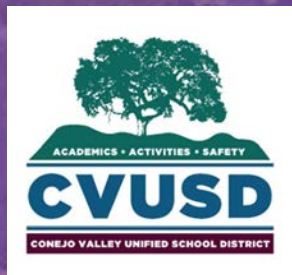




CVUSD | *Facilities Master Plan*



CVUSD – THOUSAND OAKS CLUSTER SITE ANALYSIS



Redwood Middle School | *Site Analysis*

233 W Gainsborough Road | Thousand Oaks, CA 91360

Conejo Valley Unified School District

January 10th, 2017



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Introduction and Goal Statement

The site analysis phase of this master planning study intends to identify site related issues, and to further evaluate those issues in both graphic and written formats to illustrate the opportunities for future improvement through both long term and short term strategies.

The ultimate goal of this site analysis is to create a clearly defined boundary and objectives for multiple conceptual master site plans to take shape. It is the District's and the master planning team's desire to clearly identify issues such as building orientation, circulation, topography, enrollment and program requirement...etc. Understanding the site analysis in a highly interactive public charrette, the stakeholders will be able to contribute their input for the District to arrive at a clear direction for the conceptual master plans.

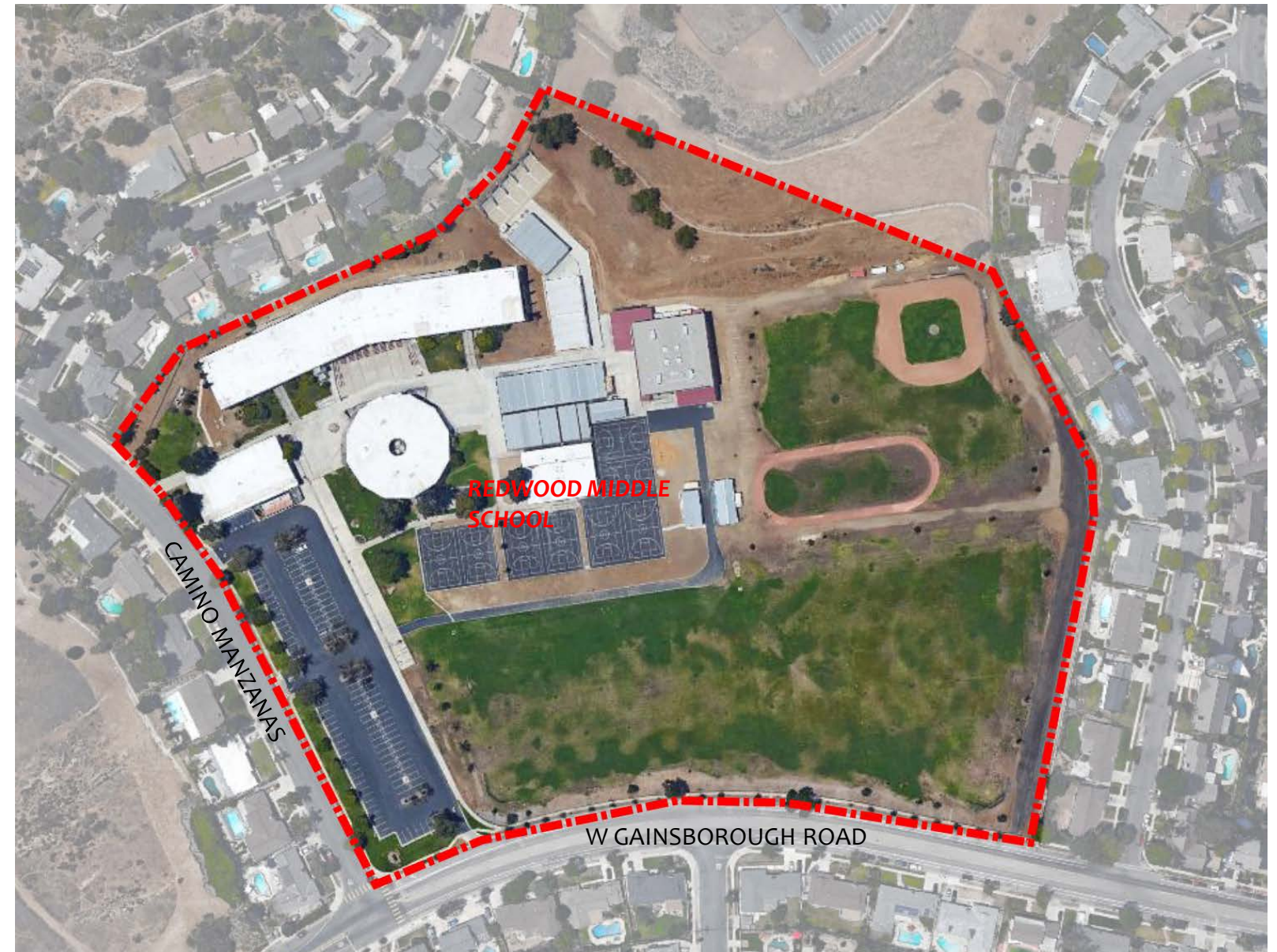
School Description and Summary of Analysis:

Redwood Middle School is uniquely situated on a site with challenging slopes and panoramic views of the breathtaking hills. It is one of the two schools in the Thousand Oaks Cluster that has two stories classroom buildings, which are perched on slope. Although the original buildings received architectural awards, the interior layout, namely the futuristic circular administration building, has proven insufficient to meet the current educational goals and space requirement. In addition, the temporary classroom buildings accumulated over years also require extensive repair while providing little to house future expansion of music and performing art programs.

The site analysis of Redwood Middle School points out the need to reconfigure the layout of the administration building. As a result of the potential reconfiguration, additional and permanent spaces may be created to house the relocated programs at the location where the current temporary classroom buildings occupy. On the other hand, solar access and control issues call attention to the need to improve the solar performance for the south facing buildings and nestle shading solutions over the most utilized outdoor area.

To align with the District's short term and long term goals, this site analysis seeks to beautify the school and correct the existing physical barriers that limit the future growth of the campus. The physical barriers come in the forms of sub-optimized interior layout and various accessibility related issues. The aesthetic improvement should come in the form of three dimensional enhancement on the site featured by shading opportunities and refreshed overall curb appeal of the school. To meet the technological advancement in the future, the District is committed to provide students the physical environment and devices that are appropriate and grade specific as recommended by CVUSD's technology department.

The subsequent slides will illustrate the site constraints, and logic behind the drafted site analysis report.



VICINITY MAP



Redwood Middle School Site Analysis - Environmental

Redwood Middle School's building alignment on the site provides very little afternoon shading of the outdoor activity area. However the greater concern is the lack of shading and shelter around the lunch area. The current area beneath the elevated classrooms are not large enough to hold the entire student population which creates issues when it is raining or very hot.

There are three options to improve the shading on campus.

Option 1: To provide shading between the elevated classrooms and MPR while adding sheltered lunch area. If a structured solution is utilized, solar power generation may be incorporated to further reduce the energy consumption of the school.

Option 2: To provide shading over the façade and windows of the existing buildings. Windows may also receive upgrades to improve energy performance of the buildings.

Option 3: To provide shading by possibly planting additional trees

The general east-west running classroom buildings provide an opportunity to house solar panels on the roof. However, a feasibility study regarding cost, benefit and regulatory requirement must be conducted prior to moving solar panel project forward.

The north east slope largely faces south and south west and it presents a potentially affordable mean for solar panel installation. Possible implementation at this location will not affect existing building structure or add any tall free standing structure.





LEGEND

- DSA CERTIFIED
- NOT DSA CERTIFIED
- X BUILDING NUMBER
- GATE LOCATIONS
- SAFE DISPERSAL AREA
- PATH OF TRAVEL
- - - SECONDARY PATH OF TRAVEL
- VEHICULAR PATH OF TRAVEL
- TOPOGRAPHIC LINE AT 5'-0" INCREMENTS
- X IMAGE REFERENCE SEE PHOTOS ON NEXT PAGE

BUILDING

- 1- MULTI PURPOSE / ADMINISTRATION
- 2- SHOWER / LOCKER
- 3- SPECIAL ED
- 4- CLASSROOM (MODULAR)
- 6- CLASSROOM (MODULAR)
- 7- CLASSROOMS
- 8- CLASSROOMS
- 9- CLASSROOMS
- 10- CLASSROOM (MODULAR)
- 11- CLASSROOM (MODULAR)
- 12- GYMNASIUM
- 13- CLASSROOM (MODULAR)

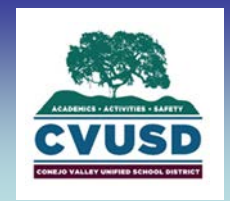




Photo -1
Curb Appeal – View of Administration
 The polygonal shaped building elevated above a sloping site.



Photo -2
Curb Appeal – View of Play Area
 Large gentle sloping site with adequate hard top and play area as well as views of mountains that surround the campus in the distance.



Photo -3
Curb Appeal – View of Play Area
 Large blacktop area with view of the mountains in the distance.



Photo -4
Curb Appeal – View of Playfield
 Large gentle sloping site with adequate hard top and play area as well as views of mountains that surround the campus in the distance.



Photo -5
Curb Appeal – View of Classrooms
 Classroom buildings with split face CMU façade and are nestled into the hillside with mature foliage.



Photo -6
Curb Appeal – Elevated Classrooms
 Elevated classroom buildings command a view over the campus and the surrounding mountains.



Photo -7
Curb Appeal – Elevated Classrooms
 The elevator with the school logo helps create symmetry for the elevated classroom buildings.



Photo -8
Curb Appeal – Elevated Classrooms
 Elevated classroom buildings command a view over the MPR and the surrounding mountains.

SITE IMPROVEMENT KEY NOTES

- 1 FLOODING AND ODOR ISSUES
- 2 FUTURE BOYS AND GIRLS CLUB LOCATION.
- 3 CONCRETE CRACKING AND SETTLEMENT ISSUES.
- 4 DESIRED SHADE STRUCTURE LOCATION.
- 5 LIBRARY TOO SMALL FOR NEEDS OF CAMPUS.
- 6 INSUFFICIENT WINDOW OPENING FOR LINE OF SIGHT TO THE SCHOOL ENTRANCE.
- 7 KITCHEN AND SERVING AREA ARE INEFFICIENT AND UNDERSIZED.
- 8 ADMINISTRATION OFFICE LACKS DIRECT LINE OF SIGHT TO ENTRANCE AND IS UNDERSIZED.
- 9 DESIRE FOR FENCING UNDERNEATH BUILDING TO IMPROVE SECURITY
- 10 POSSIBLE LOCATION FOR RELOCATED STUDENT STORE.
- 11 WOOD SHOP MAY NEED MODERNIZATION, DUST COLLECTOR ETC. IMMEDIATE LINE OF SIGHT TO PARKING LOT MAKES IT A POSSIBLE ALTERNATIVE LOCATION FOR ADMINISTRATION OFFICE.
- 12 CONCRETE SPALLING ISSUES WITH WALKWAYS AROUND BUILDING.
- 13 TOO MANY AGING PORTABLES, POTENTIAL LOCATION FOR NEW BUILDING TO RELIEVE THE CONGESTED ADMINISTRATION BUILDING.

Future Programmatic Requirement:

43% of the student population is involved in some form of performing arts class. A new dedicated performing arts classroom building is critical to the success of the campus. This will make other needs to the campus possible by reorganizing the current classes allowing for the expansion the library, MPR and moving the administration to a different portion of the building or campus with a view of the campus entrance.



* Spaces marked as underutilized are based on classrooms used partially or fully as storage or for a capacity less than a dedicated full classroom.

LEGEND

- PRIMARY POINT OF ENTRIES
- ADMINISTRATION
- ATHLETIC
- BAND ROOM
- BOYS AND GIRLS CLUB
- CHORUS
- CLASSROOM
- FOOD SERVICES
- LIBRARY
- MULTI PURPOSE
- OPERATIONAL SUPPORT
- SCIENCE CLASSROOMS
- SPECIAL ED
- SUPPORT SPACES
- WOOD SHOP
- UNDER UTILIZED AREAS *
- IMAGE REFERENCE SEE PHOTOS ON NEXT PAGE
- TOPOGRAPHIC LINE AT 5'-0" INCREMENTS

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.
- ACCESSIBILITY UPGRADES NEEDED IN PARKING, GATE LOCATIONS, DOORS, AND SOME PATHWAYS
- MAJOR SPACES IN ADMINISTRATION BUILDING ARE UNDERSIZED AND MISPLACED.

EXISTING SITE PLAN | REDWOOD MIDDLE SCHOOL BUILDING USE

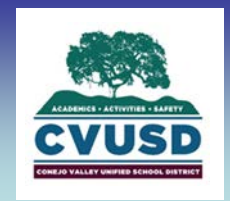
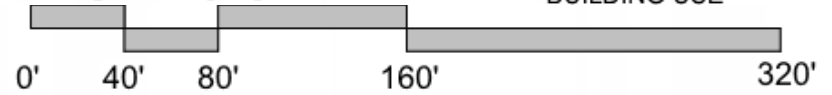




Photo -1
Portable Buildings
Currently the majority of the portable buildings are not DSA certified have accessibility issues.



Photo -2
Food Service
The food service lunch line is congested and was expanded into the MPR making the MPR too small to function in any capacity.



Photo -3
Food Service
The food service lunch line is congested and was expanded into the MPR making the MPR too small to function in any capacity.



Photo -4
Chemical Storage
The chemical storage for the chemistry classrooms appears undersized.



Photo -5
Science Classrooms
Most of the science classrooms do not have sinks and eye wash stations.



Photo -6
Maintenance and Repair
Throughout the site there are areas that may require maintenance upgrades



Photo -7
Elevated Classroom Walkway Spalling
Concrete spalling occurs throughout the perimeter of balconies.



Photo -8
Elevated Classroom Walkway Spalling
Concrete spalling occurs throughout the perimeter of balconies.



Photo -9
Covered Lunch Area
 Current covered lunch area beneath classroom buildings are not large enough to fit entire student population



Photo -10
Elevated Classroom Ramp
 The ramp of the elevated classroom building is not compliant for wheelchair access. It is also a part of the egress path.



Photo -11
Safe Dispersal Path
 There is currently no paved pathway for emergency egress to the eastern portion of the field.



Photo -12
Accessibility Upgrades
 Accessibility upgrades are needed throughout campus.



Photo -13
Fencing Beneath Classroom Building
 There is a need for fencing under the classroom buildings to increase security.



Photo -14
Concrete Deterioration
 There is concrete work that is needed throughout campus.



Photo -15
Elevator
 The elevator has not been certified through DSA.



Photo -16
Library
 The library is undersized to handle the student population.

Redwood Middle School Site Analysis – Priority of Work

The potential area of improvement can be illustrated by color coded area on campus. Each color represents different scale of improvement.

Areas highlighted in yellow represent opportunities for potentially larger scale maintenance and repair work such as re-roofing, and concrete slab repair or replacement.










Areas highlighted in light orange represent opportunities for smaller scale alterations. For instance, the science building may need plumbing and sinks in the classrooms as well as a better located student store.

Areas highlighted in dark orange represent opportunities for large scale reorganization of space which may be needed for the administration building.

Areas highlighted in red represent opportunities to replace temporary classroom buildings with new buildings to house functions and classes previously located in the temporary buildings and those displaced by potential interior work in the administration building.

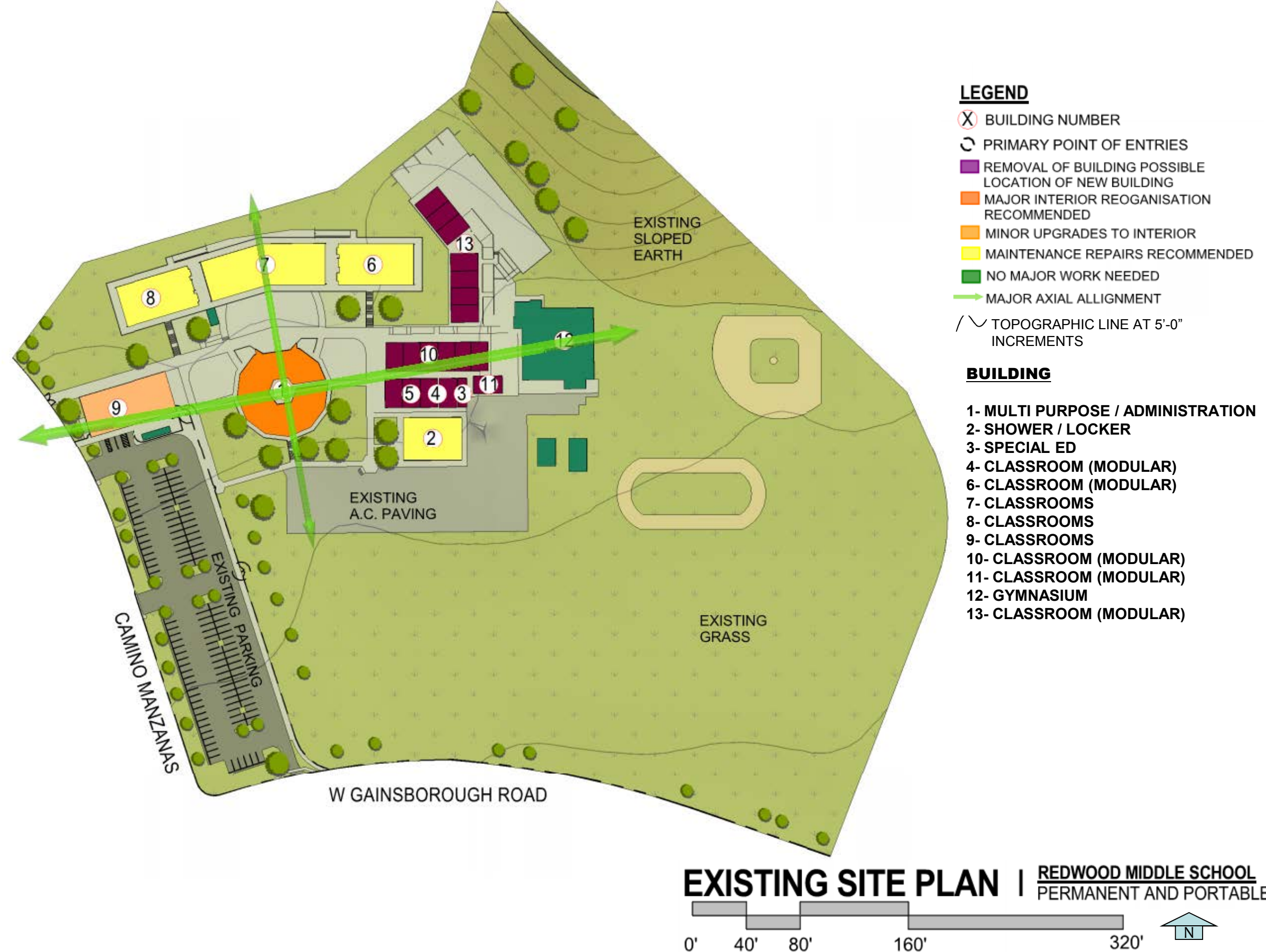
The suggested area of improvement, if completed together, will reinforce the organizational scheme of the campus and unify the appearance and curb appeal.

LEGEND

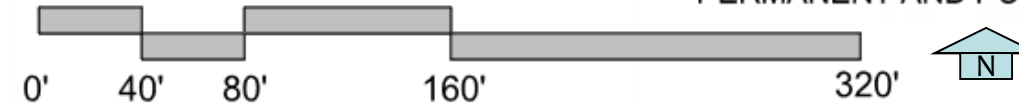
-  BUILDING NUMBER
-  PRIMARY POINT OF ENTRIES
-  REMOVAL OF BUILDING POSSIBLE
LOCATION OF NEW BUILDING
-  MAJOR INTERIOR REORGANISATION
RECOMMENDED
-  MINOR UPGRADES TO INTERIOR
-  MAINTENANCE REPAIRS RECOMMENDED
-  NO MAJOR WORK NEEDED
-  MAJOR AXIAL ALLIGNMENT
-  TOPOGRAPHIC LINE AT 5'-0" INCREMENTS

BUILDING

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EXISTING SITE PLAN | REDWOOD MIDDLE SCHOOL
PERMANENT AND PORTABLE



Redwood Middle School Site Analysis – Summary

Redwood Middle School has been well maintained and as a result the buildings are in good condition. However, the site has had a large number of portable buildings added over the years. Most of these buildings were not certified through DSA and have accessibility as well as maintenance issues which could complicate DSA certification process.

The areas of opportunities have been organized and demonstrated on the graphic in order of priority. The top priority may be the replacement of portable buildings with permanent buildings. This option will remove non DSA certified temporary structures while providing permanent learning spaces for students. The new building(s) may also create the opportunities to house some functions from the existing administration building, allowing the expansion of the MPR and Library areas. The potential reorganization of the interior spaces of the administration building would be the second top priority.

The third priority may be the alteration of the science building to provide plumbing in the science classrooms as well as a better space for a relocated student store.

Finally, the opportunities (priority 4 and 5) to add shading throughout the campus may potentially improve the curb appeal and energy performance of the existing buildings.

Although a robust increase in enrollment* may be a few years away, potential obstacles to growth must be addressed now in this long term master plan.

The next step in the master planning process will seek to further identify alternative concepts stemmed from the general locations emerged in this site analysis and Charrette #2.

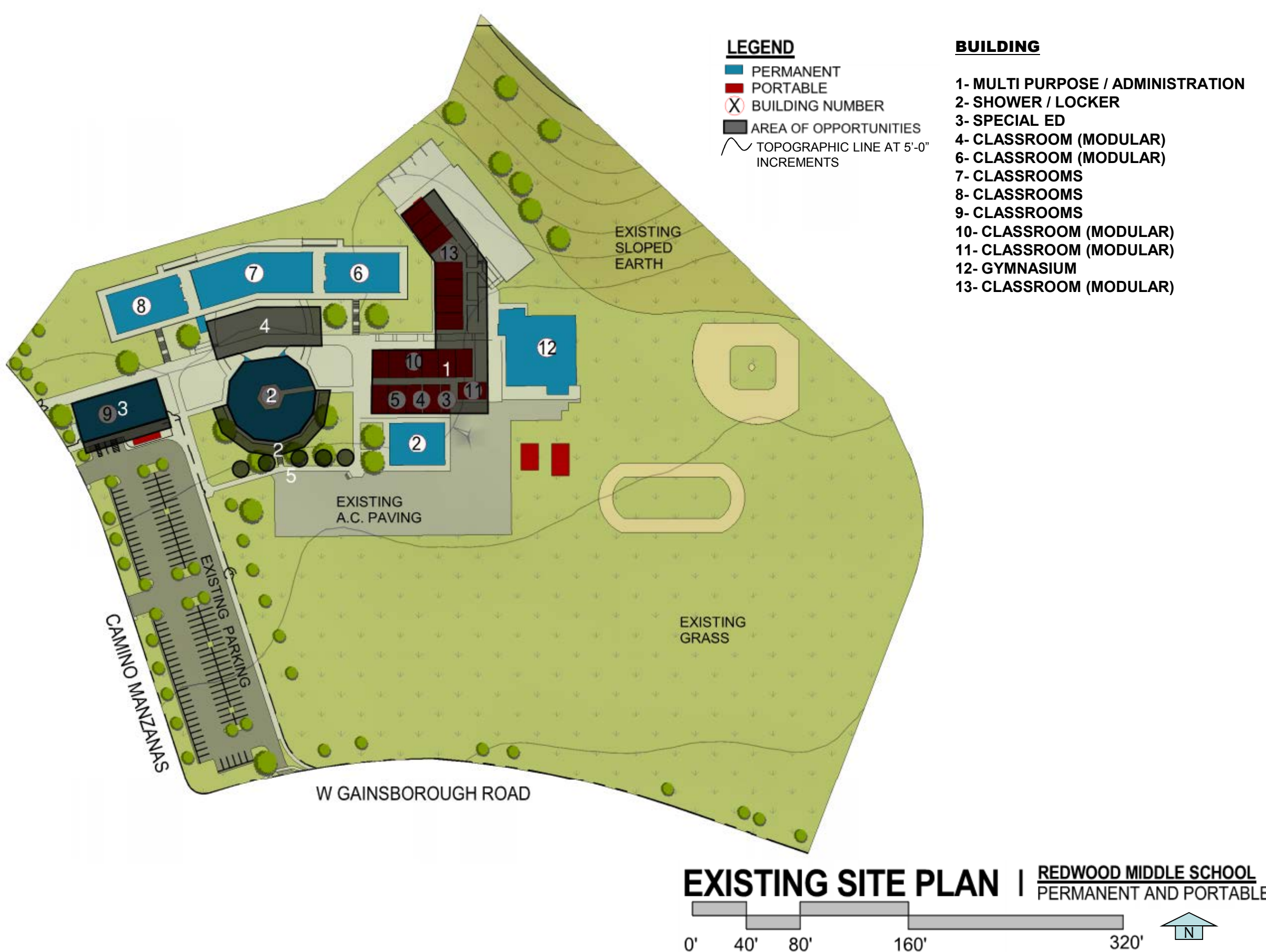
*See Cluster Survey Report for enrollment data

LEGEND

- PERMANENT
- PORTABLE
- X BUILDING NUMBER
- AREA OF OPPORTUNITIES
- TOPOGRAPHIC LINE AT 5'-0" INCREMENTS

BUILDING

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EXISTING SITE PLAN | REDWOOD MIDDLE SCHOOL
PERMANENT AND PORTABLE

