



CVUSD | *Facilities Master Plan*



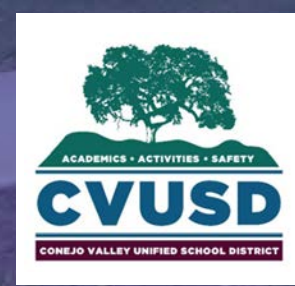
CVUSD – THOUSAND OAKS CLUSTER SURVEY

Waverly (Conejo Valley Adult School) | *Survey*

1025 Old Farm Road | Thousand Oaks, CA 91360

Conejo Valley Unified School District

December 9th, 2016



3194 D Airport Loop

Costa Mesa, 92626

Contact: (714) 427 - 0277

E-mail: ericp@dougherty.us

Website: www.dougherty.us

Rm. I
Rm. H
Rm. G
Rm. F
Rm. E
Rm. D
Rm. C
Rm. B

Existing Site Summary

Neighborhood:

Conejo Valley Adult School also known as Waverly is located in the City of Thousand Oaks bound by Waverly Heights Drive (south), and Old Farm Road (west). The major intersection is Columbia Road and Moorpark Road. The 23 freeway runs immediately east of the campus.

Instruction:

The school serves a variety of educational options. They have computer course, medical courses, English learning course, parenting, high school equivalency preparation, enrichment courses and the school offers a variety of testing options. In addition, a portion of the school is used by a special needs and special education program which caters to a variety of disabilities. The school has been customized and portioned off to handle the wide array of courses that they offer with a medical section, computer labs, home economics labs and many more.

Summary of Facilities:

The main core buildings on the campus were built in 1959, which includes a Multi Purpose building that was constructed in 1965. the buildings have received minimal upgrades over the years and many are still in original condition. Some of the classrooms have received new finishes as the campus adjusts to handle its very diverse curriculum. There are 16 additional portable buildings on site which have been added steadily since 1990. These buildings were not certified through DSA and have received minimal upgrades since their installation

The campus has not received a complete modernization since its construction, however some classes have received upgrades and some of the systems and roofing have been replaced over time. Some HVAC repairs and replacements have been completed.

Building Systems:

The major building systems are original including, water, sewer and gas and are need of replacement. Some of the HVAC systems were retrofitted between 10 and 15 years ago but many are 20 years old or more.

Technology:

The campus has a wide array of technology depending on the needs of the curriculum. All of the classrooms have Wi-Fi, projectors and projector screens, there are several computer labs, and there are course specific technology like new washers and dryers in the parenting classrooms.

Energy:

The existing air handling units and cooling towers are beyond their life-cycle and will require replacement. They can be replaced with more efficient new systems. In addition the campus has received an LED lighting upgrade with occupancy sensors, which has drastically improved the energy efficiency of the school.

Site Attributes:

- Large diversity of classroom spaces to fit the needs of the curriculum
- Substantial amounts of parking to handle the needs of the school
- Well lit interior spaces from the classrooms with clear story windows

Site Deficiencies:

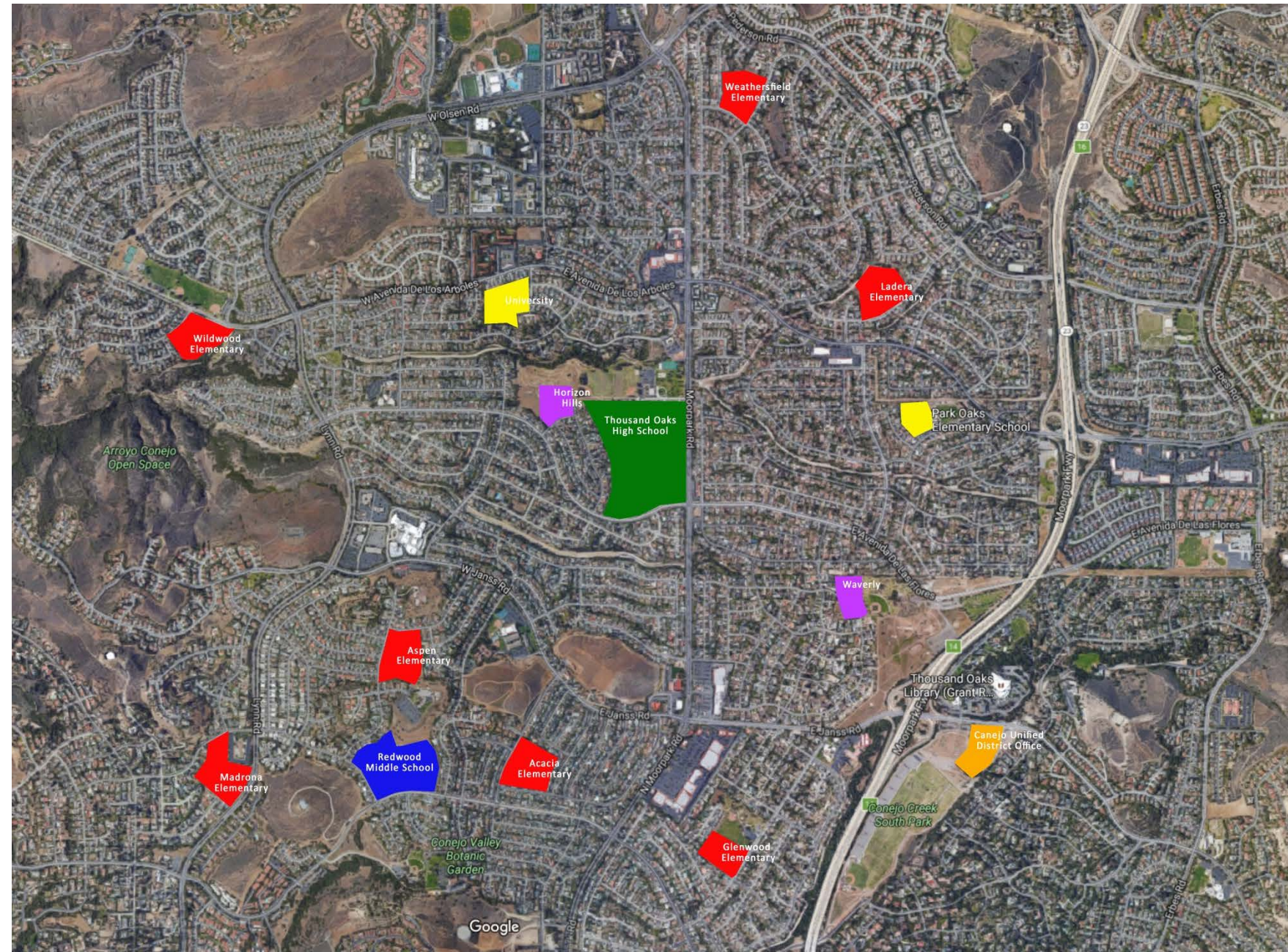
- Most existing classroom buildings are in need of modernization
- Accessibility issues throughout the site
- Water and plumbing issues from original plumbing system
- Mechanical Systems are old and need to be replaced
- Most portable buildings are not accessible and have not been certified through DSA
- No fire alarm system except in high school classrooms
- Lack of lighting coverage throughout the parking lot
- Surveillance system is not adequate.

Table of Contents

0.0	Cover Sheet
1.0	Table of Contents / Executive Summary
2.0	Cluster Context Map
INSTRUCTIONAL INFORMATION	
3.0	Project Location Plan & Data
4.0	Instructional & Campus Summary
5.1	Existing Campus Plan
5.2	Existing Campus Building Data
6.0	Existing Campus Building Use
7.0	Existing Campus Image Key Map
7.1	Existing Campus Images
7.2	Existing Campus Images
7.3	Existing Campus Images
8.0	Specialized Program
FACILITY INFORMATION	
9.0	Facility Certification Requirements
	Site Challenges & Proposed Site Modernization Summary
10.0	
10.1	Drop-off Points and Circulation
10.2	Facility Accessibility
11.0	Energy Use
12.0	Core Facilities Data
TECHNOLOGY	
13.0	Campus Technology
PROJECT REQUESTS	
14.0	Observations Summary



CVUSD Thousand Oaks Cluster



Legend

- Elementary School
- Middle School
- High School
- Other (Adult Education, Early Education)
- Charter, Non K-12
- 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		

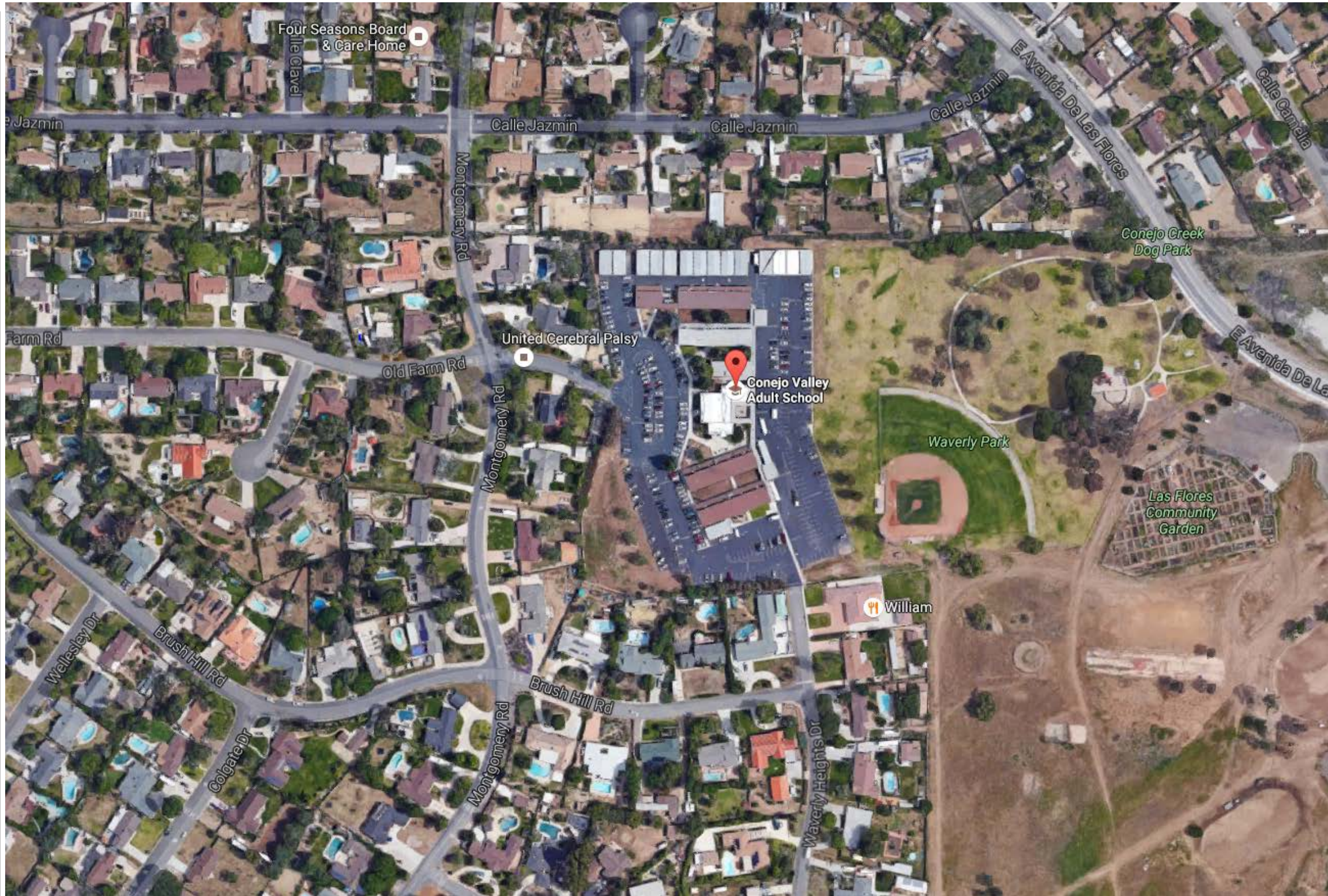
Community Resources

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

Waverly (Conejo Valley Adult School) | Survey
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 December 9, 2016

Cluster Context Map





Waverly (Conejo Valley Adult School) | Survey Project Location Map
1025 Old Farm Road | Thousand Oaks, CA 91360
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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 HIGH SCHOOL											
Location Code: 0000			Campus Summary								
Site Information			Totals			Total Planned Site Capacity:				Totals	
Current Useable Area:						Current Enrollment:					
Current Playground Area:						Planning 2-Semester Capacity:					
						Enrollment to use for Planning					
Playground Area Required:			9.0 Acres								
			Current Classrooms			Potential Classrooms + Current Classrooms			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:											
Available Small Rooms 799 Square Feet or smaller:											
Totals:											

CVUSD MAGNET SCHOOL										
Location Code: 5000			Campus Summary							
Site Information			Totals			Total Planned Site Capacity:				Totals
Current Useable Area:			Shared			Current Enrollment:				
Current Playground Area:			Shared			Estimated 2-Semester Capacity:				
						2013-14 Adjusted Projected Resident & Magnet Enrollment.				

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





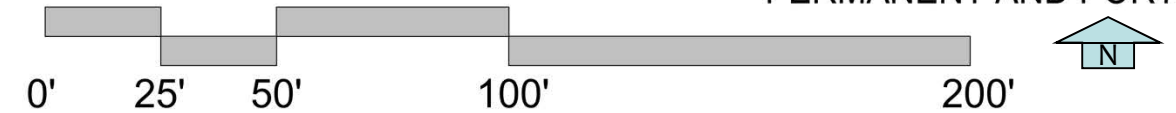
LEGEND

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

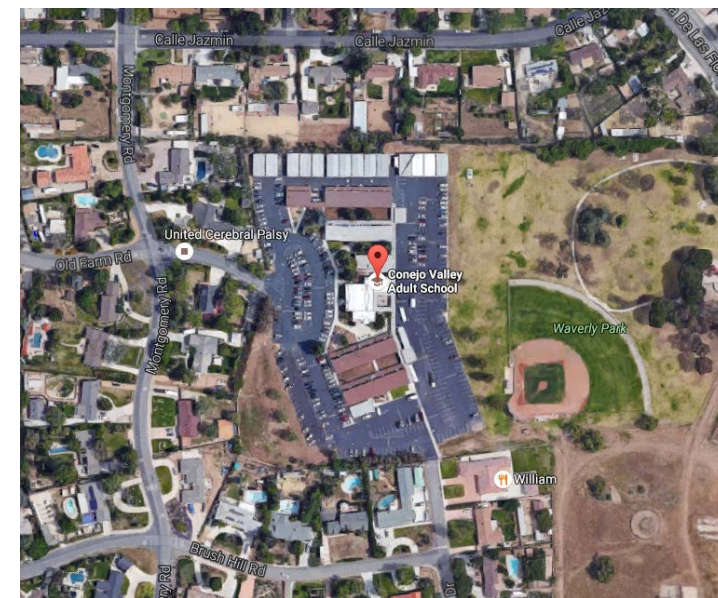
BUILDING

- 1- ADMINISTRATION
- 2- CLASSROOMS (EQUIPPED FOR MEDICAL TRAINING / COMPUTER LAB)
- 3- RESTROOMS
- 4- CLASSROOMS (EQUIPPED FOR MEDICAL TRAINING)
- 5- CLASSROOMS (EQUIPPED FOR MEDICAL TRAINING)
- 6- NOT USED
- 7- CLASSROOMS (EQUIPPED FOR MEDICAL TRAINING)
- 8- STORAGE
- 9- MULTI-PURPOSE (ADMIN / CLASSROOMS)
- 10-CLASSROOMS (EQUIPPED FOR CEREBRAL PALSY CARE)
- 11-RESTROOMS
- 12-CLASSROOMS (EQUIPPED FOR CEREBRAL PALSY CARE)
- 13-CLASSROOMS
- 14-RESTROOMS
- 15- CLASSROOMS

EXISTING SITE PLAN | WAVERLY ELEMENTARY SCHOOL
PERMANENT AND PORTABLE



School District Site Name	School District Building Name	Building Rating Classification	Square Footage	Fire Const. Code	Fire Const. Type	Sprinkler	Fire	Alarm	Roof	Year	Year Renovated				Status	Vacant	Flood	Zone	Map Date
						Y/N	Y/N	Local/Central	Type	Built	Roof	HVAC	Elec	Plumb		Is Vacant Y/N	Risk	Code	
Conejo Valley Adult Education (WAV)	1-Administration	Adult Ed	1,800	1	Frame	No	Yes	L	Composition	1959	2000	1996	2005	1996	Owned and occupied by the district	N	NS	X	1/20/2010
Conejo Valley Adult Education (WAV)	2- Classrooms 5-8	Adult Ed	4,080	1	Frame	No	Yes	L	Composition	1959	1991	2008	2005	1962	Owned and occupied by the district	N	NS	X	1/20/2010
Conejo Valley Adult Education (WAV)	3-Restrooms	Adult Ed	564	1	Frame	No	Yes	L	Composition	1959	1959		2005	2005	Owned and occupied by the district	N	NS	X	1/20/2010
Conejo Valley Adult Education (WAV)	4- Classrooms 1-4	Adult Ed	4,080	1	Frame	No	Yes	L	Composition	1959	1985	2009	2005	1959	Owned and occupied by the district	N	NS	X	1/20/2010
Conejo Valley Adult Education (WAV)	5-Classrooms F-I	Portable	3,840	5	Modified Fire Resistive	No	Yes	L	Composition	1990	1990	1990	1990		Owned and occupied by the district	N	NS	X	1/20/2010
Conejo Valley Adult Education (WAV)	7- Classroom 21	Adult Ed	1,480	1	Frame	No	Yes	L	Composition	1959	1959	2009	2005	2010	Owned and occupied by the district	N	NS	X	1/20/2010
Conejo Valley Adult Education (WAV)	8-Electrical Room	Adult Ed	36	1	Frame	No	Yes	L	Composition	1959	1959		2005		Owned and occupied by the district	N	NS	X	1/20/2010
Conejo Valley Adult Education (WAV)	9-Multi purpose	Adult Ed	5,421	1	Frame	No	Yes	L	Composition	1965	2007	1965	2005	1965	Owned and occupied by the district	N	NS	X	1/20/2010
Conejo Valley Adult Education (WAV)	10- Classrooms 9-12	Adult Ed	4,080	1	Frame	No	Yes	L	Composition	1960	1990	1996	2005	1960	Owned and occupied by the district	N	NS	X	1/20/2010
Conejo Valley Adult Education (WAV)	11-Restrooms	Adult Ed	564	1	Frame	No	Yes	L	Composition	1959	1959		2005	1996	Owned and occupied by the district	N	NS	X	1/20/2010
Conejo Valley Adult Education (WAV)	12- Classrooms 14-16	Adult Ed	4,080	1	Frame	No	Yes	L	Composition	1960	1990	1996	2005	1960	Owned and occupied by the district	N	NS	X	1/20/2010
Conejo Valley Adult Education (WAV)	13 - Century Academy F-I, K-N	Portable	3,840	5	Modified Fire Resistive	No	Yes	L	Metal	2005	2005	2005	2005		Owned and occupied by the district	N	NS	X	1/20/2010
Conejo Valley Adult Education (WAV)	15- Classroom J	Portable	960	5	Modified Fire Resistive	No	Yes	L	Metal	2009	2009	2009	2009		Owned and occupied by the district	N	NS	X	1/20/2010
Conejo Valley Adult Education (WAV)	14 - Restrooms	Portable	480	5	Modified Fire Resistive	No			Metal	2005	2005	2005	2005	2005	Owned and occupied by the district	N	NS	X	1/20/2010
Conejo Valley Adult Education (WAV)	16- Spec Ed 17	Portable	1,440	5	Modified Fire Resistive	No	Yes	L	Metal	2010	2010	2010	2010		Owned and occupied by the district	N	NS	X	1/20/2010
Conejo Valley Adult Education (WAV)	17- Classroom C-E	Adult Ed	2,880	6	Fire Resistive	No	Yes	L	Metal	2013	2013	2013	2013	2013	Owned and occupied by the district	N	NS	X	1/20/2010
Conejo Valley Adult Education (WAV)	18- Classroom A-B	Adult Ed	1,920	6	Fire Resistive	No	Yes	L	Metal	2013	2013	2013	2013	2013	Owned and occupied by the district	N	NS	X	1/20/2010



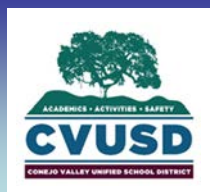
Existing Facilities:

10 buildings are over 50 years old

Analysis Summary:


Conejo Valley Adult school has a very large campus. The permanent buildings were all constructed over 50 years ago and only some of them have received upgrades to their roofing, HVAC and other systems. There has not been a campus wide modernization and as such the majority of the buildings are in original condition with systems that are beyond their working life. Only two of the buildings have received new roofs in the past 20 years the rest are in need of replacement.

Overall the current condition of the buildings is poor and this is compounded by the addition of 16 portable buildings most of which have not been DSA certified.





LEGEND

-  PRIMARY POINT OF ENTRIES
-  ADMINISTRATION
-  CLASSROOM
-  MULTI PURPOSE
-  SUPPORT SPACES

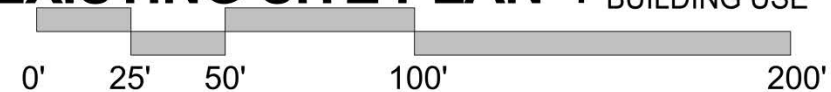
SITE IMPROVEMENT KEY NOTES

- 1 CAMPUS IS OPEN TO NEIGHBORING PARK AND LACKS SECURITY.
- 2 REAR PARKING LOT DOES NOT HAVE LIGHTING.
- 3 MANY PORTABLES ARE DO NOT MEET ACCESSIBILITY REQUIREMENTS.
- 4 INSUFFICIENT ACCESSIBLE STALLS AND LACK OF ACCESSIBLE PATH OF TRAVEL.

SITE IMPROVEMENT GENERAL NOTES

- ACCESSIBILITY UPGRADES NEEDED AT RAMPS, THRESHOLDS, AND LANDINGS, SINKS, AND RESTROOMS THROUGHOUT CAMPUS.
- OUTGOING WATER AND WATER INTAKE HAVE MAINTENANCE ISSUES. PLUMBING IS ORIGINAL AND NEEDS ADDRESSING.
- SITE LACKS A FIRE ALARM SYSTEM AS WELL AS A PA SYSTEM.
- SITE HAS A LACK OF OVERALL SECURITY AND CONTROL, HOWEVER VIDEO SURVEILLANCE IS UTILIZED.
- DETERIORATED ROOFING CONDITIONS SITE WIDE.
- MANY WINDOWS ARE BROKEN OR BOARDED UP.

EXISTING SITE PLAN | WAVERLY ELEMENTARY SCHOOL BUILDING USE





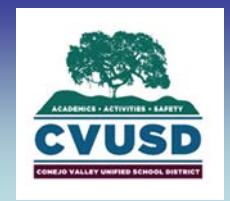
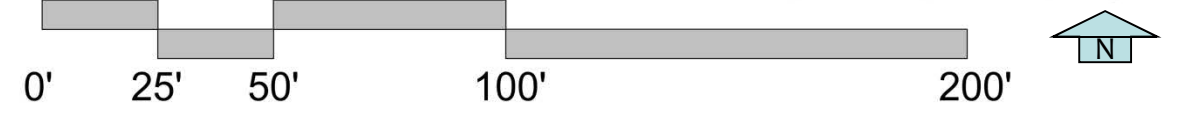
LEGEND

- PERMANENT
- PORTABLE
- SAND BOX PLAY AREA
- X BUILDING NUMBER
- PRIMARY POINT OF ENTRIES
- X IMAGE REFERENCE

BUILDING

- 1- ADMINISTRATION
- 2- CLASSROOMS (EQUIPPED FOR MEDICAL TRAINING / COMPUTER LAB)
- 3- RESTROOMS
- 4- CLASSROOMS (EQUIPPED FOR MEDICAL TRAINING)
- 5- CLASSROOMS (EQUIPPED FOR MEDICAL TRAINING)
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- 8- STORAGE
- 9- MULTI-PURPOSE (ADMIN / CLASSROOMS)
- 10-CLASSROOMS (EQUIPPED FOR CEREBRAL PALSY CARE)
- 11-RESTROOMS
- 12-CLASSROOMS (EQUIPPED FOR CEREBRAL PALSY CARE)
- 13-CLASSROOMS
- 14-RESTROOMS
- 15- CLASSROOMS

EXISTING SITE PLAN | WAVERLY ELEMENTARY SCHOOL
PERMANENT AND PORTABLE



Waverly (Conejo Valley Adult School) | Survey
 1025 Old Farm Road | Thousand Oaks, CA 91360
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 December 9, 2016



Photo -1
Building Number: 12
 Accessible parking stall and detectable warning pavers.



Photo -2
Building Number: 2
 Non-compliant excessive slope condition at walkway.



Photo -3
Building Number: 12
 Accessibility signage at non compliant classrooms throughout campus.



Photo -4
Building Number: 4
 Existing landings are inaccessible throughout Building 4.



Photo -5
Building Number: 13
 Ramp up to Building 13.



Photo -6
Building Number: 14
 Ramp at portable restroom Building 14.



Photo -7
Building Number: 7, 14
 Area between Building 7 and the portables comprising Building 14.



Photo -8
Building Number: 5
 Typical ramp at portables with inaccessible handrails.



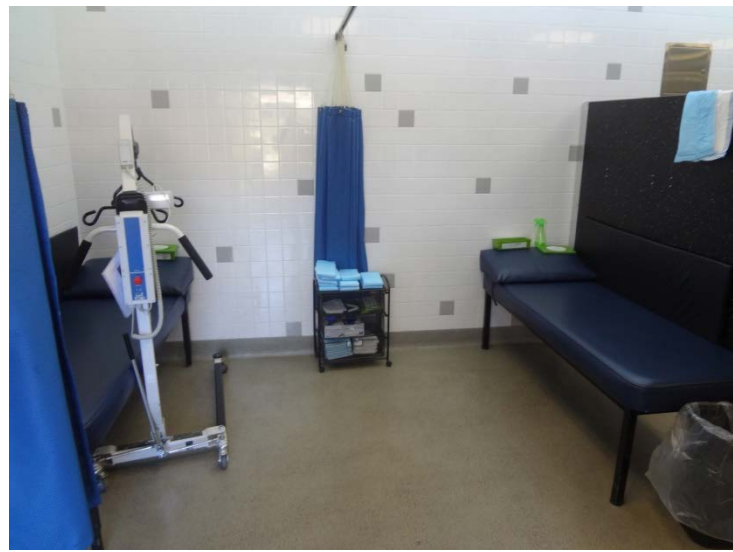


Photo -9
Building Number: 12
Cerebral Palsy equipment in the restroom at Building 12.

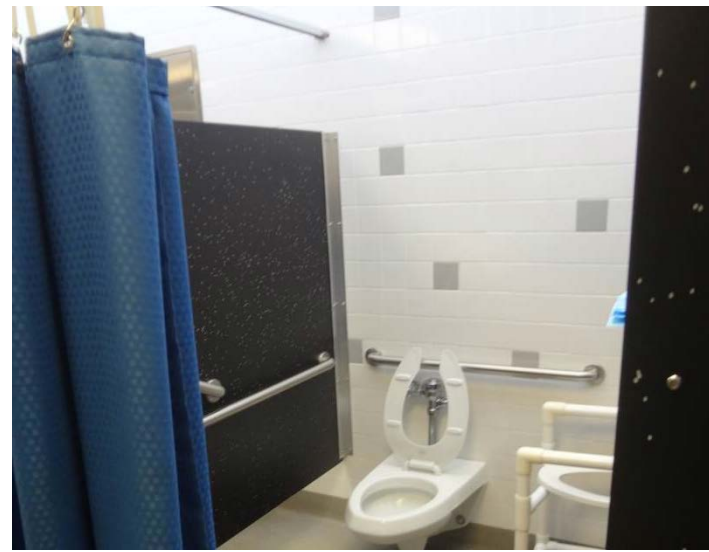


Photo -10
Building Number: 12
Special restroom stall for Cerebral Palsy program.



Photo -11
Building Number: 3
Compliant sink within restroom.



Photo -12
Building Number: 3
Accessible stall within building 3 requiring handrail.



Photo -13
Building Number: 11
Special needs restroom.



Photo -14
Building Number: 11
Narrow door threshold at Building 11.

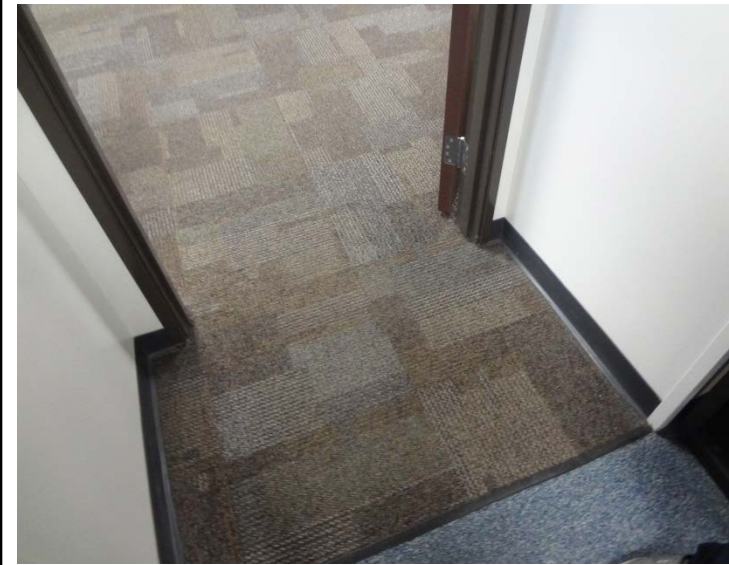


Photo -15
Building Number: 5
Carpet condition within portable Building 5



Photo -16
Building Number: 5
General condition of the Building 5 office.



Photo -17
Building Number: 4
General split classroom condition within Building 4.



Photo -18
Building Number: 4
Ceiling condition within split classroom.



Photo -19
Building Number: 2
Example image of non compliant sinks throughout campus.



Photo -20
Building Number: 4
Image of computer lab.



Photo -21
Building Number: 7
Medical training classroom.



Photo -22
Building Number: 7
Ceiling condition and clerestory windows of medical training classrooms.



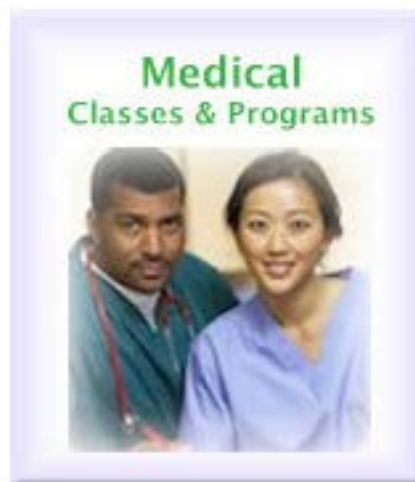
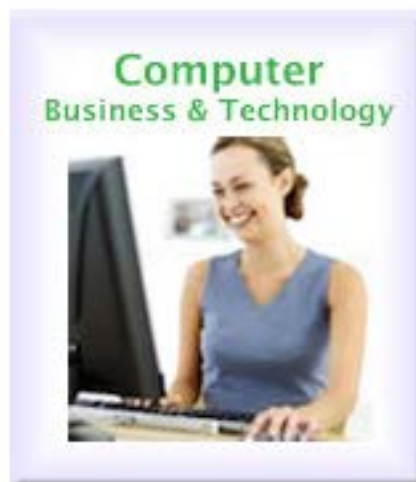
Photo -23
Building Number: 7
Equipment within the medical training classrooms.



Photo -24
Building Number: 12
Training equipment of the Post Secondary education program teaching basic life skills.

Conejo Valley Adult School

Contact Computer Medical Enrichment High School ESL HiSET Parenting Testing



Conejo Valley Adult School

Conejo Valley Adult School is a very unique program. They offer a wide array of programs that cater to the different needs of the community. The programs are more closely resembling a community college than a typical school district school. In addition, to these programs the school also designates some space to a special needs program for disabled students, as well as a small high school program on campus.

This school has a very different and diverse curriculum that fills in the needs of the community in Thousand Oaks and is an expression of the diversity of curriculum of the Conejo Valley Unified School District.



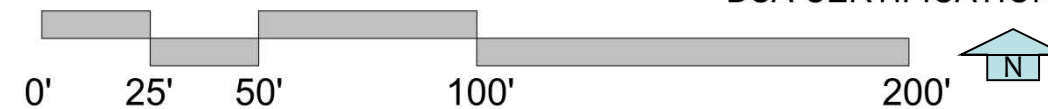
LEGEND

- CERTIFIED
- NOT CERTIFIED
- X BUILDING NUMBER
- PRIMARY POINT OF ENTRIES

BUILDING

- 1- ADMINISTRATION
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- 13-CLASSROOMS
- 14-RESTROOMS
- 15- CLASSROOMS

EXISTING SITE PLAN | WAVERLY ELEMENTARY SCHOOL
DSA CERTIFICATION REQUIREMENTS





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



- BUILDING**
- 1- ADMINISTRATION
 - 2- CLASSROOMS (EQUIPPED FOR MEDICAL TRAINING / COMPUTER LAB)
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 - 13-CLASSROOMS
 - 14-RESTROOMS
 - 15- CLASSROOMS

Site Challenges:

In its current condition, Conejo Adult School faces many challenges, the most pressing of which are directly related to aging buildings systems and numerous portable buildings that are not DSA certified and not wheelchair accessible from the entry points. There is very limited enrollment data available; however, the various programs offered on site suggest that the facility is highly utilized and beneficial to the community. Thus, it would be difficult to remove or relocate the portable buildings. Any large scale modernization projects in the future cannot move forward without addressing those portable buildings.

Other significant challenges come in the form of maintenance and modernization needs. Such challenges include plumbing system upgrades, window system replacement and roofing replacement. ADA accessibility upgrades also must take place to address non-compliant door thresholds, sinks, ramps and ground slopes.

Site Modernization Opportunities:

Campus improvement opportunities as follows:

Modernization consists of projects targeted at improving the educational environment of classrooms and academic spaces should be developed around improving the overall condition and appearance of classrooms in permanent and portable facilities. The first and most critical project must focus on obtaining DSA certification for the vast majority of portable buildings on site. Once the certification issue is resolved, the next hurdle would be to provide full fire alarm coverage. Based on each program's need, each interior space should receive upgrades in finishes as well as window glazing/shading.

In addition, there is also 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 two levels: site/building systems and accessibility. Improvements to site/building are to address deteriorating roofing issues and outdated plumbing system. 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, upgrade of student restrooms to include accessible stalls and fixtures and accessible entries to portable buildings. Improvements to building systems include the replacement of the HVAC system on all permanent buildings and on portable buildings without any pending HVAC upgrade.

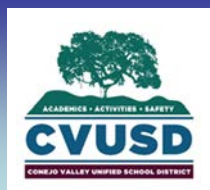




Image 1: School has no primary circulation point. Parking lot surrounds school and site can be access from any point in parking.



Image 2: School has no primary circulation point. Parking lot surrounds school and site can be access from any point in parking.



Circulation Diagram



Photo -1
Many of the bathrooms have been upgraded but they were not done so in complete compliance with accessibility standards



Photo -2
The drinking fountains have not been updated to current accessibility standards



Photo -4
There are site accessibility issues all over campus that will need to be addressed when the school is modernized



Photo -4
None of the thresholds have been updated to current accessibility standards.

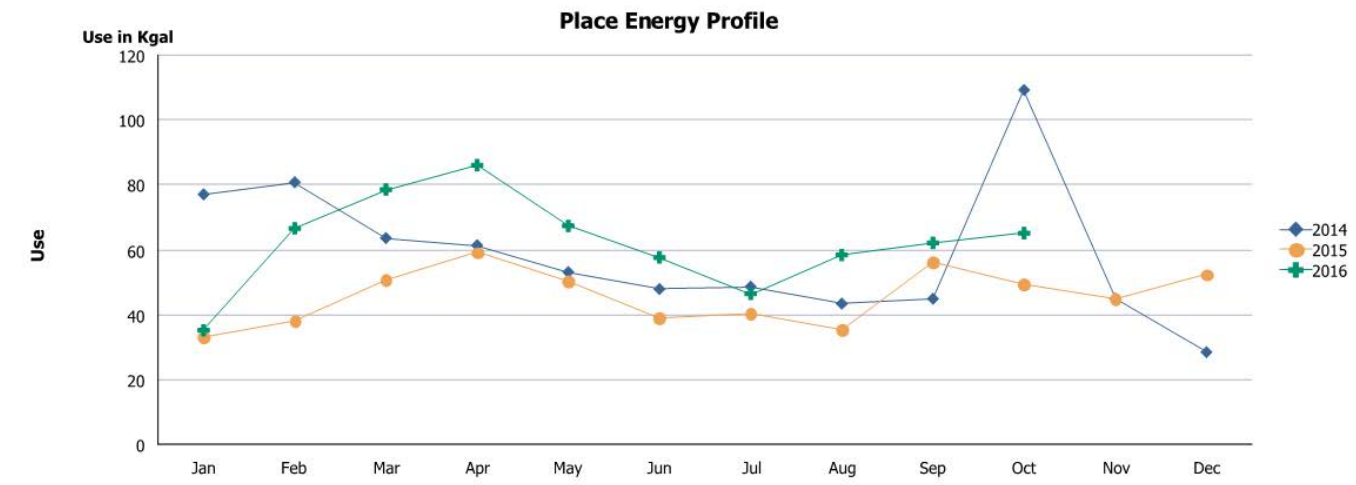
 **IMAGE REFERENCE**

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 sensors 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.

[ADULTED_1] Adult Education						
Electric	19,577	KWH	\$7,862	\$4,899	\$2,963	37.7%
Natural Gas	3	THERM	\$207	\$37	\$171	82.4%
Water	78	CCF	\$1,963	\$473	\$1,490	75.9%
Totals:	67	MMBTU	\$10,032	\$5,408	\$4,623	46.1%

Place: [ADULTED_1] Adult Education

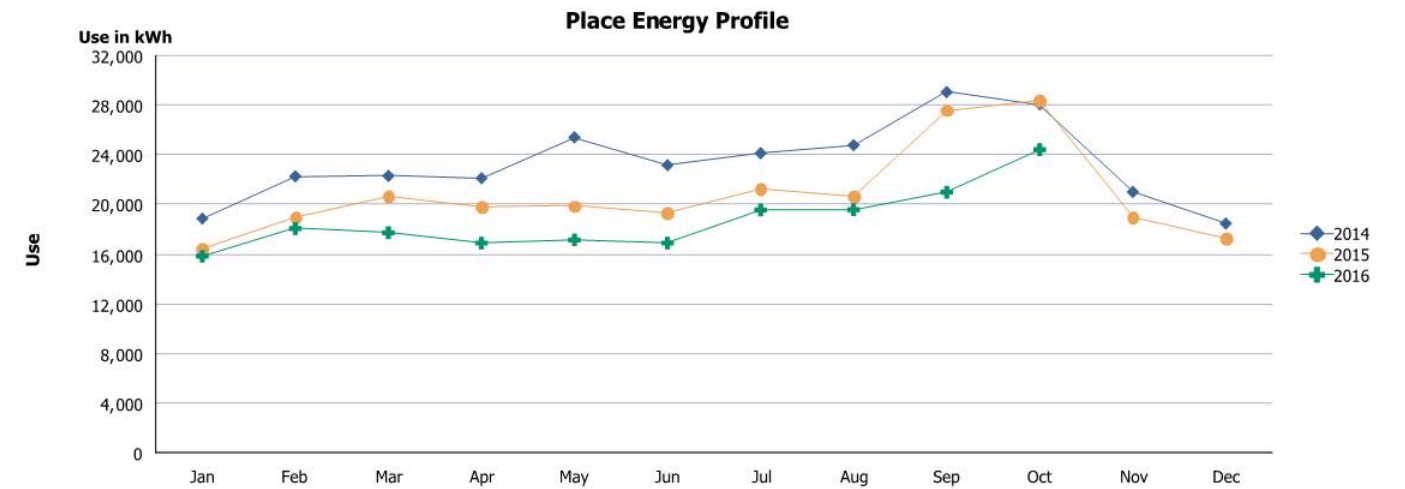


Water:

Waverly (Conejo Valley Adult School) | Survey
 1025 Old Farm Road | Thousand Oaks, CA 91360
 Conejo Valley Unified School District
 December 9, 2016

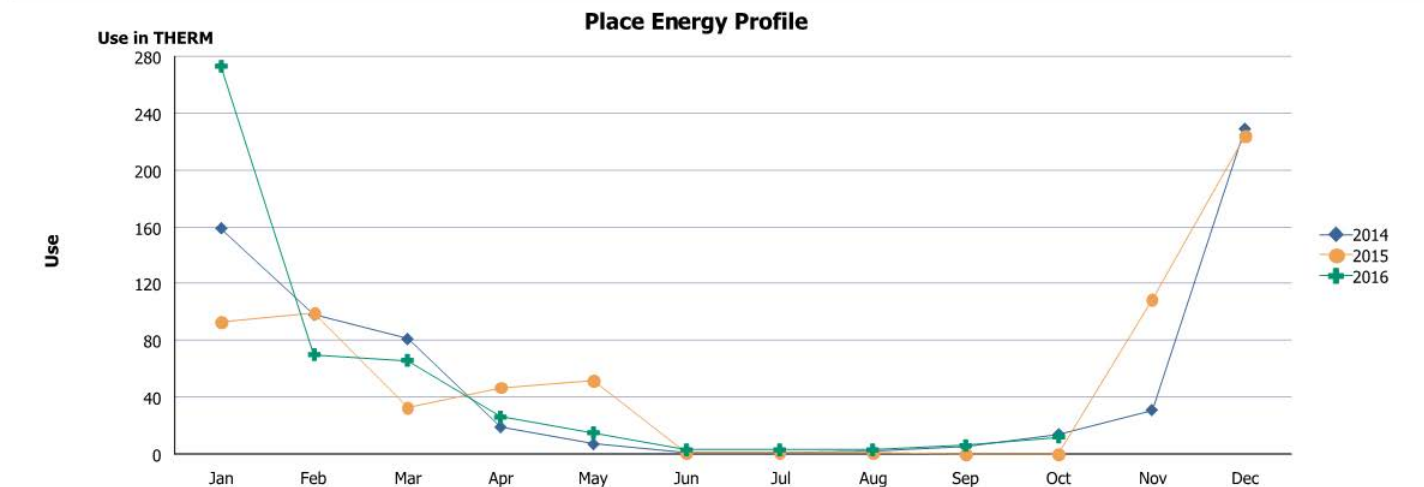
Energy Use

Place: [ADULTED_1] Adult Education



Electrical:

Place: [ADULTED_1] Adult Education



Gas:



Core Facilities			
Item	Category	Existing Square Footage	Standard Square Footage Based on Planning 2-Semester Capacity
1	Administration	1,800 Square Feet* (Office Square Footage)	00 Square Feet* (Office Square Footage)
2	Classrooms	4,080 Square Feet	00 Square Feet
3	Restrooms	564 Square Feet	00 Square Feet
4	Classrooms	4,080 Square Feet	00 Square Feet
5	Classrooms (Modular)	3,840 Square Feet	00 Square Feet
7	Classrooms	1,480 Square Feet	00 Square Feet
8	Electrical Main Switch	112 Square Feet	00 Square Feet
9	Multi Purpose	6,421 Square Feet	00 Square Feet
10	Classrooms	4,080 Square Feet	00 Square Feet
11	Restrooms	584 Square Feet	00 Square Feet
12	Classrooms	4,080 Square Feet	00 Square Feet
13	Classrooms (Modular)	3,840 Square Feet	00 Square Feet
14	Restrooms (Modular)	480 Square Feet	00 Square Feet
15	Classrooms (Modular)	00 Square Feet	00 Square Feet
16	Classrooms (Modular)	00 Square Feet	00 Square Feet
17	Classrooms (Modular)	00 Square Feet	00 Square Feet
18	Classrooms (Modular)	00 Square Feet	00 Square Feet
19	Parking	339 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 was constructed in 1959, it is in need of a new HVAC system.
2. Classrooms	The permanent classroom was constructed in 1959, it has recent HVAC upgrades, the roof may need replacement in the next 10 years.
3. Restrooms	This building was constructed in 1959, it has no HVAC and the roof is original. The plumbing and electrical were recently redone.
4. Classrooms	The permanent classroom was constructed in 1959, it has recent HVAC upgrades, the roof may need replacement in the next 10 years.
5. Classrooms (Modular)	The portable classroom building was added in 1990 and is in original condition. It is in need of modernization and is not certified through DSA
7. Classrooms	The permanent classroom was constructed in 1959, it has recent HVAC upgrades, the roof may need replacement in the next 10 years.
8. Electrical Main Switch	The building is original and in original condition. The electrical systems received an upgrade in 2005.
9. Multi Purpose	This building was constructed in 1965, The HVAC is original and must be replaced. The building have been converted to more classrooms.
10. Classrooms	The permanent classroom was constructed in 1959, it has recent HVAC upgrades, the roof may need replacement in the next 10 years.
11. Restrooms	This building was constructed in 1959, it has no HVAC and the roof is original. The plumbing and electrical were recently redone.
12. Classrooms	The permanent classroom was constructed in 1959, it has recent HVAC upgrades, the roof may need replacement in the next 10 years.
13. Classrooms (Modular)	The portable classroom building was added in 1990 and is in original condition. It is in need of modernization and is not certified through DSA
14. Restrooms (Modular)	These portable restrooms were added in 2005 and are in need of no updates. Not DSA certified
15. Classrooms (Modular)	The portable classroom building was added in 2009 and is in need of no updates. Not DSA certified
16. Classrooms (Modular)	The portable classroom building was added in 2010 and is in need of no updates. Not DSA certified
17. Classrooms (Modular)	The portable classroom building was added in 2013 and is in need of no updates. Not DSA certified
18. Classrooms (Modular)	The portable classroom building was added in 2013 and is in need of no updates. Not DSA certified
19. Parking	The parking is sufficient to the needs of the campus



Technology Summary:

Information to be proved by CVUSD Technology Department



Observations Summary:

Conejo Valley Adult School is one of the few programs in the area that serve the continuing educations and skills building for adults. It also trains people with various disabilities to contribute to the work force or simply live a productive life. Because of the programs' success, the site has received several upgrades in parking, landscape and addition to classroom spaces. However, many of those upgrades did not appear to have gone through the approval process, complicating the future of the facility.

The elephant in the room in the discussion of master planning Conejo Valley Adult School is the large number of un-certified portable buildings and parking lot projects. As a part of the District's property under the jurisdiction of Division of State Architects, the site must submit significant improvement projects to DSA for review and approval. Adding portable buildings and building parking lots fall into that category; however, those projects either do not have official records or show status of "void" or "cancelled", suggesting the project may have faced approval difficulty, yet, was constructed anyway. Before any further site improvement projects are to be discussed, there must be a concentrated effort to get those un-certified buildings certified through DSA. If the effort falls short due to lack of record keeping or supporting documents, consideration must be given to replace the portable buildings with new ones and go through the formal approval process in order to sustain the current usage.

Aside from DSA certification concerns, on basic facility level, the campus requires extensive upgrades in HVAC, electrical and roofing systems. Parking lot areas need to have additional stand alone light poles to provide better security for night time usages. Surveillance camera system may need to be upgraded and implemented campus wide to further improve security.

On accessibility stand point, the site is rather behind in meeting the current code standards. Site wide re-grading and replacement of steep concrete walkway or addition of handrails for ramps will need to occur in order to provide a barrier free environment that is widely utilized by people with disabilities. Most restroom facilities also do not allow proper wheel chair access and clearances. Many door thresholds and hardware also lack the proper profile and mechanism for operation by people with motor skill impairment. In short, a large scale infrastructure and accessibility upgrades must follow the DSA certification project.

Moving beyond the life, access and safety improvements, the next level of facility upgrades catering to the diverse body of programs will require much detailed discussion with each individual career focused course provider. Different programs will eventually have to share common supporting facility and decide the direction of the improvement while some programs may need to be relocated within the campus to make room for better space utilization for certain training courses. In short, the survey phase of master planning exercise only touches on the surface of what needs to happen to better equip the facility for the future demand. The District and the school need to work together to outline the future direction of the site before additional functional or aesthetic improvement can be implemented.

