CVUSD | *Facilities Master Plan*

Ladera Elementary School | *Survey*

1211 Calle Almedro I Thousand Oak, CA 91360

Conejo Valley Unified School District
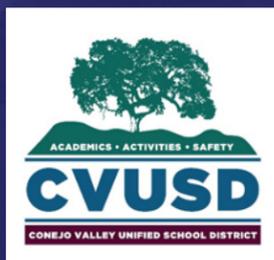
December 9th, 2016 – DRAFT v1

Dougherty + Dougherty Architects

3194 Airport Loop #D I Costa Mesa, 92626

Contact: (714) 427 - 0277

E-mail: ericp@ddarchitecture.com

Website: www. ddarchitecture.com

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
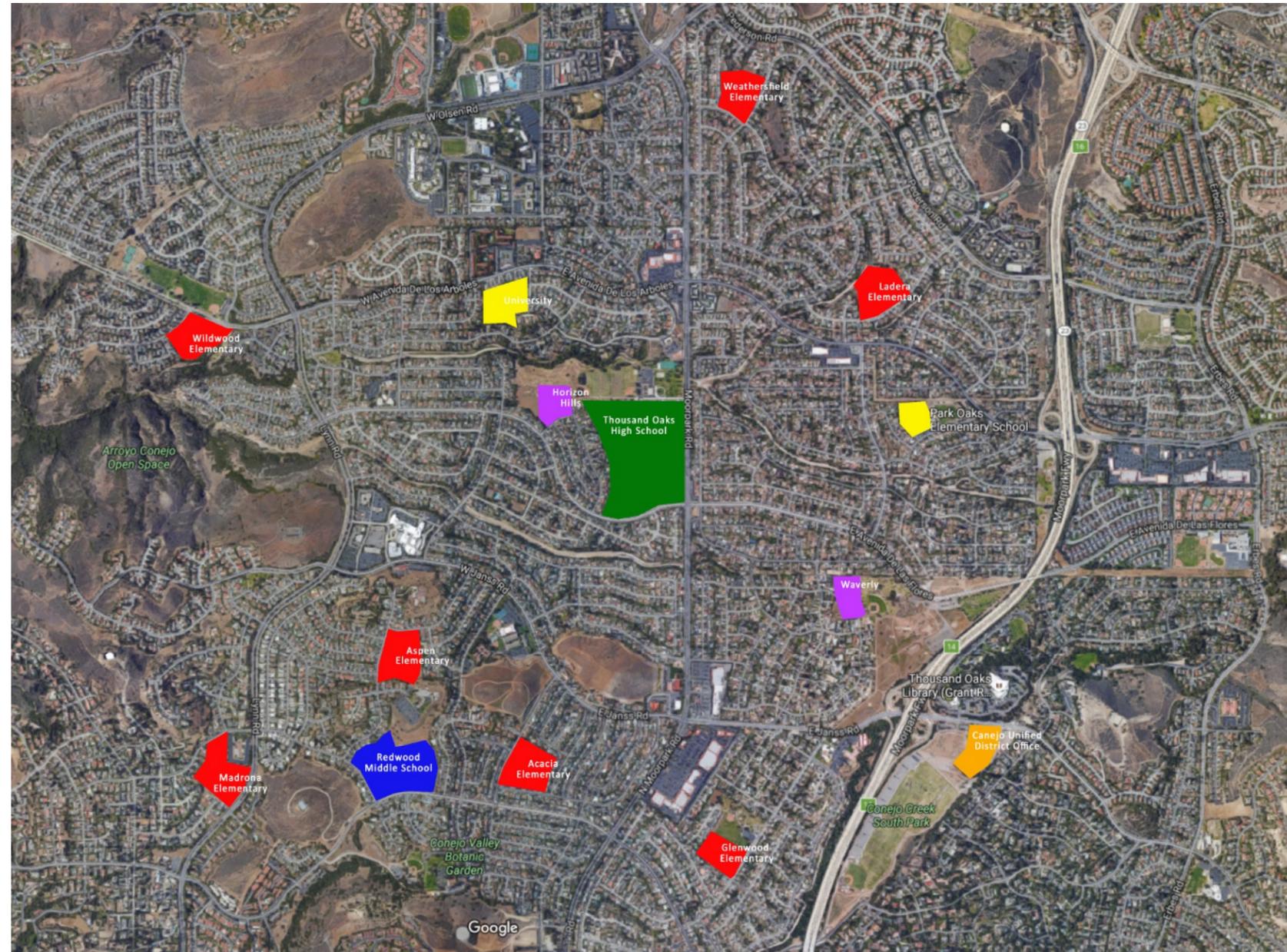
Site Deficiencies:

- Existing entry to school 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
- Mechanical Systems need replacement
- Portable Buildings are very old and need to be removed
- New playground equipment needed
- Need stage for MPR
- Drainage and ponding issues next to MPR
- Need for maker space (stand Alone)
- Replacement of non-matching window glazing

Ladera Elementary School I *Survey*

1211 Calle Almendro I Thousand Oaks, CA 91360

Conejo Valley Unified School District

December 9th, 2016 v1

CVUSD

Table of Contents & Executive Summary

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CVUSD Thousand Oaks Cluster

Imagery ©2016 Google, Map data ©2016 Google   1000 ft

Legend

- 🟥 Elementary School
- 🟪 Other (Adult Education, Early Education)
- 🟦 Middle School
- 🟨 Charter, Non K-12
- 🟩 High School
- 🟧 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

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Cluster Context Map

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CONEJO VALLEY UNIFIED SCHOOL DISTRICT
ACADEMICS • ACTIVITIES • SAFETY

Project Location Map

Ladera Elementary School | *Survey*

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FACILITIES - CLASSROOM INVENTORY

K-12 School Facility	Grade/Type	Total # of Teaching stations	Number of Teaching Stations				Projections Teaching Stations				
			Permanent	Modulars							
				Quality Modulars	Owned Portables	Leased Portable	Capacity	Rms Utilized	Ratio	Capacity Needed	
			As used for the 15/16 School Year					Based on 16/17			
	Jr K	0						0	20.00	0	
*K = All Day	K	3	2		1		60	2	22.00	42	
*1-3 inclds Music	1-3	10	9		1		200	6	22.00	138	
*4-5 inclds EP, Empty	4-5	6	5		1		180	4	30.00	124	
	SDC	2	2		0			2	-2		
	LC	1		1				1	0		
	LAB	1	1			0		1	0		
Sub-Total K-5		23	19	0	4	0	440	16		304	

ENROLLMENT HISTORY

Grade	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998
Jr K		0																		
K		48	46	43	45	41	65	49	72	45	64	57	73	67	53	73	60	54	46	52
1		43	40	49	45	67	62	73	45	74	69	75	70	57	71	56	59	59	47	47
2		43	45	48	67	61	70	43	63	67	71	65	63	72	56	69	58	55	43	69
3		46	50	67	58	63	57	64	61	71	65	69	66	56	63	65	59	51	68	72
4		48	65	55	63	56	63	56	76	61	71	66	64	68	68	63	50	62	72	57
5		57	56	62	58	60	64	74	67	68	70	61	70	58	62	59	68	74	57	70
6			0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29
Total Elem	0	285	302	324	336	348	381	359	384	386	410	393	406	378	373	385	354	355	333	396
Special Ed		16	14	16	13	14	14	14	15	17	19	13	21	15	15	7	12	11	27	27
TOTAL	0	301	316	340	349	362	395	373	399	403	429	406	427	393	388	392	366	366	360	423

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	30.00	Students per class		
Special Ed			16	16	14					2	2.0
TK											
K	37	1.72	33	35	41	176	1.91	8.19	22	8	10
1	48	2.23	43	45	40		1.86		22		
2	55	2.56	46	46	45		2.09		22		
3	49	2.28	48	48	50		2.33		22		
4	65	2.17	69	67	68	124	2.27	4.13	30	4	4
5	59	1.97	56	56	56		1.87		30		
TK - 5	313	8.79	295	297	300	300					
		4.13									
TOTAL	313	12.92	311	313	300	300	12.32			12	14

Enrolment 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 ELEMENTARY SCHOOL — Location Code: 15 100 — Campus Summary

Site Information	Totals	Total Planned Site Capacity:	Totals
Current Useable Area:	9.58 Acres	Current Enrollment:	301
Current Playground Area:	6.6 Acres	Planning 2-Semester Capacity:	440
		Enrollment to use for Planning	304
Playground Area Required:	6.6 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:	18	5	23	18	0	18	18	5	23
Available Small Rooms 799 Square Feet or smaller:	0	0	0	0	0	0	0	0	0
Totals:	18	5	23	18	0	18	18	5	23

CVUSD SPECIAL EDUCATION SCHOOL — Location Code: 3000 — Campus Summary

Site Information	Totals		Total Planned Site Capacity:	Totals	
Current Useable Area:	Shared		Current Enrollment:	16	
Current Playground Area:	Shared		Estimated 2-Semester Capacity:	16	
			2013-14 Adjusted Projected Resident & Magnet Enrollment.	16	

Analysis:

Currently there are 23 classrooms on campus 5 of which being portables. The school has a planed capacity of 440 student, but only 301 currently enrolled. The current number of classrooms is far greater than the current enrollment level and the school is seeing declining enrollment over the past 2 years

Ladera Elementary School I *Survey*
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Conejo Valley Unified School District
December 9th, 2016 v1

Instructional & Campus Summary

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LEGEND

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

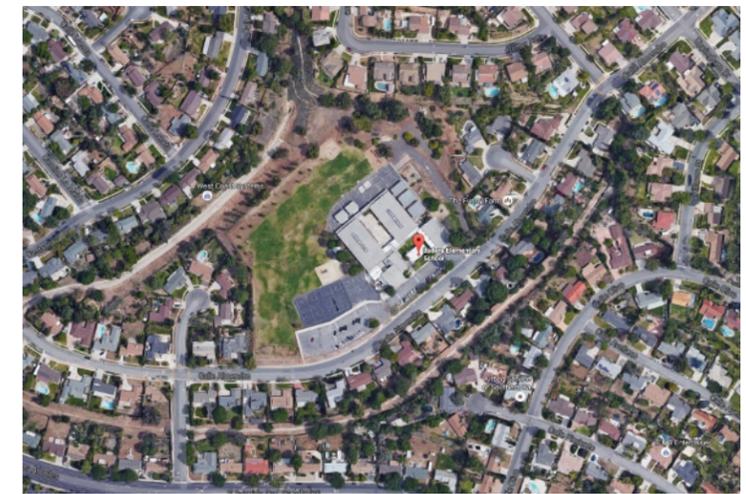**BUILDING**

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

EXISTING SITE PLAN | **LADERA ELEMENTRAY SCHOOL**
PERMANENT AND PORTABLE BUILDINGS

0'   25'   50'   100'   200'

DRAFT v1
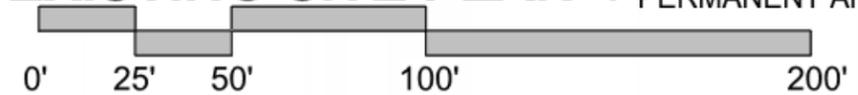
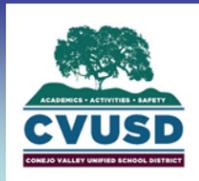| School District Site Name	School District Building Name	Building Rating Classification	Square Footage	Fire Const. Code	Fire Const. Type	Sprinkler Y/N	Fire Y/N	Alarm Local/Central	Roof Type	Year Built	Year Renovated Roof	HVAC	Elect	Plumb	Status	Vacant Is Vacant Y/N	Flood Risk	Zone Code	Map Date
Ladera 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.

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Existing Campus Building Data

CVUSD

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5.2

LEGEND

- ◯ PRIMARY POINT OF ENTRIES
- ▮ ADMINISTRATION
- ▮ CHILD CARE
- ▮ CLASSROOM
- ▮ FOOD SERVICES
- ▮ KINDERGARTEN
- ▮ LUNCH SHELTER
- ▮ MULTI PURPOSE
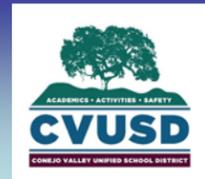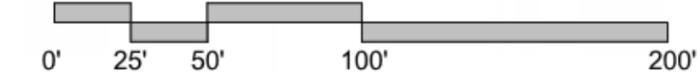- ▮ OPERATIONAL SUPPORT
- ▮ SPECIAL EDUCATION
- ▮ VACANT CLASSROOM

SITE IMPROVEMENT KEY NOTES
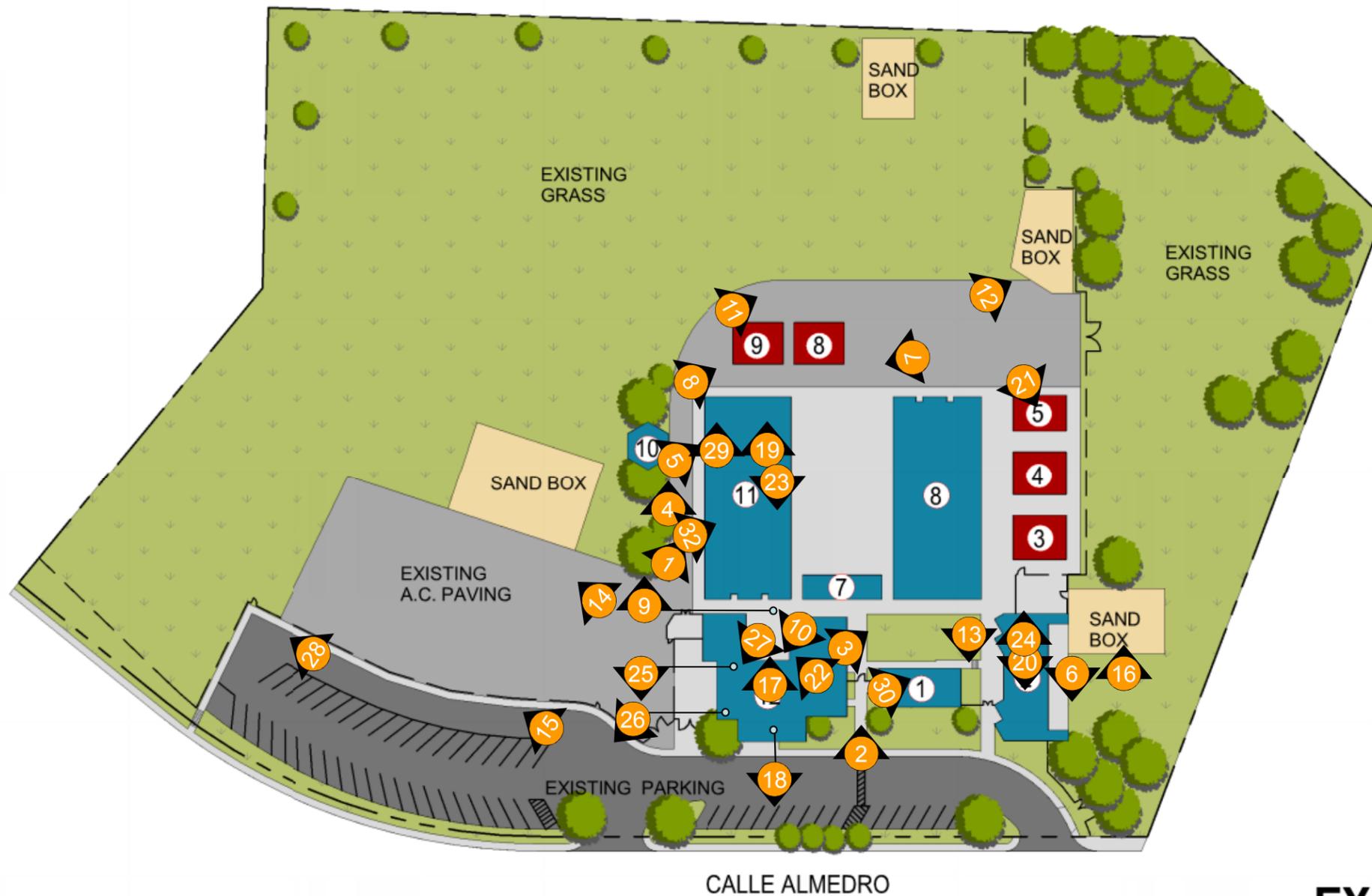
1. CURRENT DROP OFF LOCATION IS NOT ADA ACCESSIBLE
2. ADA PARKING STALLS WITH NO ACCESSIBLE PATHWAY TO SCHOOL
3. REPLACEMENT OF PLAYGROUND EQUIPMENT NEEDED
4. DESIRED LOCATION FOR JOGGING TRACK
5. POTENTIAL NEW SHADE STRUCTURE NEEDED
6. CURRENT LUNCH SHELTER INSUFFICIENT, NEW LUNCH SHELTER DESIRED IN THIS LOCATION

SITE IMPROVEMENT GENERAL NOTES

- OLDER CLASSROOMS WILL NEED ACCESSIBILITY UPGRADES ON HARDWARE THRESHOLDS AND SINKS

- EXTERIOR DRINKING FOUNTAINS WILL NEED TO BE MADE ACCESSIBLE

- PLAYGROUNDS WILL NEED ACCESSIBILITY UPGRADES AND FALL PROTECTIVE SURFACES

- ACCESSIBILITY UPGRADES NEEDED IN PARKING, GATE LOCATIONS, DOORS, AND SOME PATHWAYS

- SOME ACCESSIBILITY UPGADES NEEDED IN RESTROOMS TO BECOME FULLY COMPLIANT

EXISTING SITE PLAN | <u>LADERA ELEMENTRAY SCHOOL</u>
BUILDING USE

0'   25'   50'   100'   200'

CALLE ALMEDRO

Ladera Elementary School I *Survey*

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LEGEND

- PERMANENT
- PORTABLE
- SAND BOX PLAY AREA
- (X) BUILDING NUMBER
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BUILDING

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

EXISTING GRASS

EXISTING GRASS

SAND BOX

SAND BOX

SAND BOX

SAND BOX

EXISTING A.C. PAVING

EXISTING PARKING

CALLE ALMEDRO

EXISTING SITE PLAN I LADERA ELEMENTRAY SCHOOL
PERMANENT AND PORTABLE BUILDINGS

0'   25'   50'   100'   200'

IMAGE REFERENCE

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Existing Campus Image Key Map

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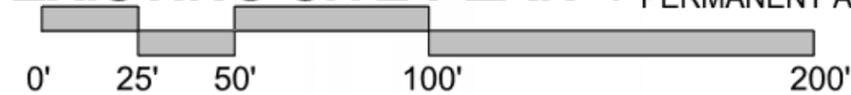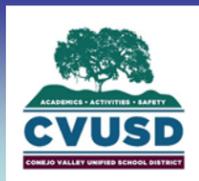CONEJO VALLEY UNIFIED SCHOOL DISTRICT

Photo -1

Building 11

Typical permanent classroom building

Photo -2

Building 1

Primary Entry to school next to administration office

Photo -3

Building 11

Interior courtyard and covered walkway between building 7 and 11. Nicely shaded and landscaped

Photo -4

Building 10

Lunch shelter. Currently too small for existing population of students

Photo -5

Building 11

Typical window condition in classroom buildings on campus. Windows have been replaced over the years with miss matched glass

Photo -6

Building 2

Kindergarten back patio and playground area. Well shaded, drinking fountain is not meeting current accessibility standards.

Photo -7

Building 8

Covered walkway between building 8 and 11

Photo -8

Building 9

Existing portable greater than 30 years old

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Existing Campus Images

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Photo -9

Building 12

Courtyard behind multi purpose building

Photo -10

Building 12

Courtyard behind multi purpose building

Photo -11

Playground Area

Existing playground area is large with extensive grass area for the kids

Photo -12

Play Equipment

Play equipment is very old and in need of replacement. Currently being maintained with parts from non compatible play equipment

Photo -13

Building 2

Walkway and stairs between building 2 and building 1

Photo -14

Playground Area: Black Top

AC paving has been recently redone, principal requested leveling and new lunch shelter in this location. Still highly desired project.

Photo -15

School Drop-off Area

Current drop off location for school does not have direct access to campus, students must walk back to main entrance. No wheel chair access.

Photo -16

Building 2

Kindergarten play equipment area, is newer than main play equipment but is still very old and in need of upgrading.

Ladera Elementary School I *Survey*

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Photo -17 **Building 12** Multi purpose space, no permanent stage just temporary risers	**Photo -18** **Building 12** Multi purpose space used for some sheltered dining space along with other functions. Finishes in decent condition	**Photo -19** **Building 11** Typical classroom, with promethean boards. Carpets/flooring recently updated	**Photo -20** **Building 2** Typical kindergarten classroom
Photo -21 **Building 5** Typical modular classroom building. Finishes have been updated, building used partially for storage.	**Photo -22** **Building 12** Computer lab has been recently upgraded with new computers and finishes. No accessibility upgrades have been made	**Photo -23** **Building 11** Typical sink in classrooms have not been upgraded to current accessibility standards	**Photo -24** **Building 2** Typical sink in kindergarten classrooms have been upgraded to comply with currently accessibility standards

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Photo -17

Building 12

Warming kitchen area in multi purpose building

Photo -18

Building 12

Lunch/food service area

Photo -19

Building 12

Typical drinking fountains on campus have not been upgraded to meet current accessibility standards

Photo -20

Exterior Chain-Link Fencing

Current fencing is very old and is showing some rusting

Photo -21

Building 11

Unused/underused classroom, is used as more of a flex space because it has no designated class
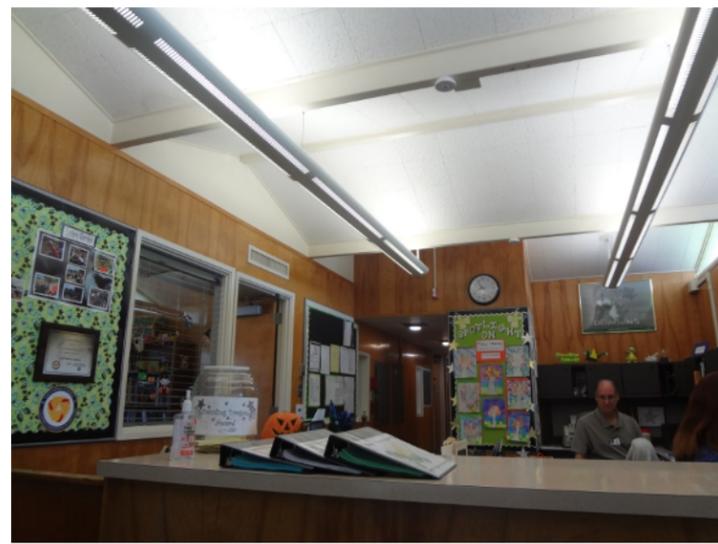

Photo -22

Building 1

Reception area of administration building

Photo -23

Building 12

Multi purpose building is having water intrusion issues over its rear door. Needs to be reworked.

**Photo -24**

Building 11

Current windows are buckling in the vertical mullions

Ladera Elementary School I *Survey*

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Conejo Valley Unified School District

December 9th, 2016 v1

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7.4

CVUSD

Ladera Elementary School
Character Education

This program is a very unique way to develop a young child's character and personality. The programs offers children a way of expressing different traits that are positively reinforced that not only make the children unique but also will help shape their lives for the future.

The program encourages many different forms of expression from performing arts to literature and poetry. A program like this is increasingly more valuable when a school has a more diverse student population with a large array of ethnic and social backgrounds. It will help to attract a more diverse population of student to the district as a whole.

LADERA LE ELEMENTARY

LADERA ELEMENTARY SCHOOL
"BUILDING A COMMUNITY FOR EDUCATION"

1211 Calle Almendro, Thousand Oaks, CA 91360
Phone: (805) 492-3565 | Fax: (805) 493-8851
Attendance Line: (805) 241-1065

Home **Contact Us** **General Info** **Teachers & Staff** **Programs** **Parents**
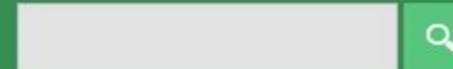
Character Education

Every other month a new KEY (character theme) will be introduced by the Principal in either an assembly or presentation within the classroom. The assembly/presentation will emphasize to the students that during the month we will be unlocking and focusing upon a particular character trait that makes us better people. The goal of the assembly/presentation will be to help students develop their self-worth by making the particular character trait a habit. When we do the right thing, we feel good about ourselves.

The presentation will be made through the use of literature, poetry, songs, dance, skits, etc. Students will be acknowledged by allowing them to share with their peers examples of the KEYS, and their winning essays. After the presentation, each class will hang their new KEY in a visible location so that students and adults may refer to it often. When writing lesson plans, each teacher will incorporate the month's KEY into daily lessons by taking advantage of the teachable moment and referring to the CVUSD Character Education Resource Book (when available).

Curriculum development and evaluation will be ongoing. Staff will have the opportunity to share at staff meetings and on collaboration days.

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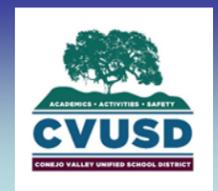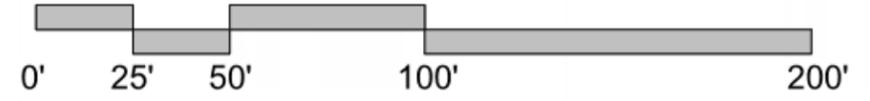
Specialized Programs

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8.0

LEGEND
- CERTIFIED
- NOT CERTIFIED
- SAND BOX PLAY AREA
- (X) BUILDING NUMBER
- PRIMARY POINT OF ENTRIES

BUILDING

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

EXISTING GRASS

SAND BOX

SAND BOX

EXISTING GRASS

SAND BOX

SAND BOX

EXISTING A.C. PAVING

EXISTING PARKING

CALLE ALMEDRO

EXISTING SITE PLAN | **LADERA ELEMENTRAY SCHOOL**
DSA CERTIFICATION REQUIREMENTS

0' 25' 50' 100' 200'

N

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Facility Certification Requirements

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ACADEMICS • ACTIVITIES • SAFETY

Site Challenges:

In its current condition, Ladera Elementary School faces many challenges, the most pressing of which are directly related to aging buildings systems and numerous old portable buildings which have not been modernized or improved in over 30 years. Enrollment over time is declining so the need for these buildings has decreased.

Other significant challenges come in the form of maintenance and modernization needs. Such challenges include the need for a larger lunch shelter, as well as the multi purpose building not having a stage, which is essential for a school that focuses so strongly on the performing arts. ADA accessibility upgrades are needed to the main administration / auditorium / classroom buildings. In addition, accessibility upgrades to site/building drinking fountains and accessibility upgrades to access gates and building signage.

Site Modernization Opportunities:

Campus improvement opportunities as follows:

Modernization consists of projects targeted at improving the educational environment of classrooms and academic spaces. They should be developed around improving the overall condition and appearance of classrooms in permanent and portable facilities. The majority of this work is targeted at classrooms located in the permanent buildings. Several of the campus classrooms are located within portable buildings, and with declining enrollment they should be removed.

Improvements in support spaces that advance the extracurricular components of the academic program should be addressed. Specific improvements are targeted at a new lunch shelter, new stage in the multi purpose building as well as a shade structure between buildings 8 and 11 to provide for a shaded court yard environment. These improvements in conjunction with an overall improvement to the entry aesthetics will dramatically improve the facility and the educational experience of the students.

In addition, there is a need for upgrade and replacement of site and building systems critical to the life of campus facilities. The modernization can be approached and structured on three levels: site infrastructure, site and building accessibility and building systems. Improvements to site infrastructure are to address water pooling that is occurring outside the multi purpose building as well as replacement of the roofing in several locations. 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 site accessibility issues present in the drop off area. Improvements to building systems include the replacement of the HVAC system on all permanent buildings and on portable buildings without any pending HVAC upgrade if portable buildings are to remain on site for the future.

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

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

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Site Challenges & Proposed Site Modernization Summary

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Image 1: Primary Entry to School

Image 2: Secondary Entry to School (Kindergarten)

- - - Access during start and finish only

· · · · Access during school hours

EXISTING GRASS

SAND BOX

SAND BOX

EXISTING GRASS

SAND BOX

EXISTING A.C. PAVING

Primary Path of Travel

Drop Off

EXISTING PARKING

Circulation Diagram

Ladera Elementary School | *Survey*

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Conejo Valley Unified School District

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Drop-off Points and Circulation

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Photo -1
There has been some accessibility upgrades around the campus, including the added handrails shown in this photo.

Photo -2
Many of the bathrooms have been upgraded to meet current accessibility standards.

Photo -3
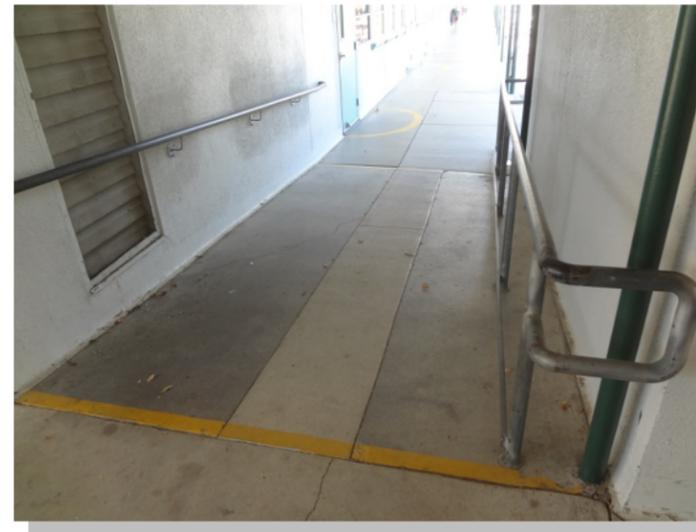Current thresholds do not meet current accessibility standards
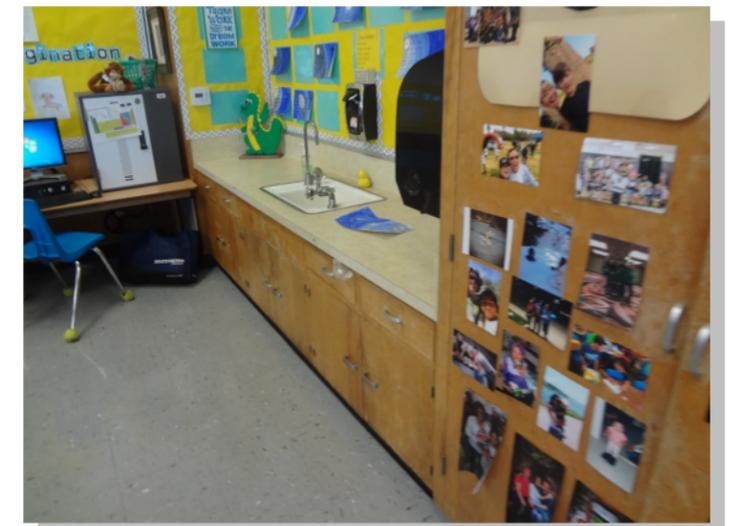
Photo -4
Many of the sinks on campus will need to be upgraded

LEGEND

▇	PERMANENT
▇	PORTABLE
▇	SAND BOX PLAY AREA
(X)	BUILDING NUMBER
◠	PRIMARY POINT OF ENTRIES
X	IMAGE REFERENCE

BUILDING

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

EXISTING GRASS
EXISTING GRASS
SAND BOX
SAND BOX
SAND BOX
SAND BOX
EXISTING A.C. PAVING
EXISTING PARKING

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Facility Accessibility

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Energy Use Summary:

Currently the largest energy demand is the electrical use to power the HVAC system. The campus has received a LED lighting upgrade along with occupancy censors 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.

The gas usage over the past few years has been increasing, this should be investigated further to determine if there are any issues with leaking that could explain the increase

Place: [LADERA_1] Ladera

Place Energy Profile — Use in kWh

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
2014	8,692	12,141	12,593	11,530	16,325	13,681	5,930	3,955	16,687	17,567	12,993	11,129	143,223
2015	9,581	11,162	14,322	11,162	12,621	10,213	2,618	2,744	18,861	21,508	13,318	10,646	138,756
2016	8,883	11,301	11,919	10,618	12,318	11,717	5,954	5,625	0	0	0	0	78,335
Totals	27,156	34,604	38,834	33,310	41,264	35,611	14,502	12,324	35,548	39,075	26,311	21,775	360,314

[LADERA_1] Ladera

Electric	5,625	KWH	$3,283	$1,920	$1,363	41.5%
Natural Gas	9	THERM	$34	$24	$10	29.4%
Water	604	CCF	$3,767	$3,322	$445	11.8%
Totals:	**20**	**MMBTU**	**$7,083**	**$5,266**	**$1,818**	**25.7%**

Electrical:

Place: [LADERA_1] Ladera

Place Energy Profile — Use in Kgal
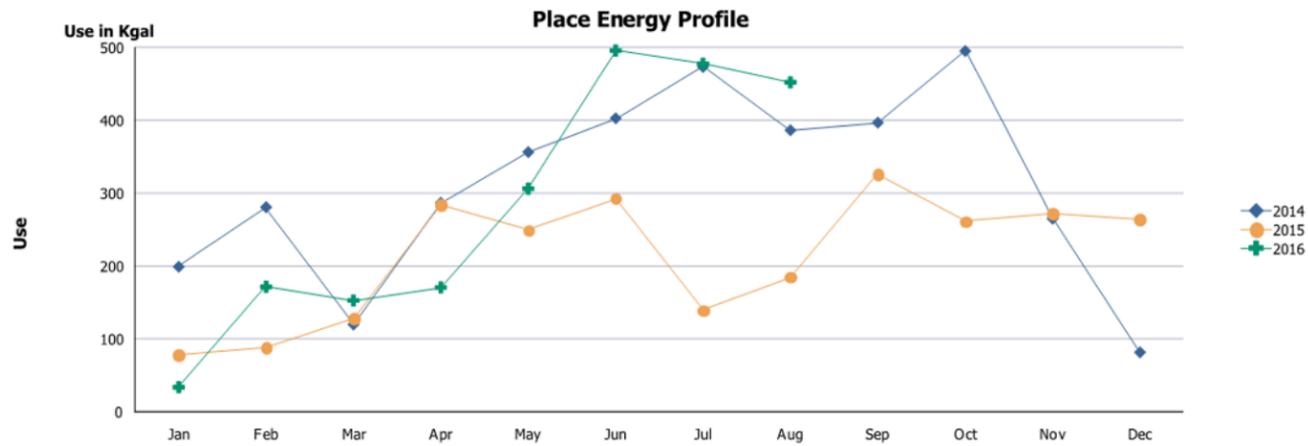
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
2014	199	281	120	287	356	402	473	386	396	494	265	82	3,740
2015	79	88	128	284	249	293	139	185	326	261	272	264	2,567
2016	34	171	153	171	306	495	477	452	0	0	0	0	2,259
Totals	311	540	400	741	911	1,190	1,089	1,023	723	756	536	346	8,566

Water:

Place: [LADERA_1] Ladera

Place Energy Profile — Use in THERM

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
2014	109	169	118	96	40	33	27	14	24	27	37	75	769
2015	166	110	155	49	77	39	5	1	21	25	55	130	833
2016	362	225	115	63	57	34	10	9	0	0	0	0	875
Totals	637	504	388	208	174	106	42	24	45	52	92	205	2,477

Gas:

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Energy Use

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Core Facilities

Item	Category	Existing Square Footage	Standard Square Footage Based on Planning 2- Semester Capacity
1	Administration	1456 Square Feet* (Office Square Footage)	00 Square Feet * (Office Square Footage)
2	Kindergarten	3063 Square Feet	00 Square Feet
3	Special ED Program	1440 Square Feet	00 Square Feet
4	Child Care	1024 Square Feet	00 Square Feet
5	Classrooms	960 Square Feet	00 Square Feet
6	Classrooms	8483 Square Feet	00 Square Feet
7	Utility	864 Square Feet	00 Square Feet
8	Classroom	944 Square Feet	00 Acres
9	Classroom	944 Square Feet	00 Acres
11	Classrooms	8483 Square Feet	00 Acres
12	Multi Purpose	6463 Square Feet	00 Acres
13	Playground	6.6 Acres	00 Acres
14	Parking	53 Stalls	00 Stalls

*(Office Square Footage)

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

Core Facilities Summary

1. Administration
The administration building is in original condition and is in need of HVAC and roof replacement.

2. Kindergarten
The kindergarten classrooms are in the best shape of all the classrooms on the site, they have received accessibility upgrades but are in need of HVAC and roof replacement.

3. Special ED Program
The special ED building is a modular building and is over 30 years old. It is one of the many buildings that should be removed and special ED should be relocated to a different classroom.

4. Child Care
The Child Care building is a modular building and is over 30 years old. It is one of the many buildings that should be removed and Child Care should be relocated to a different classroom.

5. Classroom
This building is a modular building and is over 30 years old. It is one of the many buildings that should be removed currently only half of the space is being used for classroom space and the rest is storage.

6. Classrooms
This building is an original permanent structure that has seen very little upgrading over the years. The building is in need of HVAC replacement as well as roofing. The classroom spaces have aged well

7. Utility
The utility building is rather small but is also original and in need up HVAC and roofing upgrades.

8. Classroom
This building is a modular building and is over 30 years old. It is one of the many buildings that should be removed currently only half of the space is being used for classroom space and the rest is storage.

9. Classroom
This building is a modular building and is over 30 years old. It is one of the many buildings that should be removed currently only half of the space is being used for classroom space and the rest is storage.

11. Classrooms
This building is an original permanent structure that has seen very little upgrading over the years. The building is in need of HVAC replacement as well as roofing. The classroom spaces have aged well

12. Multi Purpose Building
The Multi purpose building is in good shape for its age, but is in need of HVAC, roofing and a new stage, which may require a complete reconfiguration of the entire building to accommodate.

13. Playground
There is a large playground, with a large grass area. The equipment is in need of replacement and a jogging track is desired.

14. Parking
The parking is sufficient for the needs of the school but has accessibility issues that must be addressed

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Core Facilities Data

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Technology Summary:

Ladera: 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
Classroom	Optiplex 745		NA	NA	HP 1200	NA
Classroom	Optiplex 380					
Classroom	Lenovo M90p					
Classroom	Optiplex 780					
Classroom	Optiplex 380	2				
Classroom	Optiplex 960				Dell 2330dn	
Classroom	Latitude E6400		Epson 83+	NA		AverMedia CP130
Classroom	Lenovo M90p					
Classroom	Optiplex 745					
Classroom	Optiplex 755	3				
Classroom	Optiplex 745				Dell 2330dn	
Classroom	Latitude E5400		InFocus IN112	NA		AverMedia CP130
Classroom	Inspiron 546	4				
Classroom	Optiplex 780		Dell 1510X	NA	Dell 2330dn	NA
Classroom	Optiplex 740				HP P2055dn	
Classroom	Optiplex 745					
Classroom	Optiplex 755	2				
Classroom	Lenovo M90p	2				
Classroom	Optiplex 960					
Classroom	Latitude E5400		Epson S5	NA	HP P2055dn	Avervision 130
Classroom	Optiplex 745	3				
Classroom	Lenovo M90p	3				
Classroom	Optiplex 960		InFocus IN112	NA	Dell 1700n	AverMedia CP130
Classroom	Optiplex 960					
Classroom	Optiplex 380	2				
Classroom	Optiplex 745	2				
Classroom	Optiplex 780		Epson 585W	NA	Dell 2330dn	AverMedia CP135
Classroom	Optiplex 745	3				
Classroom	Optiplex 755	3				
Classroom	Lenovo M90p					
Classroom	Latitude E6410		Epson 84	NA	Dell 2330dn	Elmo TT-02RX

Room Name	Computer	Quantity	Projector Model	Smartboard Model	Printer Model	Document Reader
Classroom	Optiplex 745					
Classroom	Optiplex 755					
Classroom	Optiplex 760	2				
Classroom	Optiplex 745	2				
Classroom	Optiplex 780					
Classroom	Optiplex 960		Epson 585W	NA	HP P2055dn	Avermedia CP130
Classroom	Optiplex 755					
Classroom	Optiplex 780					
Classroom	Optiplex 760					
Classroom	Optiplex 745	2				
Classroom	Optiplex 760					
Classroom	Optiplex 960		Epson 585W	NA	Dell 2330dn	Avervision 130
Classroom	Optiplex 745					
Classroom	Optiplex 780	2				
Classroom	Optiplex 760					
Classroom	Optiplex 755	2				
Classroom	Optiplex 960		Epson 585W	NA	HP P2055dn	Avervision 130
Classroom	Optiplex 780					
Classroom	Optiplex 760					
Classroom	Optiplex 960					
Classroom	Latitude E5400		Epson 585W	NA	Dell 2330dn	Avervision 130
Classroom	Optiplex 755	35	IN112	NA	Dell 1720dn	NA
Classroom	Optiplex 980				Dell 1720dn	
Kindergarten	Optiplex 745	6				
Kindergarten	Latitude E6400		Epson 585W	NA		Avervision 150
Kindergarten	Optiplex 960				Dell 1700n	
Kindergarten	Optiplex 760	2				
Kindergarten	Optiplex 745	4				
Kindergarten	Optiplex 960				Dell 2330dn	
Kindergarten	Latitude E5400		Epson S5	NA		Avermedia CP130
Classroom	Optiplex 745	4				
Classroom	Optiplex 980	40			Xerox 3320	

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Campus Technology

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13.0

Observations Summary:

Ladera Elementary School is an aging campus that has a large number of modular buildings on site and all of which are very old as well. These buildings are no longer needed because current capacity is over 30 percent higher than the current enrollment. The removal of these buildings and reallocation of classes to the existing permanent structures is a major part of the modernization process.

The biggest desired improvement from the faculty at Ladera Elementary is the need for a stage in the multi purpose building which would require a complete redesign of the existing facility. This will help support the very strong performing arts program that is an integral part of the campus culture and part of the attraction for parents to send their children to Ladera.

Basic accessibility upgrades must be made in conjunction with the modernization throughout the campus. In addition, with playground equipment in need of replacement, upgrading the equipment and providing adequate shade is a desired area for improvement that has been voiced by both the principal as well as the parents of the students. This would also include improving the fall protection and making the playground areas accessible. Shade is a primary area of concern for the principal, in particular the need for a new lunch shelter as the current shelter is not large enough for the entire student population.

Overall the facility is well maintained but the systems and infrastructure have not been updated and are in need of replacement throughout the campus. Special areas of concern are the HVAC for the administration as well as kindergarten classrooms, the remaining of the classrooms are working but not very well. Thanks to the current LED lighting upgrades, well maintained HVAC and occupancy sensors, the school is already on a path to be energy efficient.

Addressing these concerns along with an overall improvement to the aesthetics of the entry and face of the school will help improve the schools image to the community and could lead to improving the enrollment statistics for the campus as well as the rest of the district.

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Project Requests

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