

WILDWOOD



Elementary School

CVUSD | *Facilities Master Plan*



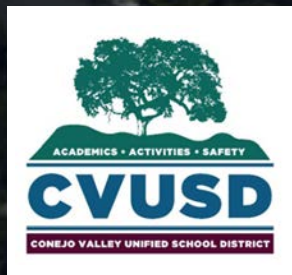
CVUSD - THOUSAND OAKS CLUSTER

Wildwood Elementary School | *Conceptual Master Plan*

620 Velarde Drive | Thousand Oaks, CA 91360

Conejo Valley Unified School District

February 22nd, 2017



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Master Planning- Existing Site



Facilities Issues:

Functional Deficiencies in Existing Facilities:

- Insufficient classroom spaces.
- Shading needed for playground area
- Insufficient parking and drop-off area
- Fire alarm system is not certified
- Library requires redesign to include a flexible learning space.
- Lack of flexible learning space

Spatial Deficiencies:

- Poor condition of interior finishes

Maintenance & Accessibility Issues:

- HVAC and roofing requires replacement throughout campus.
- 2 portable buildings are in need of major repairs
- Gate access at the parking area of the adjacent park is a security issue.
- Roofing throughout campus are in need of replacement
- Many gates lack lever hardware that meet accessibility requirement.
- Other misc. ADA items (Door thresholds, Drinking Fountains, Sink height, Ramp Slope, Handrails... etc)

BUILDING

- 1- ADMINISTRATION/MULTI-PURPOSE (OFFICE/CLASSROOM)
- 2- LUNCH SHELTER
- 3- KINDERGARTEN (CLASSROOMS)
- 4- CLASSROOMS
- 5- CHILDCARE
- 6- LEARNING CENTER (CLASSROOM)
- 7- CLASSROOMS
- 8- CLASSROOMS
- 9- CLASSROOM
- 10-CLASSROOM

BUILDING CONDITIONS



LEGEND



- Good Condition Permanent Building
- Fair Condition Permanent Building
- Poor Condition Permanent Building
- Fair Condition Portable Building
- Poor Condition Portable Building
- Seismic Evaluation Required



Facilities Conditions

Neighborhood:

Wildwood Elementary School is located in the City of Thousand Oaks on a 9.35 acre site bound by West Avenida De Los Arboles (north), and Velarde Drive (west). The major intersection is West Avenida De Los Arboles and Lynn Road. The 23 freeway runs immediately east of the campus.

Instruction:

The school serves K through 5th grades. The campus places an emphasis on reading which is why there has been active fundraising to improve the library by the PTA and to add 1000 books to the library. The school also has an extra curricular art program that helps develop and stimulate a young child's brain. Wildwood is experience a slight increase in enrollment contrary to majority of schools in the district.

Summary of Facilities:

The main core buildings on the campus were built in 1971 with additional portable buildings added in 1990 to handle the increasing enrollment at the school. The buildings have been well maintained but are in need of improvement to the interior finishes and some of the site infrastructure. No major construction of buildings has occurred after the early 1990's with exception of a new lunch shelter that was added in 1999.

The majority of the buildings are in original condition and have received some minor upgrades over the years including some HVAC reconditioning and replacement. The electrical power supply is not adequate to the current demands of the campus and can overload and trip the circuit breaker easily. The school has just barely enough classrooms space to accommodate the current enrollment number. Any removal of portable buildings will need to be coupled with addition of new permanent buildings.

Campus Summary

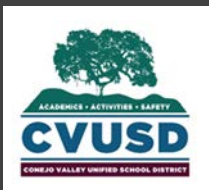
Current Usable Area	9.35 Acres
Current Playground Area	6.8 Acres
Playground Area Required	6.8 Acres

Total Classrooms

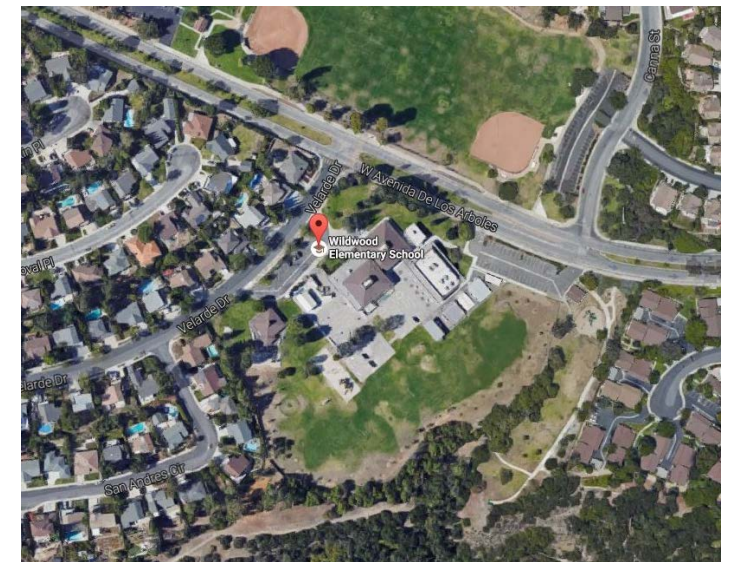
Total Classrooms	28
Classrooms in Portables	6
Permanent Classrooms	22

Enrollment

2-Semester Planning Capacity	450
Current Enrollment	416
Enrollment Used for Planning	426



School District Site Name	School District Building Name	Building Rating Classification	Square Footage	Fire Const. Code	Fire Const. Type	Sprinkler Y/N	Fire Alarm Y/N	Local/Central	Roof Type	Year Built	Year Renovated				Status	Vacant Is Vacant Y/N	Flood Risk	Zone Code	Map Date
											Roof	HVAC	Elec	Plumb					
Wildwood Elementary	1-Admin/MultiPurp Class 3-10	Elementary	16,632	5	Modified Fire Resistive	No	Yes	L	Composition	1971	2004	2004	1999	2004	Owned and occupied by the district	N	NS	X	1/20/2010
Wildwood Elementary	3- Kindergarten 1-2	Elementary	3,234	1	Frame	No	Yes	L	Composition	1971	1998	2004	1999	2004	Owned and occupied by the district	N	NS	X	1/20/2010
Wildwood Elementary	4- Classroom 24	Portable	960	5	Modified Fire Resistive	No	Yes	L	Metal	1999	1999	1999	1999	1999	Owned and occupied by the district	N	NS	X	1/20/2010
Wildwood Elementary	5- Childcare	Portable	1,440	5	Modified Fire Resistive	No	Yes	L	Metal	1989	1989	1989	1989	1989	Owned and occupied by the district	N	NS	X	1/20/2010
Wildwood Elementary	6- Classroom 21	Portable	960	5	Modified Fire Resistive	No	Yes	L	Metal	1974	1990	1990	1990	1990	Owned and occupied by the district	N	NS	X	1/20/2010
Wildwood Elementary	7- Classroom 19-20	Portable	1,440	5	Modified Fire Resistive	No	Yes	L	Metal	1997	1997	1997	1997	1997	Owned and occupied by the district	N	NS	X	1/20/2010
Wildwood Elementary	8- Classrooms 13-18	Elementary	6,600	5	Modified Fire Resistive	No	Yes	L	Composition	1972	1999	2004	1999	2004	Owned and occupied by the district	N	NS	X	1/20/2010
Wildwood Elementary	9- Classroom 12	Portable	960	5	Modified Fire Resistive	No	Yes	L	Metal	1971	1999	1999	1999		Owned and occupied by the district	N	NS	X	1/20/2010



Existing Facilities:

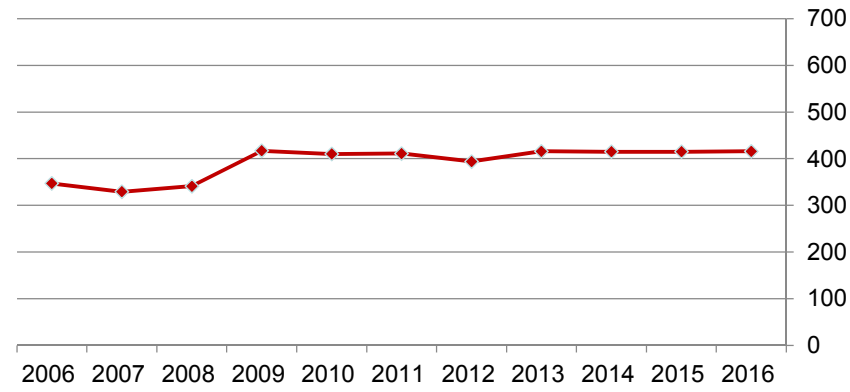
5 buildings are over 40 years old

Analysis Summary:

The facility has not received a major HVAC upgrade in over 10 years and only one roof has been replaced recently the remaining of the roofs on campus as have not been replaced in nearly 20 years. They will need to be replaced within the next 10 years. While many of the portable are over 40 years old they are still functioning and are needed to handle the current enrollment level of the school. Replacing the current portable buildings with a permanent building would prevent future issues with building maintenance as portables do not have the same lifespan as a traditional permanent building.



Wildwood Enrollment Trend



CVUSD Elementary School	Location Code: 36 290	Campus Summary	
Site Information	Totals	Total Planned Site Capacity:	
Current Useable Area:	9.35 Acres	Current Enrollment:	416
Current Playground Area:	6.8 Acres	Planning 2-Semester Capacity:	450
		Enrollment to use for Planning:	426
Playground Area Required:	9.0 Acres		

LEGEND

- BASIC LEVEL MODERNIZATION
- MEDIUM LEVEL MODERNIZATION
- EXTENSIVE LEVEL MODERNIZATION
- PORTABLE BUILDING
- NEW BUILDING CONSTRUCTION
- NEW CANOPY/ARCADE
- SCHOOL MAIN ENTRANCE



Master Plan: Projects

- 1** Project 1- High Performance Modular Classroom Bldg.
New 5000 square foot high performance modular classroom building to create 4 new classrooms and a library.
 - 2** Project 2- Removal of Portables.
Removal of 6 portable buildings and replace with landscaping
 - 3** Project 3- Outdoor Learning Spaces
New outdoor teaching and learning spaces outside permanent classroom buildings as well as new high performance modular classroom building.
 - 4** Project 4- Shading Devices
New Shading devices.
 - 5** Project 5- Site Landscaping and Beautification
Beautification and new landscaping for improved curb appeal, as well as new fencing.
-
- 6** Project 6- Outdoor Performance Space
New outdoor performance space with elevated permanent stage, seating, landscaping and shading devices.
 - 7** Project 7- Parking Lot Expansion
Parking lot expansion to double current parking capacity and drop off space.
 - 8** Project 8- Enhanced Beautification
Additional site work and beautification around kindergarten building and new parking lot area.

Project Group 1 (Measure J)

Project Group 2



Master Planning: Projects



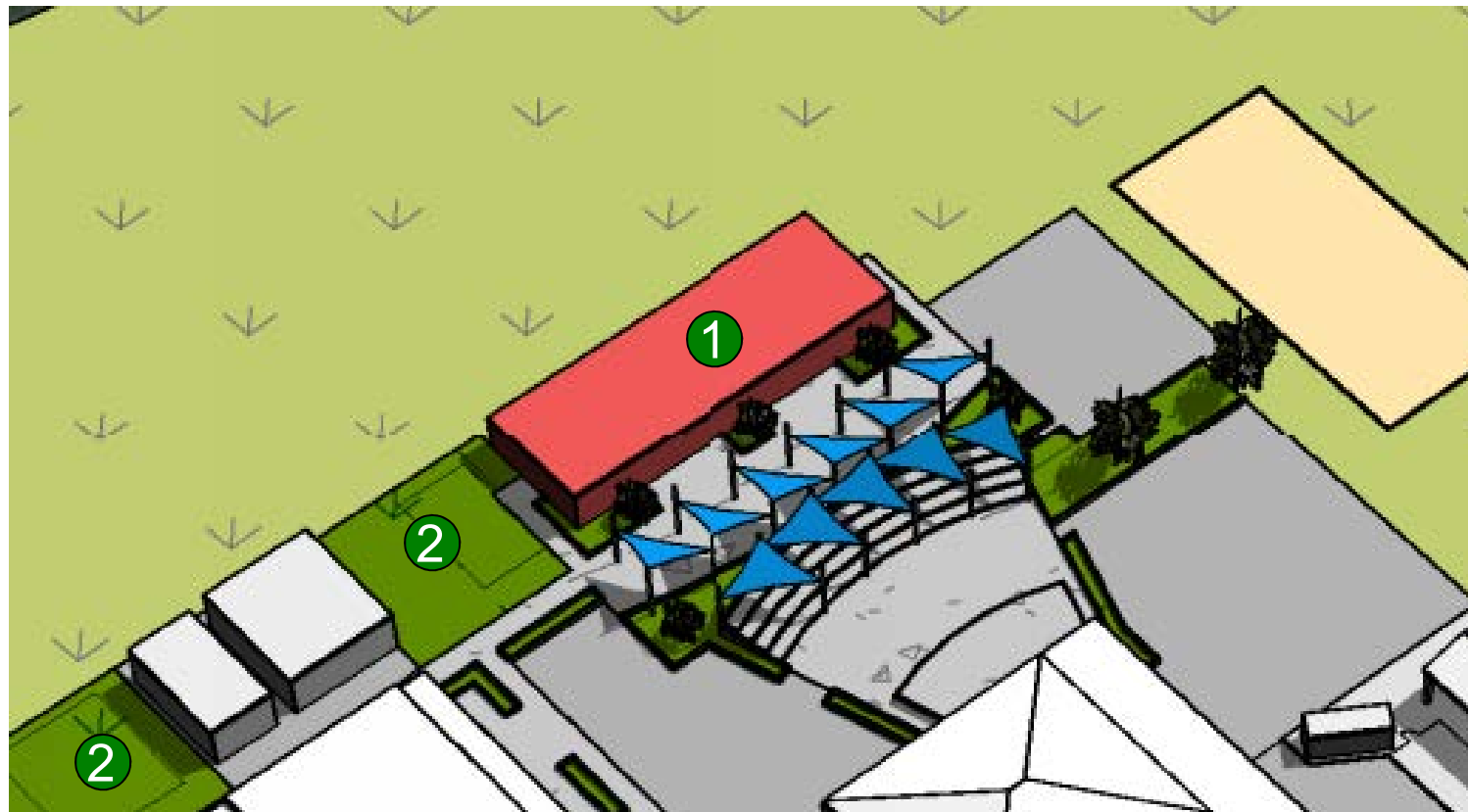
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Conceptual Master Planning- Projects

Project Locations:

- 1 **Project 1- High Performance Modular Classroom Bldg.**
 New 5000 square foot high performance modular classroom building to create 4 new classrooms and library. \$950,000
- 2 **Project 2- Removal of Portables**
 Removal of 6 portable buildings and replace with landscaping \$260,000

- 3 **Project 3- Outdoor Learning Spaces**
 New outdoor teaching and learning spaces outside permanent classroom buildings as well as new high performance modular classroom building. \$500,000
- 4 **Project 4- Shading Devices**
 New Shading devices. \$350,000
- 5 **Project 5- Site Landscaping and Beautification**
 New walkways and landscaping around front of new classroom building. Plant new trees to replace trees that were removed. \$300,000



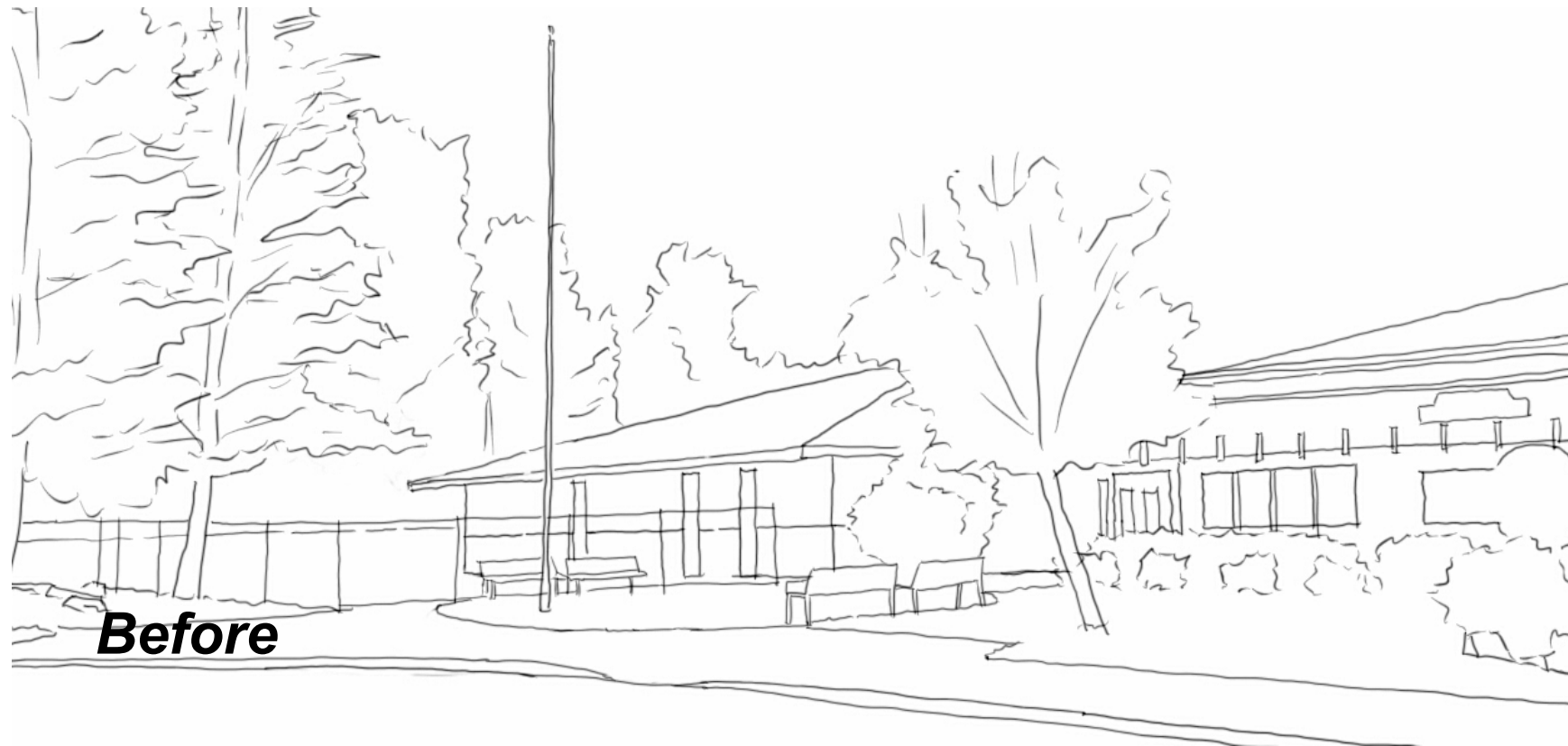
*Estimates are complete project costs with 40% soft cost added to construction budgets over 1 million and 60% added to projects under 1 million.

Total Cost of Projects I \$2,485,000.

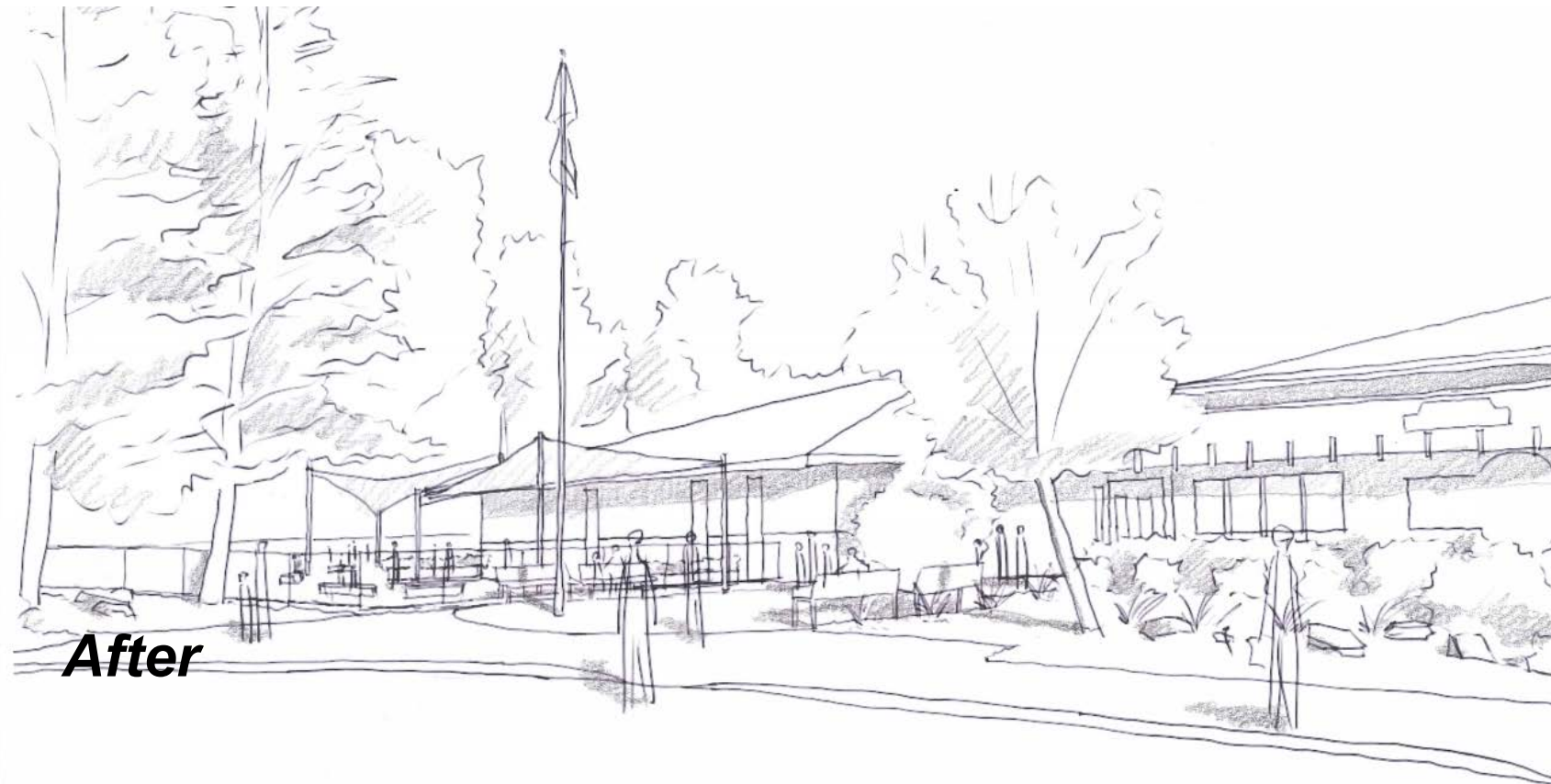
Differed Maintenance Allowance- 5%
 Roofing improvements and repairs, HVAC upgrade, restrict access at adjacent parking area, and accessible gate hardware replacement. \$125,000

CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes			
Project Information						Project Score									
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame	Project Estimated Total Cost	Functionality		Adequacy		Criticality		Certification	Special Funding or Criteria	0-500= High Score indicates the criticality of the project	Explanation of Project Rating
						0-20=Optimum	21-40=Adequate	41-60=Fair	61-80=Poor	81-100=Unsatisfactory	Codes; Growth & System Refresh; Deferred Maintenance	System/ Risk Obsolescence; Forward Thinking; Energy Savings & Sustainability; Proactive Routine/ Maintenance	Life Safety; Facility Criticality; Mission Alignment		
						0-100	0-100	0-100	0-100	0-100					





Before



After

Façade and Entry Improvements

Existing:

Wildwood Elementary's façade and entry improvements are related to the desire to create exterior learning environments. Some of these spaces are visible from the main entry to the campus and will help to enhance the existing façade in conjunction with new landscaping and paint.

Improvements include:

- New Paint
- New site work and paving
- New Landscaping
- Accessible Entrance
- New Signage
- New exterior learning environment

After Improvements:

New Façade and Entry

Master Planning Project Group – 1

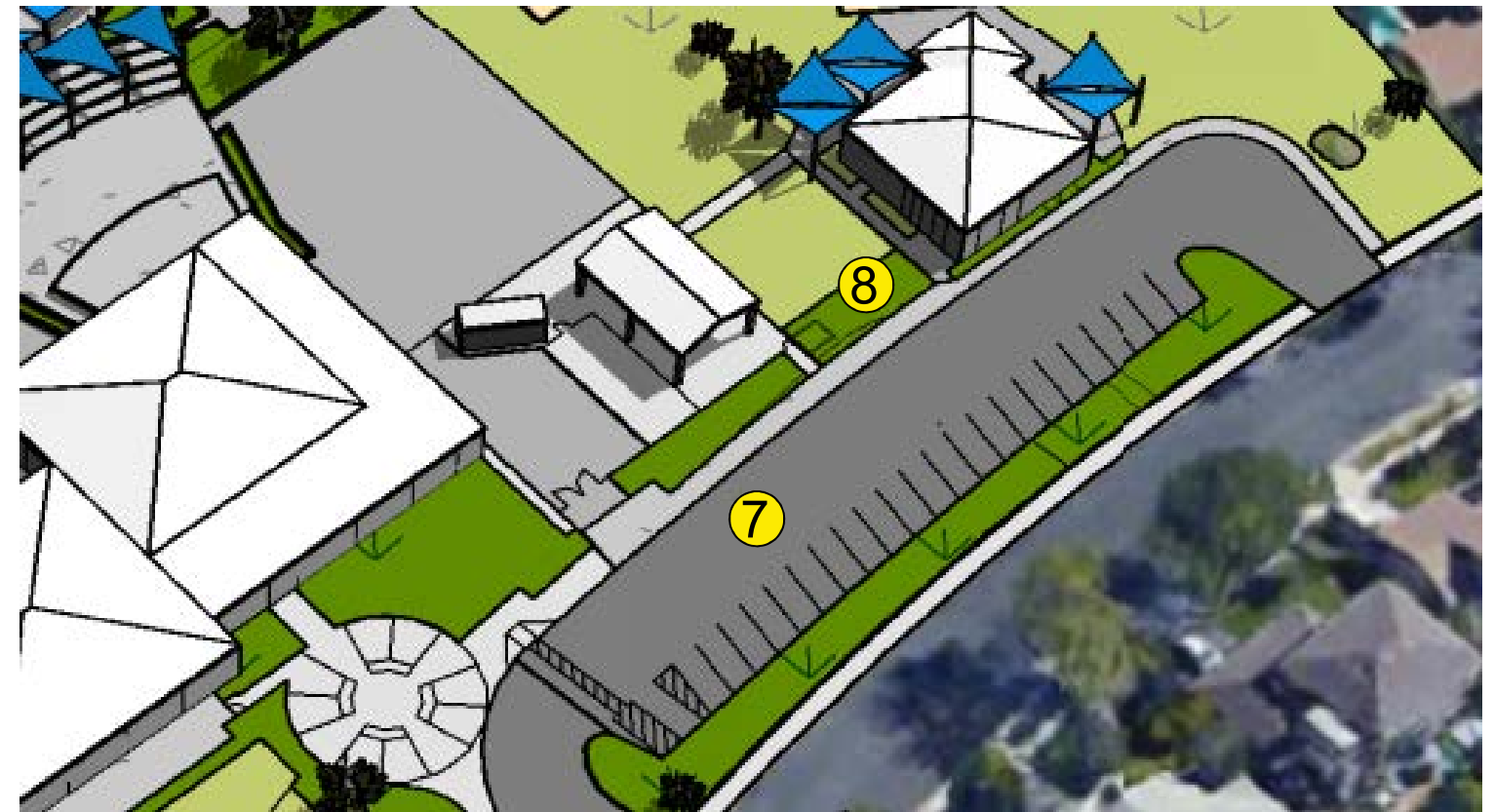
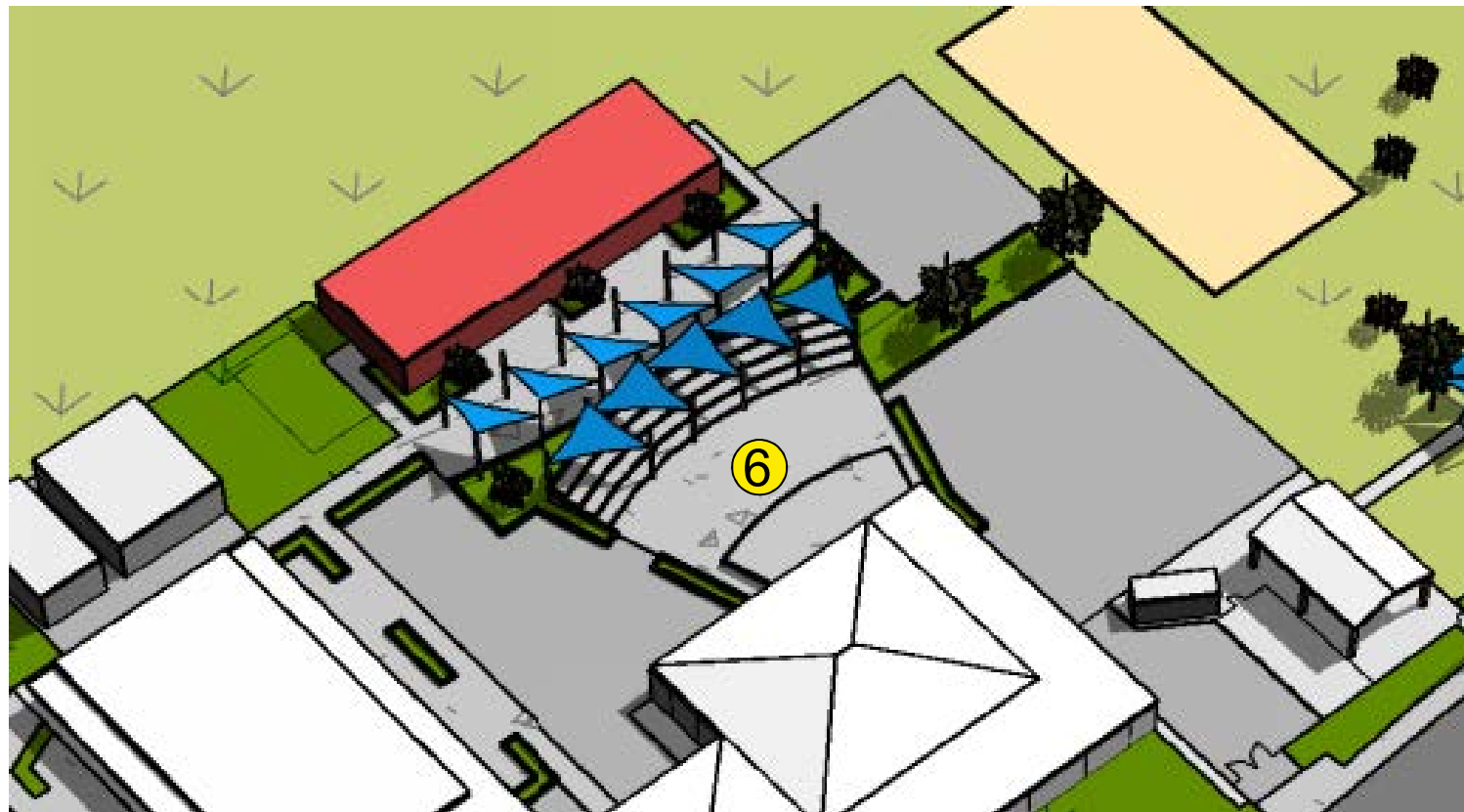
Wildwood Elementary will have a dramatically enhance entry experience with current and prospective students and parents walking past the innovative and enriching exterior learning spaces. This in conjunction with new paint, landscaping and site work will allow the pleasing curb appeal to compliment the high quality education students receive both indoor and outdoor.

Project Locations:

6 Project 6- Outdoor Performance Space **\$800,000**
 New outdoor performance space with elevated permanent stage, seating, landscaping and shading devices.

7 Project 7- Parking Lot Expansion **\$250,000**
 Parking lot expansion to double current parking capacity and drop off space.

8 Project 8- Enhanced Beautification **\$150,000**
 Additional site work and beautification around kindergarten building and new parking lot area.



*Estimates are complete project costs with 40% soft cost added to construction budgets over 1 million and 60% added to projects under 1 million.

Total Cost of Projects I \$1,200,0000

CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes			
Project Information						Project Score									
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame	Project Estimated Total Cost	0-20=Optimum		21-40=Adequate		41-60=Fair		61-80=Poor		81-100=Unsatisfactory	
						Functionality	Adequacy	Criticality	Certification	Special Funding or Criteria		Score	Notes		
						Codes; Growth & System Refresh; Deferred Maintenance	System/ Risk Obsolescence; Forward Thinking; Energy Savings & Sustainability; Proactive Routine/ Maintenance	Life Safety; Facility Criticality; Mission Alignment	Uncertified Project Status	Special Criteria		0-500= High Score indicates the criticality of the project			
						0-100	0-100	0-100	0-100	0-100				Explanation of Project Rating	

