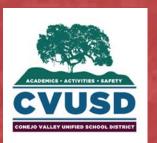


CVUSD Facilities Master Plan

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Thousand Oaks High School | Alternative Concepts

2323 N Moorpark Rd, Thousand Oaks, CA 91360 Conejo Valley Unified School District

February 2nd, 2017

Dougherty

3194 D Airport Loop Costa Mesa, 92626 Contact: (714) 427 - 0277 E-mail: ericp@dougherty.us Website: www. dougherty.us

Introduction and Goal Statement

The purpose of the alternative concepts 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. Utilize information and findings of the site Survey, Site Analysis, site visit(s), and other pertinent information – to understand the overall dimensions and physical characteristics of the campus and possible solutions.

Facilities Issues:

Functional Deficiencies:

- · Lack of sun control and insulated glazing
- Acoustical issue in science classrooms
- Lack of air conditioning in the gym building
- Lockers in bldg. 22 and 26 are in poor condition
- Basketball court surfaces are in poor condition
- Gym building has acoustical issues

Spatial Deficiencies in Existing Facilities:

- Choir room and band practice rooms do not have platforms and lack adequate space.
- Football locker room is in a portable building
- Fitness room for non-football athletes is inside a temporary structure
- Lack of project based or flexible learning space in or adjacent to the library
- Gym building foyer lacks adequate space and configuration

Maintenance & Accessibility Issues:

- Flooding issue under the performing art center stage
- Peeling paint and rusted fencing/gate throughout
- Portion of bleacher requires repair
- Poor finish condition in Bldg. 5
- Cracked concrete walkway
- Poor condition in portable buildings
- Field house lacks accessible restroom entrance
- Other misc. ADA items (Door thresholds, Drinking Fountains, Sink height, ramp Slope, Handrails...etc)

Summary of Alternative Concepts:

Alternative Concept 1

- Lancer Café and Building 9 modernization (7,600 sf)
- New STEM building (14,000 sf)
- New athletic building (8,000 sf)
- Removal of 11 portables at athletic complex
- Modernization of locker buildings (13,000 sf)
- New music building to replace existing (7,000 sf)
- Relocate some classes from Bldg. 14 to New STEM and modernize Bldg. 14 (11,000 sf)
- ADA & Fire Alarm

Alternative Concept 2

- Lancer Café and Building 9 modernization (7,600 sf)
- New athletic building (8,000 sf)
- Removal of 11 portables at athletic complex
- Modernization of locker buildings (13,000 sf)
- New music building at north west (10,000 sf)
- Convert existing music building to STEM building. (4,700 sf of mod + 2,300 sf of addition)
- ADA & Fire Alarm

Alternative Concept 3

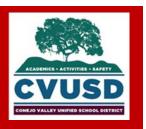
- Lancer Café and Building 9 modernization (7,600 sf)
- New STEM Building (12,000 sf)
- Conversion of Classroom building to Athletic building (7,600 sf)
- Removal of 11 portables at athletic complex
- Modernization of locker buildings (13,000 sf)
- Modernization of music building (4,700 sf of mod + 2,300 sf of addition)
- ADA & Fire Alarm

Extra 1:

• Window upgrades at large buildings

Extra 2:

- · Solar panels in north and south parking lot
- Solar panels on new buildings



Thousand Oaks High School I Alternative Concepts

2323 N Moorpark Road I Thousand Oaks, CA 91360

Conejo Valley Unified School District

February 2nd, 2017

Instructional & Campus Summary



VICINITY MAP





		FA	CILITIES	- CLAS	SROOM	INVENT	URI													
		N	Number of Teaching Stations				Projections													
K-12 School Facility	Grade/ Type			Modulars		;		Teaching Stations												
			Permanent	Quality Modulars	Owned Portables	Leased Portables		Rms Utilized	Ratio	Capacity Needed										
	As used for the15/16 School Year				Based on 16/17															
	9 - 12	95	91		4		2850	77	30.00	2315				30						
														30						
														30						
	SDC	10	2		8			10	0											
PE = 1/6 of Population	PE	0					435	0	0											
	Free	-10	93			0	-300	-10	10											
Sub-Total 6-8		95				L	2985	77		2315										
						0														
				-	NT HIST	-				1										
Grade	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998
9		498	519	615	535	581	547	609	666	592	648	624	662	686	680	720	631	666	680	627
10		507	606	546	582	547	594	661	582	649	638	652	673	662	690	649	663	657	631	577
11		603	538	574	522	601	640	536	626	590	622	649	644	644	604	638	623	602	557	594
12		511	554	519	571	626	540	566	560	609	623	610	631	552	603	589	575	513	564	545
																0				
Total 9-12	0	2119	2217	2254	2210	2355	2321	2372	2434	2440	2531	2535	2610	2544	2577	2596	2492	2438	-	2343
Special Ed TOTAL	0	79 2198	72 2289	85 2339	74 2284	73	94	99	88 2522	63	59	48	49	64	59	48	47 2539	49 2487	34	39
TUTAL	0	2198	2269	2339	2284	2428	2415	2471	2522	2503	2590	2583	2659	2608	2636	2644	2539	2407	2466	2382
			PRIN	ICIPAL P	PROJECT	TIONS												Opt 1	186.00	186.0
		Corried					Teac	her Calcu	ation	Budget								37	7	100.0
Grade	FORECAST		3	from	8/19/15 TBD	TBD	By Grade		Students	Acctg								31	· · · ·	
0,000	Students	Teachers	#0C.12	previous			30.00		per class	Calc										
Special Ed			85	85	85		00.00	0.12	p =: =:===	Guio										
9	568	18.93	510	510	545	1	17.00		30									-		
0	000	10.00	0.0	010	0-10				00											

30 30 30

77.17

CVUSD HIGH SCHOOL												
	Location C	ode: 27 200		Campus Summary								
Site Information	Totals			Total Planned	Site Capacity		Totals					
Current Useable Area:	50.58 Acres			Current Enrollr	ment:		2,198					
Current Playground Area:	23 Acres			Planning 2-Ser	mester Capacity	/:	2,886					
				Enrollment to u	use for Planning	I	2,315					
	·											
Playground Area Required: 9.0 Acres												
	Current Class	rooms		Potential Clas Classrooms	srooms + Cur	rent	Classrooms Identified by the School					
Classroom Status for School:	Permanent	Portable	Totals	Permanent	Portable	Totals	Permanent	Portable	Totals			
Available Classrooms 800 Square Feet or greater:	25	20	45	25	10	45	25	20	457			
Available Small Rooms 799 Square Feet or smaller:	30	20	50	30	10	55	30	20	55			
Totals:	55	40	95	55	20	95	55	40	95			

CVUSD SPECIAL EDUCATION SCHOOL	Location Co	ode: 3000	Campus Summary			
Site Information	Totals		Total Planned Site Capacity:	Totals		
Current Useable Area:	Shared		Current Enrollment:	79		
Current Playground Area:	Shared		Estimated 2-Semester Capacity:	85		
			2013-14 Adjusted Projected Resident & Enrollment.	& Magnet	79	

Analysis:

Currently Thousand Oaks High School has 25 percent more enrollment capacity than the current enrollment level. There are currently 40 portable buildings on the site, half of them should be removed to reflect the current enrollment levels. Some of the portable buildings are being used for athletics and the school may explore the option to build a new athletic building to allow for the removal of all of the portable buildings.



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11 12

Total 9-12

TOTA

Thousand Oaks High School I *Alternative Concepts* 2323 N Moorpark Road I Thousand Oaks, CA 91360 Conejo Valley Unified School District February 2nd, 2017 Instructional & Campus Summary

Enrolment Data:

610 635 560

2315

564 578

2326

610

635 560

2315

18.27

20.23

17.53

607

526

2249

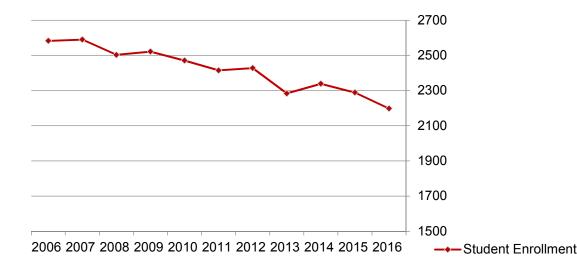
Thousand Oaks Student Enrollment

20.33

21.17

18.67

240



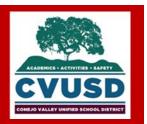




Introduction to Alternative Concepts







Alternative Concepts

ALTERNATE CONCEPT 1

200'



400'

EXISTING BUILDING MODERNIZATION NEW CONSTRUCTION EXISTING LANDSCAPING NEW LANDSCAPING **EXISTING PAVING NEW PAVING EXISTING AC PAVING** NEW AC PAVING SOLAR PANELS NEW SHADING STRUCTURE **REMOVAL OF PORTABLES**

ADDITIONAL PARKING

NEW OUTDOOR SEATING AND LEARNING SPACE

FUTURE REMOVAL OF

MODERNIZATION OF (E)

LANCER CAFE/STORE

NEW MUSIC BUILDING

Corona Del Mar High School



Thousand Oaks High School I Alternative Concepts
2323 N Moorpark Road I Thousand Oaks, CA 91360
Conejo Valley Unified School District
February 2nd, 2017

STEM Precedent Study



Monroe Industrial Arts



Thousand Oaks High School I *Alternative Concepts* 2323 N Moorpark Road I Thousand Oaks, CA 91360 Conejo Valley Unified School District February 2nd, 2017

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STEM Precedent Study

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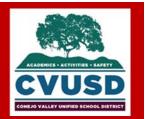
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STEM Precedent Images

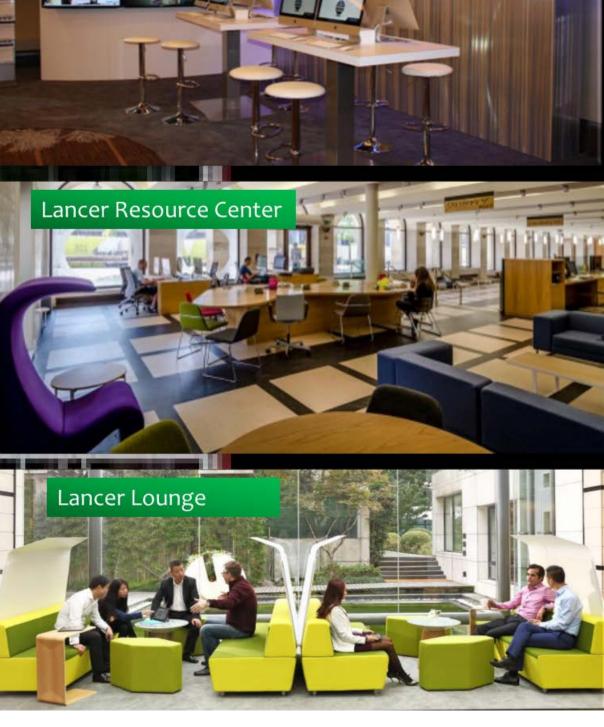


Thousand Oaks High School I *Alternative Concepts* 2323 N Moorpark Road I Thousand Oaks, CA 91360 Conejo Valley Unified School District February 2nd, 2017 STEM Precedent Images

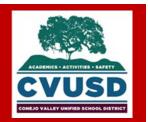


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Lancer Café Precedent Images

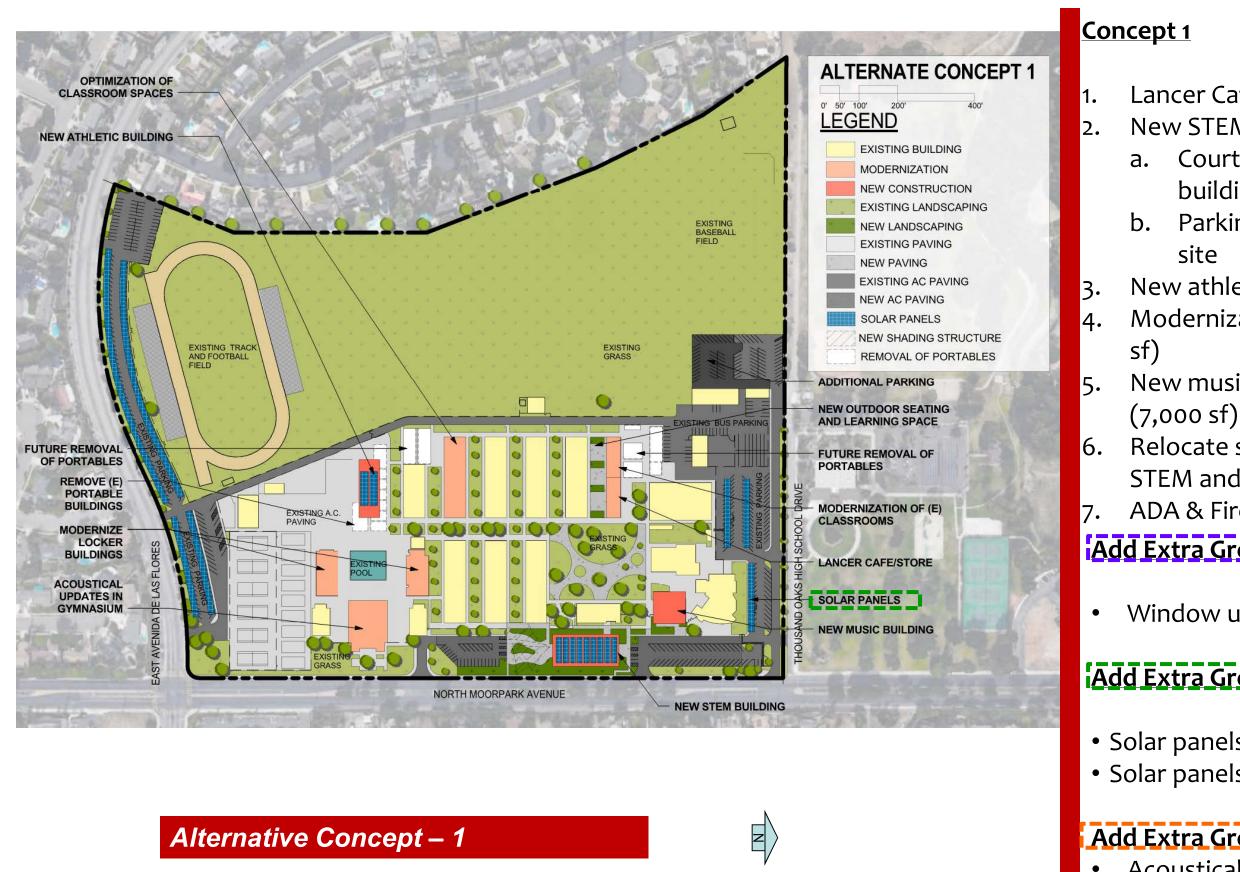


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Lancer Café Precedent Images



4.4





Alternative Concepts – Outline Summary

- Lancer Café (7,600 sf)
- New STEM building (14,000 sf)
 - Courtyard and landscape at New STEM building
 - Parking addition at north west of the site
- New athletic building (8,000 sf)
- Modernization of locker buildings (13,000
- New music building to replace existing
- Relocate some classes from Bldg. 14 to New STEM and modernize Bldg. 14 (11,000 sf) ADA & Fire Alarm

Add Extra Group 1

Window upgrades at large buildings

Add Extra Group 2

• Solar panels in north and south parking lot Solar panels on new buildings

Add Extra Group 3

Acoustical upgrades in Gym. and science classrooms





Alternative Concepts

ALTERNATE CONCEPT 2

400'

200' **LEGEND**

E **EXISTING BUILDING** MODERNIZATION NEW CONSTRUCTION EXISTING LANDSCAPING **NEW LANDSCAPING EXISTING PAVING NEW PAVING** EXISTING AC PAVING **NEW AC PAVING** SOLAR PANELS NEW SHADING STRUCTURE REMOVAL OF PORTABLES

NEW MUSIC BUILDING NEW OUTDOOR SEATING AND LEARNING SPACE **MODERNIZATION OF (E)** FUTURE REMOVAL OF

LANCER CAFE/STORE

CONVERT AND EXPAND (E) MUSIC BLDG. TO STEM



Alternative Concept – 2





Thousand Oaks High School I Alternative Concepts 2323 N Moorpark Road I Thousand Oaks, CA 91360 Conejo Valley Unified School District February 2nd, 2017

Alternative Concepts – Outline Summary

- Lancer Café (7,600 sf) New athletic building (8,000 sf) Removal of 11 portables at athletic complex
- Modernization of locker buildings (13,000
- New music building at north west (10,000
- Convert existing music building to STEM building. (4,700 sf of mod + 2,300 sf of addition) ADA & Fire Alarm

Add Extra Group 1

Window upgrades at large buildings

Add Extra Group 2

• Solar panels in north and south parking lot • Solar panels on new buildings

Add Extra Group 3

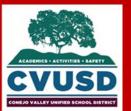
Acoustical upgrades in Gym. and science classrooms

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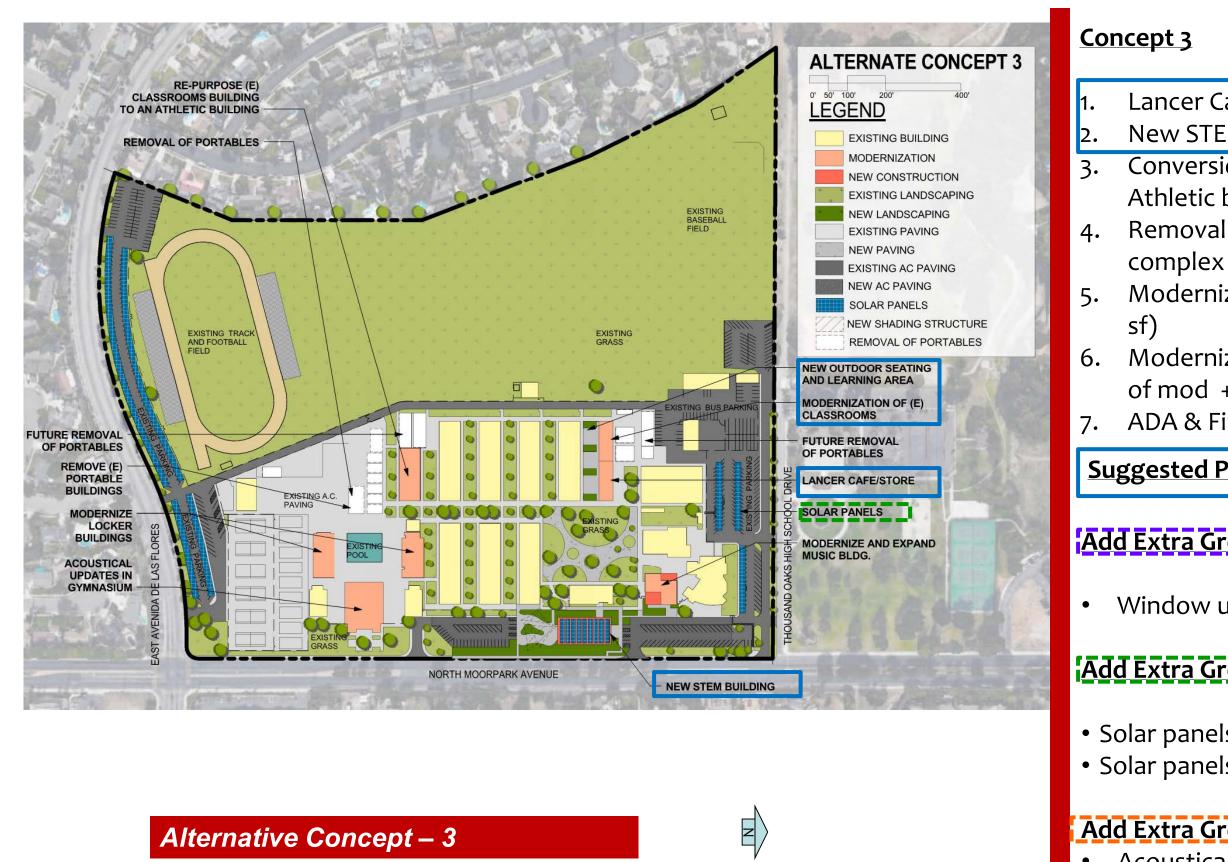


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Alternative Concepts





Alternative Concepts – Outline Summary

Lancer Café (7,600 sf) New STEM Building (12,000 sf) Conversion of Classroom building to Athletic building (7,600 sf) Removal of 11 portables at athletic

Modernization of locker buildings (13,000

Modernization of music building (4,700 sf of mod + 2,300 sf of addition) ADA & Fire Alarm

Suggested Phase 1

Add Extra Group 1

Window upgrades at large buildings

Add Extra Group 2

• Solar panels in north and south parking lot • Solar panels on new buildings

Add Extra Group 3

Acoustical upgrades in Gym. and science classrooms

