Facilities Issues:
- Insufficient classroom spaces
- Insufficient parking and drop-off area
- Fire alarm system is not certified

Spatial Deficiencies:
- Lack of flexible learning space

Maintenance & Accessibility Issues:
- HVAC and roof require replacement throughout campus.
- Several 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 requirements.
- Other misc. ADA items (Door thresholds, Drinking Fountains, Sink height, Ramp Slope, Handrails...etc)

Facilities Conditions

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 school places an emphasis on reading which is why they have 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 experiencing 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 classroom 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 28
- Classrooms in Portables 6
- Permanent Classrooms 22

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

### School District Site Name | School District Building Name | Building Rating Classification | Square Footage | Fire Const Code | Fire Const. Type | Sprinkler | Fire Alarm | Roof | Year | Near Renovated | Vacant | Flood Zone | % Vacant | Risk Code | Map Date |
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Wildwood Elementary 1-Admin/MultiPurp Class 3-10</td>
<td>Elementary</td>
<td>16,632</td>
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</table>
Project 6- Outdoor Performance Space
New outdoor performance space with elevated permanent stage, seating, landscaping and shading devices.

Project 7- Parking Lot Expansion
Parking lot expansion to double current parking capacity and drop off space.

Project 8- Enhanced Beautification
Additional site work and beautification around kindergarten building and new parking lot area.
**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.
   - Estimated Cost: $950,000

2. **Project 2 - Removal of Portables**
   - Removal of 6 portable buildings and replace with landscaping.
   - Estimated Cost: $250,000

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.
   - Estimated Cost: $500,000

4. **Project 4 - Shading Devices**
   - New shading devices.
   - Estimated Cost: $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.
   - Estimated Cost: $300,000

**Total Cost of Projects:** $2,485,000

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**CVUSD FACILITIES SCORE CARD**

<table>
<thead>
<tr>
<th>Project</th>
<th>Project Cost</th>
<th>Project Scoring Criteria</th>
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<tbody>
<tr>
<td>Project 1</td>
<td>$950,000</td>
<td>0-20=Optimum 21-40=Adequate 41-60=Fair 61-80=Poor 81-100=Unsatisfactory</td>
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<tr>
<td>Project 2</td>
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<tr>
<td>Project 3</td>
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<tr>
<td>Project 5</td>
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</table>

**Total Score:** 5.0

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

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

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

Total Cost of Projects $1,200,000

CVUSD FACILITIES SCORE CARD

<table>
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<tr>
<th>Site</th>
<th>Project Name</th>
<th>Uniform</th>
<th>Planning Time</th>
<th>Execution Time</th>
<th>Project Estimated Total Cost</th>
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<th>Project Scoring Criteria</th>
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<td>7</td>
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<td>8</td>
<td>Project 8- Enhanced Beautification</td>
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<td>7.0</td>
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*Estimates are complete project costs with 40% soft cost added to construction budgets over 1 million and 60% added to projects under 1 million.