 represents the opportunities for large scale improvement in the music building. The potential works may include significant space reconfiguration, building envelope improvement or complete building replacement. The existing bus parking and band yard area may be a possible location for a new music building.

Area 4 represents the opportunities to add additional shading while generating renewable energy to reduce the energy consumption of the campus.

Area 5 represents the opportunities for large scale interior modernization that may include a re-organization of the library space.

Although a robust increase in enrollment\* may be a few years away, potential obstacles to growth must be addressed now in this long term master plan.

The next step in the master planning process will seek to further identify alternative concepts stemmed from the general locations emerged in this site analysis and Charrette #2.

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- 41- CLASSROOM (MODULAR)

## LEGEND

- PERMANENT
- PORTABLE
- TRACK
- X BUILDING NUMBER
- POSSIBLE AREAS OF WORK
- TOPOGRAPHIC LINES AT 5'-0" INCREMENTS



**EXISTING SITE PLAN** | THOUSAND OAKS HIGH SCHOOL  
PERMANENT AND PORTABLE



\*See Cluster Survey Report for enrollment data

Thousand Oaks High School | *Site Analysis*

2323 N Moorpark Road | Thousand Oaks, CA 91360

Conejo Valley Unified School District

January 10<sup>th</sup>, 2017

Site Analysis – Summary

