CVUSD | *Facilities Master Plan*
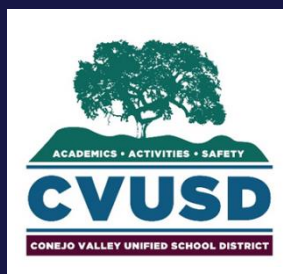
LANG RANCH
ELEMENTARY

LANG RANCH
ELEMENTARY SCHOOL

2450

Lang Ranch Elementary I *Survey*

2450 Whitechapel Street I Thousand Oaks, CA 91362

Conejo Valley Unified School District

December 16, 2016 – Draft V3

CVUSD
CONEJO VALLEY UNIFIED SCHOOL DISTRICT
ACADEMICS • ACTIVITIES • SAFETY

Existing Site Summary

Neighborhood:

Lang Ranch Elementary School is located in Thousand Oaks, bound by Whitechapel Place to the northeast, Knightsbridge Avenue to the east, Sandhurst Avenue to the west, and residential properties to the south. The campus is nestled in a residentially zoned neighborhood. The closest major intersection is Sunset Hills Boulevard and Erbes Road.

Instruction:

Lang Ranch Elementary School currently serves a total of 675 students from Kindergarten through 5th grade. The site prides itself in their family of great teachers. Their curriculum is not focus-driven, but rather strives to give students a well-rounded general education. One classroom space on campus is dedicated to Specialized Home Independent Neighborhood Education (SHINE), CVUSD's home and independent study program. The Parent/Teacher Association is strong; hosting events such as Jog-a-thons, this group is integral to the identity of the school.

Summary of Facilities:

The main campus was built between 1998 and 2001, with one portable building added in 2006. The core campus buildings are constructed with steeply sloped gabled roofs that mimic the rooflines found in the surrounding neighborhood. Warm tones of brick, tile and cement plaster make up the exterior finishes. Large windows, skylights and high ceilings are found throughout the campus. Structures appear to be in good working condition.

The campus is organized into two halves, with play fields to the south, buildings and hardcourts to the north, and perimeter parking lots. Moreover, the northern half of the site is raised, with collections of ramps and stairs connecting the elevated portion to the lower field and parking lots. The site is dotted with perimeter trees; as one of the newer sites in the Westlake Complex, landscaping is not as mature as those in its sister sites.

Building Systems:

As one of the younger sites in the Westlake Complex, the major building systems and roofing are in good working condition. It was noted, however, that some classrooms share a thermostat, which decreases the flexibility and possibly the efficiency of the HVAC system. Moreover, electrical distribution at classrooms may be improved.

Technology:

Wireless internet access was installed in 2015 and works well. Promethium boards (interactive white boards) are being used in some classrooms, and aid in instruction greatly. One laptop charging station for every three classrooms is available to the school.

Energy:

There are currently no renewable energy systems installed on campus. Gas and electricity use across the past 3 years are relatively consistent indicating similar demands and the unlikelihood of gas leaks and/or errant electricity use. Water use data for the past year indicates an increase in water use in from 2015. As noted above, there is an opportunity to increase energy efficiency of HVAC systems by installing thermostats in individual rooms to increase user flexibility and control.

Site Attributes:

The site enjoys generously sized playfields and hardcourts. The administration areas are enhanced by high ceilings, skylights and large windows. Visitors are greeted to the campus by a high-volume lobby full of light. Parking lots and drop-off areas line three sides of the school site, providing the campus with adequate parking and the flexibility of dispersing drop-off traffic.

Site Opportunities:

There are several opportunities for improving the campus environment. The Lang Ranch Elementary School has the advantage of having two prominent faces to the neighborhood: one on Whitechapel Place and the other on Sandhurst Avenue. While the school is well represented on Whitechapel Place, there is a great prospect of enhancing their frontage on Sandhurst Avenue. Currently, one is confronted with a parking lot and masonry site wall beyond.

Security and ease of access to the site may be a target area for improvement. Controlled access with proper hardware on pedestrian gates and site lighting are possible. Accessible paths of travel from Knightsbridge Avenue and Sandhurst Avenue may also be explored. General improvements such as paint, repair of chipped exterior file finishes and the addition of mullions at double doors were noted to be desirable.

Lang Ranch Elementary School I *Survey*

2450 Whitechapel Street I Thousand Oaks, CA 91362

Conejo Valley Unified School District

December 16, 2016 – Draft   V3

Table of Contents & Executive Summary

1.0

CVUSD

CVUSD Westlake Cluster

Legend

🟥 Elementary School	🟩 Special Education School	◯ Other Community Resources
🟦 Middle School	🟪 Magnet School	
🟩 High School	🟩 Parks	

CVUSD Westlake Cluster Sites

LOCATION CODE	SITE NAME	SCHOOL MANAGEMENT SERVICES SITE TYPE	GRADE LEVEL CONFIG
WESTLAKE	WESTLAKE	Elem. School	K-5
WESTLAKE	WESTLAKE	High School	9-12
WESTLAKE	CARDEN CONEJO	Charter School	Pre K- 5
WESTLAKE	CONEJO	Magnet/Elem. School	K- 5
WESTLAKE	WESTLAKE HILLS	Elem. School	K- 5
WESTLAKE	COLINA	Middle School	6-8
WESTLAKE	LANG RANCH	Elem. School	K- 5
WESTLAKE	LOS CERRITOS	Middle School	6-8
WESTLAKE	MEADOWS ARTS AND TECHNOLOGY	Charter School	K-5
9			

Community Resources

DESCRIPTION	LOCATION	CITY
Conejo Ridge Open Space	Various trailheads	Thousand Oaks
Triunfo Community Park	980 Aranmoor Ave	Thousand Oaks
Westlake Village Library	31220 Oak Dr	Westlake Village
Berniece Bennett Park	31800 Village Center Rd	Westlake Village
Evenstar Triunfo Greenbelt	Various trailheads	Westlake Village
Conejo Valley Makerspace	31352 Via Colinas #104	Westlake Village
The Discovery Center for Science and Technology	600 Hampshire Rd #140	Westlake Village
Westlake Village Park/YMCA	31105 Thousand Oaks Blvd	Westlake Village
Thousand Oaks Civic Arts Plaza	2100 Thousand Oaks Blvd	Thousand Oaks
Conejo Creek South Park	1300 E Janss Rd	Thousand Oaks

Lang Ranch Elementary School I *Survey*

2450 Whitechapel Street I Thousand Oaks, CA 91362

Conejo Valley Unified School District

December 16, 2016 – Draft   V3

Complex Context Map

2.0

CVUSD
ACADEMICS • ACTIVITIES • SAFETY
CONEJO VALLEY UNIFIED SCHOOL DISTRICT
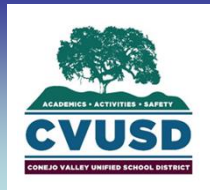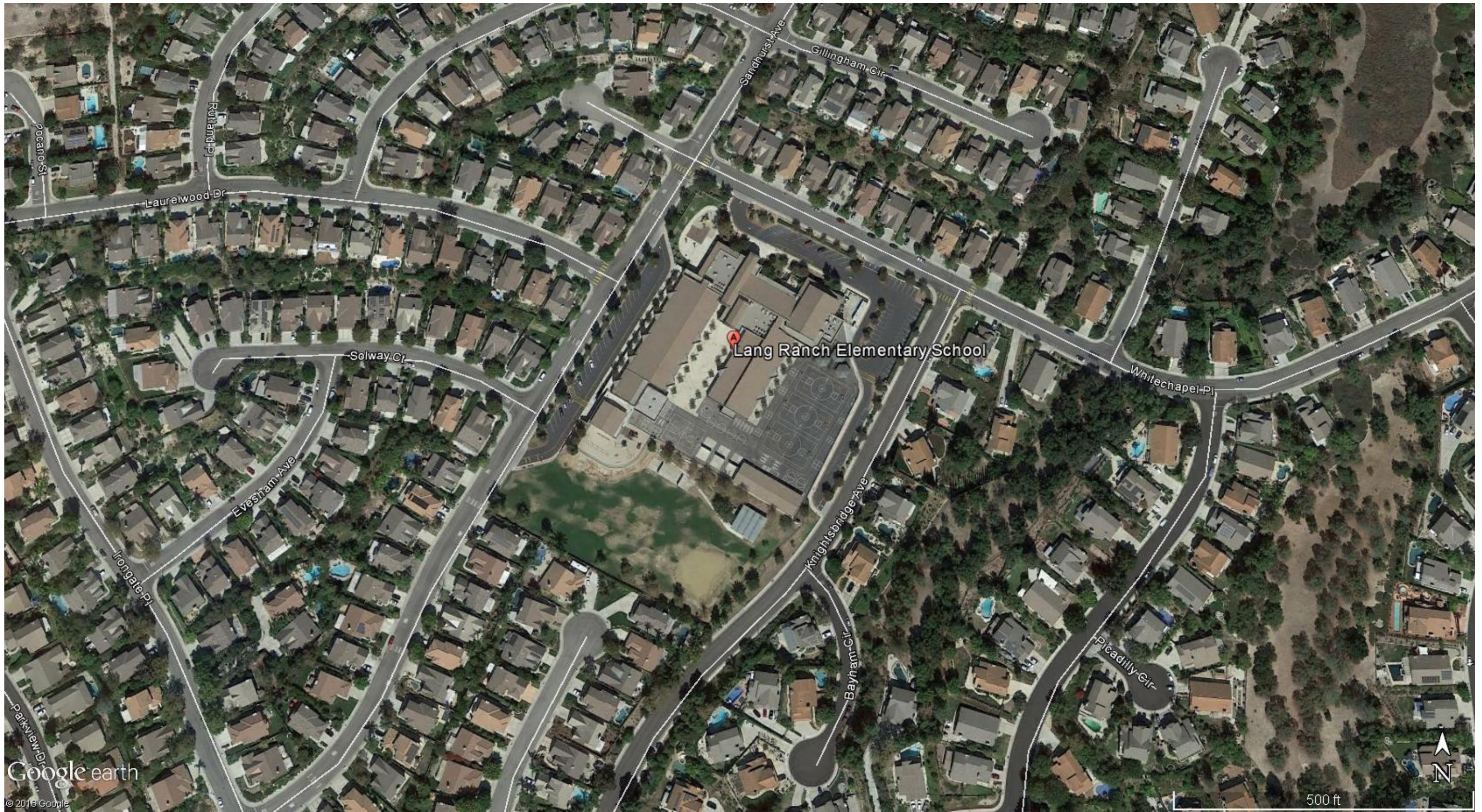
Lang Ranch Elementary School | *Survey*

2450 Whitechapel Street | Thousand Oaks, CA 91362

Conejo Valley Unified School District

December 16, 2016 – Draft   V3

Project Location Map

3.0
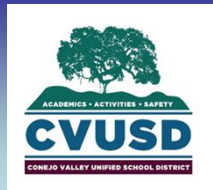
FACILITIES - CLASSROOM INVENTORY

K-12 School Facility	Grade/Type	Total # of Teaching stations	Permanent	Quality Modulars	Owned Portables	Leased Portable	Capacity	Rms Utilized	Ratio	Capacity Needed
				Number of Teaching Stations — Modulars				Projections — Teaching Stations		
		As used for the 15/16 School Year						Based on 16/17		
	Jr K	0						0	20.00	0
* K = All Day	K	6	5	1			120	5	22.00	108
*1-3 inclds xcc, rdg	1-3	17	14	3			340	15	22.00	332
	4-5	9	8	1			270	8	30.00	239
	SDC	0						0	0	
	LC	2		2				2	0	
	LAB	1		1				1	0	
Sub-Total K-5		35	27	8	0	0	730	31		679

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																				
K		88	100	89	94	106	104	86	82	104	96	122	107	142	107	140	99	128	121	106
1		101	93	100	122	105	101	102	117	108	125	112	152	107	149	120	134	147	127	87
2		91	100	129	121	114	114	124	109	127	122	151	110	139	116	137	150	148	107	94
3		112	133	126	121	117	128	108	131	126	152	109	141	113	140	156	141	117	109	81
4		133	129	115	117	126	111	129	130	152	106	145	108	140	150	140	118	114	112	134
5		137	111	119	131	120	137	132	150	110	141	111	139	147	137	122	116	119	132	70
6							0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Elem	0	662	666	678	706	688	695	681	719	727	742	750	757	788	799	815	758	773	708	572
Special Ed	0	0	0	0	0	1	2	3	3	1	3	2	4	0	0	1	0	0	0	0
TOTAL	0	662	666	678	706	689	697	684	722	728	745	752	761	788	799	816	758	773	708	572

PRINCIPAL PROJECTIONS

Grade	Forecast Students	Forecast Teachers	4/23/2015	5/26/2015	8/18/2015	Primary & Upper Totals	Teacher Calculation 21.50 Teacher by Ratio	30.00 Students per class	15-16 Budget Calc	14-15 Staffing
Special Ed										
TK										
K	74	3.44	95	102	106		4.93	22		
1	97	4.51	92	95	91	430	4.23	22	20	21
2	110	5.12	97	107	100		4.65	22		
3	134	6.23	130	132	133		6.19	22		
4	122	4.07	127	130	127	239	4.23	30	8	8
5	120	4.00	117	118	112		3.73	30		
TK - 5	657	19.30	658	684	669	669				
		8.07								
TOTAL	657	27.37	658	684	669	669	27.97		28	29

Enrollment Data

•For Secondary Schools

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

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

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

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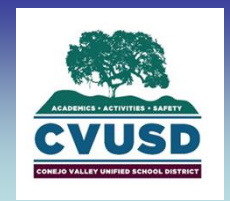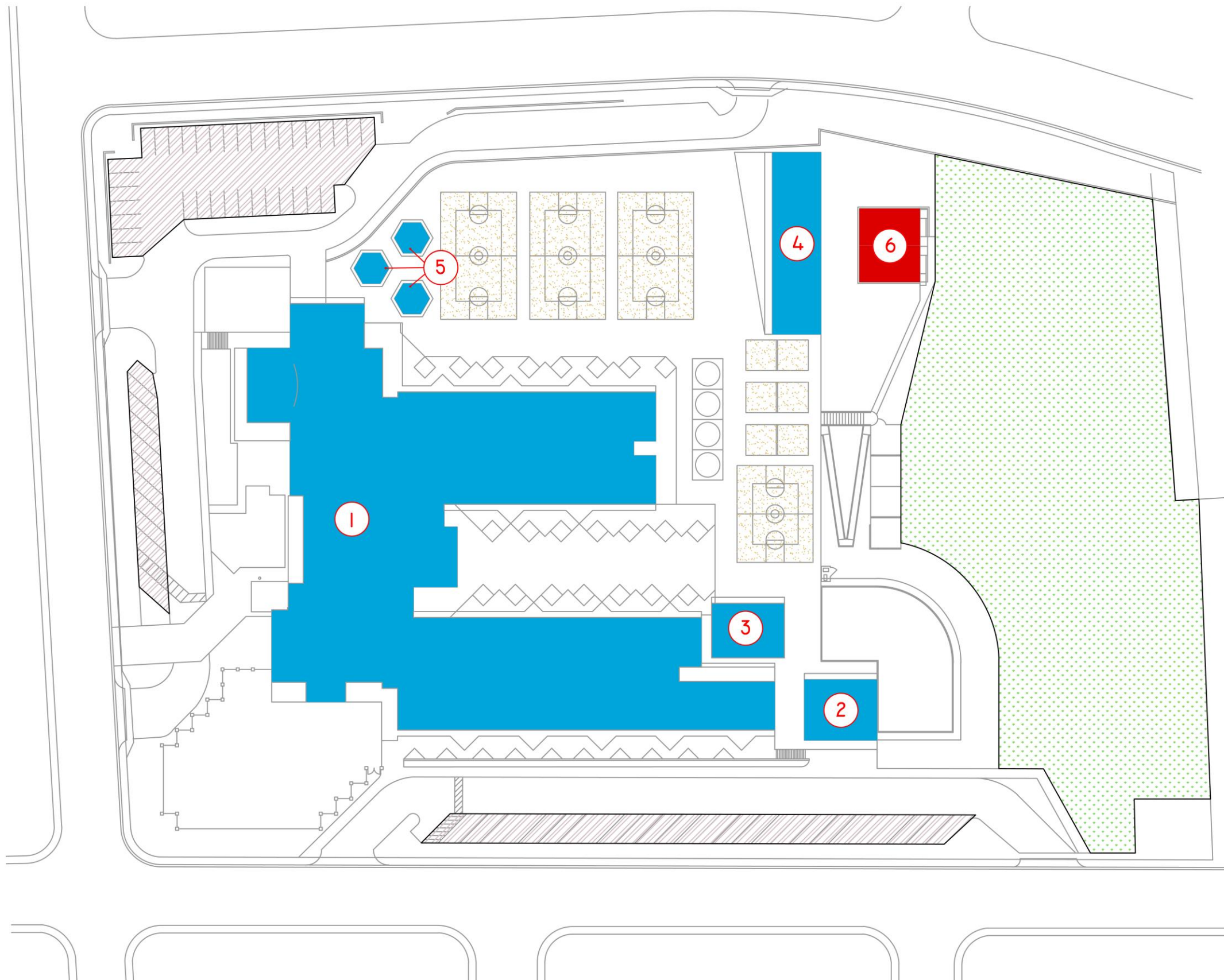
For Span and other types of Schools

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

CVUSD ELEMENTARY SCHOOL

Location Code: 0000   **Campus Summary**

Site Information	Totals	Total Planned Site Capacity:	Totals
			662 (675 reported by school)
Current Useable Area:	8.12 Acres	Current Enrollment:	
Current Playground Area:	**2.4** Acres	Planning 2-Semester Capacity:	730
		Enrollment to use for Planning	679
Playground Area Required:	1.7 Acres		

Classroom Status for School:	Current Classrooms Permanent	Portable	Totals	Potential Classrooms + Current Classrooms Permanent	Portable	Totals	Classrooms Identified by the School Permanent	Portable	Totals
Available Classrooms 720 Square Feet or greater:	19	2	21	19	2	21	19	2	21
Available Small Rooms 719 Square Feet or smaller:	16	0	16	16	0	16	16	0	16
Totals:	35	2	37	35	2	37	35	2	37

Analysis:

The many classrooms are less than 719 square feet and are therefore classified as small classrooms. These classrooms were noted as being too small to meet the needs of the campus.

Lang Ranch Elementary School I *Survey*

2450 Whitechapel Street I Thousand Oaks, CA 91362

Conejo Valley Unified School District

December 16, 2016 – Draft   V3

Instructional & Campus Summary

4.0

CVUSD

BUILDING

1- SCHOOL BUILDING
2- CLASSROOMS (MODULAR)
3- CLASSROOMS (MODULAR)
4- CLASSROOMS (MODULAR)
5- LUNCH SHELTERS
6- CLASSROOMS (MODULAR)

EXISTING SITE PLAN

PERMANENT & PORTABLE
BUILDINGS

LEGEND	
(25)	BUILDING NUMBER
	PERMANENT
	PORTABLE

0' 10' 25'   50'   100'   150'

Lang Ranch Elementary School I *Survey*

2450 Whitechapel Street I Thousand Oaks, CA 91362

Conejo Valley Unified School District

December 16, 2016 – Draft   V3

Existing Campus Plan

5.0

CVUSD
ACADEMICS • ACTIVITIES • SAFETY
CONEJO VALLEY UNIFIED SCHOOL DISTRICT

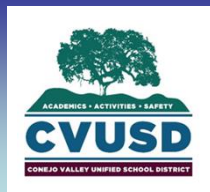| School District Site Name	Street Address	City	St	Zip Code Plus Four	School District Building Name	Building Rating Classification	Square Footage	Fire Const. Code	Fire Const. Type	Roof Type	Year Built	Year Renovated Roof	HVAC	Electric	Plumbing	Status	Is Vacant Y/N
Lang Ranch Elementary	2450 Whitechapel Street	Thousand Oaks	CA	91362-5399	1- Administration/Classroom/Multipurpose Room/Library	Elementary	49,444	1	Frame	Composition	1998	1998	1999	1998	1998	Owned and occupied by the district	N
Lang Ranch Elementary	2450 Whitechapel Street	Thousand Oaks	CA	91362-5399	2 - Classrooms	Portable*	1,920	5	Modified Fire Resistive	Tile	2001	2001	2001	2001	2001	Owned and occupied by the district	N
Lang Ranch Elementary	2450 Whitechapel Street	Thousand Oaks	CA	91362-5399	3 - Classrooms	Portable*	1,728	5	Modified Fire Resistive	Tile	2001	2001	2001	2001	2001	Owned and occupied by the district	N
Lang Ranch Elementary	2450 Whitechapel Street	Thousand Oaks	CA	91362-5399	4 - Classrooms	Portable*	3,840	5	Modified Fire Resistive	Tile	2001	2001	2001	2001	2001	Owned and occupied by the district	N
Lang Ranch Elementary	2450 Whitechapel Street	Thousand Oaks	CA	91362-5399	5 - Lunch Shelter	Shelter	1,038	NA	NA	Standing Seam	2001	2001	NA	NA	NA	Owned and occupied by the district	N
Lang Ranch Elementary	2450 Whitechapel Street	Thousand Oaks	CA	91362-5399	6 - Child Care	Portable	1,920	5	Modified Fire Resistive	Tile	2006	2006	2006	2006	2006	Owned and occupied by the district	N

*Buildings noted here as Portable but observed on site to be modular construction have been identified as permanent buildings in the site plans.
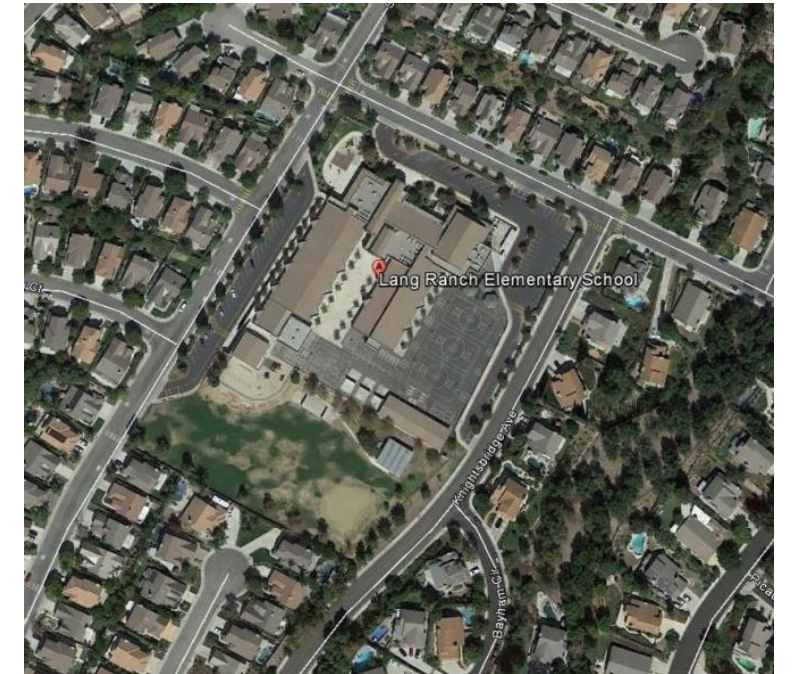
Existing Facilities:

0 Number of buildings are over 40 years old
0 Number of buildings are over 30 years old

Analysis Summary:
The permanent buildings on the campus were between 15 and 18 years old at the time this survey was taken. The portable building was 10 years old. All building systems and roofing are original to the structure, with the exception of the Administration/Classroom Building, which received new roofing 1 year after it was built.

Lang Ranch Elementary School I *Survey*

2450 Whitechapel Street I Thousand Oaks, CA 91362

Conejo Valley Unified School District

December 16, 2016 – Draft   V3

Existing Campus Building Data

5.1

CVUSD
ACADEMICS • ACTIVITIES • SAFETY
CONEJO VALLEY UNIFIED SCHOOL DISTRICT

KEY NOTES

1. ROOM 159 NOT A WALK-IN COOLER. SEE EXISTING CAMPUS IMAGE PHOTO 13.

2. ROOM 168 IS A CONFERENCE ROOM, IT IS ALSO USED FOR STORAGE.

3. ROOM 173 IS A STORAGE ROOM, ALSO USED AS THE KILN ROOM.

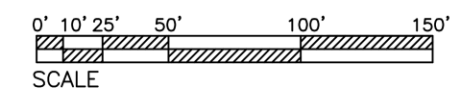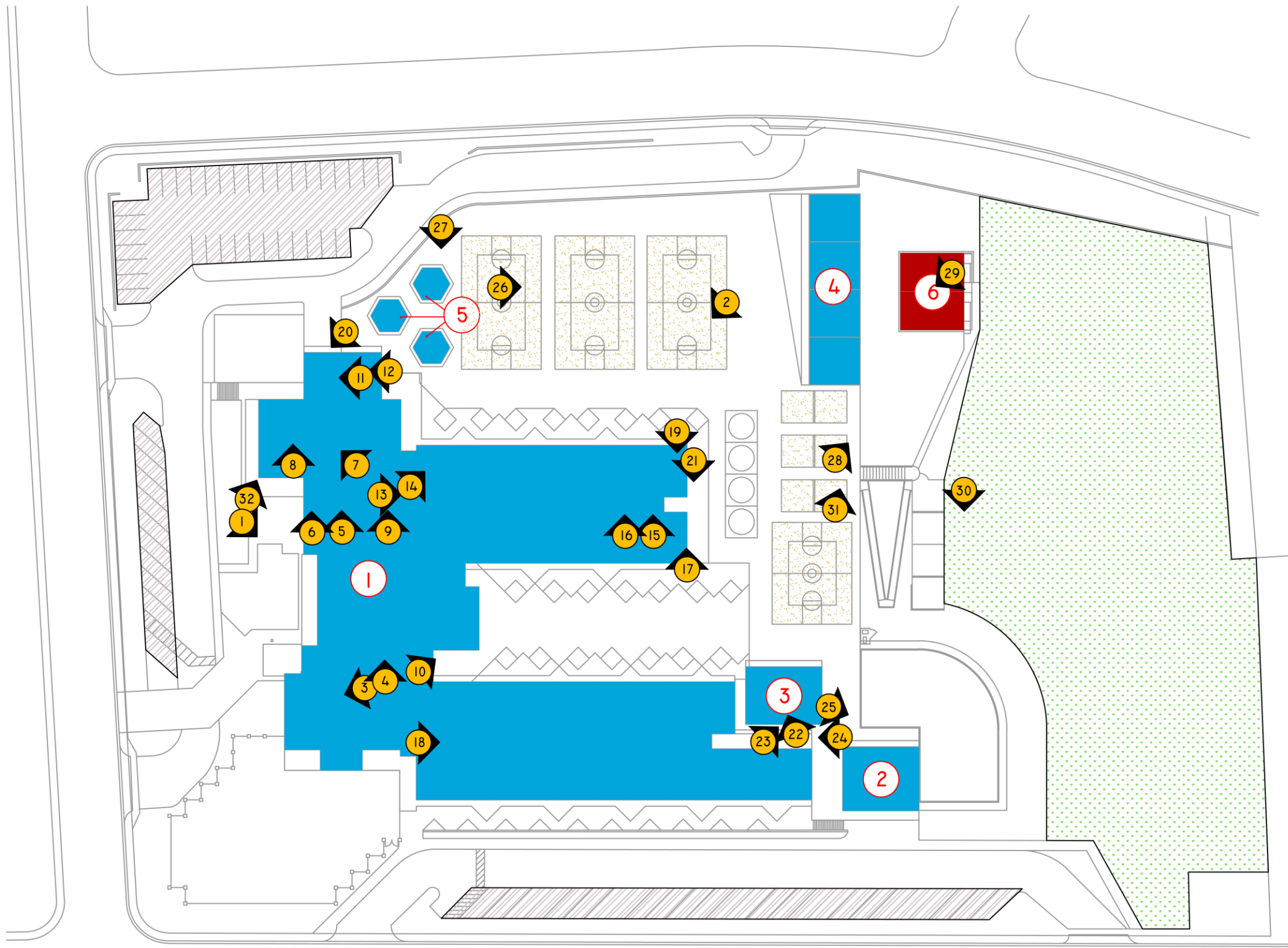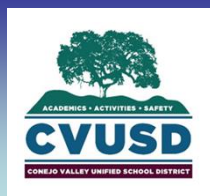4. RESTROOMS 175 AND 177 ARE CURRENTLY CONFIGURED DIFFERENTLY FROM THE SP3A DIAGRAMS. INFORMATION SHOWN HERE REPRESENTS THE CURRENT CONDITION. ACTUAL DIMENSIONS SHOULD BE VERIFIED.

5. BUILDING 6 HOUSES CLASSROOMS FOR AFTER SCHOOL USE.

6. SPACES IN BUILDING 3 WERE GENERAL CLASSROOMS. THEY ARE NOW COMPUTER CLASSROOMS.

7. RESTROOMS 105 AND 116 ARE CURRENTLY CONFIGURED DIFFERENTLY FROM THE SP3A DIAGRAMS. INFORMATION SHOWN HERE REPRESENTS THE CURRENT CONDITION. ACTUAL DIMENSIONS SHOULD BE VERIFIED.

8. ROOM 118 IS A STORAGE ROOM, IT ALSO INCLUDES THE ELECTRICAL PANELS.

9. ROOMS 107-112 AND 119-126 ARE SMALL ROOMS THAT ARE BASIC CLASSROOMS.

10. ROOM 113 IS A SMALL CLASSROOM USED FOR READING CLUB.

11. ROOM 114 IS A SMALL CLASSROOM USED AS A KINDERGARTEN CLASSROOM.

12. ROOM 184 WAS A STORAGE AND WORK ROOM, CURRENTLY ONLY USED FOR STORAGE.

13. THERE IS AN OPERABLE PARTITION BETWEEN ROOMS 142 (PRINCIPAL'S OFFICE) AND 143 (CONFERENCE ROOM).

14. ROOM 187 IS THE CUSTODIAN ROOM, IT ALSO INCLUDES A HEATER.
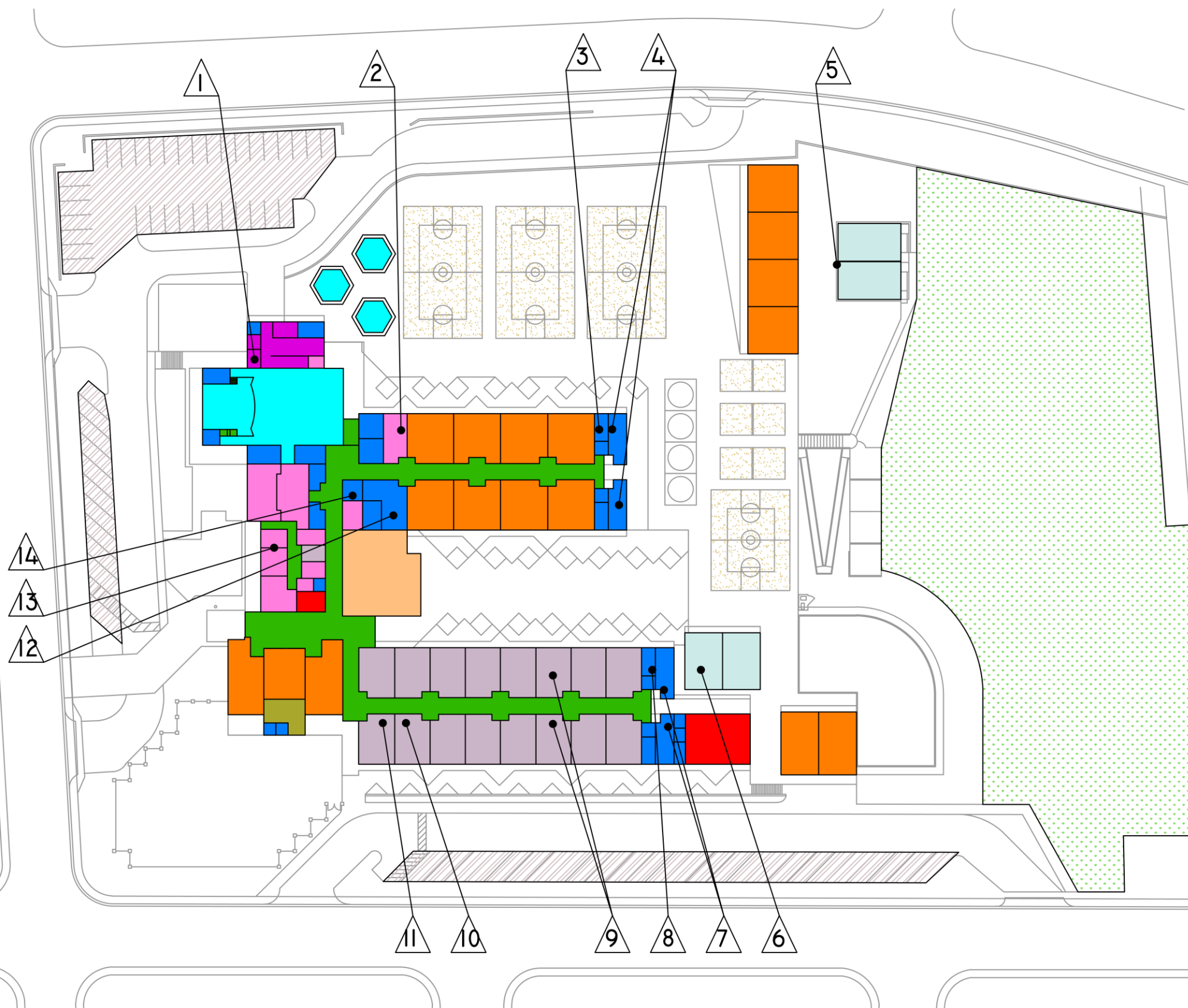
INTERIOR BUILDING SPACES CURRENT USES LEGEND

INSTRUCTIONAL
- BASIC CLASSROOM
- SPECIALITY CLASSROOM
- SCIENCE CLASSROOM
- SMALL ROOM
- CLASSROOM SUPPORT

GENERAL
- ATHLETIC
- LIBRARY/MEDIA
- STUDENT SUPPORT
- ADMINISTRATIVE
- ASSEMBLY
- CIRCULATION
- OPERATIONAL SUPPORT
- FOOD SERVICE
- SPACE IS NOT USED

0' 10' 25'   50'   100'   150'
SCALE

Existing Campus Building Use

CVUSD
ACADEMICS • ACTIVITIES • SAFETY
CONEJO VALLEY UNIFIED SCHOOL DISTRICT

6.0

BUILDING

1- SCHOOL BUILDING
2- CLASSROOMS (MODULAR)
3- CLASSROOMS (MODULAR)
4- CLASSROOMS (MODULAR)
5- LUNCH SHELTERS
6- CLASSROOMS (MODULAR)

EXISTING SITE IMAGE
KEY MAP

◄1 IMAGE KEY

PERMANENT & PORTABLE
BUILDINGS

LANG RANCH ES - LEGEND	
(25)	BUILDING NUMBER
	PERMANENT
	PORTABLE

0' 10' 25' 50'   100'   150'

SCALE

Lang Ranch Elementary School I *Survey*

2450 Whitechapel Street I Thousand Oaks, CA 91362

Conejo Valley Unified School District

December 16, 2016 – Draft   V3

Existing Campus Image Key Map

7.0

CVUSD
ACADEMICS • ACTIVITIES • SAFETY
CONEJO VALLEY UNIFIED SCHOOL DISTRICT

Photo 1

Building Name: Admin/Classroom Building

Building Number: 1

Entrance to lobby.

Photo 2

Building Name: Admin/Classroom Building

Building Number: 1

View of east wing from basketball courts.

Photo 3

Building Name: Admin/Classroom Building

Building Number: 1

Lobby entrance

Photo 4

Building Name: Admin/Classroom Building

Building Number: 1

Front desk

Photo 5

Building Name: Admin/Classroom Building

Building Number: 1

Workroom

Photo 6

Building Name: Admin/Classroom Building

Building Number: 1

Staff lounge

Photo 7

Building Name: Admin/Classroom Building

Building Number: 1

Multi-purpose room

Photo 8

Building Name: Admin/Classroom Building

Building Number: 1

Multi-purpose room stage

CVUSD

Lang Ranch Elementary School I *Survey*

2450 Whitechapel Street I Thousand Oaks, CA 91362

Conejo Valley Unified School District

December 16, 2016 – Draft   V3

Existing Campus Images

7.1

Photo 9
Building Name: Admin/Classroom Building
Building Number: 1
Electrical room

Photo 10
Building Name: Admin/Classroom Building
Building Number: 1
Library

Photo 11
Building Name: Admin/Classroom Building
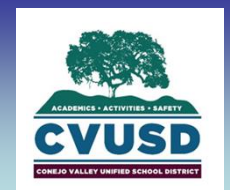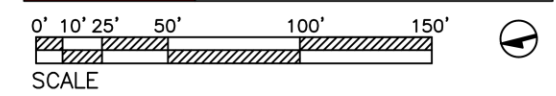Building Number: 1
Kitchen cooler next to walk-in freezer

Photo 12
Building Name: Admin/Classroom Building
Building Number: 1
Kitchen

Photo 13
Building Name: Admin/Classroom Building
Building Number: 1
East wing corridor

Photo 14
Building Name: Admin/Classroom Building
Building Number: 1
Typical classroom

Photo 15
Building Name: Admin/Classroom Building
Building Number: 1
Typical classroom entry

Photo 16
Building Name: Admin/Classroom Building
Building Number: 1
Roof access from corridor

Lang Ranch Elementary School I *Survey*
2450 Whitechapel Street I Thousand Oaks, CA 91362
Conejo Valley Unified School District
December 16, 2016 – Draft   V3

Existing Campus Images

7.2

CVUSD
ACADEMICS • ACTIVITIES • SAFETY
CONEJO VALLEY UNIFIED SCHOOL DISTRICT

Photo 17
Building Name: Admin/Classroom Building
Building Number: 1
Typical storage located at the end of East and West wings. Accessed from outside of building.

Photo 18
Building Name: Admin/Classroom Building
Building Number: 1
West wing corridor

Photo 19
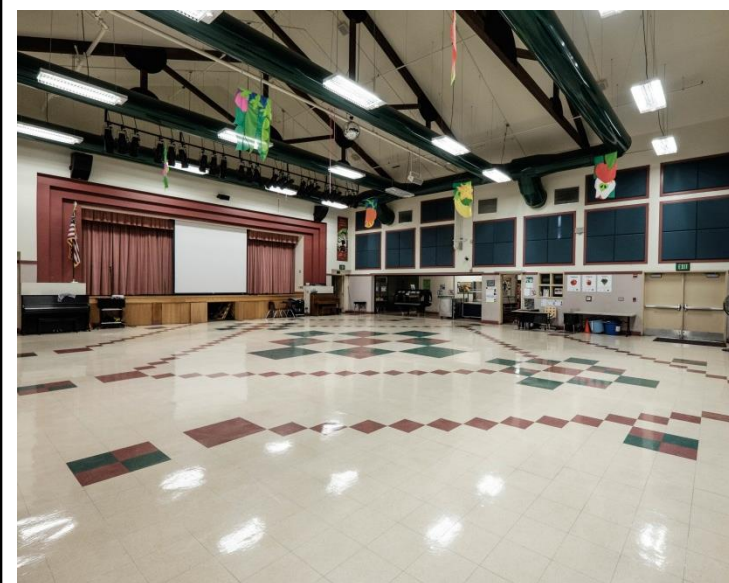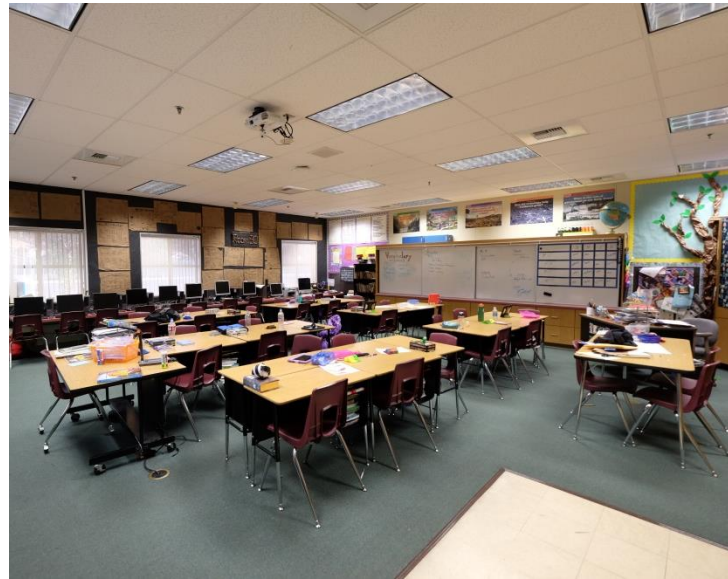Building Name: Admin/Classroom Building
Building Number: 1
Kiln room and typical storage

Photo 20
Building Name: Admin/Classroom Building
Building Number: 1
Trash enclosure adjacent to Building 1 on east side.
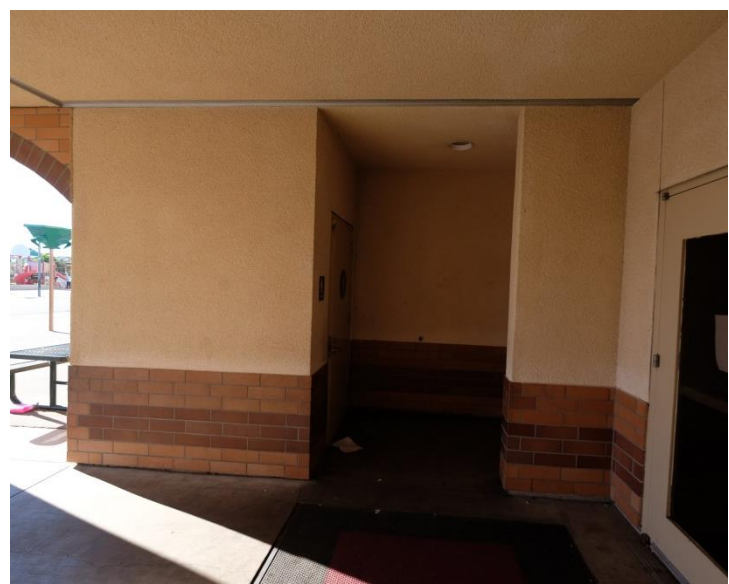
Photo 21
Building Name: Admin/Classroom Building
Building Number: 1
Typical restroom at the end off the two wings.
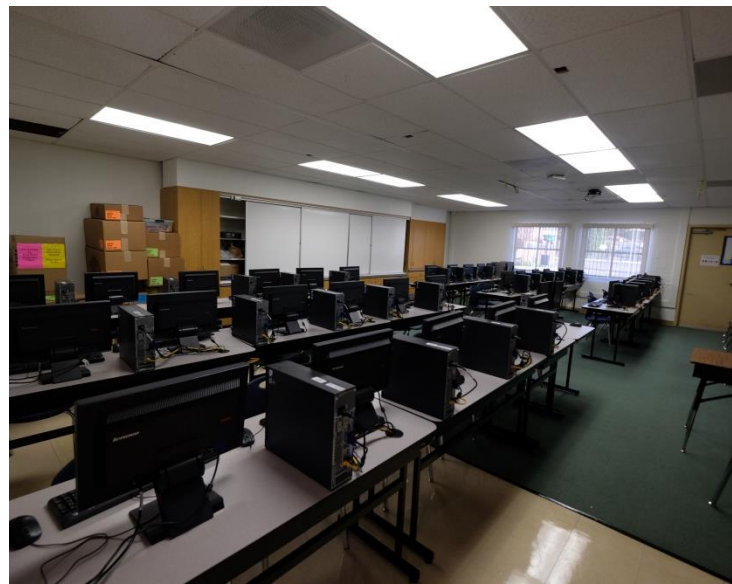
Photo 22
Building Name: Classroom Building (Modular)
Building Number: 3
Computer room

Photo 23
Building Name: Classroom Building (Modular)
Building Number: 3
Walkway to Building 3 from Building 1

Photo 24
Building Name: Classroom Building (Modular)
Building Number: 3
Building 1 and Building 3 touching at parapet and tight space between buildings.

Lang Ranch Elementary School I *Survey*
2450 Whitechapel Street I Thousand Oaks, CA 91362
Conejo Valley Unified School District
December 16, 2016 – Draft   V3

Existing Campus Images

7.3

CVUSD

Photo 25
Building Name: Classroom Building (Modular)
Building Number: 2
Building 2 with adjacent playground

Photo 26
Building Name: Classrooms Building (Modular)
Building Number: 4
View of Building 4 from basketball courts.

Photo 27
Building Name: Lunch Shelters
Building Number: 5
Lunch shelters located on east side of campus, adjacent to Building 1 and basketball courts. 3 identical lunch shelters are provided.

Photo 28
Building Name: Classroom Building (Modular)
Building Number: 6
View of Building 6 from Building 4.

Photo 29
Building Name: Classroom Building (Modular)
Building Number: 6
After school classroom use only

Photo 30
Play field and ball wall at lower athletics.

Photo 31
Building Name: Classroom Building (Modular)
Building Number: 4 and 6
View of lower play area with Building 4 and 6 in the distance.

Photo 32
Building Name: Admin/Classroom Building
Building Number: 1
Adjacent path from main entry.

Lang Ranch Elementary School I *Survey*
2450 Whitechapel Street I Thousand Oaks, CA 91362
Conejo Valley Unified School District
December 16, 2016 – Draft   V3

Existing Campus Images

7.5

CVUSD

SHINE
Specialized Home Independent
Neighborhood Education

Located on the campus of Lang Ranch Elementary School

Conejo Valley Unified School District's SHINE (Specialized Home and Independent Neighborhood Education) program is located on the Lang Ranch Elementary School campus.

SHINE is currently overseen by two highly qualified credentialed teachers with over 33 combined years of teaching experience at the elementary school level. The teachers meet with students individually in a non-traditional classroom setting weekly or bi-weekly to plan and organize each student's curriculum needs and academic goals. Families are also invited for monthly SHINE events with activities such as STEM and Problem Solving Experiences.

SHINE is a place for students to learn and grow. We encourage you to contact us to learn more about this wonderful program and give us the opportunity to discuss how SHINE can help meet the individual academic needs of your student.

Curriculum

Our Home and Independent Study program designs academic experiences for your family and your student that are differentiated and enriching. We use the same adopted curriculum materials as all CVUSD schools, but we tailor the assignments to your student's strengths and weaknesses. The curriculum is designed to be rigorous and commensurate with grade level work at our elementary schools. Meet with us and we can share how the SHINE curriculum will work for your family.

Now enrolling students in grades K-5
Conejo Valley Unified School District's Independent Home Study Program offers an academically rigorous curriculum within the flexibility of a home based setting.

We believe:
Students learn in a variety of ways.

Innovation in learning is key.

Traditional school learning environments aren't the right fit for all students.

We offer:
A personalized approach to learning in a home-based environment.

Flexibility, for students that need more time to pursue other interests and passions.

District aligned, grade appropriate curriculum.

Highly qualified teachers to support and guide families and students on a path of academic success.

Our students:
Thrive in a non-traditional school setting.

Are motivated to achieve educationally.

Have parental supervision, support, assistance and commitment.

Lang Ranch Elementary School I *Survey*
2450 Whitechapel Street I Thousand Oaks, CA 91362
Conejo Valley Unified School District
December 16, 2016 – Draft   V3

Specialized Programs

8.0

CVUSD
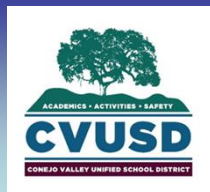
CERTIFICATION VOIDED/CANCELED.

CONSTRUCTION OF TWO MASONRY BALL WALLS AND ACCESS WALKWAY.
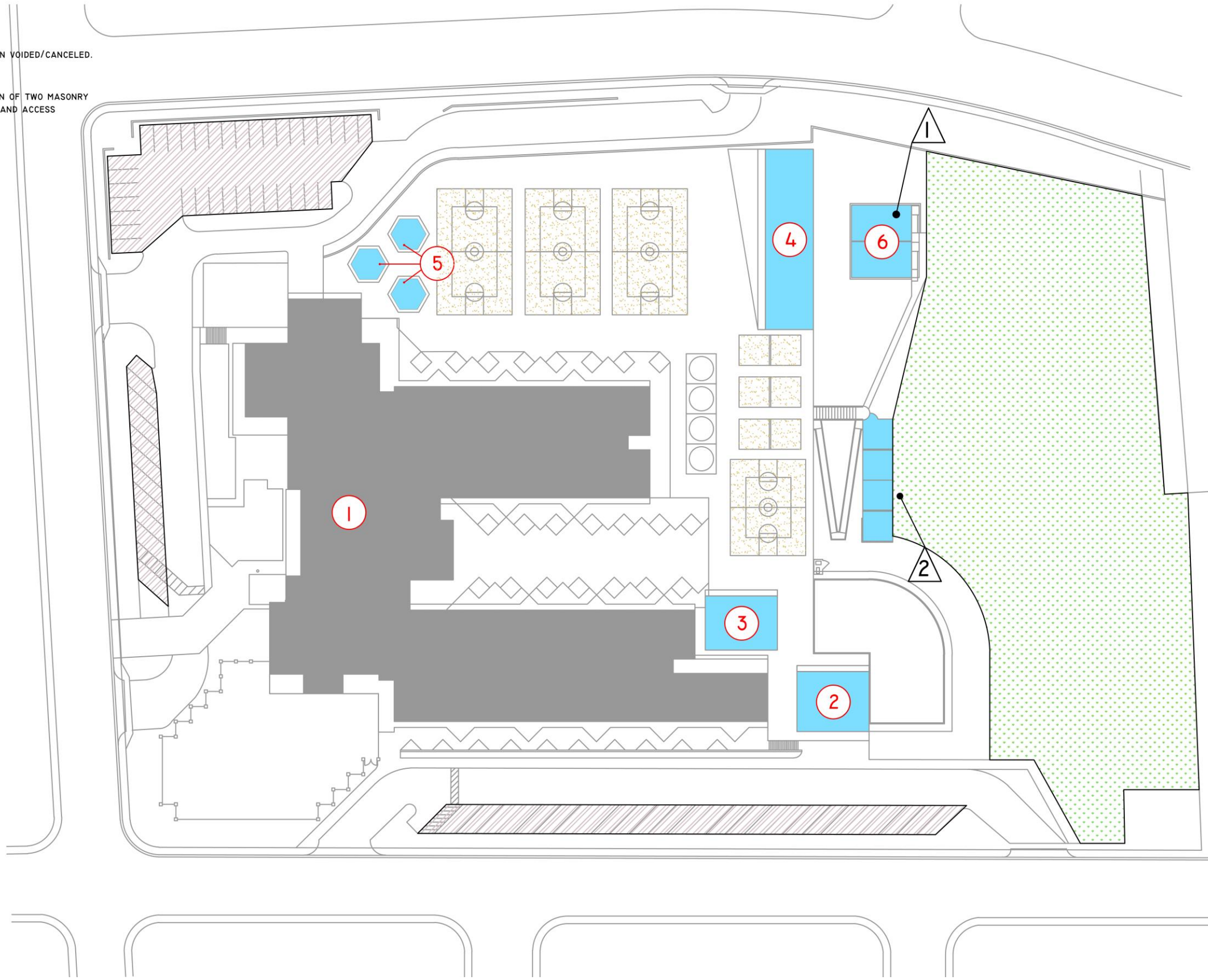
BUILDING

1- SCHOOL BUILDING
2- CLASSROOMS (MODULAR)
3- CLASSROOMS (MODULAR)
4- CLASSROOMS (MODULAR)
5- LUNCH SHELTERS
6- CLASSROOMS (MODULAR)

CERTIFICATIONS REQUIRED

LEGEND	
(25)	BUILDING NUMBER
	CERTIFICATION REQUIRED
	CERTIFIED STRUCTURES

0' 10' 25'   50'   100'   150'

SCALE

Lang Ranch Elementary School I *Survey*

2450 Whitechapel Street I Thousand Oaks, CA 91362

Conejo Valley Unified School District

December 16, 2016 – Draft   V3

Facility Certification Requirements

9.0

CVUSD
ACADEMICS • ACTIVITIES • SAFETY
CONEJO VALLEY UNIFIED SCHOOL DISTRICT
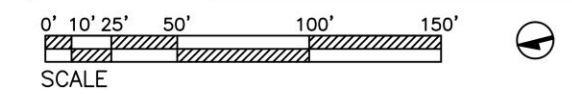
Site Challenges:

There are four primary site challenges at Lang Ranch Elementary School. First, the northern half of the site is elevated from the perimeter streets and parking lots, and southern play field. This presents itself as a concern at Knightsbridge Avenue and Sandhurst Avenue; one must use stairs to access the school from street level. Moreover, concrete masonry retaining walls and site walls become the face of the school along Sandhurst Avenue. The site perimeter is further challenged by gates and hardware that do not meet the needs of the school. Second, all classrooms on the west wing of Building 1 are less than 799 square feet. Serving grades 1-3, these instructional spaces are undersized. Third, general wear and tear of campus finishes are beginning to show. Some tile and brick finishes are chipping, and double doors require center mullions to improve their functionality. Lastly, flexibility in HVAC controls is lacking.

Site Modernization Opportunities:

Campus improvement opportunities are as follows:

Campus modernization projects are intended to improve the safety and security of the students, better the instructional and play environments, and beautify the campus internally as well as its face to the neighborhood. Currently, the perimeter of the campus is lined with low shrubs, young trees and varied perimeter fencing. The three prominent faces of the campus may be improved through the use of site lighting, building signage, and varied landscaping and paving. Simultaneously, a holistic plan for accessible access and controlled access points into the site may be reviewed.

To better the quality of instructional spaces, the site's small classrooms may be modernized to gain square footage by implementing different storage or furniture solutions. Conversely, walls within the building may be shifted to create appropriately sized classrooms.

General modernizations to keep the campus in good working condition may include installation of more efficient HVAC controls and an evaluation of electrical distribution needs. More efficient building system technology is available today, and the school could greatly benefit from these greener solutions. Paint, repair of exterior finishes, and installation of mullions at double doors would significantly improve the instructional environments. ADA upgrades, including improvements to restrooms, hardware, signage, classroom plumbing fixtures, drinking fountains, and path of travel will ensure that all students, faculty and staff have access to the entire site.
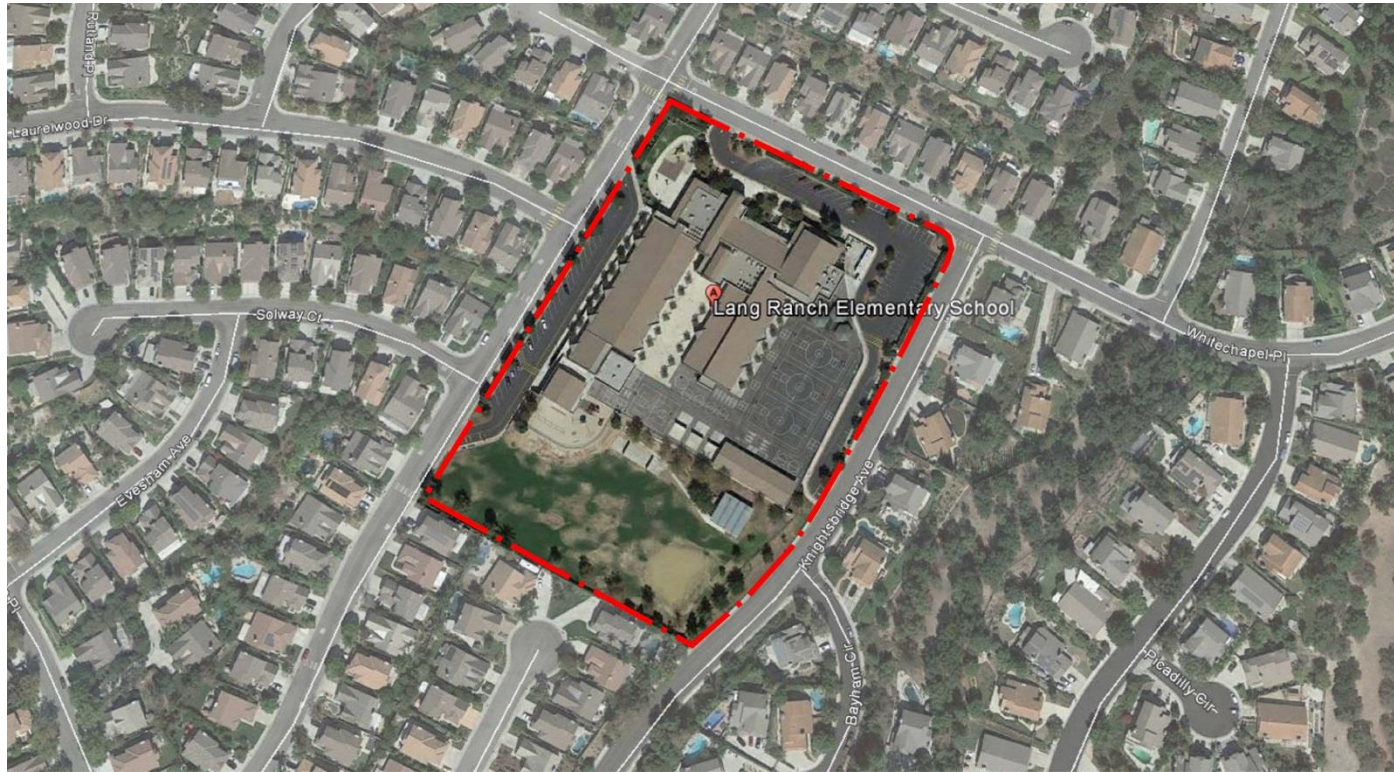

BUILDING

1- SCHOOL BUILDING
2- CLASSROOMS (MODULAR)
3- CLASSROOMS (MODULAR)
4- CLASSROOMS (MODULAR)
5- LUNCH SHELTERS
6- CLASSROOMS (MODULAR)

EXISTING SITE PLAN

PERMANENT & PORTABLE BUILDINGS

LEGEND	
(25)	BUILDING NUMBER
	PERMANENT
	PORTABLE

Lang Ranch Elementary School I *Survey*

2450 Whitechapel Street I Thousand Oaks, CA 91362

Conejo Valley Unified School District

December 16, 2016 – Draft   V3

Site Challenges & Proposed Site Modernization Summary

10.0

CVUSD
ACADEMICS · ACTIVITIES · SAFETY
CONEJO VALLEY UNIFIED SCHOOL DISTRICT

Image 1: Main entry from Whitechapel Street

Image 2: Main exit onto Whitechapel Street

Image 3: Secondary drop-off from Sandhurst Avenue. There is no elevator on campus because it is fairly flat. The only access from Sandhurst Avenue is up these stairs.

Drop Off

*No Path of Travel

Accessible Path of Travel

Drop Off

Drop Off

BUILDING

1- SCHOOL BUILDING
2- CLASSROOMS (MODULAR)
3- CLASSROOMS (MODULAR)
4- CLASSROOMS (MODULAR)
5- LUNCH SHELTERS
6- CLASSROOMS (MODULAR)
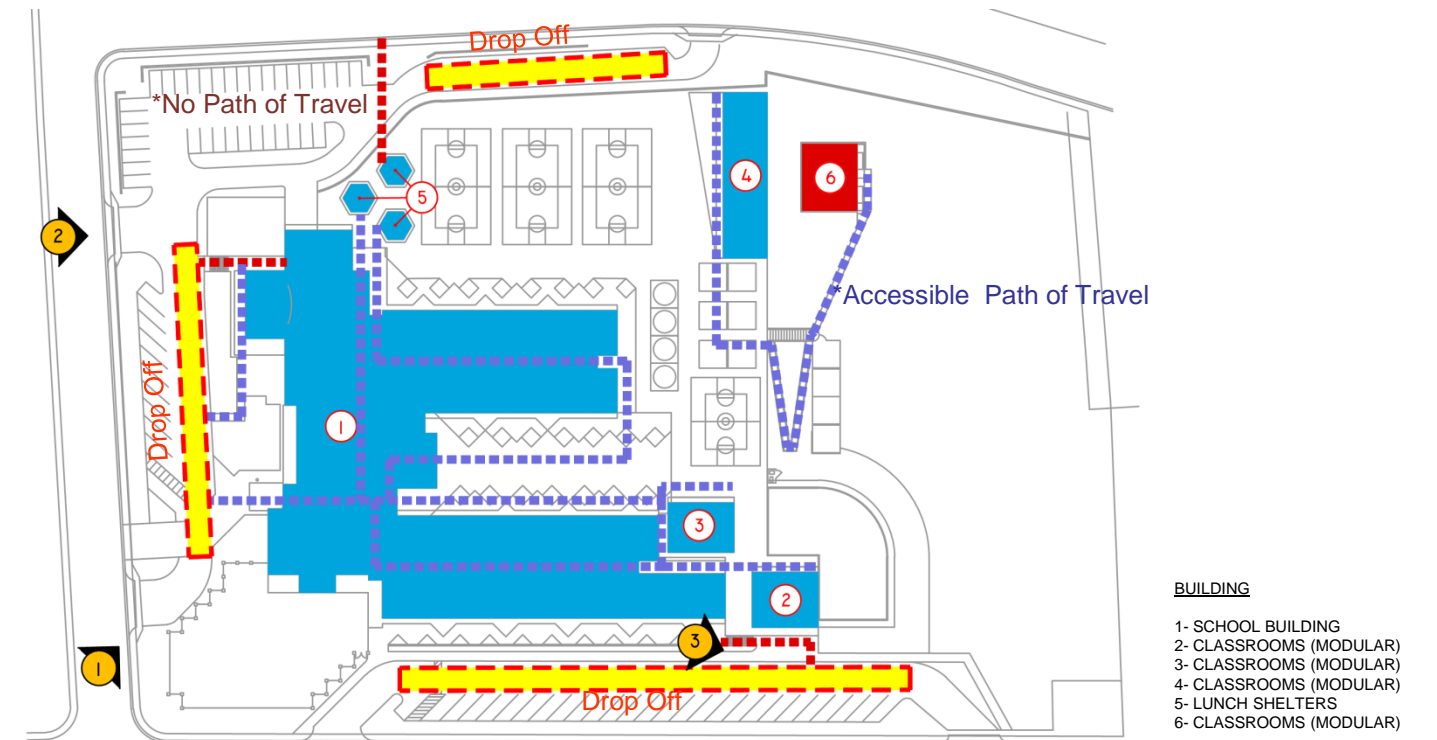
Circulation Diagram

* -Visually observed to be the accessible path of travel. Verification required.

Lang Ranch Elementary School I *Survey*

2450 Whitechapel Street I Thousand Oaks, CA 91362

Conejo Valley Unified School District

December 16, 2016 – Draft   V3

Drop-off Points and Circulation

10.1

CVUSD
ACADEMICS · ACTIVITIES · SAFETY
CONEJO VALLEY UNIFIED SCHOOL DISTRICT
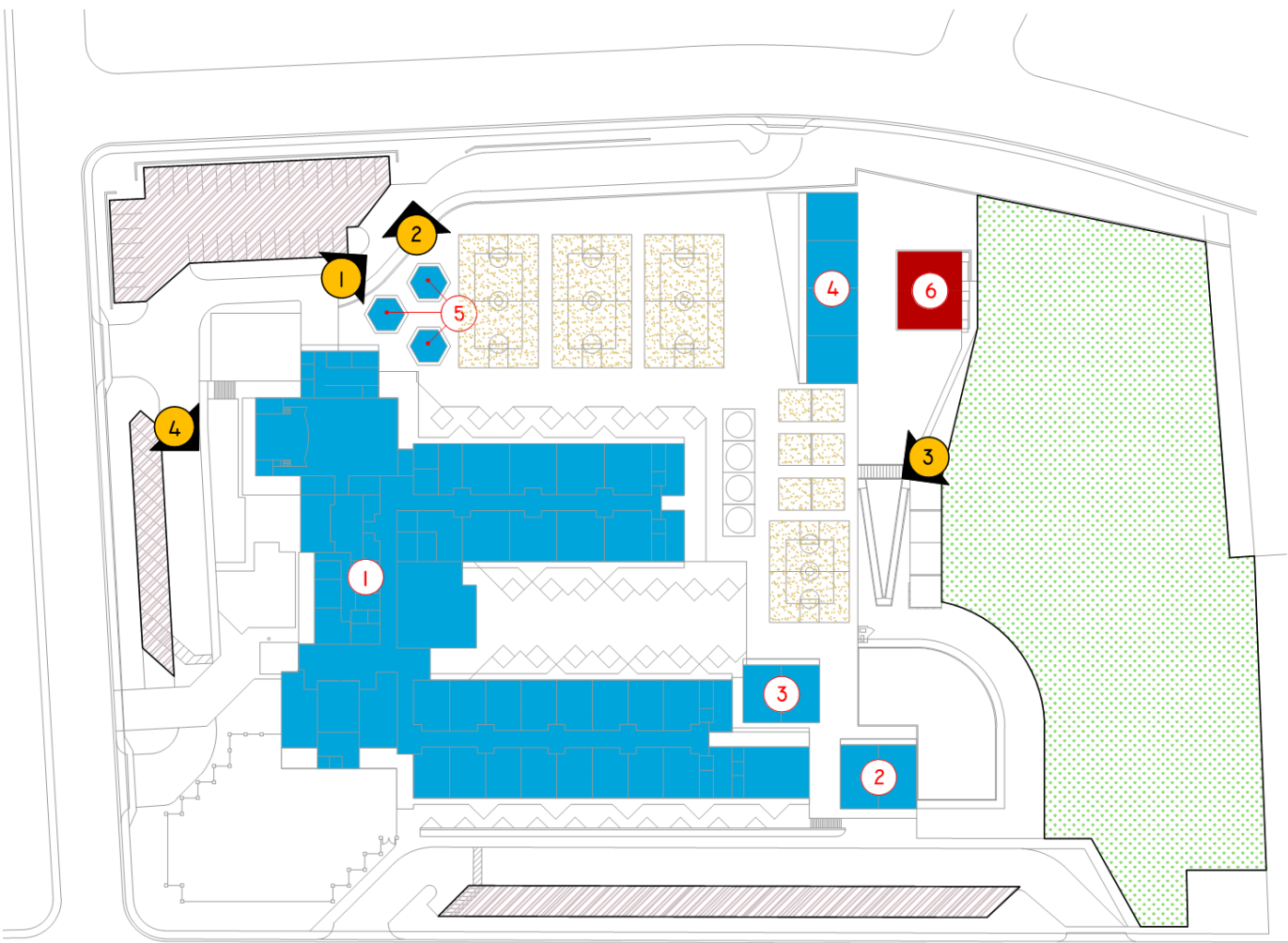
FACILITY ACCESSIBILITY IMAGE KEY MAP

LEGEND

(25)	BUILDING NUMBER
▆	PERMANENT
▆	PORTABLE

◄① IMAGE KEY

PERMANENT & PORTABLE BUILDINGS

Photo -1
Pedestrian entrance from Knightsbridge Avenue.
There's a security issue because a permanent gate was not installed to control access.

Photo -2
Pedestrian entrance from Knightsbridge Avenue.
Accessible by stairs only.

Photo -3
Ramp and stairs down to Building 6 and lower athletic field.

Photo -4
Circulation to main School Building slightly sloping.

CVUSD

Lang Ranch Elementary School I *Survey*

2450 Whitechapel Street I Thousand Oaks, CA 91362

Conejo Valley Unified School District

December 16, 2016 – Draft   V3

Facility Accessibility

10.2

Energy Use Summary

Place: [LANGRANCH_1] Lang Ranch

Place Energy Profile

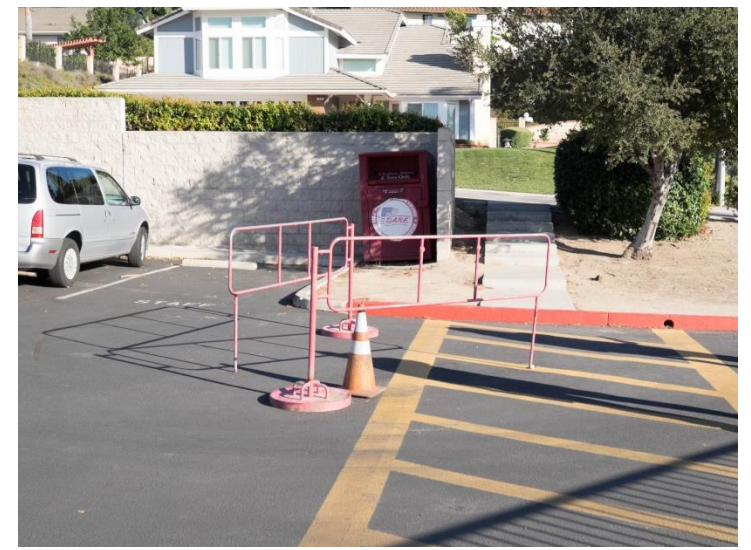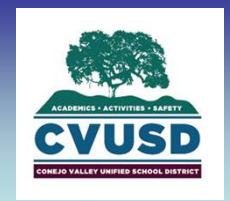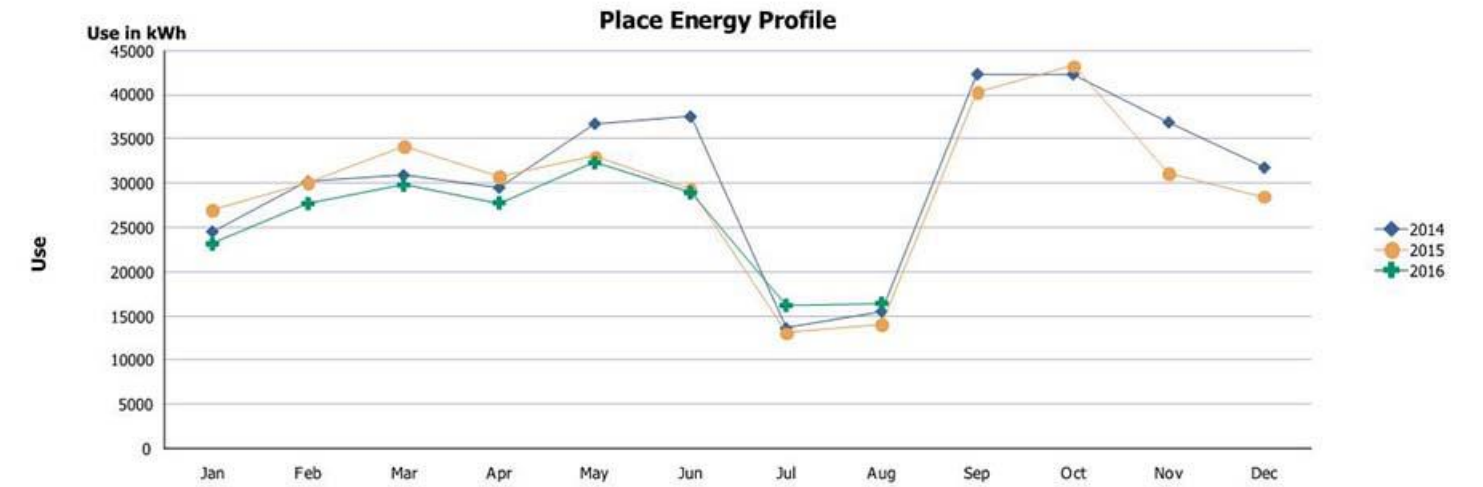| Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
2014	24,526	30,163	30,897	29,484	36,716	37,518	13,598	15,491	42,315	42,315	36,886	31,752	371,661
2015	26,949	30,034	34,132	30,796	33,016	29,279	13,070	14,035	40,279	43,276	31,064	28,493	354,423
2016	23,139	27,684	29,782	27,778	32,301	28,921	16,198	16,424	0	0	0	0	202,227
Totals	74,614	87,881	94,811	88,058	102,033	95,718	42,866	45,950	82,594	85,591	67,950	60,245	928,311

Electrical:

[LANGRANCH_1] Lang Ranch

Electric	16,424	KWH	$9,368	$3,326	$6,042	64.5%
Water	611	CCF	$4,013	$3,158	$855	21.3%
Totals:	**56**	**MMBTU**	**$13,381**	**$6,484**	**$6,897**	**51.5%**

Place: [LANGRANCH_1] Lang Ranch

Place Energy Profile
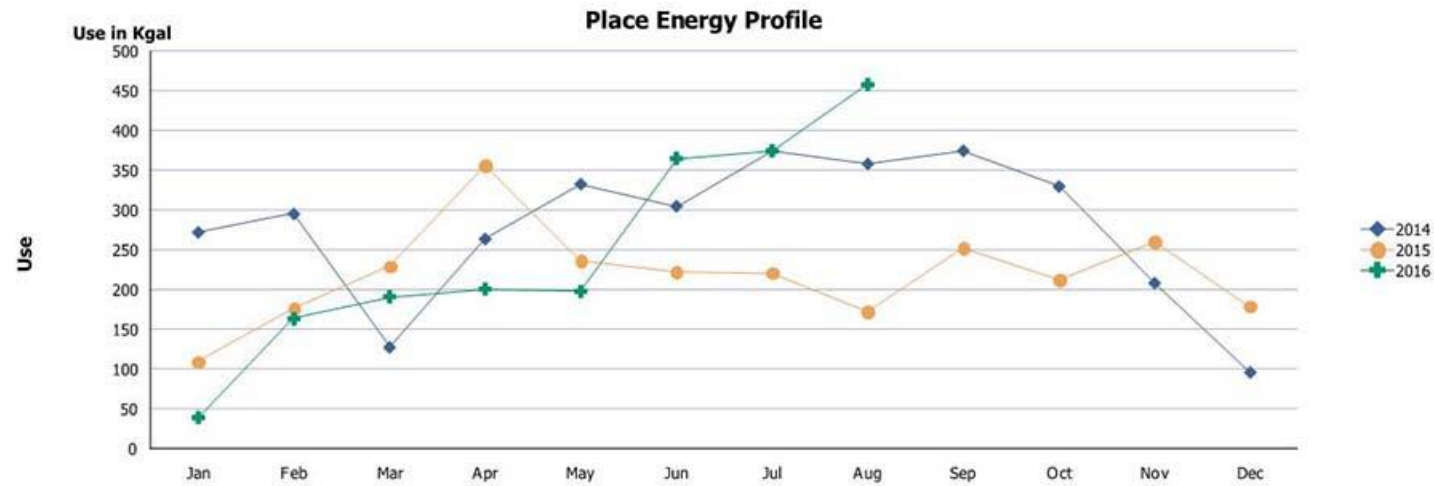
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
2014	272	295	127	263	332	304	374	358	374	329	208	96	3,332
2015	109	176	229	355	236	222	221	171	252	212	260	179	2,621
2016	39	163	191	200	197	364	374	457	0	0	0	0	1,986
Totals	420	634	547	819	765	891	969	986	626	541	468	275	7,940

Water:

Place: [LANGRANCH_1] Lang Ranch

Place Energy Profile
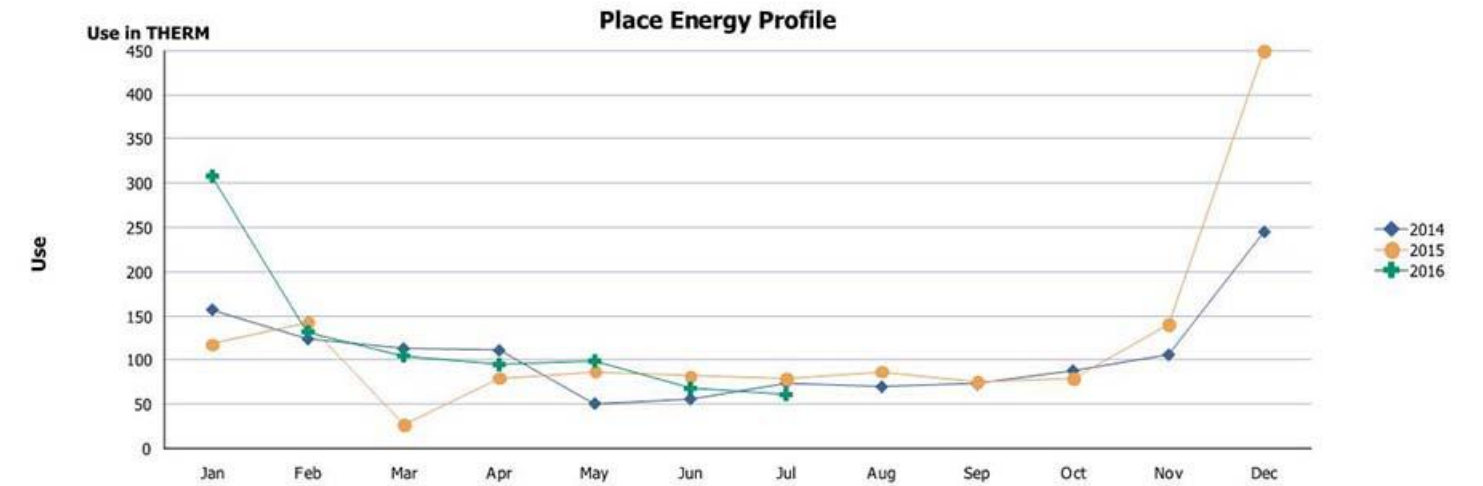
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
2014	157	124	113	111	51	56	74	70	73	88	106	245	1,268
2015	118	143	27	80	87	82	79	87	76	79	140	449	1,447
2016	308	132	105	95	99	68	61	0	0	0	0	0	868
Totals	583	399	245	286	237	206	214	157	149	167	246	694	3,583

Gas:

Lang Ranch Elementary School I *Survey*

2450 Whitechapel Street I Thousand Oaks, CA 91362

Conejo Valley Unified School District

December 16, 2016 – Draft   V3

Energy Use

CVUSD

11.0
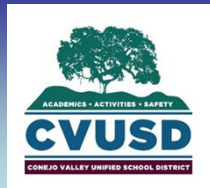
Core Facilities			
Item	Category	Existing Square Footage	Standard Square Footage Based on Planning 2- Semester Capacity
1	Food Prep & Serving Areas	1,119 Square Feet	1,830 Square Feet
2	Indoor Dining	2,752 Square Feet	2,920 Square Feet
3	Lunch Shelter	1,039 Square Feet	2,190 Square Feet
4	Multi Purpose/Assembly/Auditorium	4,198 Square Feet	4,420 Square Feet
5	Library	2,585 Square Feet	2,110 Square Feet
6	Administration	3,799 Square Feet * (Office Square Footage)	2,220 Square Feet * (Office Square Footage)
7	Gymnasium Building	NA	NA
8	Playground	2.4 Acres	1.7 Acres
9	Parking	73 Stalls	84 Stalls

*(Office Square Footage)

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

Core Facilities Summary

1. Food Prep & Serving Areas
Food prep and serving areas are undersized per District standards, but serves the needs of the school.

2. Indoor Dining
Indoor dining is in the Multi-purpose room when shelter is needed from weather conditions. The Indoor Dining room square footage is just under that of District standards.

3. Lunch Shelter
The three separate lunch shelters that make up the eating area are undersized per District Standards, but meet the needs of the school. One noted concern is the presence of pests in the area because of the adjacent trash enclosure.

4. Multi Purpose/Assembly/Auditorium
The Multi-Purpose room square footage is just under that of District standards; the space meets the needs of the school.

5. Library
The library is slightly oversized per District standards, and works well for the school.

6. Administration
The administrative square footage is oversized per District standards, and works well for the school.

7. Gymnasium Building
The site does not have a gymnasium.

8. Playground
The playground is oversized per District standards, and works well for the school.

9. Parking
The parking stall count is slightly under that of District standards, but meets the needs of the school.

Lang Ranch Elementary School I *Survey*

2450 Whitechapel Street I Thousand Oaks, CA 91362

Conejo Valley Unified School District

December 16, 2016 – Draft   V3

Core Facilities Data

CVUSD

12.0
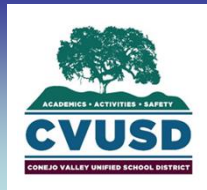
Technology Summary:

The network infrastructure backbone 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 CAT6 A cables in the ceiling along with two locations with CAT5 cables along the wall. All other instructional and office spaces have a newly installed CAT6 A cable in the ceiling. 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. A new CAT6 A horizontal cabling infrastructure is needed to replace the outdated CAT5 installation.
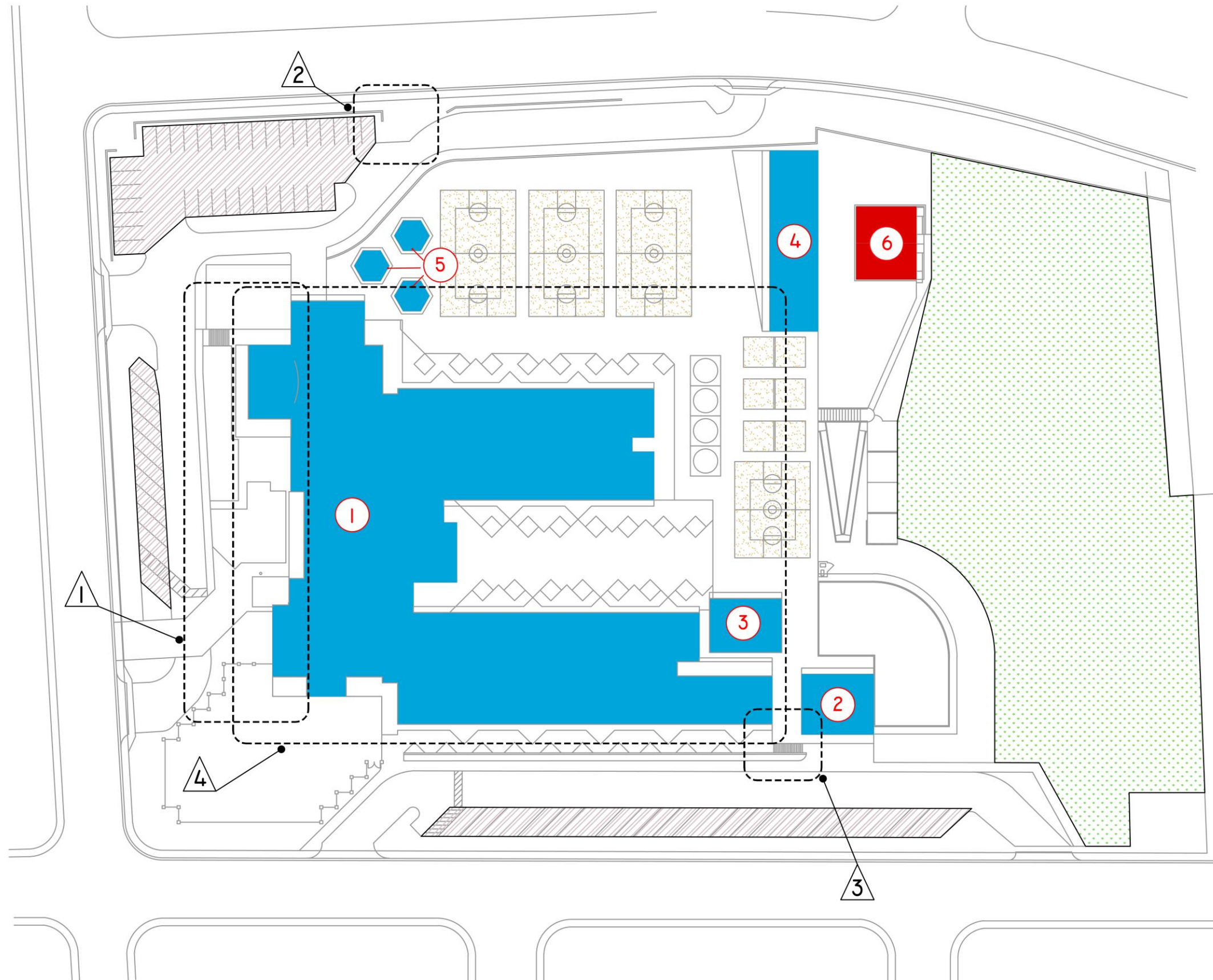
Room Name	Computer	Quantity	Projector Model	Smartboard Model	Printer Model	Document Reader	Other	Wireless AP	Network Switch	Remarks
Classroom	dell opt980	36	Epson 83c		HP Color Pro M452nw					
Classroom	lenovo m90	36			xerox 3320					
Classroom	3 dell opt760, 5 dell opt755		Epson 83c		Hp 5610	Avervision cp130				
Classroom	1 dell opt745, dell 5440 laptop									
Classroom	12 ipad mini									
Classroom	1 dell opt780, 6 dell opt755		Epson 83c		Canon mf216n	Avervision cp130				
Classroom	1 dell opt760									
Classroom			Epson 83c							
Classroom						ipevo ziggihd				
Classroom	4 dell opt755, 1 dell 9020				xerox 3250					
Classroom	6 dell opt760, 2 dell opt745		epson 76c	activeboard	hp c309a, hp 5610, hp 2200	Avervision cp130				
Classroom			promethean prm20av1							
Classroom	1 dell opt9020, 3 opt755		epson 76c		xerox 3250					
Child Care	dell opt9020, 4 dell opt755				xerox 3250					
Classroom	4 dell opt755, 2 dell opt745		epson w16		hp 5610	lumens dc192				
Classroom	1 dell opt780, dell 5440 laptop									
Classroom	6 dell opt755, 1 opt745		epson 83c		hp 5610	Avervision cp130				
Classroom	1 dell 5440 laptop									
Classroom	35 ipad mini									
Classroom	4 dell opt755, 1 dell opt760		epson 83c		hp 5610	Hovercam ultra8				
Classroom	1 dell 745									
Classroom	6 dell opt755, 1 opt740		epson 83+		hp 1606	ipevo vz1				
Classroom	1 dell opt780, dell 5440 laptop									
	5 dell opt755, 1 opt780		epson 83c		hp4620	Avervision cp130				
	1 dell opt745, dell 5440 laptop									
Classroom	5 opt755, 1 opt745		epson 83c		hp 5610	Avervision cp130				
Classroom	1 opt745, dell 5440 laptop									
Classroom	5 opt755, 1 opt745, 2 opt760		epson 83c		Hp 5610	Hovercam ultra8				
Classroom	1 opt980									
Classroom	5 opt755, 1 opt760		Epson 83c		Hp 5610					
Classroom	1 opt745									
Classroom	5 opt755, 1 opt760		Epson 83c		Hp 5610					
	1 opt745									
Classroom	5 opt755, 1 opt760		Epson 93+		Hp 5610	ipevo ziggihd				
Classroom	1 opt745									
Classroom	6 opt 755, 1 opt780		epson 83c		hp 5610	Avervision cp130				
Classroom	dell 5440 laptop									
Classroom	5 opt 755, 1 opt 780		epson 83c		hp 5610					
Classroom	1 opt760, dell 110l									
Classroom	5 opt755, 1 opt745, opt760		epson 83c		hp 5610					
Classroom										
Classroom	opti 745	4	Epson 83c		HP P1006	ipevo ziggihd				

Lang Ranch Elementary School I *Survey*

2450 Whitechapel Street I Thousand Oaks, CA 91362

Conejo Valley Unified School District

December 16, 2016 – Draft   V3

Campus Technology

13.0

CVUSD
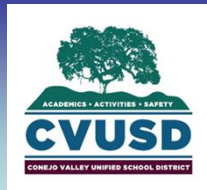
Technology Summary Continued:

Room Name	Computer	Quantity	Projector Model	Smartboard Model	Printer Model	Document Reader	Other	Wireless AP	Network Switch	Remarks
Classroom	Opt 755	5								
Classroom	Opt 780									
Classroom	dell 5440 laptop									
Classroom	Opt 755	5								
Classroom	Opt 760		Epson 83		HP 5610					
Classroom	Opt 780									
Classroom	dell 5440 laptop									
Classroom	Opti 755	4	Epson 83c		HP 5530	Avervision cp130				
Classroom	Opti 745					ipevo ziggihd				
Classroom	Opti 780									
Classroom	dell 5440 laptop									
Classroom	3 opt 760, 4 opt 755		Epson 83c		hp 1606					
Classroom	dell 5440 laptop									
Classroom	5 opt 755, 1 opt 780		epson 83+		hp 1606					
Classroom	3 opt 760,dell 5440									
Classroom	8 dell opt 990, 1 opt 745				hp 5610	Avervision cp130				
Classroom	20" imac, dell 620									
Classroom	5 opt 755, 1 opt 745		Epson 83c		hp 1606	Avervision cp130				
Classroom	3 opt 760,dell 5440									
	19 ipads				hp 2025					
Classroom	opti 745		epson 83c		hp 5650					
Classroom	opti 760	6			hp p1606dn					
Classroom	opti 755	2								
Classroom	opti 755	6	epson 83c		hp p1606dn					
Classroom	opti 760	2								
Classroom	opti 755									
Classroom	opti 755	6	epson 83c		hp p1606dn					
Classroom	760	2								
Classroom	opti 745									
Classroom	opti 760	3	epson 83c		hp p1606dn	hovercam 8				
Classroom	755	5			hp 5520					
Classroom	opti 745									
Classroom	ipads	8								
	opti 960				hp 3054					
	opti 745	3			hp 2600n					
	opti 755	5								
	opti gx520									
	3 dell opt745, 1 dell 5440 laptop		epson w16, 2 epson 76c		hp c4680, hp c7250, hp b210,hp 5520	9 avervision cp130				
	3dell 6410, 1 1dell 6420 laptop		epson emp 81			ipevo hd				
	1 dell 630 laptop, imac g5									
	hp inspiron 510									

Lang Ranch Elementary School I *Survey*

2450 Whitechapel Street I Thousand Oaks, CA 91362

Conejo Valley Unified School District

December 16, 2016 – Draft   V3

Campus Technology

13.1

CVUSD

KEY NOTES

1 FACE OF THE SCHOOL: THERE IS AN OPPORTUNITY TO IMPROVE ACCESS AND ENHANCE THE APPEAL OF THE SCHOOL ON SANDHURST AVENUE.

2 ACCESS TO SCHOOL: CONTROLLED ACCESS WITH PROPER HARDWARE ON PEDESTRIAN GATES AND SITE LIGHTING WOULD IMPROVE NIGHT TIME VISIBILITY AND ACCESS TO THE CAMPUS.

3 ACCESSIBLE PATHS OF TRAVEL: IMPROVEMENTS TO THE PATH OF TRAVEL ALONG SANDHURST AVENUE MAY BE ADDRESSED.

4 BUILDING IMPROVEMENTS: MINOR TOUCH UPS TO FINISHES ARE NEEDED AT VARIOUS LOCATIONS AROUND THE CAMPUS IN ADDITION TO EXTERIOR FINISH WORK AT SOME ENTRANCES.

EXISTING SITE PLAN

PERMANENT & PORTABLE BUILDINGS

LEGEND		
(25)		BUILDING NUMBER
		PERMANENT
		PORTABLE

0' 10' 25' 50' 100' 150'
SCALE

Lang Ranch Elementary School I *Survey*

2450 Whitechapel Street I Thousand Oaks, CA 91362

Conejo Valley Unified School District

December 16, 2016 – Draft   V3

Observations Summary

CVUSD
ACADEMICS • ACTIVITIES • SAFETY
CONEJO VALLEY UNIFIED SCHOOL DISTRICT