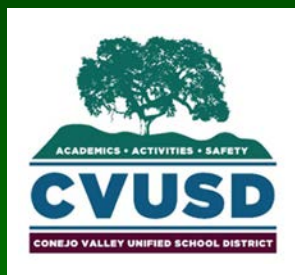


CVUSD | *Facilities Master Plan*



LADERA ELEMENTARY SCHOOL

CVUSD - THOUSAND OAKS CLUSTER MASTER PLAN & PROJECTS



Ladera Elementary School | *Master Plan & Projects*

1211 Calle Almedro | Thousand Oak, CA 91360

Conejo Valley Unified School District

April 7th, 2017



3194 D Airport Loop

Costa Mesa, 92626

Contact: (714) 427 - 0277

E-mail: ericp@dougherty.us

Website: www.dougherty.us

Existing Site Summary

Neighborhood:

Ladera Elementary School is located in the City of Thousand Oaks on a 9.58 acre site bound by Calle Almedro (south). The major intersection is Calle Almedro and Pederson. The 23 freeway runs immediately east of the campus.

Instruction:

The school serves TK through 5th grades. The school has a character education program that is designed to help students express their diversity in performing arts, literature or poetry. The school has a very strong extra curricular program with strong drama, band, choral programs that give children a formalized opportunity to explore the performing arts, beyond the character education program. In addition, there is a program called target time that is an off chute of character education.

Summary of Facilities:

The main core buildings on the campus were built in 1960 which along with an exterior courtyard create a ceremonial entrance for students. There have been several modular buildings that were added in 1972 and 1986. No major construction of buildings has occurred after the mid 1980's. The buildings are old and have not had any major systems upgrades in over 17 years. The modular buildings are of particular concern because of their age and unaltered state. In addition with enrollment being far below the max capacity of the school the need for these modular buildings is no longer necessary.

There have been a few projects that address access compliance as well as a new roof for the administration building that have all been completed recently, but the rest of the school is in need of modernization.

Building Systems:

The major building systems are original including, water, sewer and gas and are in working condition for their age. The HVAC system is roughly 17 years old and operating without too many issues however due to its age it is in need of a major overhaul or replacement within the next 10 years.

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. 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 functioning despite their age. Replacing the existing HVAC system will improve the energy efficiency of the building while at the same time addressing the higher maintenance expenses of an older system. There is an opportunity for solar electric power generation to reduce the carbon footprint of the school.

The campus has energy efficiency upgrades including LED lighting and occupancy sensor lighting that helps to improve the overall sustainability of the site.

Site Attributes:

- Large playground area
- Well Planned Courtyards with shaded covered walkways
- Large Multi Purpose Space
- Good average ratio of electronic devices for children, 1 per 3 students

Site Deficiencies:

- Existing entry to school lacks character and curb appeal.
- Drop-off Zone not wheel chair accessible
- (E) Lunch shelter is undersized
- Mechanical Systems requires excessive service or replacement.
- Portable Buildings are in poor condition
- (E) playground equipment and surfaces do not meet current safety and accessibility standards.
- No permanent stage in MPR.
- Drainage and ponding issues next to MPR
- Lack of maker space on campus
- Buckling window framing and non-matching glazing panes through out the campus.

Table of Contents:

1	Table of Contents, Existing Site Summary
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Enrolment Summary :

ELEMENTARY SCHOOLS	K	1ST	2ND	3RD	4TH	5TH	SDC	TOTAL*	PRIOR	PRIOR	ADOPTED	+ OR -
									MONTH	YR	BUDGET	BUDGET
Elementary Students												
LADERA	48	43	43	46	48	57	16	301	2112	316	304	-3

Master Planning Goal:

Repurpose/modernize existing buildings and classrooms to become a modern cutting edge educational space. Revitalize the campus with a cohesive beautification upgrade and enhancement of exterior spaces. Improve general site conditions to improve the educational experience. Address deferred maintenance issues and site accessibility issues.





Ladera Elementary School | *Master Plan & Projects*
1211 Calle Almendro | Thousand Oaks, CA 91360
Conejo Valley Unified School District
April 7th, 2017

Master Planning- Existing Site

2.0



Facilities Issues:

Functional Deficiencies in Existing Facilities:

- Existing entry to school is not aesthetically designed well, with low overhangs and a very strong visual presence of the security gate
- Drop-off Zone not wheel chair accessible
- Larger Lunch Shelter needed
- New playground equipment needed

Spatial Deficiencies:

- Need for stage in MPR
- No Plumbing in portable buildings
- Poor condition of interior finishes

Maintenance & Accessibility Issues:

- HVAC and roofing requires replacement. Admin. Building HVAC needs optimization
- Drainage and ponding issues next to MPR
- Replacement of non-matching window glazing
- Other misc. ADA items (Door thresholds, Drinking Fountains, Sink height, Ramp Slope, Handrails...etc)

Campus Summary

Current Usable Area	9.58Acres
Current Playground Area	6.6 Acres
Playground Area Required	6.6 Acres

Total Classrooms

Classrooms in Portables	5
Permanent Classrooms	18

Enrollment

2-Semester Planning Capacity	440
Current Enrollment	301
Enrollment Used for Planning	304

BUILDING CONDITIONS



LEGEND

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

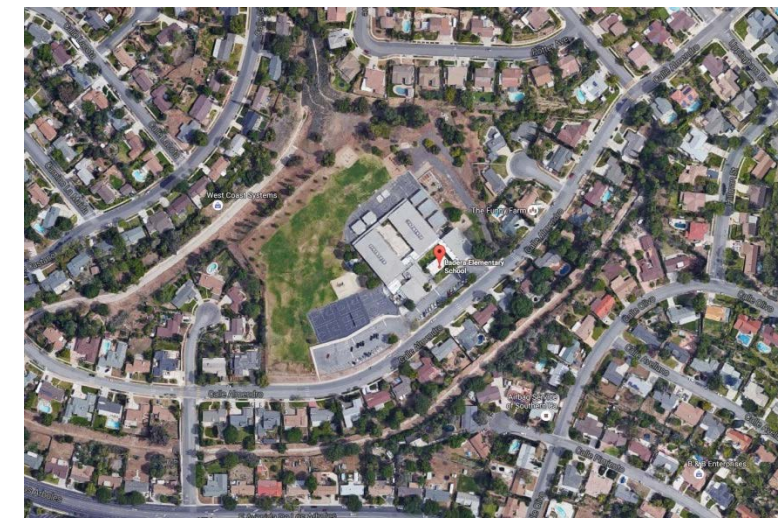


BUILDING

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



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	Elect	Plumb		Is Vacant Y/N	Risk	Code	
Ladera Elementary	1-Administration	Elementary	1,456	1	Frame	No	Yes	L	Composition	1960	2010	1999	1999	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Ladera Elementary	2-Kindergarten 21 & 22	Elementary	3,063	1	Frame	No	Yes	L	Composition	1960	2000	1999	1999	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Ladera Elementary	3-Special Ed	Portable	1,440	5	Modified Fire Resistive	No	Yes	L	Metal	1986	1986	1986	1986	1986	Owned and occupied by the district	N	NS	X	1/20/2010
Ladera Elementary	4-Child Care	Portable	1,024	5	Modified Fire Resistive	No	Yes	L	Metal	1986	1986	1986	1986	1986	Owned and occupied by the district	N	NS	X	1/20/2010
Ladera Elementary	5-Portable (1)	Portable	960	5	Modified Fire Resistive	No	Yes	L	Metal	1988	1988	1988	1988	1988	Owned and occupied by the district	N	NS	X	1/20/2010
Ladera Elementary	6-Classrooms 1-8	Elementary	8,483	1	Frame	No	Yes	L	Composition	1963	1999	1999	1999	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Ladera Elementary	7-Storage	Elementary	864	1	Frame	No	Yes	L	Composition	1966	1996	1999	1999	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Ladera Elementary	8/9-Portables (2)	Portable	1,888	5	Modified Fire Resistive	No	Yes	L	Metal	1972	1992	1972	1972	1972	Owned and occupied by the district	N	NS	X	1/20/2010
Ladera Elementary	11-Classrooms 9-16	Elementary	8,483	1	Frame	No	Yes	L	Composition	1960	1999	1999	1999	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Ladera Elementary	12-Multi-Purp Library	Elementary	6,463	1	Frame	No	Yes	L	Composition	1966	2007	2000	2000	2000	Owned and occupied by the district	N	NS	X	1/20/2010



Existing Facilities:

6 buildings are over 40 years old
3 buildings are over 30 years old

Analysis Summary:

The current buildings are very old on campus with the majority being over 40 years of age. More concerning is the 3 buildings that are over 30 years old are all portable buildings which historically do not last as long as permanent buildings. These buildings are in original condition with the same electrical, plumbing and HVAC systems which are all very old and in need of replacement. While the buildings are functioning and do not present a hazard they will continue to degrade over time and really should be removed.

The remaining permanent buildings are also very old all built in the early 1960's and having no upgrades in over 16 years to their HVAC and other systems. The only building to receive any upgrades was the administration building which received a new roof in 2010. the remaining buildings are in need of upgrades to their HVAC and roofing systems at a minimum.



Master Planning Process Summary

Master Plan Goals

The goal of the Master Planning process is to facilitate the formulation of the District's short term and long term goals and engage the school, stakeholders and community in the decision making process for each site. This was done by utilizing information and findings of the Site Survey, Site Analysis, site visit(s), as well as presentations and community feedback through the charrette process in order to provide a holistic Master Plan for each campus in the CVUSD Thousand Oaks Cluster.

The goals for the Master Plan for Ladera Elementary, as developed through the process documented in The Master Planning Process, are the following:

- Provide the correct number and type of instructional spaces for the campus population through the modernization of existing buildings.
- Provide the basic facilities needed for a population of approximately 301 students.
- Upgrade the face or "curb appeal" by redesigning the site work and landscaping of the existing front of the campus.
- Create quality and cohesive exterior spaces that are interconnected and well landscaped including upgraded courtyards and quads throughout the site while providing accessible paths of travel to buildings and site areas affected by the master plan.
- Upgrade and modernize permanent buildings, building systems and overall school site.

The following pages document: the master plan and the process through which it was developed; the projects needed to implement the master plan; and the estimated cost of these projects.

Process

The master planning process includes 5 sequential items/deliverables and 4 charrettes following the first four steps.

ITEM 1- Survey

The Campus Survey was completed in December of 2016 by Dougherty Architects.

The survey found that the campus currently houses 301 students under the projected enrollment expected to increase slightly to 304 students by 2017-18. The CVUSD Planning Capacity for the campus is 440 students. Overall, the campus was found to be in poor condition. The visual survey confirmed several deficiencies in core facilities.

After the conclusion of the survey, a detailed list of potential projects had begun to emerge. These projects ranged in complexity and size from basic deferred maintenance projects, to large scale building modernizations.

List of deficiencies:

- Existing entry to school lacks character and curb appeal.
- Drop-off Zone not wheel chair accessible
- (E) Lunch shelter is undersized
- Mechanical Systems requires excessive service or replacement.
- Portable Buildings are in poor condition

- (E) playground equipment and surfaces do not meet current safety and accessibility standards.
- No permanent stage in MPR.
- Drainage and ponding issues next to MPR
- Lack of maker space on campus
- Buckling window framing and non-matching glazing panes through out the campus.

Overall the campus was found to contain sufficient site area, 9.58 acres, to accommodate the needs of a 300 student population, but various buildings require renovation, while underutilized site areas should be redeveloped to better serve student needs.

Charrette #1

Following the Survey, a summary of the findings and draft survey were presented to the Principal, selected Maintenance Staff, and District Planning Staff to discuss priorities for the campus. These Campus Users provided additional input for campus improvements and the comments were included on final Survey.

ITEM 2- Site Analysis

Site Analysis was completed in January of 2017 by Dougherty Architects.

Using the survey along with more traditional forms of site analysis, including, shading studies, views, circulation, etc., a series of broader project locations began to emerge.

- Beautification of the front entrance and the exterior of multi-purpose building may improve the curb appeal of the campus.
- A permanent stage and reconfiguration of the multi-purpose building, which may include works in the semi-enclosed courtyard area, may increase the spaces for music, performing art and other programs.
- Additional shading and replacement of ground surface and equipment may improve the longevity and quality of the play area. Shading opportunities may expand the functionality of the building and reduce underutilized spaces..
- The current enrollment number support the reduction of temporary classroom buildings on site. There is an opportunity to remove the two temporary classroom Buildings 8 and 9 to free up blacktop spaces.
- The principal has expressed interest in adding a jogging track along the perimeter of the grass area.



Charrette #2

Following the Site Analysis, a summary of the findings was presented to various stakeholders at a community meeting located in the Multipurpose Building at Thousand Oaks High School.

Dougherty Architects reviewed the points raised by the Campus and discussed the initial options for redevelopment and modernization. The School supported these options and requested that the Project Team reviewed and provide additional input to be considered in the master plan including:

- There is a desire to increase the campus energy efficiency to promote green technologies in both the projects related to the master plan and the general educational environment.
- Priority was established that the money should be used to enhance the educational environment over beautification.
- Beautification in general is still a major priority but to be approached in a fiscally responsible manner.
- Removal of portable buildings in poor condition was set as a high priority, provided the campus has excess capacity for students.

ITEM 3- Alternative Concepts

Following the Charrette, The Dougherty Architects developed a series of projects for the campus which included new facilities and the modernization of existing buildings to address the points raised by the campus user groups.

3 Alternative layouts were developed.

Alternative 1- Included:

- New flexible learning spaces in one of the permanent classroom buildings.
- A modernization and expansion of the MPR to include a new permanent stage.
- New outside teaching spaces between the permanent classroom buildings including shading devices.
- New playground equipment, protective surfaces, and shading.
- New DG running and walking track.

Alternative 2- Included:

- New flexible learning spaces both permanent classroom buildings.
- A modernization and expansion of the MPR to include a new permanent stage.
- New outside teaching spaces between the permanent classroom buildings including shading devices.
- New playground equipment, protective surfaces, and shading.
- New DG running and walking track.
- A new larger lunch shelter.

Alternative 3- Included:

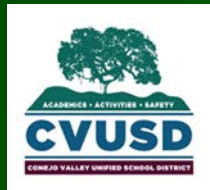
- New flexible learning spaces both permanent classroom buildings.
- A modernization and expansion of the MPR to include a new permanent stage.
- New outside teaching spaces between the permanent classroom buildings including shading devices.
- New playground equipment, protective surfaces, and shading.
- New DG running and walking track.
- A new larger lunch shelter.
- Full building modernization for all classroom buildings including the kindergarten.

Charrette #3

Following the development of the Alternative Concepts, Dougherty Architects developed a series of projects for the campus which included new facilities and the modernization of many existing buildings and facilities to address the points raised by the campus user groups. These projects in a draft master plan were reviewed with Stakeholders in public Charrette #3. The charrette took place on the Thousand Oaks High School campus in February, 2017. The Dougherty Architects presented potential projects to a Stakeholder Groups consisting of the CVUSD School Principals and representatives of the teachers and parents who recommended by the campus administration to participate.

The Stakeholders supported these options and emphasized the need to provide for student needs first. The Stakeholders added specific input for campus improvements:

- A preference in priority was given to have a new lunch shelter over the new DG running and walking track
- Playground shading was given the highest priority.



Following the Charrette #3, the campus administration and staff reviewed the proposal and added additional input and suggestions:

- *Priorities of the schools: (1) Replacement and upgrades of playground equipment and surfaces, (2) Beautification of the school entrance, (3) Modernization of the multi-purpose building, (4) Creation of shaded outdoor learning spaces between the existing classroom buildings, (5) flexible (maker) space in a combined existing classroom spaces, (6) larger lunch shelter adjacent to the multi-purpose building, (6) running/walking track in the field, (7) modernization of the kindergarten building.*
- *The existing underutilized north playground may be absorbed by an enlarged north-east playground*
- *The school prefers combining north and south classroom spaces to create a maker space so the maker space would have an entrance at two opposite sides of the classroom building.*
- *Removal of portable buildings should only occur when adequate replacement spaces have been designated.*

The additional Input was incorporated into the subsequent Conceptual Master Plan.

ITEM 4- Conceptual Master Plan

The Conceptual Master Plan was developed based on the presentation and feedback from the Alternative concepts and the following feedback that had occurred during and after the charrette process. The Conceptual Master Plan was a hybrid of several alternatives. In this phase of the process, the solution was narrowed down to one plan for every site to include long-term and short-term plans. Projects were developed in this step with draft cost estimates.

Charrette #4

The Conceptual Master Plan was presented to include projects and draft cost estimates at Charrette #4, Dougherty Architects revised the earlier reports to reflect the Stakeholder's input. The various stakeholders supported the direction taken by the master plan. Stakeholders were given an additional 2 weeks for final comments to be incorporated into the final Master Plan document.

ITEM 5- Final Master Plan and Projects

This document is the Final Master Plan based on the presentations and feedback from the Conceptual Master Plan and earlier reviews. This document includes a single short-term and long-term Master Plan vision which is shown in a series of projects to be completed under the current Measure I Bond and future funding sources. Each project group is accompanied by a cost estimate.

Documentation of the process and identification of the stakeholders who participated ensure that the master plan addresses the need for each site in an objective and comprehensive way.

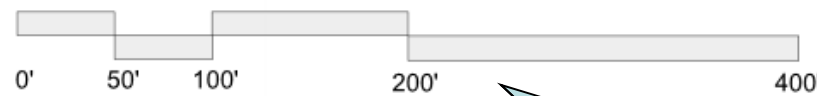
Projects will be prioritized by CVUSD based on the criticality, functionality and adequacy of facility needs.






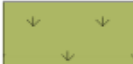
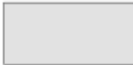

Master Plan – Campus Goals

- Modernize playground equipment to enhance the experience of the students.
- Beautify campus entry to create a new revitalized and contemporary feel to the whole campus.
- Modernize and expand current MPR building.
- Enhance courtyard between permanent classroom buildings to create outdoor learning spaces.
- Expand lunch seating facilities to provide adequately covered seating for all students
- Create new flexible learning classrooms.
- Permanent classroom modernizations to upgrade educational environment.
- New walking track for student and community use.
- Incorporate principals of sustainability into the design.
- Upgrade campus accessibility to be in line with current standards.

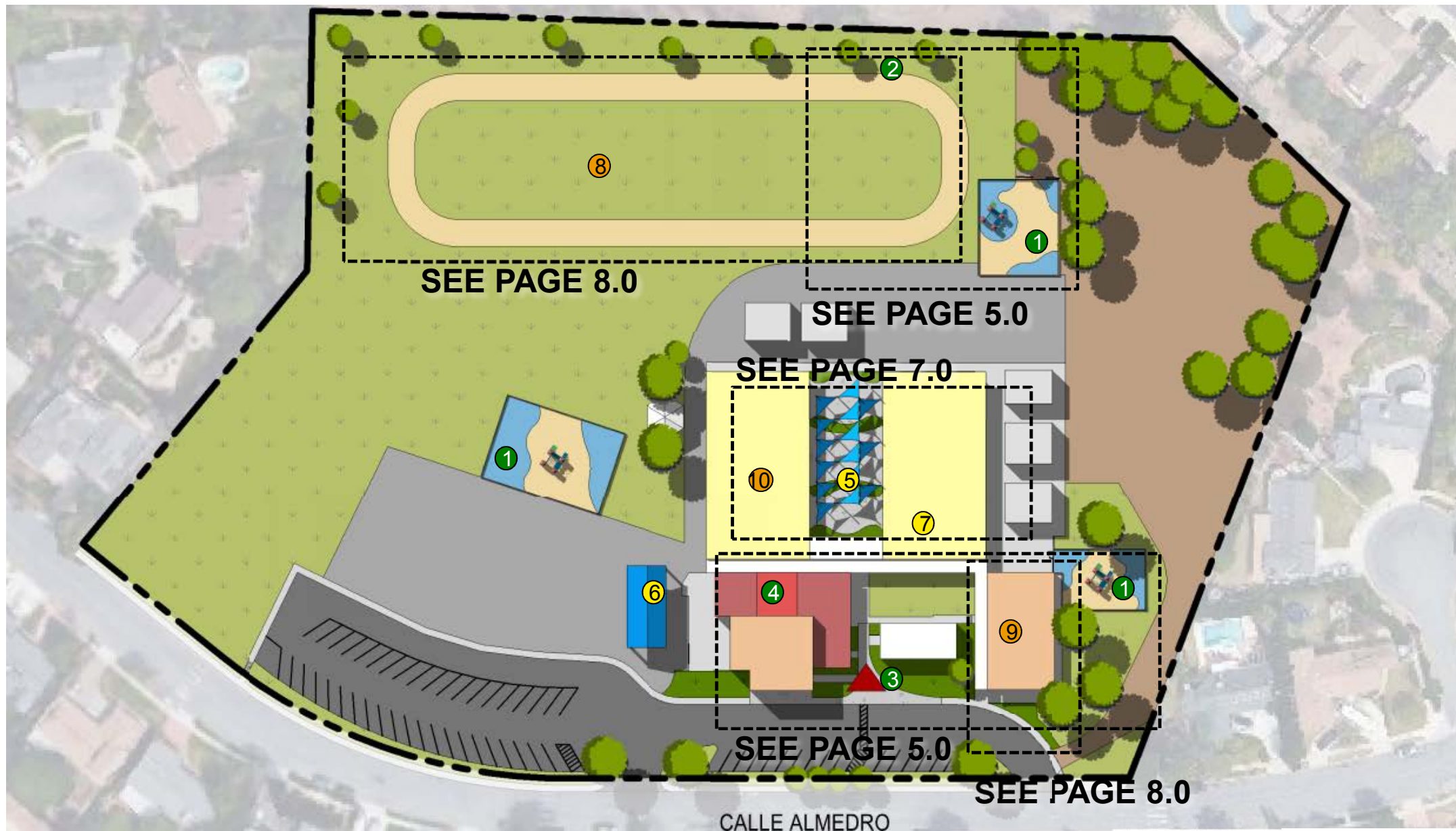
EXISTING BASE PLAN



LEGEND

	EXISTING BUILDING
	MODERNIZATION
	NEW CONSTRUCTION
	EXISTING LANDSCAPING
	EXISTING PAVING
	EXISTING AC PAVING





Master Plan: Projects

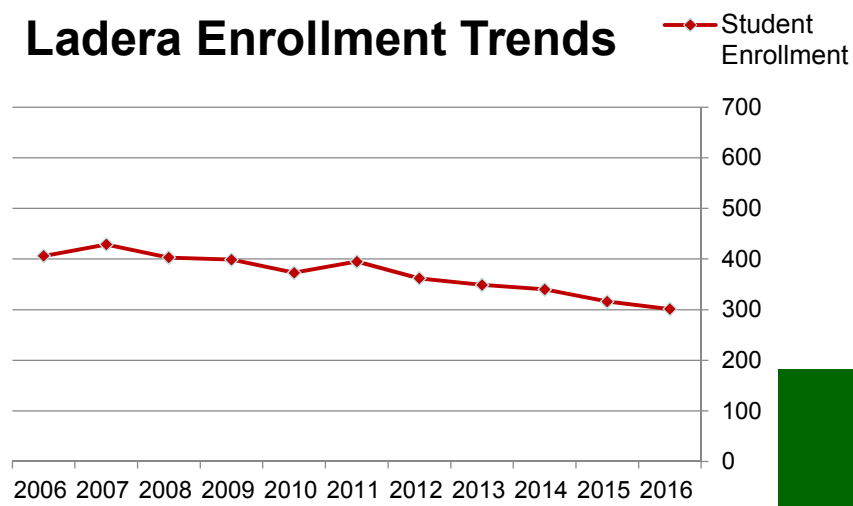
- 1** Project Group 1- New Playground Equipment
New playground equipment, fall protection and integrated shading devices. Expansion of playgrounds to combine 3 playground into 2 playgrounds.
- 2** Project Group 2- Removal of Existing Playground
Remove existing playground area.
- 3** Project Group 3- Campus Entry and Beautification
New landscaping and paving around administration and primary entry location to campus.
- 4** Project Group 4-MPR Modernization
Enclose current courtyard (900 SF) to create a science classroom/maker space. Expand the library. Existing MPR space will receive new finishes and upgrades.
- 5** Project Group 5- Courtyard Beautification
Courtyard will receive new landscaping and paving as well as new shading devices and upgraded stage. Some classrooms will receive roll up doors to create combined interior exterior learning environment.
- 6** Project Group 6- New Large Lunch Shelter
New larger lunch shelter
- 7** Project Group 7- Flexible Learning Space
Combine two existing classrooms and create a new flexible learning space with roll up door for connection to exterior courtyard. Basic level modernization for the building
- 8** Project Group 8- New DG Running Track
New running track.
- 9** Project Group 9- Kindergarten Modernization Medium Level
Medium level kindergarten classroom modernization, including new finishes, casework and sinks.
- 10** Project Group 10- Building Modernization Basic Level
Basic level classroom modernization.

Phase I (Measure J)

Phase II

Phase III

Ladera Enrollment Trends



LEGEND

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

Master Planning: Projects





Master Planning: Project Group 1 -4

- ① Project Group 1- New Playground Equipment
New playground equipment, fall protection and integrated shading devices. Expansion of playgrounds to combine 3 playground into 2 playgrounds.
- ② Project Group 2- Removal of Existing Playground
Remove existing playground area.
- ③ Project Group 3- Campus Entry and Beautification
New landscaping and paving around administration and primary entry location to campus.
- ④ Project Group 4-MPR Modernization
Enclose current courtyard (900 SF) to create a science classroom/maker space. Expand the library. Existing MPR space will receive new finishes and upgrades.

Project Locations:

- 1** Project Group 1- New Playground Equipment \$500,000
 New playground equipment, fall protection and integrated shading devices. Expansion of playgrounds to combine 3 playground into 2 playgrounds.
- 2** Project Group 2- Removal of Existing Playground \$70,000
 Remove existing unused playground area.

- 3** Project Group 3- Campus Entry and Beautification \$250,000
 New landscaping and paving around administration and primary entry location to campus.
- 4** Project Group 4- MPR Modernization \$1,400,000
 Enclose current courtyard (900 SF) to create a science classroom/maker space. Expand the library. Existing MPR space will receive new finishes and upgrades.



Total Cost of Projects I \$2,345,000.



Deferred Maintenance Allowance- 5% \$125,000
 Improve site drainage, some concrete spalling repair, HVAC repairs, wood rot, metal flashings, windows

CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes
Project Information						Project Score						
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame	Project Estimated Total Cost	0-20=Optimum	21-40=Adequate	41-60=Fair	61-80=Poor	81-100=Unsatisfactory	Score	Notes
						Functionality	Adequacy	Criticality	Certification	Special Funding or Criteria		
						Codes, Growth & System Refresh, Deferred Maintenance	System/ Risk Obsolescence, Forward Thinking, Energy Savings & Sustainability, Proactive Routine/ Maintenance	Life Safety, Facility Criticality, Mission Alignment	Uncertified Project Status	Special Criteria	0-500= High Score indicates the criticality of the project	
						0-100	0-100	0-100	0-100	0-100	Explanation of Project Rating	
CVUSD	Project XYZ	A, B	12 Months	6 Months	\$ 0,000,000.00	50	50	50	50	50	250	





Master Planning: Project Group 5 - 7

- ⑤ Project Group 5- Courtyard Beautification
Courtyard will receive new landscaping and paving as well as new shading devices and upgraded stage. Some classrooms will receive roll up doors to create combined interior exterior learning environment.
- ⑥ Project Group 6- New Large Lunch Shelter
New larger lunch shelter
- ⑦ Project Group 7- Flexible Learning Space
Combine two existing classrooms and create a new flexible learning space with roll up door for connection to exterior courtyard. Basic level modernization for the building

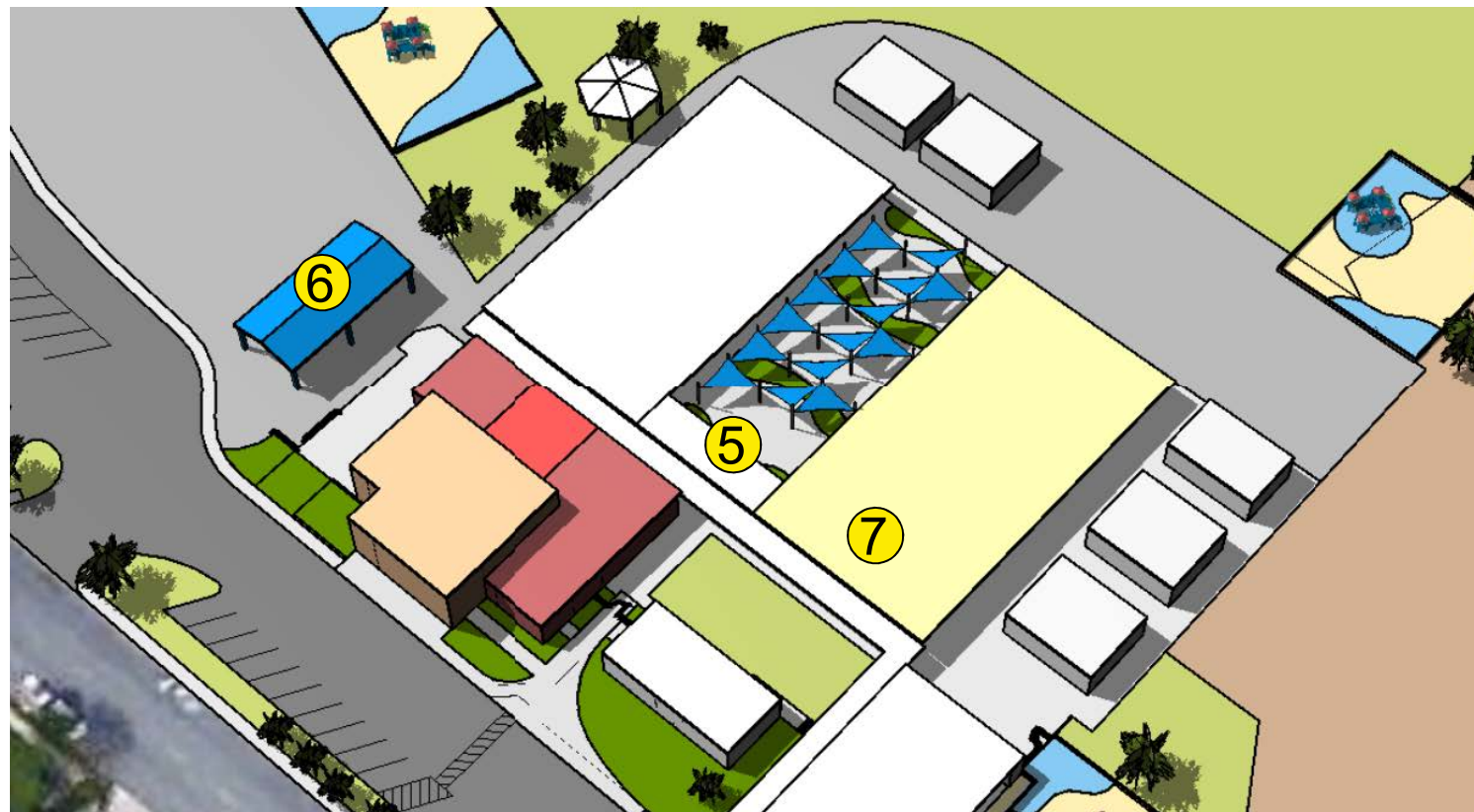


Project Locations:

5 Project Group 5-Courtyard Beautification **\$750,000**
 Courtyard will receive new landscaping and paving as well as new shading devices and upgraded stage. Some classrooms will receive roll up doors to create combined interior exterior learning environment.

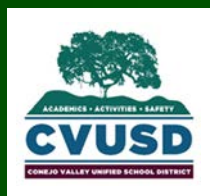
7 Project Group 7- Flexible Learning Space **\$550,000**
 Combine two existing classrooms and create a new flexible learning space with roll up door for connection to exterior courtyard. Basic level modernization for the building.

6 Project Group 6-Lunch Shelter **\$390,000**
 New larger lunch shelter



Total Cost of Projects | \$1,690,000

CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes
Project Information						Project Score						
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame	Project Estimated Total Cost	0-20=Optimum	21-40=Adequate	41-60=Fair	61-80=Poor	81-100=Unsatisfactory	Score	Notes
						Functionality	Adequacy	Criticality	Certification	Special Funding or Criteria	0-500= High Score indicates the criticality of the project	
						0-100	0-100	0-100	0-100	0-100	Explanation of Project Rating	
CVUSD	Project XYZ	A, B	12 Months	6 Months	\$ 0,000,000.00	10	10	50	50	10	130	





Master Planning: Project Group 8 - 10

- ⑧ Project Group 8- New DG Running Track
New running track.
- ⑨ Project Group 9- Kindergarten Modernization Medium Level
Medium level kindergarten classroom modernization, including new finishes, casework and sinks.
- ⑩ Project Group 10- Building Modernization Basic Level
Basic level classroom modernization.

Master Plan: Project Group 15

Project Locations:

8 Project Group 8- DG Running Track
New running track.

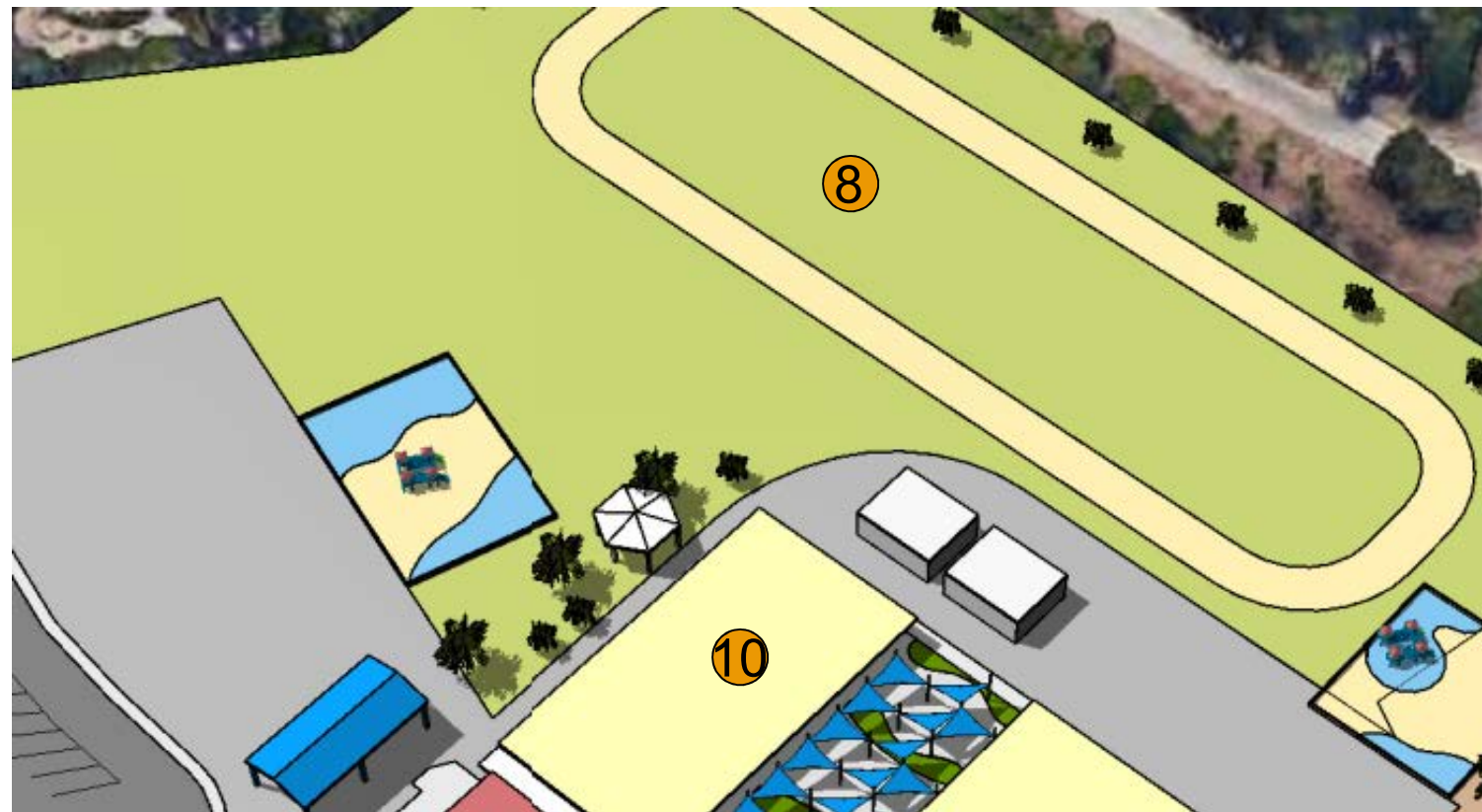
\$230,000

10 Project Group 10- Building Modernization Basic Level
Basic level classroom modernization.

\$400,000

9 Project Group 9- Kindergarten Modernization Medium Level
Medium level kindergarten classroom modernization, including new finishes, casework and sinks.

\$575,000



Total Cost of Projects I \$1,205,000.

CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes
Project Information						Project Score						
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame	Project Estimated Total Cost	0-20=Optimum	21-40=Adequate	41-60=Fair	61-80=Poor	81-100=Unsatisfactory	Score	Notes
						Functionality	Adequacy	Criticality	Certification	Special Funding or Criteria		
CVUSD	Project XYZ	A, B	12 Months	6 Months	\$ 0,000,000.00	10	10	50	50	10	130	0-500= High Score indicates the criticality of the project
												Explanation of Project Rating

Ladera Elementary School | *Master Plan & Projects*
1211 Calle Almendro | Thousand Oaks, CA 91360
Conejo Valley Unified School District
April 7th, 2017

Master Planning- Long-Term Master Plan PHASE II (Future Funding Source)

15.0





Before



After

Façade and Entry Improvements

Existing:

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

Improvements include:

- New Paint
- New site work and paving
- New Landscaping
- Accessible Entrance
- New Signage
- Enhanced finishes on the façade of the buildings.

After Improvements:

New Façade and Entry

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The entry to Ladera Elementary School will create a more defined entry with an enhanced exterior courtyard in front of the administration office. New finishes, paint and landscaping will give a complete facelift to the façade of the school. In addition new signage will clearly define the school from the street.