Ventura Unified School District

Long-Range Facilities Master Plan

2020-2030



April 28, 2020

PBK

Ventura Unified School District

Long-Range Facilities Master Plan (LRFMP)

2020-2030

Prepared for: Ventura Unified School District

Prepared by: PBK Architects, Inc.
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PBK.com

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VUSD

FOR THE FUTURE OF EVERY STUDENT

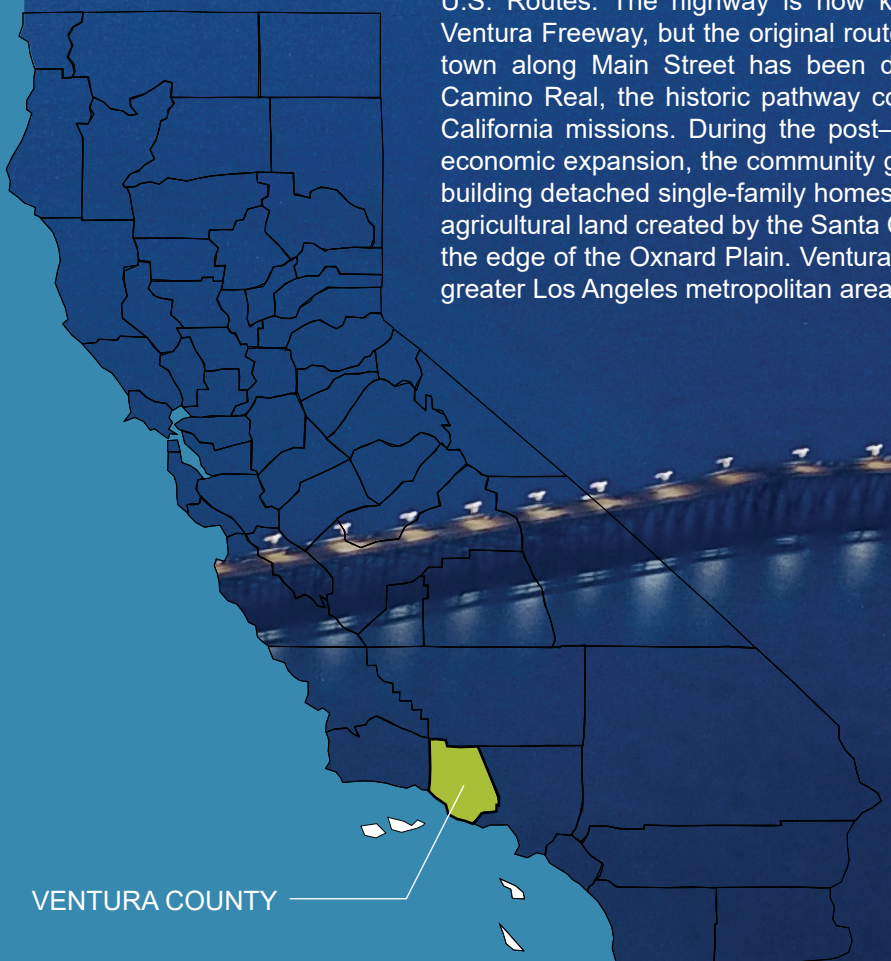
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CITY OF SAN BUENAVENTURA

Ventura, officially the City of San Buenaventura, is the county seat of Ventura County, California, United States. Ventura is located along the Pacific Coast, between Malibu and Santa Barbara. The coastal site has a rich history of people who have lived in the area for at least 10,000 years. Influences of the Chumash as well as Spaniards, Europeans, Chinese and early voyagers remain a significant part of Ventura's diverse art, architecture and cultural heritage. Today, Ventura is a full-service municipality serving over 110,000 residents within the area of just over 32 square miles.

Ventura lies between Los Angeles and Santa Barbara along U.S. Route 101, which is an original U.S. Routes. The highway is now known as the Ventura Freeway, but the original route through the town along Main Street has been designated El Camino Real, the historic pathway connecting the California missions. During the post–World War II economic expansion, the community grew easterly, building detached single-family homes over the rich agricultural land created by the Santa Clara River at the edge of the Oxnard Plain. Ventura is part of the greater Los Angeles metropolitan area.



Aerial photograph of the Ventura Pier and Coastline, looking south.



1

Introduction

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EXECUTIVE SUMMARY

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FOR THE FUTURE OF EVERY STUDENT



INTRODUCTION

Ventura Unified School District is committed to providing safe and well-maintained school facilities with optimal learning environments in support of its academic mission. In keeping with this commitment, Ventura Unified School District launched a Long-Range Facilities Master Planning initiative in 2019 in order to accomplish the following goals and objectives:

1. Assess and prioritize current and future facility needs.

2. Identify associated costs to modernize, renovate and/or add facilities.

3. Transform current learning spaces to better meet the needs of future learners.

The Ventura Unified School District Board of Education engaged the architectural team of PBK to develop a Long-Range Facilities Master Plan (LRFMP) which included a Facility Needs Assessment (FNA) of all District facilities.

The project began in January 2019 and in the process of drafting the Master Planning documents through 2019, the Long-Range Facilities Master Plan report was developed on behalf of the Board of Education, in collaboration with District administrators, staff and community members. The information provided within the contents of this report shares introductory details about the District including current District profile along with key facts, figures, mission and goals.

The plan represents hundreds of hours of data gathering, validation and prioritization involving a variety of facility stakeholders including District administrators and department-heads, school principals, instructional staff, community representatives, student representatives, and architects, engineers, and planners.

It is understood that the Long-Range Facilities Master Plan is a living document, and that the condition of the school facilities, over time, are subject to change due to systems and / or equipment failures, external factors and / or internal policy changes. As such, the implementation plan should be developed to be flexible and adaptable to future changes.





DISTRICT SCHOOLS

Elementary Schools

ATLAS
Blanche Reynolds
Citrus Glen
Elmhurst
E.P. Foster
Juanamaria
Junipero Serra
Lincoln
Loma Vista
Montalvo
Mound
Pierpont
Poinsettia
Portola
Sheridan Way
Sunset (K-8)
Will Rogers

Middle Schools

Anacapa
Balboa
Cabrillo
DATA

High Schools

Buena
El Camino
Foothill Technology
Pacific
Ventura

Other Programs

Adult and Continuing Education (VACE)
Early Intervention Center
Jumpstart Preschool
Project Secure

Methodology

PBK Architects assisted the Ventura Unified School District with the development of the Long-Range Facilities Master Plan over a multi-stage process that started in January of 2019. The process was designed to involve appropriate district, parent, and community participation at each stage of the planning process. The creation of a Facilities Master Plan is an integral step to assist the District with maintaining and planning their school campuses and to plan for the necessary facilities that can best support the District's educational programs. The Long-Range Facilities Master Pan defines the long-range facility needs at each school site. With this plan, the Ventura Unified School District has articulated a framework to support student learning and has envisioned the types of spaces necessary to support rigorous and relevant learning in the future.



The key components of the Ventura Unified School District Facilities Master Planning process included the following steps:

- Developing the Guiding Principles which would become the framework for the development of the Long-Range Facilities Master Plan.
- Developing Educational Specifications that articulate the District's philosophy about teaching and learning, translating into facility design guidelines for both existing and new facilities.
- Assess the physical conditions of all sites to determine the need for repair and/or replacement, prioritized by the nature and importance of each improvement.
- Assess the educational adequacy and functionality of school sites and identify requirements for future upgrades.
- Seek out community input and engage their active participation in the process.
- Determine the costs of improvements at each site.
- Prioritize all projects identified in the plan based on criteria set forth in the context of the process.
- Develop a Facilities Master Plan that will serve as a "living document", to be updated in the future as needs within the District evolve and change over time.



Vision and Goals

- Visioning Sessions – Leadership + Stakeholders
- Master Plan Vision Align with District Goals
- Mission and Student Performance Expectations

Facility Standards

- Academic, Ancillary & Special Program Review
- Future Program Goals
- Floor Plans & Site Plans
- Building History and Data
- Facility Standards Review

Facilities Needs Assessment (FNA)

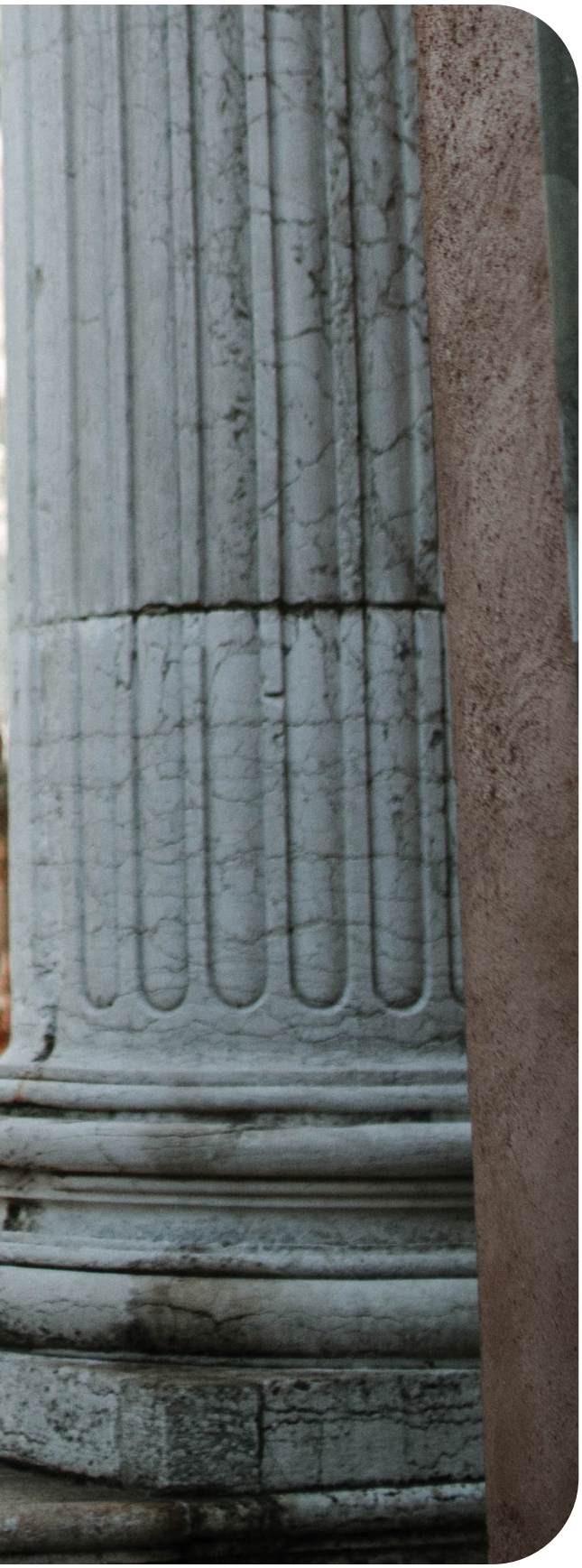
- Facility Condition Assessment
- Site Walks
- Data Review Meetings
- Prioritization & Budget Development
- Scenarios and Options

Master Plan Development

- Identify & Prioritize District Needs
- Develop Associated Costs
- Develop Design Concepts
- Finalize Facilities Master Plan

The Long-Range Facilities Master Plan will serve as a road map to assist the Ventura Unified School District with achieving their short and long-term educational goals. This document will adapt over time and require updates as the District's needs change and become more refined. The plan envisioned by this document to support the District's goals for improved learning and functional and efficient facilities, is a multi-step, prioritized pathway to the future.


GUESS
GUESS



THE FIVE PILLARS OF EDUCATION

1. Safe, healthy and positive learning environment in every school.

2. Rigorous and relevant academics that challenge each student.

3. Engaging settings that stimulate curiosity and empower students to have a voice in their learning.

4. Real world experiences and connections in and out of the classroom to cultivate creativity, critical thinking, and an appreciation for the world in which we live.

5. Consistent, enthusiastic and unwavering encouragement of each and every child - so they can discover who they want to become academically, personally, and socially.

ACKNOWLEDGEMENT

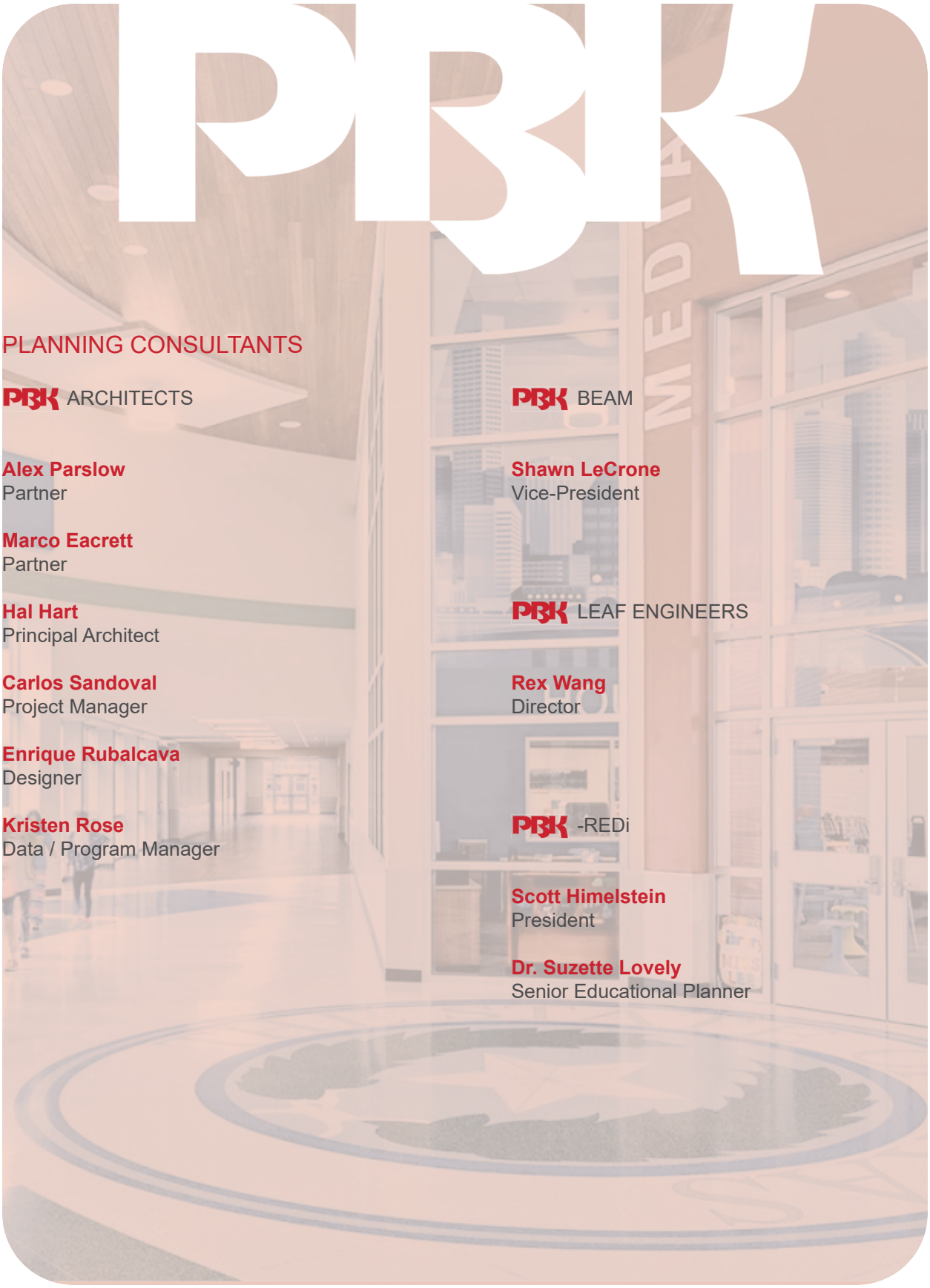
PBK extends our utmost gratitude to the Ventura Unified School District Board of Education, Superintendent, Senior Leadership Team, Department and Program Directors, Community Leadership Committee, as well as school students, principals, teachers, and staff, and all stakeholders that participated in planning sessions; assisted with data collection and review; and provided District and facility-specific input, information, insight, expertise, and vision.





"Education is for improving the lives of others and for leaving your community and world better than you found it."

-Marian Wright Edelman



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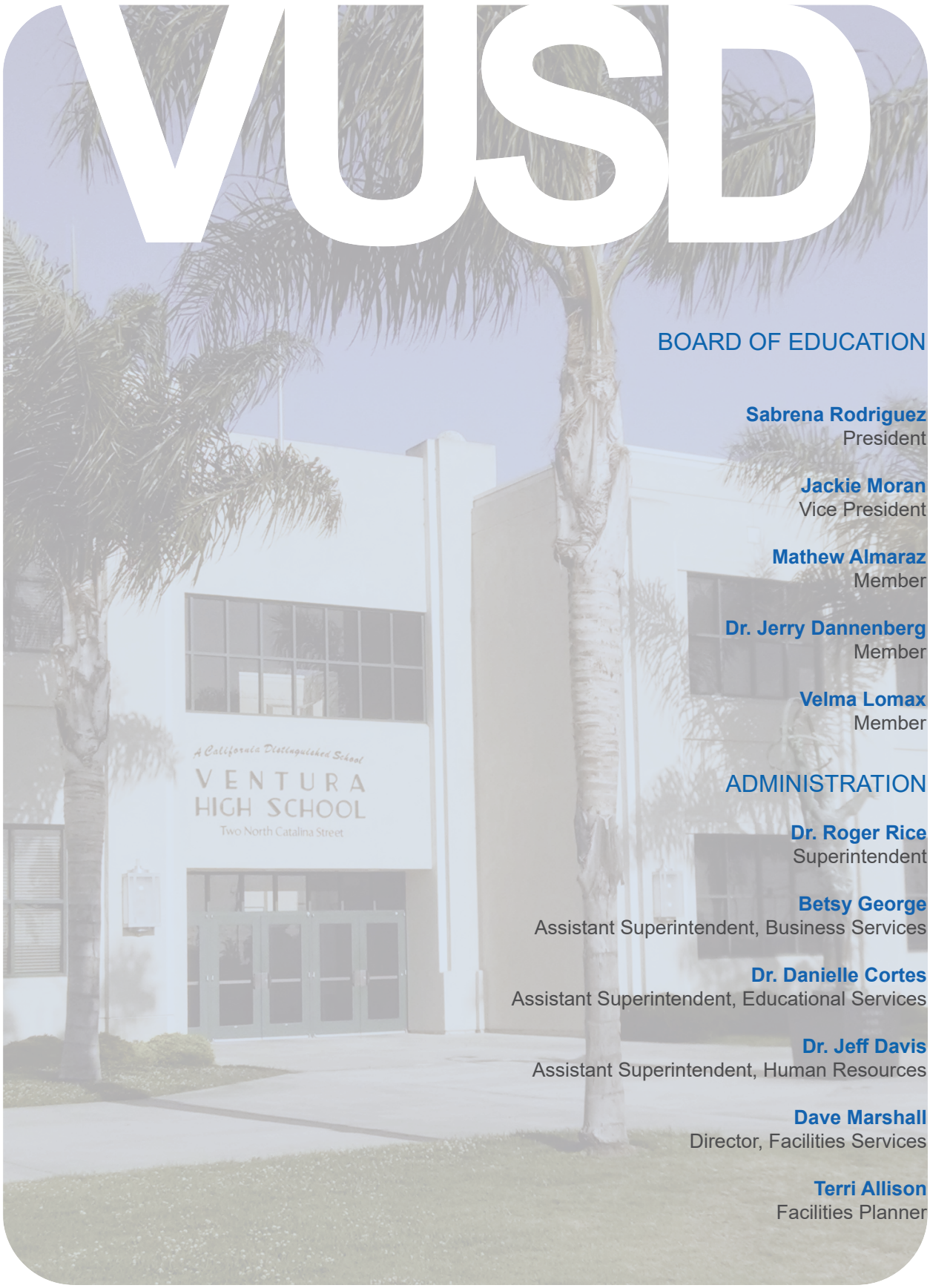
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Director, Facilities Services

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COMMUNITY LEADERSHIP COMMITTEE (CLC)

ROLES AND RESPONSIBILITIES OF THE CLC

- Identifies the communities priorities
- Represents stakeholders
- Contributes ideas regarding the development of the LRFMP
- Provides feedback to the District Leadership Team
- Communicates to the community about the LRFMP and its findings



"It is the long history of humankind (and animal kind, too) that those who learned to collaborate and improvise most effectively have prevailed."

Charles Darwin

"Teamwork is the ability to work together toward a common vision. The ability to direct individual accomplishments toward organizational objectives. It is the fuel that allows common people to attain uncommon results."

Andrew Carnegie

MEMBERS

Sabrena Rodriguez
VUSD Board President

Dr. Jerry Dannenberg
VUSD Board Member

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Superintendent

Betsy George
Assistant Superintendent

Dr. Danielle Cortes
Assistant Superintendent

Dr. Jeff Davis
Assistant Superintendent

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Principal, Anacapa MS

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Stephanie Caldwell
President, Chamber of Commerce

Nancy O' Connor
Director of Parks, City of Ventura

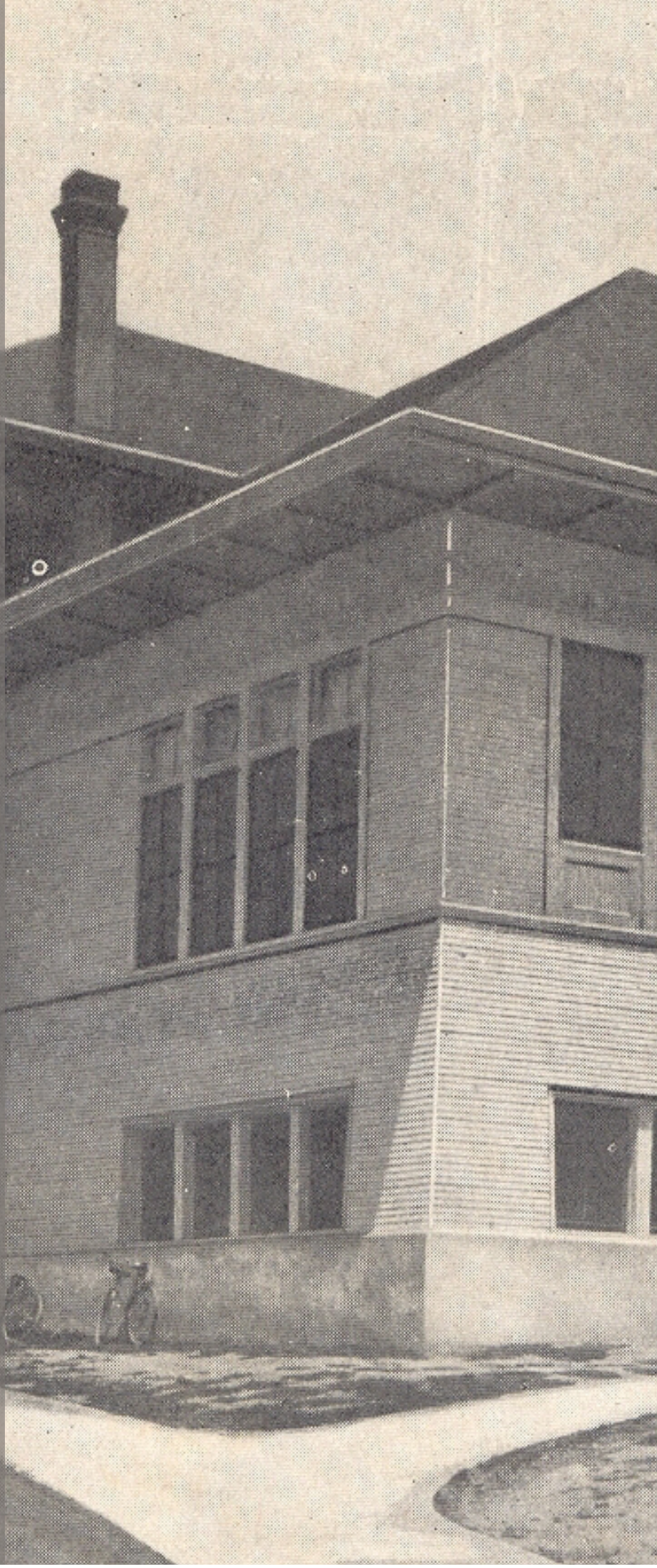
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HISTORY

The District was formed in 1966 by unification of various elementary school districts within the area of the former Ventura Union High School District, including the San Buenaventura, Avenue, Mill Union, and Mound Elementary School Districts. Earlier, San Buenaventura had merged with the Punta Gorda School District (1946), the Montalvo School District (1954), and the Saticoy School District (1962). Also joining VUSD were two schools from the Nordhoff Union Elementary School District in Ojai; the Oak View Elementary (built 1948), and Arnaz Elementary (built 1962).

Ventura Unified School District has a storied history that dates to 1873. Over the years the district has undergone growth, transition, unification, school closure, new school openings, as well as shifting demographics and dramatic changes in technology and the delivery of our educational system. As the Ventura Unified School District continues to meet the challenges and needs of the 21st Century and looks to the future, decisions regarding the future of the educational facilities within the district need to be functional, flexible and adaptable, For the future of every Student.



The first school building to be dedicated as Ventura High School was opened in 1897, on Ann Street in Ventura. Lincoln Elementary School occupies the same property today.



PUBLIC SCHOOLS IN VENTURA: A CHRONOLOGY



1873:
SAN BUENAVENTURA SCHOOL DISTRICT (SBESD) founded. First permanent school building, Hill School, built on present corner of Poli and Cedar Streets. Demolished in 1926.

1875:
MOUND SCHOOL DISTRICT founded.

1876:
Original Saticoy School built; destroyed by fire in 1925.

1878:
MILL SCHOOL DISTRICT founded on upper Avenue.

1888:
Plaza School built on site of present Post Office building at Santa Clara and Fir Streets. Demolished in 1931.

1888:
AVENUE SCHOOL DISTRICT founded. Original Avenue School built; replaced by present building in 1924.

1889:
Original Montalvo School built; destroyed by fire in 1911.

1891:
VENTURA UNION HIGH SCHOOL DISTRICT (VUHSD) founded; first classes held at Plaza School.

1897:
Original Ventura High School built on sight of present Lincoln Elementary School.

1912:
Ventura High School relocated to the site of present Cabrillo Middle School. Elementary School takes over original sight as Ann Street School, renamed Lincoln Elementary School in 1921.

1923:
May Henning School, built on site of old County Court House; demolished in 1962, site used for present Santa Clara Office.

1925:
Washington School built to serve “east end” of town. Closed in 1983.

1928:
Original Sheridan Way School built, replaced by present buildings in 1954.

1929:
E.P. Foster School built for AVENUE SCHOOL DISTRICT.

1929:
Ventura High School relocated to present site; old campus becomes Ventura Junior High School.

1931:
New Lincoln School built; demolished and replaced by resent buildings after 1954 earthquake damage.

1934-35:
Washington, E.P. Foster and Avenue schools rehabilitated to 1932 Field Act standards.

1937:
Present Montalvo School built.

1938:
First wing of “Thompson Boulevard School” built to accommodate overflow from Washington School; renamed Will Rodgers Elementary School in 1940. Expanded to present size in 1950.

1940:
Present Saticoy School built for SATICOY SCHOOL DISTRICT.

1950:
Original buildings of present Mound School built.

1953:
Anacapa Junior High School built for VENTURA UNION HIGH SCHOOL DISTRICT; Ventura Junior High School renamed Cabrillo Junior High School.

1953:
Loma Vista Elementary School built.

1955:
Pierpoint School site established.

1956:
Blanche Reynolds School built; De Anza Junior High School built for VUHSD.



1957:
El Camino School built; used as a continuation high school since 1983.

1957:
Present Santa Ana School built for MILL UNION SCHOOL DISTRICT.

1958:
Poinsettia School built.

1960:
Buena High School built for VUHSD.

1961:
Elmhurst School built; Balboa Junior High School built for VUHSD.

1962:
SATICOY SCHOOL DISTRICT joins SBESD.

1963:
Juanamaria School built for MOUND SCHOOL DISTRICT.

1966:
VENTURA UNIFIED SCHOOL DISTRICT founded; combines VENTURA UNION HIGH SCHOOL DISTRICT and SAN BUENAVENTURA, AVENUE, MOUND, and MILL UNION Elementary School Districts. (SATICOY and MONTALVO Districts had combined with SBESD earlier). Oak View (built 1948) and Arnaz (built 1962) elementary schools join VUSD from NORDHOFF UNION SCHOOL DISTRICT.

1968:
Junipero Serra School built.

1978:
Portola School built.

1981:
El Camino School closed due to declining enrollment.

1982:
Mound School closed due to declining enrollment.

1982:
Mill School closed due to declining enrollment and proximity to refinery. Property sold in 1983.

1982:
Avenue School closed due to declining enrollment; students (grade 4-6) moved to E.P. Foster.

1983:
Washington School closed for reasons of structural safety; students relocated to Lincoln School; Mar Vista Continuation High School program moved from Lincoln site to El Camino School.

1985:
VUSD adopts 5-3-4 education program; sixth grades move from elementary schools to junior high schools, which are re-designated as Middle Schools. Ninth grades moved to high schools.

1988:
Mound School reopened as VUSD's first single-track year-round school.

1989:
De Anza Middle School and Oak View, Arnaz, E.P. Foster and Sheridan Way Elementary Schools adopt single-track year-round program.

1993-96:
Attendance areas redrawn to address enrollment imbalance at high schools/middle schools.

Recommendations for the Future:

- Consider phased elimination of portable classroom units to reduce excess capacity, while channeling renovation dollars to permanent construction.
- Monitor future enrollment data and consider school consolidation / closure if necessary.
- Create flex spaces that can support STEAM instruction, as well as programs not yet defined.
- Divide spaces in ways that may be easily changed.
- Nurture community relationships where learning can extend beyond the school walls and bell schedule.
- Be prepared to use technology to not only enhance teaching and learning, but to also redefine where they take place.



PAST BOND MEASURE ACCOMPLISHMENTS

Local General Obligation (GO) bonds serve as a way for local governments to raise funds for projects that will serve the public community. The last time the Ventura Unified School District sought a bond was more than 20 years ago, in 1997, when voters approved the $81 million-dollar Measure M.

Major Projects Completed with Measure M Funds:

- Construct Citrus Glen Elementary (new school)
- Construct Foothill Technology High (new school)
- Convert Arnaz Elementary to Sunset School – (Oak View Elementary School was closed, and property sold)
- Portola Elementary Campus wide reconstruction (classrooms/administration/restroom)
- Major infrastructure upgrades at Buena HS, Ventura HS, Anacapa MS, Balboa MS, Cabrillo MS, as well as DATA MS, and most elementary schools

Total cost of completing major facilities projects between 1997 and 2005 was $170 million; $81 million in bond funds and $89 million from other sources - primarily state matching funds, other grants, and developer fees.

RECENT SCHOOL BOND MEASURES PASSED IN VENTURA COUNTY

School District	Bonds Passed	2018-19 Rate	Elementary / High Schools combined
Oxnard UHSD	3	$47.50	
Oxnard ESD	5	$110.90	$158.40
Hueneme ESD	5	$96.50	$144.00
Rio ESD	3	$73.10	$120.60
Ocean View ESD	3	$48.00	$95.50
Pleasant Valley ESD	2	$46.70	$94.20
Santa Paula USD	1	$53.50	
Santa Paula USD	2	$28.40	
Mesa Union ESD	3	$82.60	$111.00
Santa Paula ESD	1	$7.90	$89.80
Briggs ESD	2	$49.90	$78.30
Somis ESD	1	$29.90	$57.60
Oak Park USD	3	$146.60	
Fillmore USD	4	$137.00	
Simi Valley USD	3	$77.10	
Moorpark USD	2	$66.80	
Ojai USD	2	$48.10	
Ventura USD	**1**	**$23.40**	
Conejo Valley USD	2	$20.90	

Notes:

The average bond dollar per student for Ventura County K-12 school districts is $18,157.00; Ventura Unified School District is $4,818.00

The $23.40 per $100,000 assessed value rate for Ventura Unified is very low compared to neighboring districts

DEMOGRAPHICS

When it comes to strategic planning, district demographics and student enrollment data are essential sources of information. The demographic profile of a school district provides meaningful insight about the school community based on a variety of geographic, societal and economic factors.

Examining district demographics, student enrollment data and the changes in those measures observed over time assist in predicting future enrollment trends and related needs. This is particularly relevant because operational decisions regarding district facilities and staffing, educational programs, transportation, and departmental budgets are impacted by student enrollment.

For these reasons, in 2017 the Ventura Unified School District engaged **Decisioninsite of Irvine, California** to provide demographic and projected enrollment data for use during the facilities master planning process and for strategic planning and decision-making purposes. The summarized information contained herein is from the **Decisioninsite**, **"Analysis of Enrollment Projections", Fall 2020**, submitted to the VUSD on December 20, 2019 and are provided here for reference and informational purposes.





INTRODUCTION

Both a Conservative & Moderate projection have been generated for the District. Assuming district revenue is generated on a per pupil basis; the Conservative projection is more suitable for budget planning purposes, while the following Moderate projection is more suitable for facilities planning purposes.

MODERATE PROJECTION

Change by Level	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Kindergarten	**1,082**	**1,102**	**1,106**	**1,107**	**1,115**	**1,130**	**1,132**	**1,130**	**1,133**	**1,130**	**1,128**
Pct Prev Yr	**100%**	**102%**	**100%**	**100%**	**101%**	**101%**	**100%**	**100%**	**100%**	**100%**	**100%**
5-Yr Change						**104%**					**100%**
Gr K-5	**6,658**	**6,634**	**6,662**	**6,723**	**6,829**	**6,926**	**6,927**	**6,888**	**6,885**	**6,854**	**6,841**
Pct Prev Yr	**98%**	**100%**	**100%**	**101%**	**102%**	**101%**	**100%**	**99%**	**100%**	**100%**	**100%**
5-Yr Change						**94%**					**102%**
Gr 6-8	**3,646**	**3,549**	**3,519**	**3,444**	**3,430**	**3,418**	**3,447**	**3,472**	**3,509**	**3,507**	**3,475**
Pct Prev Yr	**98%**	**97%**	**99%**	**98%**	**100%**	**100%**	**101%**	**101%**	**101%**	**100%**	**99%**
5-Yr Change						**94%**					**102%**
Gr 9-12	**5,160**	**5,263**	**5,232**	**5,183**	**5,140**	**5,058**	**4,963**	**4,866**	**4,810**	**4,776**	**4,816**
Pct Prev Yr	**101%**	**102%**	**99%**	**99%**	**99%**	**98%**	**98%**	**98%**	**99%**	**99%**	**101%**
5-Yr Change						**98%**					**95%**
District (K-12)	**15,464**	**15,446**	**15,413**	**15,350**	**15,399**	**15,402**	**15,337**	**15,226**	**15,204**	**15,137**	**15,132**
Pct Prev Yr	**99%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**99%**	**100%**	**100%**	**100%**
5-Yr Change						**100%**					**98%**

Data provided by DecisionInsite

VENTURA UNIFIED SCHOOL DISTRICT

ELEMENTARY SCHOOLS

1. Blanche Reynolds
2. Citrus Glen
3. Elmhurst
4. E. P. Foster
5. Junamaria
6. Junipero Serra
7. Lincoln
8. Loma Vista
9. Montalvo
10. Mound
11. Pierpont
12. Poinsettia
13. Portola
14. ATLAS
15. Sheridan Way
16. Sunset School (K-8)
17. Will Rogers

MIDDLE SCHOOLS (6-8)

18. Anacapa
19. Balboa
20. Cabrillo
21. DATA

HIGH SCHOOLS (9-12)

22. Buena
23. Foothill Technology
24. Ventura
25. Pacific
26. El Camino

ALTERNATIVE EDUCATION

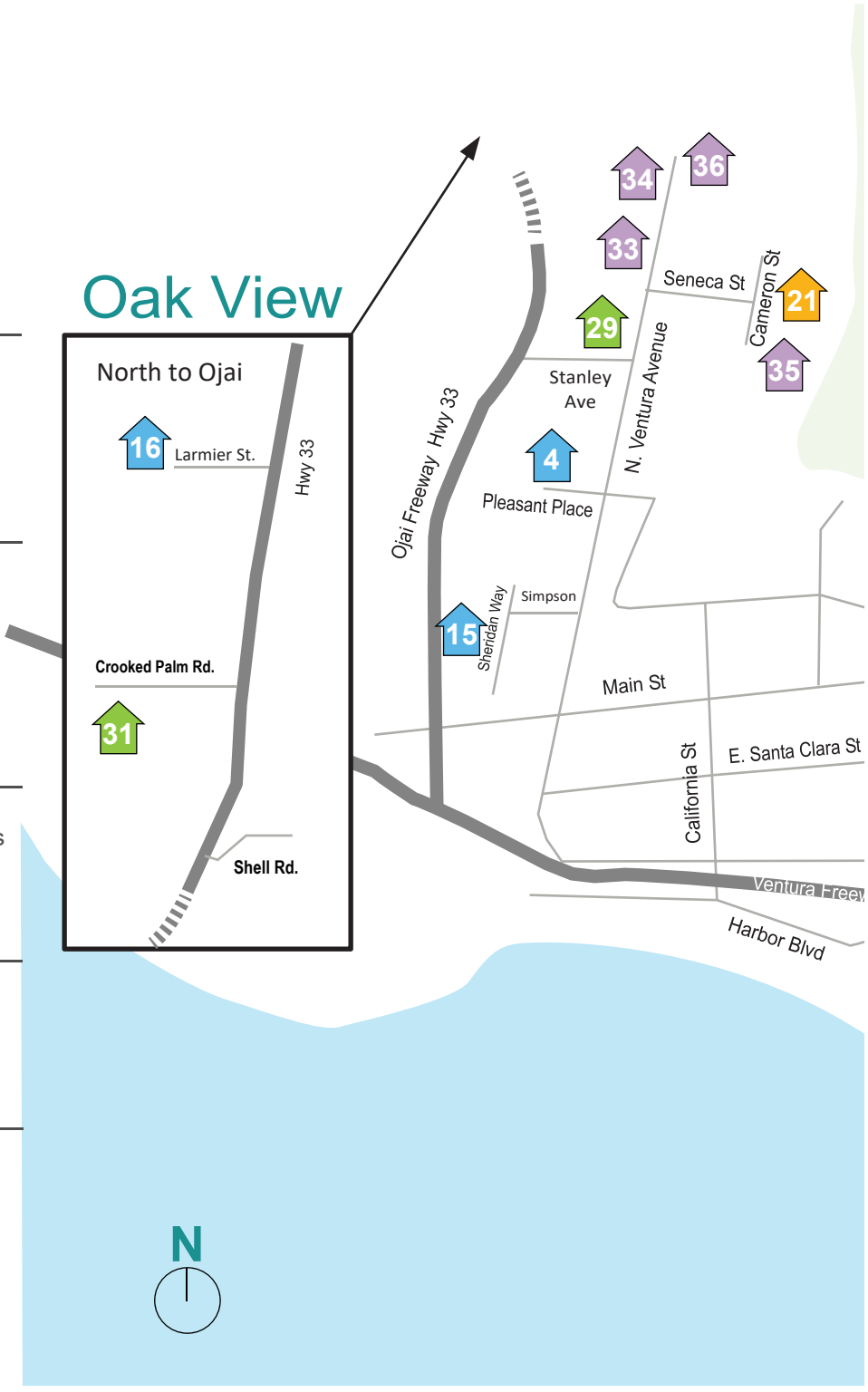
27. Ventura Adult and Continuing Education / Ventura Business Campus
28. Project Secure

DISTRICT SITES

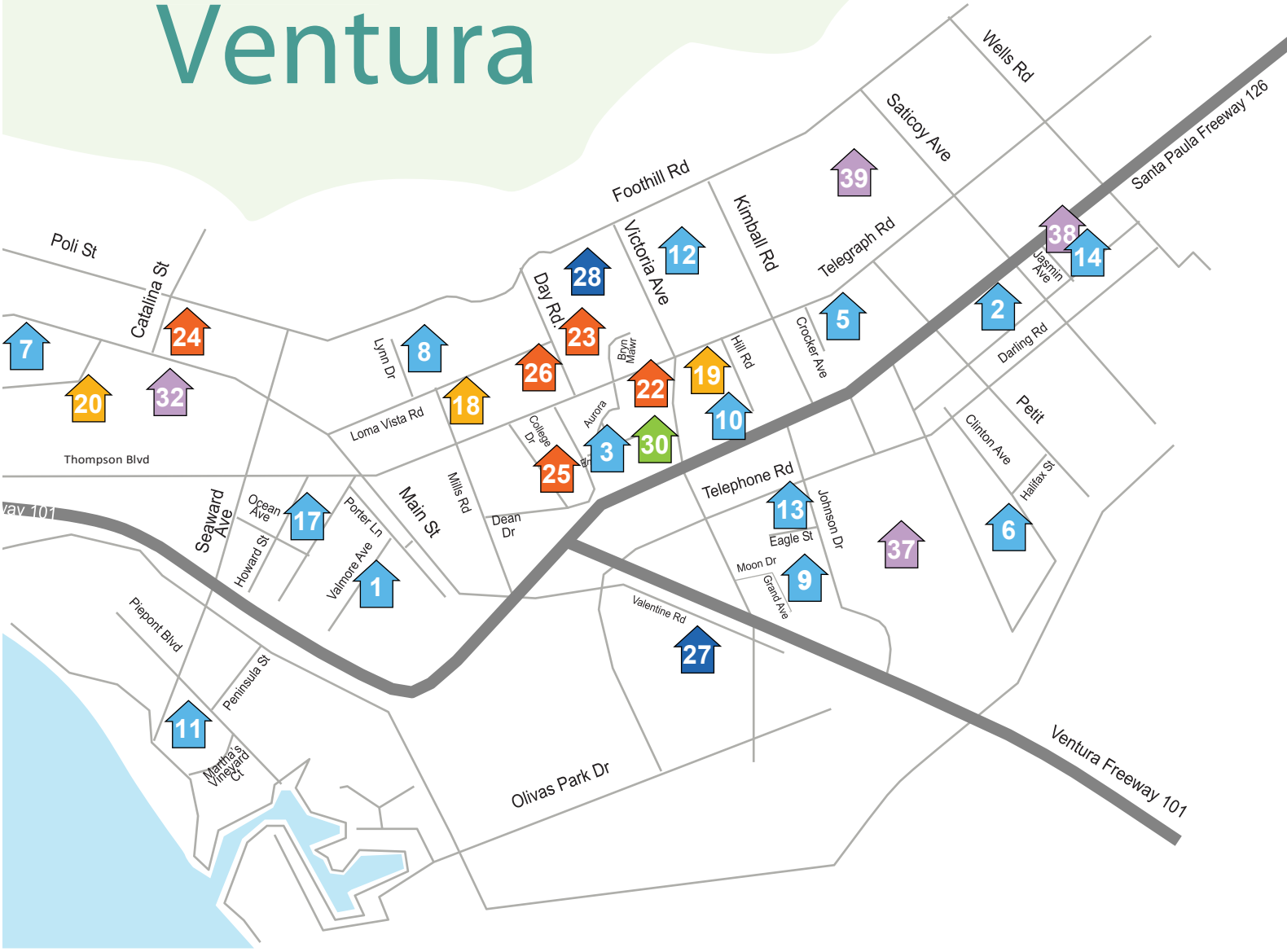
29. Education Services Center
30. Facilities Support Department
31. Transportation Services Department

OTHER PROPERTY

32. Washington School (leased)
33. Avenue School (vacant)
34. E.P. Foster Estate (leased)
35. Harry Lyon Park
36. Fraser Ranch (leased)
37. Jewett Estate
38. Penfield School Property (leased)
39. Sudden Estate



Ventura


Poli St
Catalina St
Foothill Rd
Victoria Ave
Kimball Rd
Saticoy Ave
Wells Rd
Santa Paula Freeway 126
Telegraph Rd
Day Rd.
Lynn Dr
Loma Vista Rd
Thompson Blvd
Bryn Mawr
Aurora
College Dr
Hill Rd
Crocker Ave
Jasmin Ave
Darling Rd
Petit
Clinton Ave
Halifax St
Telephone Rd
Johnson Dr
Eagle St
Moon Dr
Grand Ave
Valentine Rd
Seaward Ave
Ocean Ave
Howard St
Porter Ln
Valmore Ave
Main St
Mills Rd
Dean Dr
Pierpont Blvd
Peninsula St
Martha's Vineyard Ct
Olivas Park Dr
Ventura Freeway 101
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27

BUILDING CAPACITY

School Capacity can be defined as the number of learners that can be reasonably accommodated by a school, building, and site. The educational programs offered in current school facilities require flexible and varied spaces in order to provide effective and rigorous instruction, tailored to students with varied learning abilities and styles. Depending on the specific program usage, physical spaces may have different student capacities even though they may be similar in size.

There are Several factors that can affect a school's capacity in any given year. These include:

Physical Variables

- Building size/area
- Number/types of spaces for learning
- Support facilities (kitchen, lunchroom, restrooms, etc.)
- Infrastructure (power, systems, security, etc.)
- Building & life-safety codes
- Site amenities (parking, drop-offs, bus area, play areas, etc.)

Operational Variables

- Utilization rates & efficiency
- Operational policies
- Staffing
- Funding structures
- Teacher/union regulations
- Space management
- Staff & operational budgets
- On-site use by other entities (primarily child care)

Programmatic Variables

- Class sizes & staff ratios
- Educational program offerings
- Operational models (teams, academies, etc.)
- Specialty programs
- Schedules
- Partnerships, off-site learning, etc.
- Extended use

Maximum Capacity can be described as the maximum number of students that a school building can satisfactorily accommodate at one time for the educational program and curriculum offered.

Program Capacity can be described as the actual "functional capacity" of a school, which considers the need for scheduling flexibility as well as program offerings, the number of students that will be in each room, and how many classes per day each student takes.

Utilization Rate

- The educationally appropriate percentage of the school day that teaching stations (typically classrooms) can be used for instruction.
- The ratio of unoccupied to occupied "seats" per teaching station per period.

For planning Purposes, and in determining the district-wide capacity versus enrollment projections, the following Utilization rates are recommended:

- **Elementary School - 95%**
- **Middle School - 90%**
- **High School - 85%**

The Building Capacities in the Capacity Analysis Spreadsheet takes the district-calculated maximum building capacities x the recommended utilization ratios to determine a recommended "Functional Capacity" for planning purposes.

SCHOOL	APPROX. ENROLLMENT (2019-20)	TOTAL CLASSROOMS	PERMANANT CLASSROOMS	RELOCATABLE CLASSROOMS	MAXIMUM CAPACITY	% OCCUPIED	EXCESS MAXIMIM CAPACITY	PROGRAM CAPACITY	PROGRAM CAPACITY UTILIZATION	EXCESS PROGRAM CAPACITY
Elementary Schools					MAXIMUM CAPACITY			FUNCTIONAL CAPACITY		
ATLAS	405	29	20	9	462	87.66%	57	439	92.28%	34
Blanche Reynolds	256	23	20	3	420	60.95%	164	399	64.16%	143
Citrus Glen	537	24	24	0	600	89.50%	63	570	94.21%	33
Elmhurst	422	27	22	5	522	80.84%	100	496	85.10%	74
E.P. Foster	404	20	9	11	468	86.32%	64	445	90.87%	41
Juanamaria	482	22	21	1	498	96.79%	16	473	101.88%	-9
Junipero Serra	495	29	17	12	714	69.33%	219	678	72.98%	183
Lincoln	228	10	7	3	234	97.44%	6	222	102.56%	-6
Loma Vista	378	18	17	1	408	92.65%	30	388	97.52%	10
Montalvo	385	20	17	3	456	84.43%	71	433	88.87%	48
Mound	587	24	18	6	600	97.83%	13	570	102.98%	-17
Pierpont	276	11	9	2	282	97.87%	6	268	103.02%	-8
Poinsettia	429	25	22	3	492	87.20%	63	467	91.78%	38
Portola	566	26	26	0	588	96.26%	22	559	101.32%	-7
Sheridan Way	415	24	18	6	546	76.01%	131	519	80.01%	104
Sunset (K-8)	335	17	17	0	432	77.55%	97	410	81.63%	75
Will Rogers	512	27	20	7	552	92.75%	40	524	97.64%	12
TOTAL	7,112	376	304	72	8,274	85.96%	1,162	7,860	90.48%	748

For planning purposes, the Elementary Schools, in total, have an approximate Excess Capacity of 853 students

Middle Schools					MAXIMUM CAPACITY			FUNCTIONAL CAPACITY		
Anacapa	895	38	32	6	1,067	83.88%	172	960	93.20%	65
Balboa	1,133	56	44	12	1,407	80.53%	274	1,266	89.47%	133
Cabrillo	915	46	44	2	1,171	78.14%	256	1,054	86.82%	139
DATA	785	39	37	2	981	80.02%	196	883	88.91%	98
TOTAL	3,728	179	157	22	4,626	80.59%	898	4,163	89.54%	435

For planning purposes, the Middle Schools, in total, have an approximate Excess Capacity of 398 students

High Schools					MAXIMUM CAPACITY			FUNCTIONAL CAPACITY		
Buena	1,862	93	80	13	2,209	84.29%	347	1,878	99.17%	16
El Camino	261	6	0	6	204	127.94%	-57	173	150.52%	-88
Foothill Technology	977	32	32	0	853	114.54%	-124	725	134.75%	-252
Pacific	149	26	24	2	454	32.82%	305	386	38.61%	237
Ventura	2,071	110	93	17	2,287	90.56%	216	1,944	106.54%	-127
TOTAL	5,320	267	229	38	6,007	88.56%	687	5,106	104.19%	-214

For planning purposes, the High Schools, in total, have an approximate Excess Capacity of 681 students

Educational Specifications Summary

Educational Specifications articulate a school district's philosophy about teaching and learning as well as programmatic goals that will translate into facility design guidelines for both existing and new facilities. Facility planning utilizes Educational Specifications as a guide to develop, prioritize, and align site renovations and improvements projects throughout the school district.

The campuses in VUSD vary in size, scale, design, and layout. All schools have their own neighborhood character. School Choice and school 'themes' allow for diversification and specialization. While all District facilities will not be exactly the same size or configuration - and may support unique academic programs - certain design elements must be present at each site in order to deliver an instructional program that is similarly grounded and equitable.

Each school is encouraged to incorporate unique elements that address student needs, promote flexible learning environments and unlock the potential of each child, while meeting the intent of the Educational Specifications. Facility improvements and site master plans should also allow for school expansion, increased enrollment and additional programs where feasible.





Guiding Principles are simple rules or value statements that help teams make decisions when faced with a choice or when disagreements arise. The following Guiding Principles for Facility Design were developed by the District Leadership Team, and will shape the development of the Long-Range Facilities Master Plan. These principles convey to stakeholders the essential elements to manage the scope of facility improvements and/or school design projects.

1. Student Learning: Invest in facility and infrastructure that are student centric and demonstrate a forward thinking design.

2. Innovation and Inspirational: Provide inviting, comfortable facilities that provide innovative and flexible teaching.

3. Safety and Security: Provide a safe, inclusive and accessible learning environment for every student in every school.

4. Indoor/Outdoor Spaces: Take advantage of indoor/outdoor space to expand learning opportunities that promote positive student outcomes.

5. Community Engagement: Consider the spectrum of family involvement and educational partnerships to maximize the use of space in neighborhood schools.

6. Historical Perspective: Honor the historical and cultural significance of buildings, landscapes and other important symbols that reflect the unique character of the Ventura Community.

Facilities Master Plan Summary

The information as outlined in this section, has been developed to:

- Address the facility needs as identified within the course of the study, with the goal of making recommendations that would serve to update and extend the physical and functional life of the current facilities. In addition, it is the intent to make progress towards providing educational adequacy and appropriateness of the current facilities relative to current needs teaching and learning, as well as allowing for future flexibility to accommodate changes in educational programs and student enrollment.

- Provide Total Project Cost information for each facility, including construction costs, related project costs (sometimes called “soft costs”), and contingencies.

- Provide background and planning information to allow the School Board and Community to make informed decisions regarding the short- and long-term facility needs within the district.

RECOMMENDATIONS

The recommendations for the Long-Range Facility Masterplan have been developed as follows:

PRIORITY 1 – (0-10 Years)

Recommendations in this scope of work category have been prioritized during the facility planning process as items that should be addressed during what would be Phase one of a multi-phase approach to comprehensively addressing facility needs district-wide.

PRIORITY 2 – (10-15 Years)

Recommendations in this scope of work category have been prioritized during the facility planning process as items that should be addressed during what would be Phase two of a multi-phase approach to comprehensively addressing facility needs district-wide.

LONG-TERM FACILITY RECOMMENDATIONS (15 + YEARS)

Recommendations beyond fifteen (15) years, Priority 3 items, have not been included within this section of the study, and can be found in Volume II of this study, which is the detailed Facility Needs Assessment (FNA).



ELEMENTARY SCHOOLS

There are sixteen (16) Elementary Schools plus one (1) K-8 School within the Ventura Unified School District, occupying over 652,000 square feet of facility space. Over the years, the district has done an overall good job maintaining the facilities. However, facility improvements and upgrades are recommended in order to address deferred maintenance issues and make improvements to address changes in the educational delivery model in today's schools.

In general, *typical* Phase One recommendations for the Elementary Schools include the following:

Site

- Address site drainage issues
- Repair / replace site fencing
- Parking lot / access improvements
- Playground and equipment upgrades

Buildings

- Interior and exterior painting
- Replace interior flooring
- Provide new, flexible / adaptable student furniture
- Window and door upgrades
- Replace Kitchen exhaust systems
- Provide student hydration station water dispensers and replace drinking fountains
- Provide security cameras on some campuses
- New fire alarm system
- New public address / master clock system
- Heating, Ventilation, and Air Conditioning upgrades
- New STEAM / Innovation Centers
- Portable Classroom replacement (limited)

MIDDLE SCHOOLS

There are four (4) Middle Schools in the Ventura Unified School District. The Middle Schools occupy almost 400,000 square feet of facility space within the district. Over the years, the district has done an overall good job maintaining the facilities. However, facility improvements and upgrades are recommended in order to address deferred maintenance issues and make improvements to address changes in the educational delivery model in today's schools.

In general, *typical* Phase One recommendations for the Middle Schools include the following:

Site

- Address site drainage issues
- Parking lot / access improvements

Buildings

- Interior and exterior painting
- Replace interior flooring
- Provide new, flexible / adaptable student furniture
- Window and door upgrades
- Provide student hydration station water dispensers and replace drinking fountains
- Provide security cameras on campus
- New fire alarm system
- New public address/master clock system
- STEAM / Innovation Center renovations
- Science Lab renovations
- Portable Classroom replacement (limited)







HIGH SCHOOLS

There are five (5) High Schools in the Ventura Unified School District, occupying over 575,000 square feet of facility space within the District. Over the years, the District has done an overall good job maintaining the facilities. However, facility improvements and upgrades are recommended in order to address deferred maintenance issues and make improvements to address changes in the educational delivery model in today's schools.

In general, *typical* Phase One recommendations for the High Schools include the following:

Site

- Address site drainage issues
- Parking lot / access improvements

Buildings



- Interior and exterior painting
- Replace interior flooring
- Provide new, flexible / adaptable student furniture
- Window and door upgrades
- Provide student hydration station water dispensers and replace drinking fountains
- Provide security cameras on some campuses
- Replace fire alarm / master clock system
- New fire alarm system
- Career and Technical Education (CTE) Program renovations
- Library renovations
- STEAM Lab renovations
- Science Lab renovations
- Portable Classroom replacement (limited)
- Pool renovations
- Auditorium renovations

VENTURA UNIFIED SCHOOL DISTRICT LONG-RANGE FACILITIES MASTER PLAN RECOMMENDATIONS	PRIORITY 1 (0 -9 Years)	PRIORITY 2 (10 -15 Years)	PRIORITY 3 (15+ Years)
PHYSICAL PLANT			
ELEMENTARY SCHOOLS			
ATLAS	$ 8,515,678	$ 5,986,986	$ 5,138,926
BLANCHE REYNOLDS	$ 8,505,500	$ 11,192,264	$ 2,240,982
CITRUS	$ 3,742,389	$ 5,983,986	$ 16,384,374
ELMHURST	$ 11,126,120	$ 7,469,431	$ 4,236,583
EP FOSTER	$ 15,775,694	$ 4,693,884	$ 1,335,318
JUANAMARIA	$ 11,795,376	$ 6,780,363	$ 2,064,428
JUNIPERO SERRA	$ 16,861,909	$ 8,058,422	$ 1,111,453
LINCOLN ES	$ 4,423,056	$ 5,846,510	$ 3,936,185
LOMA	$ 12,513,907	$ 5,669,132	$ 1,659,006
MONTALVO	$ 14,872,639	$ 5,371,702	$ 693,456
MOUND	$ 11,304,949	$ 6,233,777	$ 5,227,244
PIERPONT	$ 4,038,799	$ 4,504,720	$ 2,205,367
POINSETTIA	$ 10,694,303	$ 4,890,561	$ 1,708,046
PORTOLA	$ 10,174,980	$ 6,226,548	$ 1,007,046
SHERIDAN WAY	$ 7,568,924	$ 9,779,733	$ 5,651,534
SUNSET	$ 5,694,301	$ 5,334,761	$ 5,200,544
WILL ROGERS	$ 4,528,606	$ 10,731,962	$ 9,996,040
SUB-TOTAL	$ 162,137,130	$ 114,754,742	$ 69,796,532
MIDDLE SCHOOLS			
ANACAPA MS	$ 13,407,915	$ 5,994,290	$ 10,126,524
BALBOA MS	$ 15,205,923	$ 12,629,695	$ 6,425,427
CABRILLO MS	$ 8,124,153	$ 11,744,063	$ 1,677,540
DEANZA MS	$ 8,535,999	$ 10,317,325	$ 1,598,779
SUB-TOTAL	$ 45,273,990	$ 40,685,372	$ 19,828,270
HIGH SCHOOLS			
BUENA HS	$ 26,914,072	$ 10,052,386	$ 69,663,023
EL CAMINO HS	$ 9,244,557	$ 1,124,394	$ 6,044,293
FOOTHILL HS	$ 5,149,443	$ 2,014,661	$ 11,371,064
PACIFIC HS	$ 7,923,394	$ 3,517,722	$ 2,127,565
VENTURA HS	$ 47,419,165	$ 42,617,536	$ 15,037,622
SUB-TOTAL	$ 96,650,631	$ 59,326,697	$ 104,243,567
TOTAL K-12 RECOMMENDATIONS	$ 304,061,751	$ 214,766,811	$ 193,868,369
DISTRICT FACILITIES			
District Office	$ 6,807,131	$ 48,095,000	$ 19,600,554
Facilities Service Department	$ 851,812	$ 1,934,675	$ 2,939,967
Project Secure	$ 1,181,722	$ 3,193,826	$ 1,893,279
Transportation	$ 808,290	$ 2,862,820	$ 4,178,295
Warehouse	$ 575,176	$ 720,390	$ 1,133,763
SUB-TOTAL	$ 10,224,131	$ 56,806,711	$ 29,745,858
TOTAL DISTRICT-WIDE FACILITY RECOMMENDATIONS	$ 314,285,882	$ 271,573,522	$ 223,614,227

See Volume 2 Facility Needs Assessment (FNA) for detailed information on prioritized facility recommendations.

SUMMARY MATRIX

This graph represents a summary of priority 1 and priority 2 facility recommendations.

FACILITY RECOMMENDATIONS

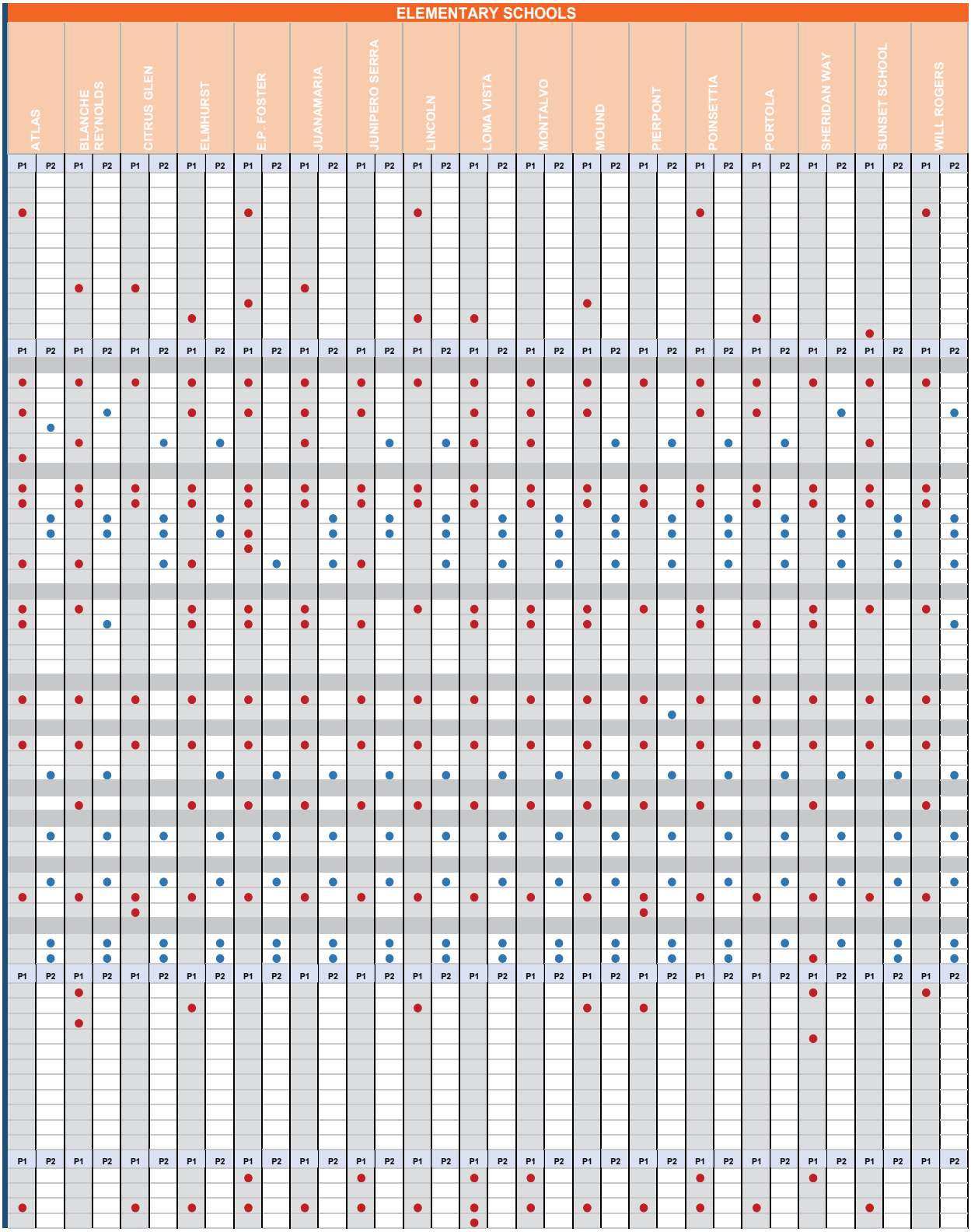
● P1 = Priority 1 Projects (0-9 Yrs)

● P2 = Priority 2 Projects (10-15 Yrs)

	HIGH SCHOOLS										MIDDLE SCHOOLS							
	BUENA		EL CAMINO		FOOTHILL TECHNOLOGY		VENTURA		PACIFIC		ANACAPA		BALBOA		CABRILLO		DEANZA ACADEMY OF TECHNOLOGY & THE ARTS (DATA)	
SITE IMPROVEMENTS	P1	P2	P1	P2	P1	P2	P1	P2	P1	P2	P1	P2	P1	P2	P1	P2	P1	P2
Mill & overlay parking lots	●																	
Baseball & softball field access paving	●																	
Parking, drop-off and pick-up improvements				●					●		●				●			
Demolish condemned buildings							●											
Drainage, landscape and irrigation system improvements											●							
Repair asphalt / address drainage issues													●					
Walkways, dranage and retaining wall improvements															●			
Address site drainage issues																		
Grading and re-sodding improvements																		
Fencing improvements																		
Landscaping / tree removal																		
BUILDING IMPROVEMENTS	P1	P2	P1	P2	P1	P2	P1	P2	P1	P2	P1	P2	P1	P2	P1	P2	P1	P2
BUILDING ENVELOPE																		
Exterior and Interior painting	●		●		●		●		●		●		●		●		●	
Exterior door replacement				●														
Window replacement							●						●				●	
Replace exterior building cladding													●					
Roof repair / replacement														●				
Stucco repair / repacement																		
ARCHITECTURE																		
New flexible "NextGen" furniture for all classrooms	●		●		●		●		●		●		●		●		●	
Replace interior flooring	●		●		●		●		●		●		●		●		●	
Interior ceiling replacement		●		●		●		●		●		●		●		●		●
Restroom renovations / plumbing fixture replacement		●						●		●		●		●		●		●
Repair ramps and railings			●															
Interior / exterior door and hardware replacement																		
Infill mechanical sub-basements																		
HEATING, VENTILATING & AIR CONDITIONING																		
Replace Kitchen Hood and Fans																		
HVAC system replacement / upgrades								●	●									
New HVAC Cafeteria							●											
New HVAC Auditorium							●											
New HVAC Administration Office	●																	
ELECTRICAL																		
Replace fire alarm system			●		●		●		●		●		●		●		●	
Main and secondary service upgrades																		
PLUMBING																		
Replace drinking fountains / Provide hydration stations	●		●		●		●		●		●		●		●		●	
Replace acid waste piping		●																
Plumbing infrastructure upgrades								●				●		●		●		●
TECHNOLOGY																		
Replace intercom / master clock system	●		●		●		●		●		●		●		●		●	
SAFETY & SECURITY																		
Addition of security cameras on campus	●		●		●		●		●			●		●		●		●
Exterior lighting upgrades																		
ATHLETICS / ACTIVITIES																		
Create outdoor learning / gathering areas		●		●		●		●		●		●		●		●		●
Upgrade playgound equipment and play surfaces																		
Provide new shade structure(s)																		
NUTRITION SERVICES																		
Food service equipment upgrades		●						●				●		●		●		●
Cafeteria renovations		●						●		●		●		●		●		●
PROGRAM RENOVATIONS	P1	P2	P1	P2	P1	P2	P1	P2	P1	P2	P1	P2	P1	P2	P1	P2	P1	P2
STEM Center renovations											●		●		●		●	
Administration Office renovations / improvements			●				●											
K-8 Program conversion renovations																		
Library renovations								●	●					●		●		●
Science Lab improvements / renovations	●								●		●		●		●		●	
Shop Renovations														●				
Art / Music improvements / renovations	●				●					●				●		●	●	
CTE Program renovations	●				●		●		●							●		
Auditorium renovations	●								●									
Pool renovations	●								●									
Provide additional Special Education Program space	●									●								
NEW CONSTRUCTION	P1	P2	P1	P2	P1	P2	P1	P2	P1	P2	P1	P2	P1	P2	P1	P2	P1	P2
Replace Portables with Gen7 type units			●				●				●							
Provide Special Education Program Space						●												
STEM Center																		
New Library																		

SUMMARY MATRIX

This graph represents a summary of priority 1 and priority 2 facility recommendations.





2

Introduction

Vision and Process

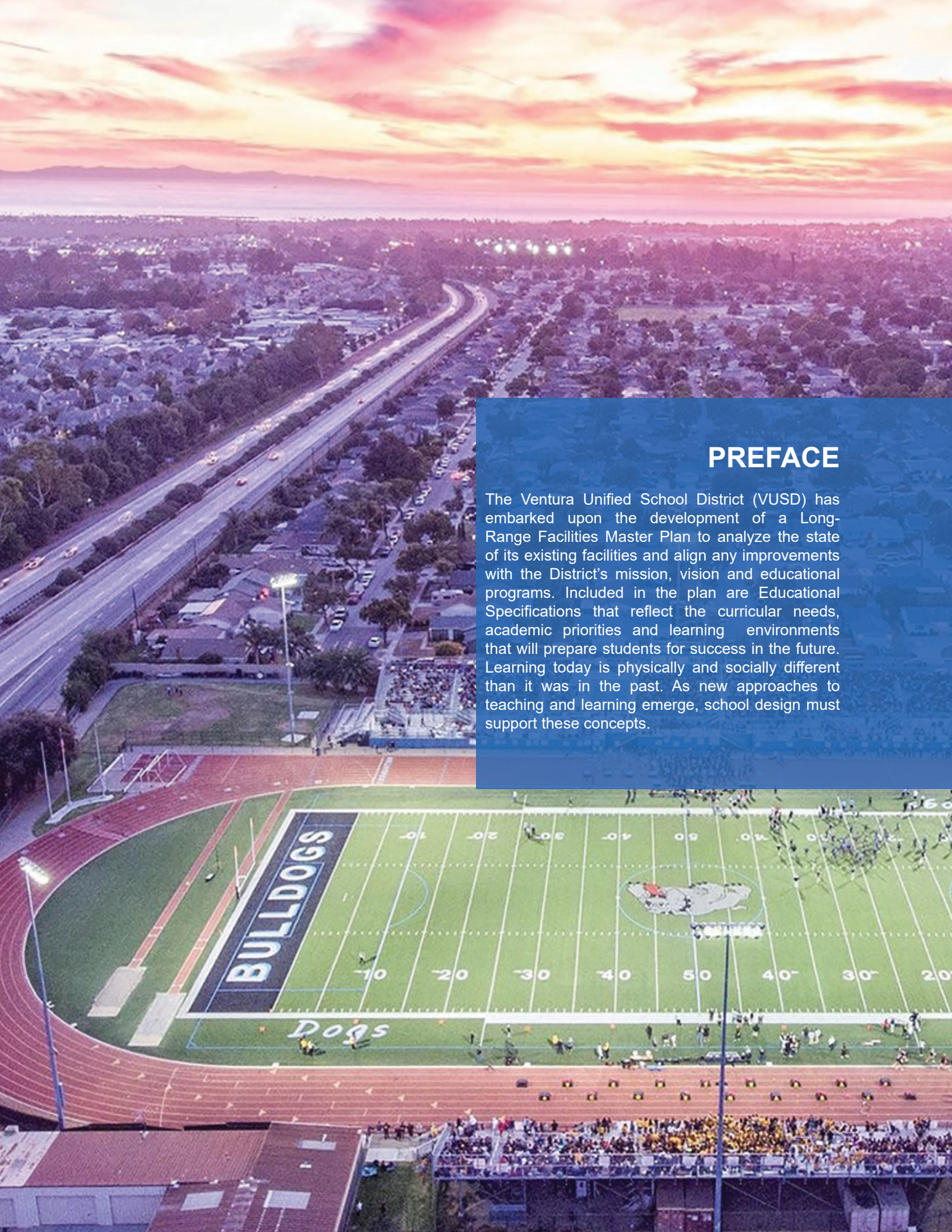
Planning and Design – Ideal Space

Educational Spatial Requirements

EDUCATION SPECIFICATIONS

VUSD

FOR THE FUTURE OF EVERY STUDENT



PREFACE

The Ventura Unified School District (VUSD) has embarked upon the development of a Long-Range Facilities Master Plan to analyze the state of its existing facilities and align any improvements with the District's mission, vision and educational programs. Included in the plan are Educational Specifications that reflect the curricular needs, academic priorities and learning environments that will prepare students for success in the future. Learning today is physically and socially different than it was in the past. As new approaches to teaching and learning emerge, school design must support these concepts.



1 INTRODUCTION

1.1 Purpose of the Educational Specifications

1.2 The Process

1.3 District Facilities – Then and Now

1.1 Purpose of the Educational Specifications

Education Specifications articulate a school district's philosophy about teaching and learning as well as programmatic goals that will translate into facility design guidelines for both existing and new facilities. Facility planning utilizes Educational Specifications as a guide to develop, prioritize, and align site renovation and improvement projects throughout the school district.

This Educational Specifications section sets out to communicate to the architect, stakeholders, and other interested parties what educators believe is required for a facility to compliment/support student learning regardless if spaces are new or existing. Any future facility projects in the Ventura Unified School District will strive to incorporate the concepts of these Educational Specifications, while balancing academic requirements, existing site constraints, budgetary restrictions, and state regulations.

Rather than be rigidly prescriptive, the intent of these Educational Specifications is to provide a framework to explore equitable opportunities for modernized facilities within the context of each school site. They are intended to facilitate communication among stakeholders, parents, communities, administrators, educators and designers. By design, these Educational Specifications are less technical, more descriptive and embody the visioning work of VUSD stakeholders.

1.2 DEVELOPMENT PROCESS

VUSD engaged PBK to assist in the development of Educational Specifications that drive any future facility improvements. The District spent six months gathering input from a variety of stakeholder groups to reinforce broad-based participation in the development of this document, as part of the Long-Range Facilities Master Planning (LRFMP) process. Input was garnered from District Focus Group representing all departments, one-on-one meetings and site walks with each principal, and a Community Leadership Committee (CLC) comprised of parents, students, school board members, civic leaders, city representatives, district administration, and VUSD employees.

In developing this version of the Educational Specifications, the District is embracing renovation and reinvention as envisioned in the district's Long-Range Facilities Master Plan (LRFMP). The Educational Specifications represent a vision for the transformation of VUSD's schools to modern learning environments and hubs for the communities they serve. These environments should be created based on the skills and knowledge that students must develop to be prepared for the future.

By incorporating a multitude of voices and perspectives in this process the District has established design fundamentals that drive facility improvements around student needs and community expectations.





1.3 DISTRICT FACILITIES - THEN AND NOW

The last time the District underwent a major facility planning effort was in 1997. Much has changed since then. In 1997, computer labs and fixed computer stations were the norm. Students were expected to learn basic keyboarding, programming and application skills. In 2020, with wireless access, personal devices and the trend toward a 1:1 computer environment, the need for dedicated computer labs in schools has decreased significantly, and there is an expectation among students and their parents that technology in schools be leveraged to explore, create and accelerate learning experiences.

The campuses in VUSD vary in size, scale, design, and layout. All schools have their own neighborhood character. School Choice and school themes allow for diversification and specialization. While all District facilities will not be exactly the same size or configuration - and may support unique academic programs - certain design elements must be present at each site in order to deliver an instructional program that is similarly grounded and equitable.

Each school is encouraged to incorporate unique elements that address student needs, promote flexible learning environments and unlock the potential of each child, while meeting the intent of the Educational Specifications. Facility improvements and site master plans should also allow for school expansion, increased enrollment and additional programs where feasible.





2

VISION AND PROCESS

2.1 District Mission Statement

2.2 Five Pillars of Education

2.3 Educational Services

2.4 Educational Philosophy

2.5 Guiding Principles for Facility Design

2.1 DISTRICT MISSION STATEMENT

The Ventura Unified School District will educate all students in safe, healthy, and high performing schools. We will inspire all students to excel academically, honor the unique qualities and diverse backgrounds of all students, build supportive relationships, guide all students to reach their full potential, motivate all students to successfully pursue their chosen life path, and engage all students to become responsible and contributing members of society.

2.2 FIVE PILARS OF EDUCATION

Young people are the future of our community and our world. It is incumbent upon all of us to become deeply involved in their success so that each student has the freedom, support and resources they need to find their future. To that end, the District is committed to provide:

1. A safe, healthy, and positive learning environment in every school.
2. Rigorous and relevant academics that challenge each student.
3. Engaging settings that stimulate curiosity and empower students to have a voice in their learning.
4. Real world experiences and connections in and out of the classroom to cultivate creativity, critical thinking, and an appreciation for the world in which we live.
5. Consistent, enthusiastic and unwavering encouragement of each and every child — so they can discover who they want to become and be academically, personally, and socially.





2.3 EDUCATIONAL SERVICES

Educational Services serves the curriculum, instruction, assessment, student support services, technology, parent training, bilingual and English language development needs of the Ventura Unified School District. The focus of the division is that every student has the opportunity and access to achieve academically, socially and emotionally.

DEPARTMENTS

- After School Programs
- Assessment, Accountability, and Program Evaluations
- Child Development Programs
- Carreer and Technical Education (CTE)
- Curriculum and Instruction
- Early Intervention Center
- Educational Options
- Gifted and Talented Education (GATE)
- Health Services & Prevention Programs
- Indian Education
- Multilingual / Multicultural Education
- Records
- Special Education
- Student and Family Empowerment (SAFE)
- Student Support Services
- Technology Services
- Transition Partnership Program (TPP)

ELEMENTARY SCHOOLS

- ATLAS
- Blanche Reynolds
- Citrus Glen
- Elmhurst
- E.P. Foster
- Homestead (K-8)
- Juanamaria
- Junipero Serra
- Lincoln
- Loma Vista
- Montalvo
- Mound
- Pierpont
- Poinsettia
- Portola
- Sheridan Way
- Sunset (K-8)
- Will Rogers

MIDDLE SCHOOLS

- Anacapa
- Balboa
- Cabrillo
- DATA

HIGH SCHOOLS

- Buena
- El Camino
- Foothill
- Pacific
- Ventura

OTHER PROGRAMS

- Ventura Adult and Continuing Education (VACE)
- Early Intervention Center
- Jumpstart Preschool
- Project Secure





2.4 EDUCATIONAL PHILOSOPHY

When it comes to delivering an education that prepares students for their future in today's world, a one-size-fits-all approach no longer suffices. Students must be able to think critically, approach problem solving with agility and creativity, be open to exploration, and adapt to new ideas and pathways they will invariably encounter throughout their lives.

At Ventura Unified School District, a wealth of diverse academic programs are cultivated so every student in the community has the chance to explore and engage with a learning environment that not only challenges them academically, but also promotes their growth as people, scholars, and citizens of the world, in an open and positive environment.

The District's passion is to help the children in VUSD schools find their passion—academically and personally—believing that each and every student has a brilliant future ahead of them.



The 'Hub'

Along with the core academics, the District has identified several stand-out programs and practices that enhance student learning. These programs, referred to as "the Hub," represent a central part of VUSD's current educational priorities.

- Adult Education
- Athletics
- Career and Technical Education (CTE)
- Early Childhood
- Ed. Options
- Multi-Tiered Systems of Support (MTSS)
- School Choice
- Social Emotional Learning (SEL)
- Two-Way Immersion (TWI)

2.5 GUIDING PRINCIPLES FOR FACILITY DESIGN

Guiding principles are simple rules or value statements that help teams make decisions when faced with a choice or when disagreements arise. The following Guiding Principles for Facility Design were developed by the District Leadership Team, and will shape the development of the Long-Range Facilities Master Plan. These principles convey to stakeholders the essential elements to manage the scope of facility improvements and/or school design projects.

1. Student Learning: Invest in facility and infrastructure that are student centric and demonstrate a forward thinking design.

2. Innovation and Inspirational: Provide inviting, comfortable facilities that provide innovative and flexible teaching.

3. Safety and Security: Provide a safe, inclusive and accessible learning environment for every student in every school.

4. Indoor/Outdoor Spaces: Take advantage of indoor/outdoor space to expand learning opportunities that promote positive student outcomes.

5. Community Engagement: Consider the spectrum of family involvement and educational partnerships to maximize the use of space in neighborhood schools.

6. Historical Perspective: Honor the historical and cultural significance of buildings, landscapes and other important symbols that reflect the unique character of the Ventura Community.




STUDY WITHOUT DESIRE
SPOILS THE MEMORY
AND IT RETAINS NOTHING
-LEONARDO DA VINCI



3

PLANNING & DESIGN - IDEAL SPACE

3.1 Planning Guidelines and Considerations

3.2 Design Fundamentals for Facility Improvements

3.1 PLANNING GUIDELINES AND CONSIDERATIONS

1. Planning Guidelines

According to the California Code of Regulations, Title 5, Division 1, Chapter 13, Subdivision 1, that relate to school facilities construction, educational facilities planned by school districts shall be:

A. Evolved from a statement of educational program requirements which reflects the school district's educational goals and objectives.

B. Master-planned to provide for maximum site enrollment.

C. Located on a site which meets California Department of Education standards.

D. Designed for the environmental comfort and work efficiency of the occupants.

E. Designed to require a practical minimum of maintenance.

F. Designed to meet federal, state, and local statutory requirements for structure, fire, and public safety.

G. Designed and engineered with flexibility to accommodate future needs.

2. Relationship between Learning and the Environment

Relationship between Learning and the Environment:

A. Considerable evidence has emerged showing an explicit relationship between the physical make-up of a school environment and educational outcomes. Not only can a student's relationship within their school/classroom space improve the quality of their experiences, the physical environment can increase motivation, engagement and academic performance.

B. Links between improved achievement and building quality reveal that good lighting, thermal comfort, acoustics, soft colors, and indoor air quality are all prevalent factors. Studies also show a strong correlation between safe, secure and well maintained schools and student discipline, attendance and drop-out rates.

3. Overall Campus Organization

A. The main entrance to a school should be located adjacent to the Administration Building so that visitors, including parents and volunteers, come through a single point of entry to sign in and gain access to the campus when feasible. Everyone should immediately recognize the location of a school's main entrance. This entrance provides a first impression and communicates a message to students and visitors about the learning climate inside the building.

B. Schools should be zoned to allow for public use in designated areas that are separate from more private spaces (e.g. classrooms, labs, offices). Public use spaces would ideally have entrances that could be accessed after school hours without allowing access to the entire campus. Where feasible, these areas should be located close to parking and provide nearby restroom access.

C. Classrooms would ideally be arranged around outdoor common spaces with views from the Administration building that include clear lines of sight. Ideally primary grades would be grouped together to allow for vertical collaboration. The Kindergarten classrooms should have their own play area and, when possible, a separate drop-off/pick-up point. Upper grades would also be grouped together as existing sites allow. Sheltered circulation areas that serve as impromptu gathering points for students are another important feature in school design.

D. The drop-off/pick-up zone, when possible, should be located away from parking to avoid pedestrian crossings in the midst of vehicular traffic. The drop-off zone should be located away from busy streets and intersections so that vehicles do not back up beyond the drop-off lane.





3.2 DESIGN FUNDAMENTALS

Design Fundamentals describe the programmatic, functional, spatial, and environmental components that are essential for school facilities, whether newly constructed or renovated. The District has identified the following Design Fundamentals to serve as a starting point for any future renovation projects or facility improvements.

A. Safety & Security

Providing a safe and secure environment for students and staff is a core responsibility of every school district. While a warm, welcoming environment is important, both active and passive design features must also be present to prevent or minimize a potential crisis. Active security systems such as surveillance cameras, door hardware, motion detectors and alarm systems are key elements of safer, more secure schools. Open circulation pathways should allow for unobstructed lines of sight. The District will use a balanced approach for students to thrive without the distraction or worry of physical safety concerns.

B. Next Gen Learning

Next generation learning is about the experience of learning and the outcome of learning. In this more active environment, students have ample space to explore, research, create, collaborate, and tinker. Magnet schools should promote academic excellence and diversity around specialized programs/themes that are evident to all. Where feasible, Makerspaces, Science & Technology Labs and Innovation Centers should be incorporated to provide VUSD students with opportunities to approach their school work in different ways.

C. Program Driven Design

Successful programs in schools begin and end with an understanding of the end user. The intentional design of spaces for students and staff to tinker, create and collaborate is vital to support the shift to a more personal approach to learning. Proper planning is essential to re-imagine how existing spaces might be used to support these programs.

D. Flexibility and Adaptability

Facility planning and design can support different learning and teaching styles by considering spatial relationships that support flexible and adaptable environments. Whether upgrading a single classroom or renovating common-use areas such as libraries, auditoriums, theaters, or athletic facilities, the design should allow for versatility. From moveable walls to adjustable and comfortable furniture and finishes, the idea is to allow for the continual reorganization of spaces into various size and groupings. While collaboration and group interaction is important, there are times when students want and need to work alone, and these type of spaces are also essential. *(figure 1-4)*



PRESENTATION

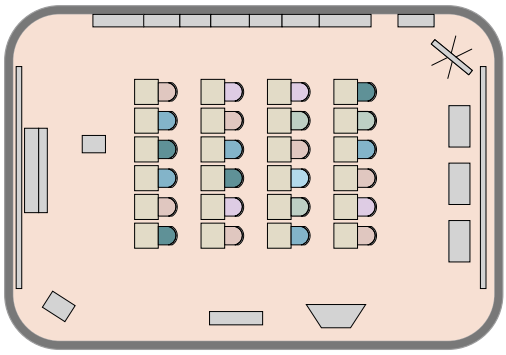


figure 1

SMALL GROUP

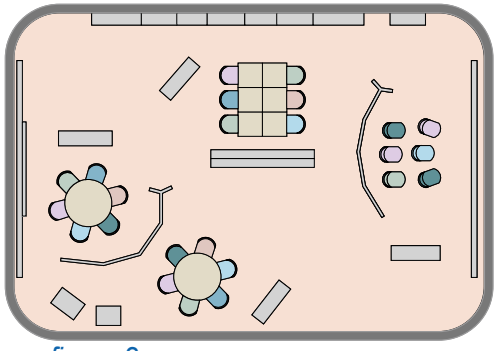


figure 2

SELF - DIRECTED

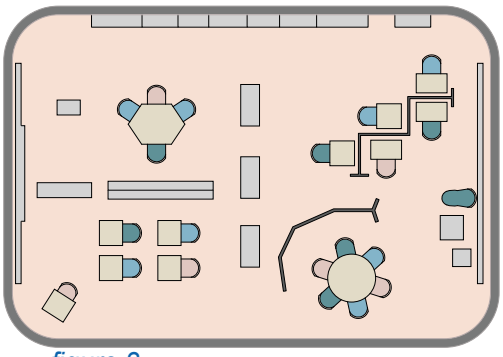


figure 3

LARGE GROUP

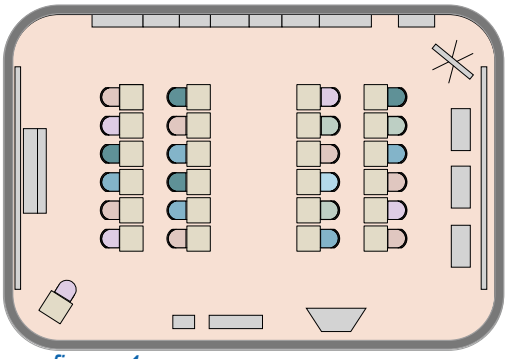


figure 4



E. Technology

Technology plays a role in every aspect of the learning environment. Classroom technology is intended to foster student engagement, enhance instruction, support personalized learning, and strengthen interactions between teachers and students. As educational models move away from the simple transmission of content and information, technology must be ubiquitous without spatial constraints.

Since the evolution of technology does not have a predictable pace or flow; any devices, digital platforms, on-line resources, or associated infrastructure should embrace learning opportunities that will enable students to keep up with the changing times. In many classrooms, technology is forced into physical spaces that were designed decades ago. It is essential that any new classroom or building technology be arranged around new pedagogical models.

F. Sustainability

Sustainable design takes into account the environmental, economic and social impact when considering building improvements. In order to be good environmental stewards, it is imperative for public schools to identify greener ways to operate. Drainage, irrigation, drought resistant landscaping, energy efficient lighting, and natural ventilation are just a few practices of sustainable architecture.

Providing quality facilities, including materials and equipment will reduce the need for maintenance and replacement, another sustainable characteristic.

G. Accessibility by Design

VUSD is committed to fostering an inclusive environment that celebrates diversity and adheres to local and federal laws. All facilities will be designed to welcome students and reinforce individuals are not treated differently because they don't look, learn or act the way others expect. All renovations and/or new construction will be fully accessible to meet building code and accessibility guidelines.

H. Equity

To overcome any barriers that may contribute to disparities in educational achievement for particular students, VUSD is committed to closing any opportunity gaps that may persist. Whether barriers are invisible or more apparent, facility design/ re-design will be prioritized to provide access to relevant curriculum, rigorous academics, innovative practices, and connectivity for every learner regardless of where they live or attend school.

I. Outdoor Learning Environments

Outdoor learning spaces offer extended educational opportunities beyond the classroom. The design of outdoor learning environments should not stop at the playground or athletic fields. Exterior space should be considered as much a design element as the buildings themselves and can unify a campus and offer opportunities for interaction, discovery and outdoor study.

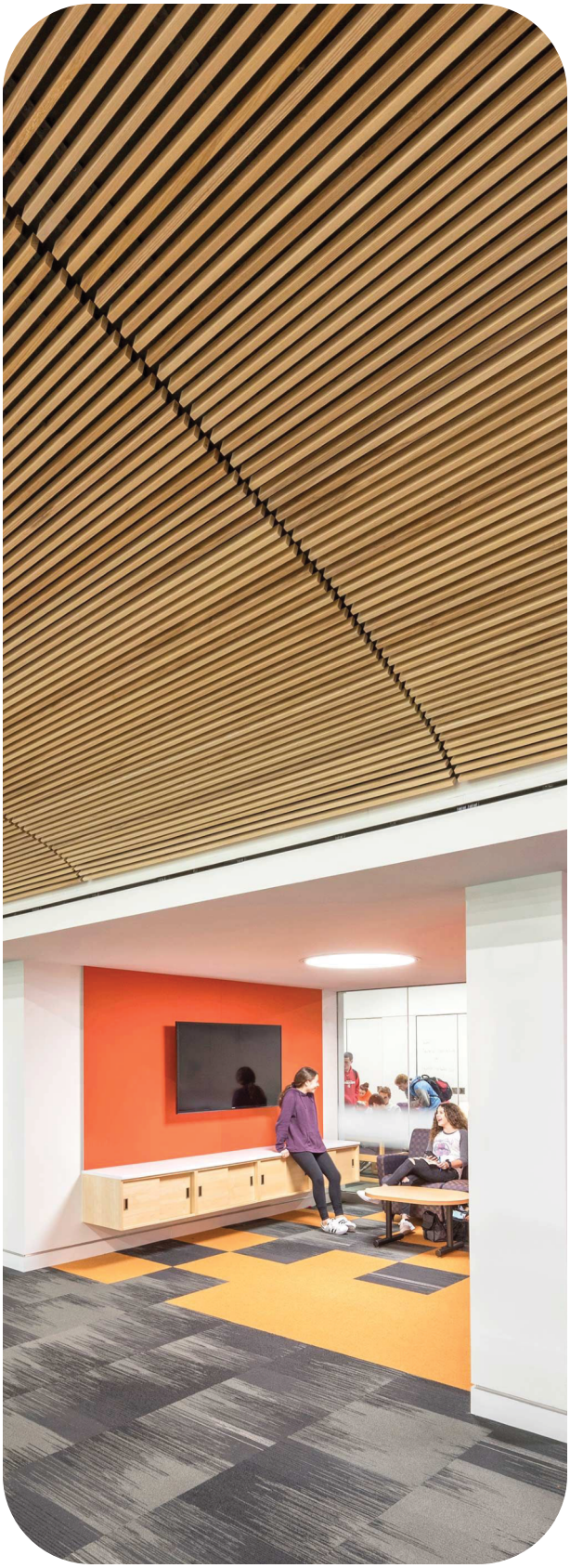
Small courtyards, seat walls, amphitheaters, shaded picnic tables, nicely tended landscaping, and gardens provide pleasant areas for students to gather and learn outside the classroom.

J. Inclusionary Strategic Planning

Inclusionary strategic design sets out to take advantage of new or existing space to create work areas that are functional, comfortable and properly located. As an example, the housing of itinerant staff, office staff, administration, counselors, and other specialists should allow people to perform their jobs in an environment conducive to their role.

Classrooms and other areas where special education services are provided should support both push-in and pull-out models. Additionally, it is important to balance the need for individual privacy as well as collaboration.





K. Aesthetics (WOW Factor!)

Attractive and functional facilities help schools achieve their enrollment goals, and also create first impressions about what goes on inside. Front entrances should be welcoming, with adequate signage and graphics to make the facility easy to navigate. The use of safety and security fencing should not impede visual cues to educational activities or create an institutional feel.

Eye catching landscape, well-designed pathways/ walkways, cleanliness, and general upkeep all make a difference in how a school is perceived. Signature educational programs should be easily identifiable. Keeping schools updated and pleasing to the eye will position Ventura Unified as a destination district.

4

EDUCATIONAL SPATIAL REQUIREMENTS

4.1 California Department of Education - Minimum Standards for Planning

4.2 Implementing Strategies for Existing Facilities

4.3 Application of Design Guidelines and Space Standards at Existing Sites

4.4 VUSD Facilities Master Plan - Site Design Considerations

4.5 VUSD Facilities Master Plan - Building Design Considerations

4.6 Educational Program Spaces

4.1 CALIFORNIA DEPARTMENT OF EDUCATION – TITLE 5, CALIFORNIA CODE OF REGULATIONS - SCHOOL FACILITIES CONSTRUCTION

ARTICLE 1. General Standards

1. §14001. MINIMUM STANDARDS

Educational facilities planned by school districts shall be:

b. Evolved from a statement of educational program requirements which reflects the school district's educational goals and objectives.

c. Master-planned to provide for maximum site enrollment.

d. Located on a site which meets California Department of Education standards as specified in Section 14010.

e. Designed for the environmental comfort and work efficiency of the occupants.

f. Designed to require a practical minimum of maintenance.

g. Designed to meet federal, state, and local statutory requirements for structure, fire, and public safety.

h. Designed and engineered with flexibility to accommodate future needs.

2. CLASS SIZE GUIDELINES

Loading Standards as recognized by Office of Public School Construction (OPSC) for state funding:

(This is not a California Department of Education requirement)

- **Grades TK-6**
  25 students per classroom

- **Grades 7-8**
  27 students per classroom
- **Grades 9-12**
  27 students per classroom
- **Special Education (non-severe)**
  13 students per classroom
- **Special Education (severe)**
  9 students per classroom

Current VUSD class size averages/student loading guidelines, per Classroom are as follows:

- **TK / Kindergarten**
  24 students
- **Grades 1-3**
  24 students
- **Grades 4-5**
  30 students
- **Grades 6-8**
  34 students
- **Grades 9-12**
  34 students

3. SCHOOL SITE SIZE AND BUILDING CAPACITY GUIDELINES

The California Department of Education (CDE) has established the following benchmarks to represent "ideal" school size/enrollments:

Elementary School
10 acres with 800 students

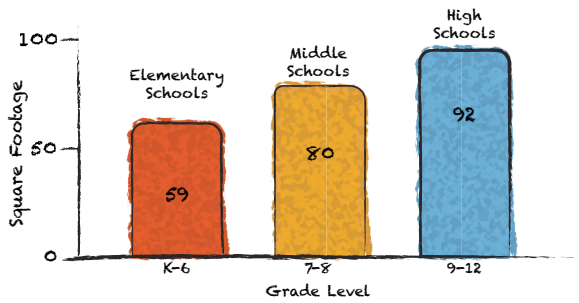
Middle School
20 acres 1,200 students

High School
50 acres 2,500 students

Note: *Authority cited: sections 17251(b) and 33031 , Education Code. Reference: Section 17017.5 and 17251(b) , Education Code.*

4. BUILDING AREA PER PUPIL GUIDELINES

The California Department of Education recommends that the size of schools be calculated at the following square feet per student (SF):



5. PROGRAM AREA GUIDELINES

The CDE has established the following guidelines for Program Areas:

Minimum Sizes - Classroom and Lab Space:

- Classroom size for grades 1-12 should not be less than 960 (SF)
- TK / Kindergarten classrooms shall not be less than 1,350 (SF) including restrooms contained within the classroom
- Special Education classrooms shall be 960 (SF) or the same size as regular classrooms at that site
- A Special Education Resource Specialist Program shall be housed in a space with a minimum of 240 (SF)
- A Speech and Language Program shall be housed in a space with a minimum of 200 (SF)
- Science labs shall be a minimum of 1,300 (SF) including storage and teacher prep area
- Dance Studios shall be a minimum of 2,000 (SF)
- Computer Labs shall be a minimum of 960 (SF)

4.2 IMPLEMENTING STRATEGIES FOR EXISTING FACILITIES

Adapting Existing Buildings

Existing buildings in VUSD encompass a variety of classroom sizes and ancillary facilities. Many campus plans have evolved over time, and include spaces for instruction that utilize modular construction, along with undersized and oversized spaces. This long term evolution, in many instances, has created campuses where visibility, space utilization, program alignment, and collaboration are no longer optimized. To mitigate these issues, any future facility improvements should consider campus adjacencies, outdoor shared spaces, multi-use areas, sight lines, security, and efficiency. Strategically identifying and locating any new buildings on campus, re-planning open areas or re-configuring common-use buildings have the ability to drastically transform existing facilities into dynamic areas for teaching and learning.

Each of VUSD's existing sites is different and will need to be analyzed on a site-by-site basis for the exact approach to implement these guidelines. In addition, individual sites may have specific programmatic needs or neighborhood issues that will need to be addressed. The advantage of having an identified Long-Range Facilities Master Plan for each campus is to provide a roadmap for future renovations and reinforce the efficient management of capital improvement resources.

Future Learning Spaces

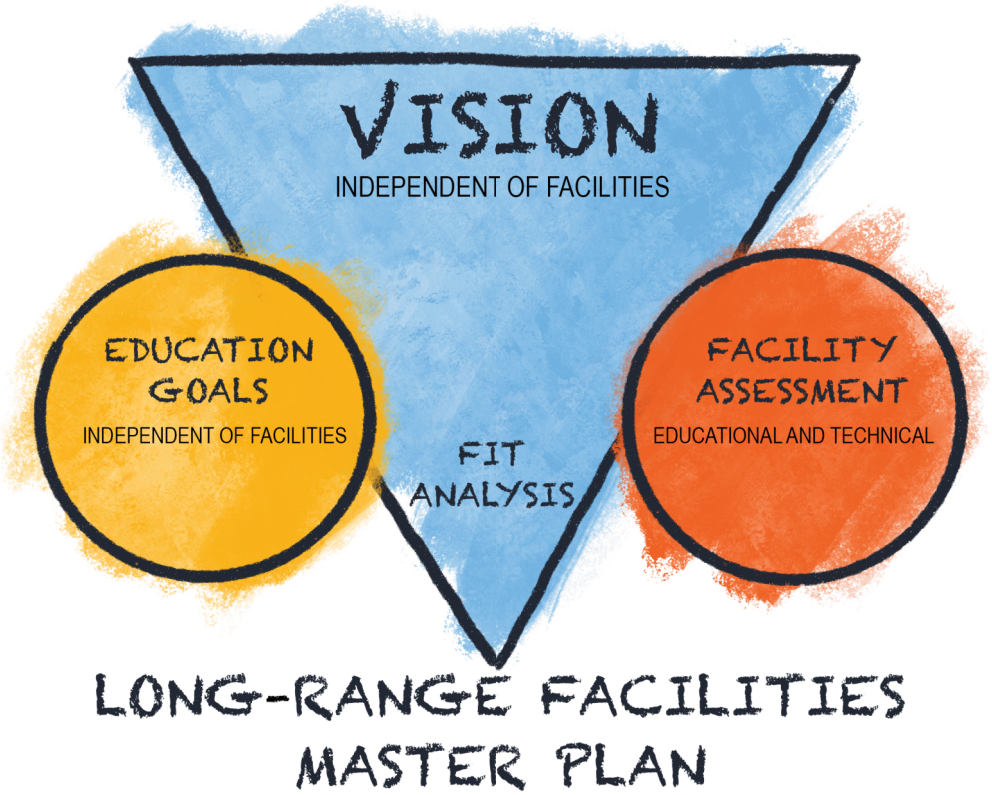
Educational research has recognized that multiple methods of learning are more effective in preparing students for the future. Integration of science, technology, engineering, art and math (STEAM) concepts and project-based learning along with other core academics and key learner dispositions like the 4 C's (communication, collaboration, critical thinking, and creativity) are vital to the development of future-ready learners. Common areas become important "breakout" spaces for small group work, informal collaboration, and hands-on design-thinking activities. All spaces and surfaces provide opportunities to link learning across subject areas and disciplines.

4.3 APPLICATION OF DESIGN GUIDELINES AND SPACE STANDARDS AT EXISTING SITES

The improvement or renovation of an existing campus requires a different approach than designing a new school. Existing conditions including street and site access, location of utilities, placement of permanent structures, and potential locations for temporary student classrooms must be considered in the master plan.

The following space standards and design guidelines are intended to reinforce consistency and equitable practices among all schools.









4.4 VUSD FACILITIES MASTER PLAN - SITE DESIGN CONSIDERATIONS

Ideally, the main entrance to the school should be located adjacent to the Administration Office so that visitors, including parents, come through a single point of entry to sign-in and enter the campus. This secured main entry should be obvious to visitors and designed so it can be locked at desired times of the day. Other entries to the campus should provide visual cues as well and labeled with signage. The campus access points are important cues for building interface for the users but also need to be developed with security in mind. Each school should welcome both students and visitors, but equally as important the entry should provide a first impression and communicate a message about the school, its programs, and opportunities within.

Schools should be zoned to allow for public use with controlled access points from more private spaces and functions. Public use spaces such as the Multipurpose Facility, Administration, Media Center, and play fields would ideally have entrances that could be accessed after school hours without allowing access to the entire campus. These areas should also be located close to parking.

Classrooms would ideally be arranged around an outdoor common space with views into open common areas, with clear sight lines. This will provide a safe, secure and controlled space for students as the common areas are visible to supervisors and the administration.

The drop-off/pick-up zone is one of the most challenging areas of a school. When possible, the zone should be located away from parking to avoid pedestrian circulation crossing the vehicular drop-off zone. The drop-off zone should be located away from busy streets and intersections as vehicles will back up beyond the drop-off lane.

Opportunities should be explored and developed for sheltered student circulation, as well as opportunities for socialization both inside and outside buildings. These are great areas for student displays and impromptu gathering and learning spaces.

4.5 MASTER PLAN BUILDING CONSIDERATIONS

Changes in education over the past 20-years have led to a new approach in the design of successful schools. The following variables will help provide dynamic places where furniture, technology, supplies, resources, and visual stimuli are integrated into the school environment:

Flexible Furniture: Provide a variety of moveable furniture and furnishings which allow different ways to sit, move, teach, and learn.

Collaboration: Provide a variety of sizes and types of learning spaces to facilitate opportunities for students and teachers to work together.

Connection: Rooms, hallways and outdoor areas support physical activity, movement and connections between learning spaces.

Ownership: Support structures/space design that enable students to ideate, ponder and control the pace of their learning. Consider an array of writable surfaces that allow students to self-select a medium to work independently or together.

Student Displays: Provide student-created work displays and places for students to keep their personal items to foster familiarity and connections to a space.

Indoor Environmental Quality: Provide thermal, acoustic and visual comfort to protect the health of building occupants, decrease absenteeism and improve student performance.

Natural Daylight: Maximize opportunities to introduce and/or provide natural daylight.

Faculty Space: Provide adequate faculty space for teaching, preparation and planning, as well as appropriate space to meet dining and restroom needs.





4.6 EDUCATIONAL PROGRAM SPACES

One of the main purposes of these program descriptions is to clearly and concisely outline the various learning activities in each space, the spatial relationships, and any special features needed to support these activities.

The following categories for each program space are described below:

Description

- A description of the program area or space.

Adjacency Diagram

- Shows a graphic representation of the spaces and how they are organized as a group.

Program Activities

- Describes the functional goals of the space and the type of activities that occur there.

Design Objectives & Characteristics

- Describes specific room characteristics, along with the general shape and feel of the space.
- Correlates the qualities of the space with specific program activities.

Spatial Features

- Describes finishes, furniture and equipment needs of the space.

Interior/ Environmental

- Describes interior and environmental considerations and recommendations.





A. ELEMENTARY SCHOOL PROGRAM

AREA DESCRIPTION
(Kindergarten – 5th Grade Learning)

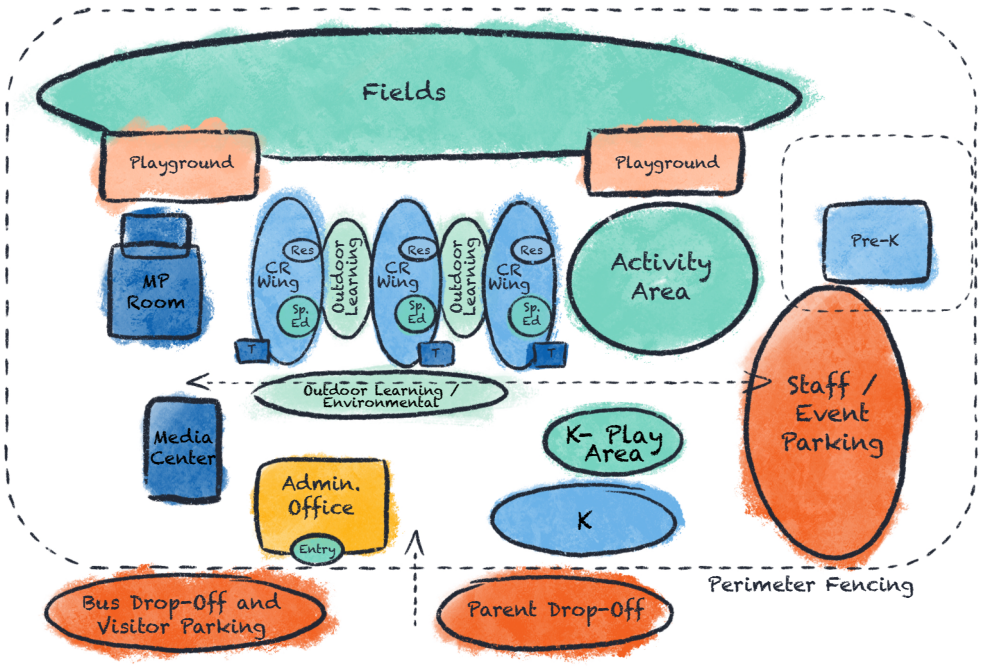
ACADEMIC INSTRUCTIONAL SPACES

Classrooms

- TK / Kindergarten Classroom
- Grades 1-3, 4 -5
- Special Education

Specialized and Shared Resource Areas

- Idea Lab (STEAM / Art Flex Space)
- Library Media Center
- Computer Lab
- Multi-Purpose Room / Cafeteria



KINDERGARTEN CLASSROOM

Description

Kindergarten classrooms should be located adjacent to the administration offices, with easy access for student drop-off and pick-up at the front of the school. Kindergarten spaces should accommodate multiple learning areas so that students can move independently and have easy access to equipment and materials. The physical environment should anticipate individual, small group, and whole group instruction. Classrooms should be grouped around a designated zone on the campus adjacent or at least close to first and second grade classrooms to allow easy access to the appropriate play area as well as cooperation and cross- age learning among the instructional staff.

Program Activities

- Interdisciplinary, learner-centered instruction
- Project-based learning
- Outdoor exploration
- Materials and project storage
- Art, science or music
- Material preparation
- Movement; motor coordination

Design Objectives & Characteristics

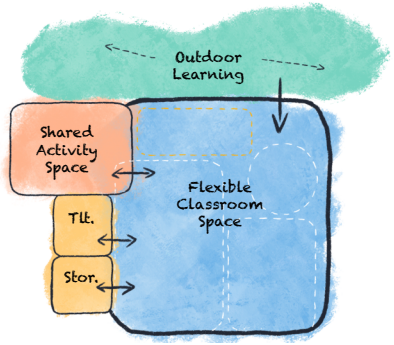
- 1,350 SF for permanent structures, 960 SF minimum for portable units
- Permanent Construction – No portable units
- Located close to drop-off and bus loading areas
- Access to daylight and views
- Maximize site visibility and supervision for indoor and outdoor activities

Spatial Features

- Spaces should be open, inviting and engaging
- Utilize every space as a learning opportunity
- Direct access to student restrooms
- Outdoor learning area
- Integrated technology to accommodate instruction and presentation

Interior / Environmental

- Carpet in whole-group area, resilient flooring at sink and project areas
- Provide educational storage as needed to support program / storage needs
- Provide interactive instructional walls where possible, and ideally at two walls of the classroom
- Provide areas of tackable surfacing on walls to display student work
- Utilize mobile, flexible furniture that easily accommodates individual and group work
- Energy-efficient mix of indirect / direct lighting, with natural daylight and shading devices
- Air conditioning
- Provide sink with drinking fountain
- Outdoor learning area to include permanent shade covering or canopy structure to maximize usage



STANDARD CLASSROOMS

Description

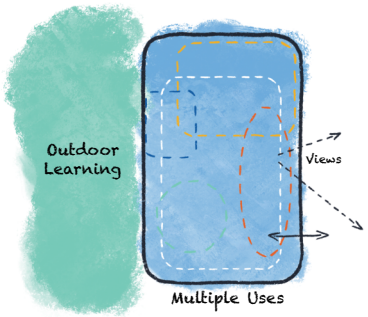
The classroom environment should be learner-focused, while supporting the teaching staff. The classroom design should be flexible to adapt to various instructional delivery models, and learning styles and individual student needs. The space should allow for a variety of activities and layouts that could change throughout the week or day. A single teacher or multiple staff may be providing instruction and support in this room.

Program Activities

- Large and small group instruction
- Teaming and independent work
- Outdoor learning activities
- Materials and project storage
- Project-based learning
- Hands on experiences
- Material preparation

Design Objectives & Characteristics

- 960 SF minimum
- Permanent construction – No portable units
- Access to daylight and views
- Maximize site visibility and supervision for indoor and outdoor activities



Spatial Features

- Spaces should be open, inviting and engaging
- Access to small group rooms and flex space
- Located close to student restrooms
- Access to outdoor extended learning areas
- Integrated technology to accommodate instruction and presentations

Interior / Environmental

- Resilient flooring
- Provide educational storage as needed to support program / storage needs
- Provide interactive instructional walls where possible, and ideally at two walls of the classroom
- Provide areas of tackable surfacing on walls to display student work
- Utilize mobile, flexible furniture that easily accommodates individual and group work
- Energy-efficient mix of indirect / direct lighting, with natural daylight and shading devices for personal control
- Air conditioning
- Provide sink
- Outdoor learning area to include permanent shade covering or canopy structure to maximize indoor / outdoor usage

SPECIAL EDUCATION CLASSROOM

Description

Special Education facilities should be integrated throughout the school to support inclusion and the specialized requirements for the students. The classroom learning environment should be set up to provide a variety of learning experiences. Site-specific programming needs will be determined on a case-by-case basis for each campus in accordance with programmatic needs. While the Special Education classrooms should create an area specifically for students with special needs, it should not be separated from the other campus communities to the point of being isolated. These rooms should look and feel similar to a standard classroom. The configuration of the area must sustain the security and foster the safety of the Special Education learner by allowing easy and constant staff supervision.

Program Activities

- One-on-one instruction
- Small group instruction
- Outdoor learning activities
- Student assessment
- Tutoring
- Conferences and meetings

Design Objectives & Characteristics

- 960 SF minimum
- Permanent construction – No portable units
- Access to daylight and views
- Maximize site visibility and supervision for indoor and outdoor activities

Spatial Features

- Spaces should be open, inviting and engaging
- Access to support and resource spaces
- Located adjacent to student restrooms
- Access to outdoor extended learning areas
- Integrated technology to accommodate instruction and presentation

Interior / Environmental

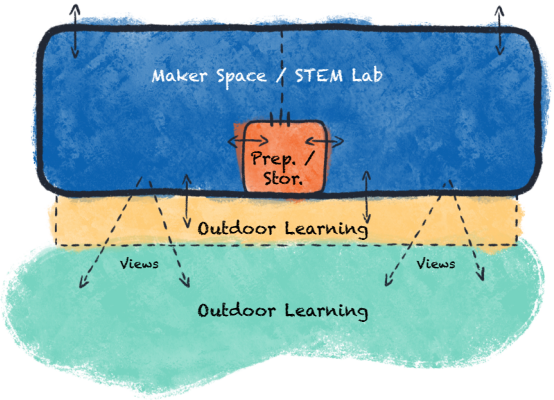
- Resilient flooring at sink, carpet elsewhere
- Provide educational storage as needed to suport program / storage needs
- Provide interactive instructional walls where possible, and ideally at two walls of the classroom
- Provide areas of tackable surfacing on walls to display student work
- Comfortable chairs and / or alternative seating
- Energy-efficient mix of indirect / direct lighting, with natural daylight and shading devices for personal control
- Air conditioning with
- Sink with drinking fountain
- Outdoor learning area to include permanent shade covering or canopy structure to maximize indoor / outdoor usage

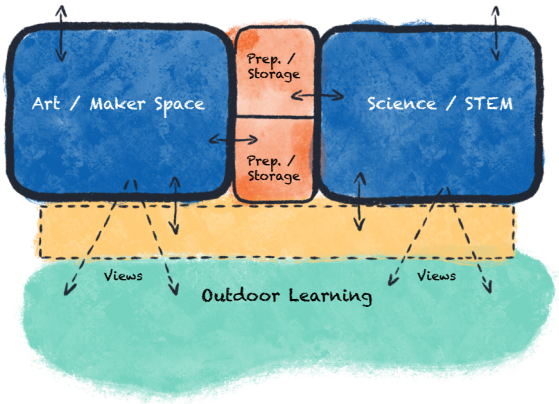


IDEA LAB

Description

The Idea Lab will be used primarily as a flexible learning laboratory for instruction in several curricular areas for grades TK– 5. The design of this laboratory should be flexible and open, with the majority of equipment and furniture loose. A variety of specialty subjects and curriculum could take place in this lab, including science, explorative, life skills, performing arts, and visual arts. The lab can be shared by all classrooms for use for large projects coursework as well as programs involving movement such as drama, dance, video, and music where more space is required. Although some presentations and lectures may take place in the room, the lab will primarily be used for hands-on learning and project work. Access to the outdoors would be beneficial for integrated outdoor learning and expanded space for the development and construction of large projects.





Program Activities

- Project-based learning
- Teaming and independent work
- Outdoor learning activities
- Material prep and project storage
- Hands on learning experiences



Design Objectives & Characteristics

- 1,320 – 1,500 SF
- At least one (1) Idea Lab at each campus
- Permanent Construction – No portable units
- Access to daylight and views
- Maximize site visibility and supervision for indoor and outdoor activities



Spatial Features

- Spaces should be open, inviting and engaging
- Located in close proximity to student restrooms
- Access to outdoor extended learning areas
- Access to adjacent prep / storage area
- Integrated technology to accommodate instruction and presentations

Interior / Environmental

- Resilient Flooring
- Provide educational storage as needed to support program / storage needs
- Provide interactive instructional wall for presentations
- Provide areas of tackable surfacing on walls to display student work
- Utilize mobile, flexible furniture that easily accommodates individual and group work
- Energy-efficient mix of indirect / direct lighting, with natural daylight and shading devices
- Air conditioning
- Flexible electrical connectivity
- Provide sink(s)

LIBRARY MEDIA CENTER

Description

The Library Media Center functions as a central hub for all students for researching and developing project concepts, supporting collaboration, and providing exposure to printed materials and technology. The Library / Media Center should provide space and facilities for students, staff and the community, a flexible space where students can study, collaborate and communicate. The Library / Media Center should accommodate individual and group activities, research, information access and retrieval, studying and instruction.

The Library / Media Center should:

- Be inviting, user friendly and flexible
- Provide a gathering space
- Accommodate small groups for collaboration
- Provide a variety of seating options
- Have an adjacent outdoor learning / reading area

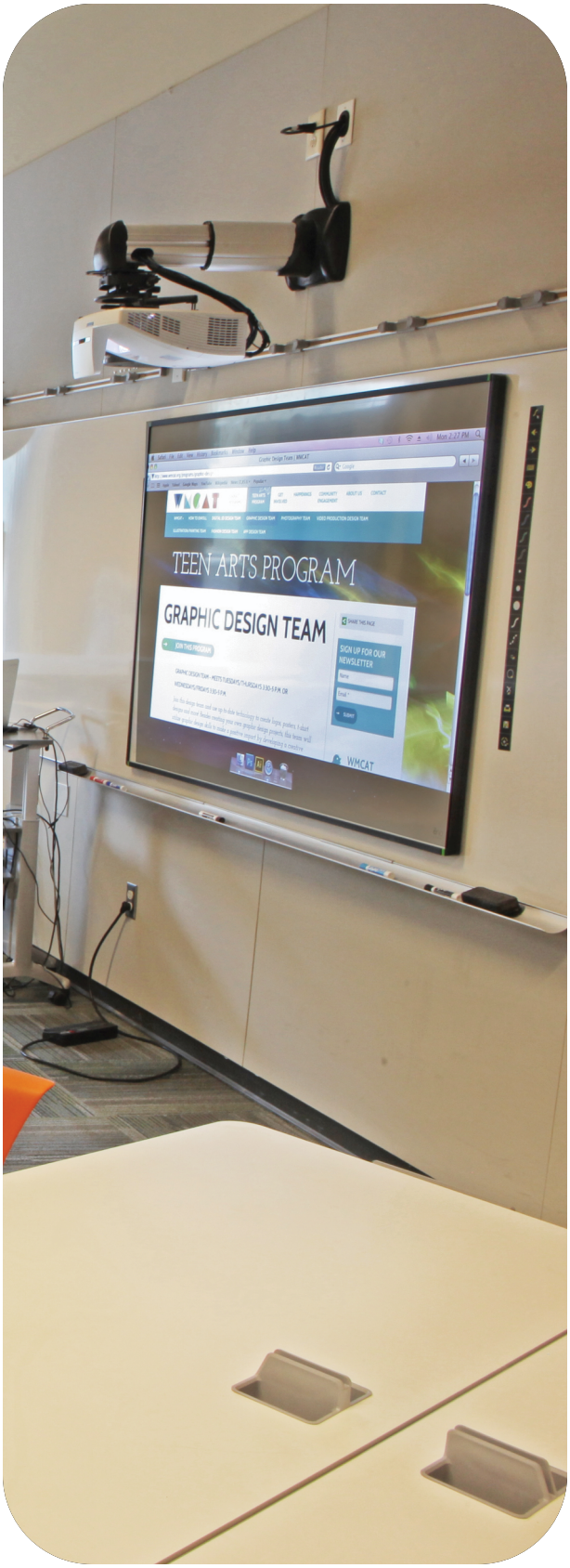
Program Activities

- Individual research and study
- Teaming and independent work
- Outdoor learning / reading
- Classroom instruction
- Large group meetings

Design Objectives & Characteristics

- Central, accessible location
- Permanent construction – No portable units
- Access to daylight and views
- Maximize site visibility and supervision for indoor and outdoor activities



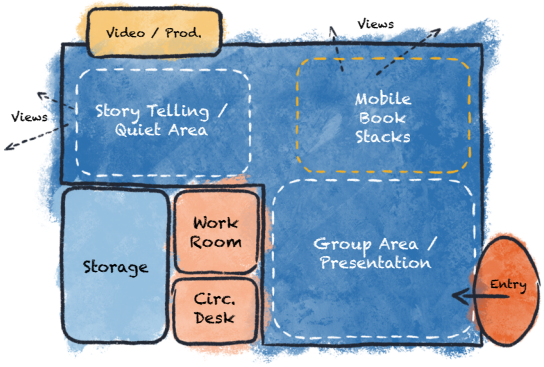


Spatial Features

- Spaces should be open, inviting and comfortable
- Located in close proximity to student restrooms
- Access to outdoor extended learning areas
- Access to adjacent small group room
- Stations for technology support

Interior / Environmental

- Carpet in main space, resilient flooring in workroom
- Provide functional and flexible shelving and storage
- Provide instructional wall for presentation and tackable wall space
- Utilize comfortable, flexible furniture that will accommodate individual and group work
- Energy-efficient mix of indirect / direct lighting, with natural daylight
- Acoustic control
- Air conditioning
- Flexible electrical connectivity
- Provide sink in workroom



COMPUTER LAB

Description

Computer supported instruction and exploration to include lecture, demonstration, discussion, individual and small group cooperative and collaborative learning. Printing of student work and studying at certain times of day. This space can be a part of the open area of the library/media center or in a separated space that could open up to the main space, or be a separate space altogether.

Program Activities

- Large and small group instruction
- Teaming and independent work
- Active and passive learning activities

Design Objectives & Characteristics

- 960 SF minimum
- Permanent construction – No portable units
- Access to daylight and views
- Maximize site visibility and supervision for indoor and outdoor activities

Spatial Features

- Spaces should be open, inviting and engaging
- Access to small group rooms and flex space
- Located close to student restrooms
- Access to outdoor extended learning areas
- Integrated technology to accommodate instruction and presentations

Interior / Environmental

- Carpet flooring
- Provide interactive instructional wall
- Provide areas of tackable surfacing on walls to display student work
- Utilize mobile, comfortable furniture that easily accommodates individual and group work
- Energy-efficient mix of indirect / direct lighting, with natural daylight and shading devices for personal control
- Air conditioning




TECHNOLOGY

MULTI-PURPOSE ROOM / CAFETERIA

Description

This room will serve as a central gathering space for both the school and the community. The primary functions for the Multipurpose Room include dining, large group assemblies, student performances, community meetings and a variety of presentations. During inclement weather, the space may be used to accommodate physical education activities. The area should include a full service kitchen and serving area. The Multipurpose Room should have a stage dedicated for performances and presentations which may take place during the day or in the evenings. These performances and presentations could involve students, parents, and community members.

Program Activities

- Cafeteria dining
- Student gathering
- Performance / Presentation
- Community use
- Large group assembly
- Instructional / collaborative use

Design Objectives & Characteristics

- Size Varies (ideally 12-15 SF/student)
- Adjacent to Kitchen
- Adjacent to outdoor dining
- Accessible stage
- Proximity to classrooms
- Adjacent chair / equipment storage
- Adjacent faculty dining (desirable)



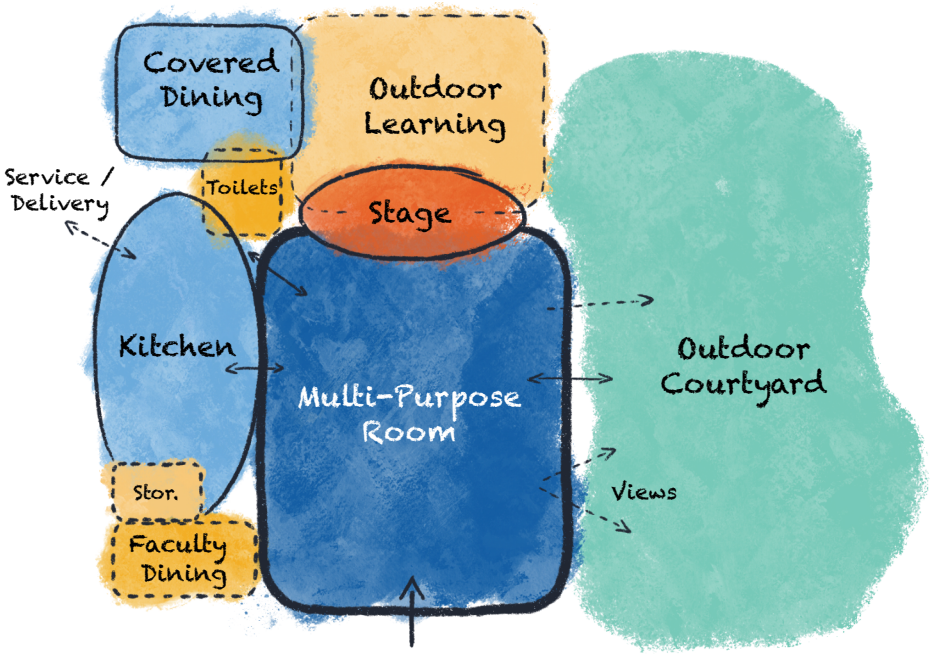


Spatial Features

- Spaces should be open, inviting and engaging
- Located in close proximity to restrooms
- Access to outdoor group ares
- Technology to accommodate presentation

Interior / Environmental

- Resilient Flooring
- Acoustical control
- Sound system
- Performance lighting for stage
- Consider display cases or display options for art
- Natural daylighting – maximize with shading
- Light fixtures – indirect where possible





B. SECONDARY SCHOOL PROGRAM

AREA DESCRIPTION
(Middle and High School Learning - Grade 6-12)

ACADEMIC INSTRUCTIONAL SPACES

Classrooms

- Standard Classroom
- Special Education

Specialized and Shared Resource Areas

- Science Lab
- Library / Student Union
- Performing Arts
- Fine Arts
- Career / Technology Education
- Physical Education / Fitness



CLASSROOM

Description

The classroom environment should be learner-focused, while supporting teacher needs / options. The classroom design should be flexible to adapt to multiple curriculum and delivery models, learning styles and individual student needs. The space should allow for a variety of activities and layouts that could change throughout the week or day. A single teacher or multiple staff may be providing instruction and support in this room.

Program Activities

- Large and small group instruction
- Teaming and independent work
- Outdoor learning activities
- Materials and project storage
- Project-based learning
- Material preparation

Design Objectives & Characteristics

- 960 SF minimum
- Permanent construction – No portable units
- Access to daylight and views
- Maximize site visibility and supervision for indoor and outdoor activities

Spatial Features

- Spaces should be open, inviting and engaging
- Access to small group rooms and flex space
- Located close to student restrooms
- Access to outdoor extended learning areas
- Integrated technology to accommodate instruction and presentations

Interior / Environmental

- Resilient flooring
- Provide educational storage to support program / storage needs
- Interactive instructional walls ideally at two walls to display student projects / work
- Mobile, flexible furniture that easily accomodates individual and group work
- Energy-efficient mix of indirect / direct lighting, with natural daylight and shading devices for personal control
- Air conditioning
- Sink (where program requires)
- Outdoor learning area to include permanent shade covering or canopy structure to maximize indoor / outdoor usage



SPECIAL EDUCATION CLASSROOM

Description

Special education facilities should be integrated throughout the school to support inclusion along with the specialized requirements for the students in the program. The classroom environment should be student-focused to offer a variety of learning experiences. Site-specific programming needs should be determined on a case by case basis for each campus. While the Special Education classrooms should create an area specifically for the special needs learner, it should not be separated from the other campus communities to the point of isolation. Rooms should look and feel similar to a standard classroom. The configuration of the area must sustain the security and foster the safety of the special needs student by allowing easy and constant supervision by teachers.

Program Activities

- One-on-one instruction
- Small group instruction
- Outdoor learning activities
- Student assessment
- Tutoring
- Conferences and meetings

Design Objectives & Characteristics

- 960 SF minimum
- Permanent construction – No portable units
- Access to daylight and views
- Maximize site visibility and supervision for indoor and outdoor activities

Spatial Features

- Spaces should be open, inviting and engaging
- Access to support and resource spaces
- Located adjacent to student restrooms
- Access to outdoor extended learning areas
- Integrated technology to accommodate instruction and presentation

Interior / Environmental

- Resilient flooring at sink, carpet elsewhere
- Educational storage as needed to support program / storage needs
- Interactive instructional walls where possible, and ideally at two walls of the classroom
- Areas of tackable surfacing on walls to display learning
- Comfortable chairs and / or soft furniture
- Energy-efficient mix of indirect / direct lighting, with natural daylight and shading devices for personal control
- Air conditioning
- Sink with drinking fountain
- Outdoor learning area to include permanent shade covering or canopy structure to maximize indoor / outdoor usage

SCIENCE LAB

Description

The Science Lab provides opportunities for students to learn about both the process and content of science. Labs should be designed to support scientific exploration and varied learning experiences grounded in the California Science Framework and NextGen Science Standards. These laboratories offer an experimental setting in which students can conduct research, develop scientific reasoning, and enhance their interest in science safely and effectively. This space should be open and flexible, have access to utilities, good ventilation, and be equipped with durable floor and countertop surfaces. Access to outdoor instruction areas for appropriate programs should be provided.



Program Activities

- Minimum 1,300 SF
- Project-based, hands-on learning
- Teaming and independent work
- Outdoor learning activities
- Material prep and project storage
- Active learning activities



Design Objectives & Characteristics

- Permanent Construction – No portable units
- Access to daylight and views
- Maximize site visibility and supervision for indoor and outdoor activities



Spatial Features

- Spaces should be open, inviting and engaging
- Distributed throughout, or grouped together with other specialty spaces, such as Career and Technical Education (CTE) or Art
- Access to outdoor extended learning areas where program dictates
- Access to adjacent prep / storage area
- Integrated, interactive technology to facilitate instruction and presentations

Interior / Environmental

- Resilient flooring
- Fixed lab stations where dictated by the program
- Provide movable, flexible furniture where possible to support more Multi-Purpose use
- Interactive instructional wall for presentation
- Areas of tackable surfacing on walls to display student projects / work
- Energy-efficient mix of indirect / direct lighting, with natural daylight and shading devices
- Air conditioning
- Flexible electrical connectivity
- Sink(s) where required
- Special exhaust and plumbing systems where required by the program
- Specialty furnishings as required by the program

STUDENT UNION / LIBRARY

Description

The Student Union / Library is an informal, adaptive learning and gathering space as well as a central hub for students to collaborate, conduct research and develop project concepts. Within this environment, students should have access to printed materials and wireless technology. The Student Union / Library should offer opportunities for students, staff and community members to collaborate and communicate. Flexible meeting rooms and lounge space should support various groupings.

Program Activities

- Individual research and study
- Teaming and independent work
- Outdoor learning / reading / socialization
- Classroom instruction
- Small and large group meetings

Design Objectives & Characteristics

- Convenient, accessible location
- Permanent Construction – No portable units
- Access to daylight and views
- Maximize site visibility and supervision for indoor and outdoor activities
- Accessible before, and after school hours



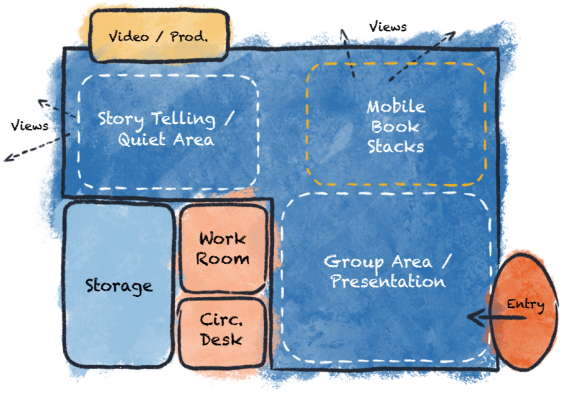


Spatial Features

- Welcoming, student-focused aesthetic with a coffee shop or bookstore atmosphere
- Located in close proximity to restrooms
- Access to outdoor extended learning areas
- Flexible meeting rooms and lounge space
- Technology focused

Interior / Environmental

- Carpet in main space, resilient flooring in workrooms, lounge areas
- Functional and flexible shelving and storage
- Instructional wall for presentations and tackable wall space
- Comfortable, flexible furniture that will accommodate individual and group work
- Energy-efficient mix of indirect / direct lighting, with natural daylight
- Acoustic control
- Air conditioning
- Ample electrical connectivity in walls and flooring
- Workroom sink



CAREER AND TECHNICAL EDUCATION

Description

The Career & Technical Education (CTE) program creates meaningful opportunities for students to build skills, learn content and begin thinking about their long term career path. Visible in almost all secondary programs, CTE courses may involve integrated coursework, career academies, electives, work-based learning experiences, and more. These programs / courses are grounded in their connections to real-world applications.

Specialized spaces for CTE courses may call for large and complex equipment. Designing these spaces requires proper clearances and power sources, adequate ventilation, safe circulation, adaptable design, and coordination with vendors to accommodate changing equipment and technology needs. Actual spaces on each site will vary and evolve over time, as new technologies and labor market trends drive the revamping of CTE programs. Flexibility and adaptability in the design of new or renovated CTE spaces is recommended.



Program Activities

- Large group instruction and demonstration
- Project-based learning opportunities
- Computer-based projects
- Creation and presentation of projects
- Individual project-based learning

Design Objectives & Characteristics

- Varies based on program (1,500 – 2,000 SF)
- Permanent construction – No portable units
- Access to daylight and views
- Maximize visibility and supervision for indoor and outdoor activities





Spatial Features

- Spaces should be open, inviting and engaging
- High-bay space where dictated by programs
- Access to outdoor extended learning areas where program dictates
- Access to restrooms
- Integrated technology to accommodate instructional program and equipment

Interior / Environmental

- Resilient / hard surface finishes for ease of cleaning
- Fixed equipment where dictated by program
- Movable, flexible furniture where possible to support more Multi-Purpose use
- Interactive instructional wall for presentation, where dictated by Program
- Tackable surfacing and / or display cases to display student projects / work
- Energy-efficient mix of indirect / direct lighting, with natural daylight and shading devices
- Air conditioning
- Flexible electrical connectivity
- Special electrical, exhaust and plumbing systems where required by the program
- Specialty furnishings as required
- Adequate storage for supplies, tools and equipment

VISUAL ARTS

Description

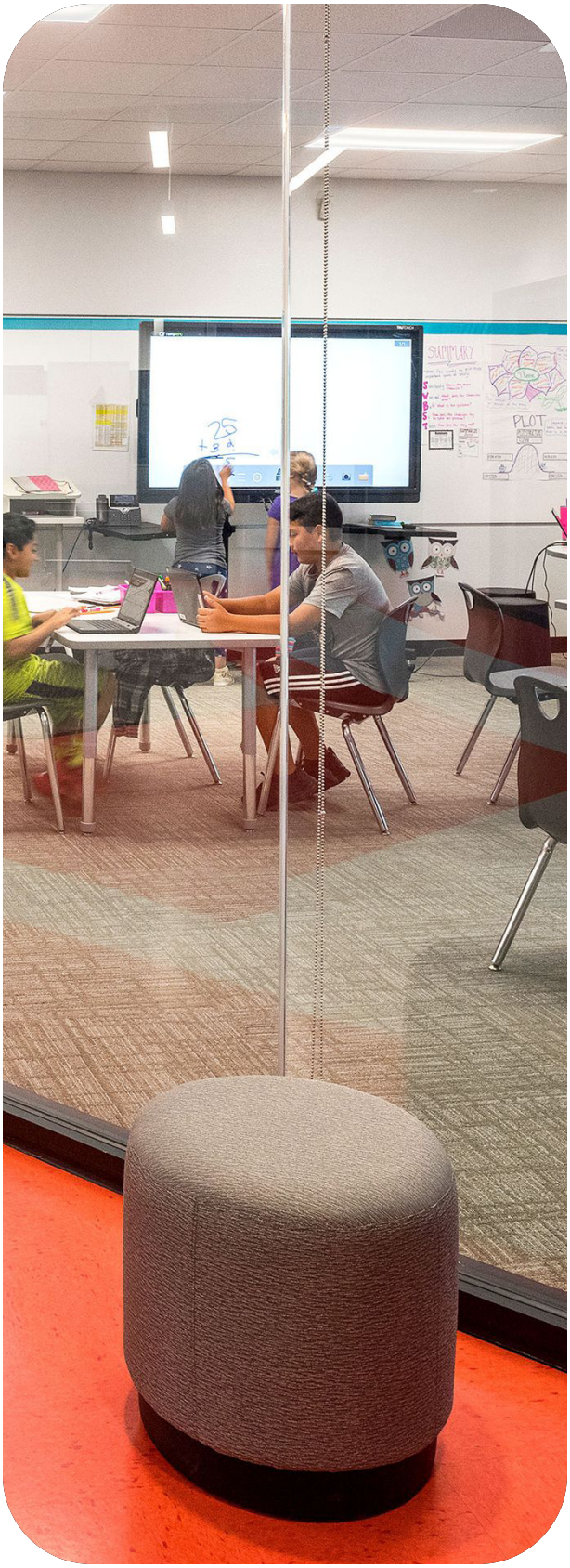
The Visual Arts program is drawn from of a curriculum that includes drawing, painting, graphics, ceramics, photography, design, sculpture, film / video making, and the decorative arts. Through the use of multiple modalities, the Visual Arts program allows students to express their creativity and explore ideas and subject matter in a variety of ways. Achievement in the visual arts cultivates problem solving, teamwork, self-expression, cultural awareness, effective planning, and innovative thinking. Instruction is designed to connect the arts to other core disciplines in a meaningful, focused way. Natural day light and views are desirable features in Visual Arts classrooms.

Program Activities

- Large group instruction and demonstration
- Group / individual projects
- 2D drawing, sketching, painting, mixed media
- 3D art sculpting, building
- Video / multi-media presentations
- Materials storage
- Student project storage
- Digital illustration and photography
- Creation and presentation of art exhibits

Design Objectives & Characteristics

- Open, flexible classrooms
- Ample opportunity to showcase student work
- Access to daylight and views
- Maximize site visibility and supervision for indoor and outdoor activities









Spatial Features

- Spaces should be open, inviting and comfortable
- Located in close proximity to student restrooms
- Access to outdoor extended learning areas
- Access to adjacent supplies and project storage

Interior / Environmental

- Resilient / hard surface flooring for ease of cleaning
- Functional and flexible shelving and storage
- Instructional wall for presentations and tackable wall space
- Comfortable, flexible furniture that will accommodate individual and group work
- Energy-efficient mix of indirect / direct lighting, with natural daylight
- Increase ventilation rates for paint use
- Air conditioning
- Display area / gallery for student work
- Provide sinks as dictated by program requirements

PERFORMING ARTS

Description

Performing Arts spaces support learning through active practice, rehearsal, creative expression, and performances in areas such as music, dance and drama. Activities in these courses allow students to create and communicate through composition, choreography, movement, and events planned and enacted before an audience. There are many specialized spaces required that could be developed to support school-wide needs and community input. Such spaces should be coordinated and developed on a site-by-site basis.

Program Activities

- School assembly
- Drama instruction and performances
- Choral concerts
- Band and Instrumental concerts
- Small group ensemble
- Dance and Choreography
- Large and small group band and orchestra instruction
- Voice instruction
- Extra-curricular activities
- Rehearsal
- Individual instruction

Design Objectives & Characteristics

- Professional looking, quality spaces
- Open, flexible classrooms
- Proximity to student restrooms









- High functioning lighting, sound and acoustic systems
- Universal accessibility
- Auditorium for performances

Spatial Features

- Flexible and multi-functional spaces
- Appropriate volume of space to support and enhance program
- Located in close proximity to student restrooms
- Access to exterior to support Program needs
- Access to adjacent support facilities, including practice rooms, instrument storage, resource libraries, instructor office, etc.

Interior / Environmental

- Resilient / hard surface flooring / carpet as appropriate to use
- Functional and flexible shelving and storage
- Instructional wall for presentation and instruction
- Comfortable, flexible furniture
- Energy-efficient mix of indirect / direct lighting, with natural daylight
- Acoustical design / treatment as required by specific program
- Air conditioning
- Access to drinking water and sink as dictated by program requirements

PE / FITNESS

Description

The Athletics & Physical Education program is designed to allow students to demonstrate the motor skills and movement patterns needed to perform a variety of physical activities. Within these concepts is an inherent goal to improve students' overall health and well-being as well as their levels of confidence and fitness. Facilities should allow for training, large group activities and competition for a variety of indoor / outdoor events and team sports. Athletic facilities also serve as a point of school pride for the student body and community-at-large. The focus of physical education has evolved to include all aspects of a healthy lifestyle and the integration of various fitness concepts, principles and instructional strategies. Team sports provide the opportunity to expand the students social and emotional connection to the school.

Program Activities

- Physical Education
- Athletic competition / practice areas
- Fitness activities / aerobics
- Locker Room facilities
- Weight training and conditioning
- Health instruction
- PE / Athletic training and rehabilitation
- Assembly functions
- Community use
- Swim / Polo / Diving







Program Facilities – Physical Education

Spaces required to meet CA Department of Education guidelines for Physical Education:

- Gymnasium
- Auxiliary Gym
- Weight Room
- Locker Rooms
- Storage
- Staff office / restroom / changing space
- Health Education Classrooms

Program Facilities – Athletics

Additional Spaces / Program Area needed in schools with competitive athletic programs:

- Athletic Locker Rooms (Team Rooms)
- Athletic Storage
- Athletic Training Room
- Athletic Laundry

Program Facilities – Athletics Program

- Football
- Boys Water Polo
- Girls Water Polo
- Boys Volleyball
- Girls Volleyball
- Boys Basketball
- Girls Basketball
- Boys Soccer
- Girls Soccer
- Co-Ed Wrestling
- Boys Baseball
- Girls Softball
- Co-Ed Track & Field
- Co-Ed Swimming
- Boys Tennis
- Girls Tennis
- Boys Golf
- Girls Golf
- Boys Cross Country
- Girls Cross Country
- Beach Volleyball



C. DISTRICT-WIDE PROGRAM AREAS
(Elementary and Secondary Schools)



Administration & Support

Small Group / Resource Rooms

Faculty Support
- Faculty Lounge
- Faculty Workroom / Collaboration

Building Support
- Restrooms
- Custodial / Maintenance

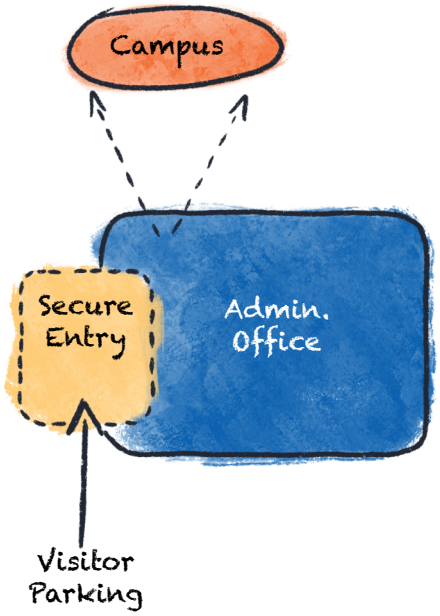
Outdoor Learning

Food Services

ADMINISTRATION OFFICE

Description

Main administration for each campus serves as the primary resource hub for teachers and staff as well as for parents and students. Administration should be located centrally, and serve as the control center for the campus, including daily campus functions as well as security and emergency access.



Program Activities

Administration support spaces, including number and size, will vary between existing Elementary, Middle and High School campuses, but in general will include all, or some of the following:

- Front entry, check-in
- Principal's office
- Assistant Principal office (secondary)
- Parent / volunteer area
- Storage
- Counselor Offices
- Career / Prof. Dev. Center
- Health Office
- Support services Office
- Restrooms
- Supply / record storage
- Conference space
- Faculty workroom
- Attendance Office
- Copier / mailroom





Design Objectives & Characteristics

- Secure campus main entry point
- Clear lines of sight and ease of visibility
- Accommodate flow of drop-off and pick-up
- Provide area for parents to congregate
- Identify the campus “front door”
- Provide clear signage & wayfinding
- Promote collaboration and interaction, while balancing privacy and confidentiality

Spatial Features

- Reflect a welcoming and professional appearance
- Display area for events and announcements
- Encourage school pride via the use of school colors and display of school branding

Interior / Environmental

- Carpet in offices and conference rooms, resilient flooring in work room, toilets and health room
- Storage as needed at standing and seated working heights for reception and offices
- Refrigerated storage for health room and staff break area
- Energy-efficient mix of indirect / direct lighting, with natural daylight and shading devices
- Air conditioned spaces
- Acoustic control for privacy
- Comfortable furniture
- Access to restroom facilities for staff and visitors
- Sinks in work room and health room

SMALL GROUP / RESOURCE ROOM

Description

Small Group / Resource Rooms will serve a variety of student support activities, generally working with students in small groups and individually within the room. Although site-based program and specifics will vary, a rule of thumb for planning is to provide at least one resource space for every two grades or at least three spaces per school to support individualized learning needs and / or speech therapy. Typical occupancy of a pullout space is approximately four to five people, although up to eight students will be served in each room. To provide more flexibility in group sizes and group configurations, flexible, movable furnishings are recommended. Wall surfaces within the room should support display and whiteboards for a variety of groups. One wall of the room should be outfitted with instructional technology similar to a typical learning setting. Media, lighting and auditory assist technologies should also be similar.

Program Activities

- Small group lecture
- Discussion
- Student assessment
- Collaborative teaching and learning activities
- Instructor group tutoring

Design Objectives & Characteristics

- Min 400 SF
- Permanent Construction – No portable units
- Access to daylight and views
- Maximize site visibility and supervision for indoor and outdoor activities
- Easy access from academic core classrooms

Spatial Features

- Spaces should be open, inviting and engaging
- Located adjacent to student restrooms
- Access to outdoor extended learning areas
- Integrated technology to accommodate instruction and presentation

Interior / Environmental

- Carpet or resilient flooring
- Provide educational storage as needed to support program / storage needs
- Provide interactive instructional wall
- Provide area of tackable surfacing on walls to display learning
- Comfortable chairs and flexible furnishings
- Energy-efficient mix of indirect / direct lighting, with natural daylight and shading devices for personal control
- Air conditioning
- Wireless access capable for most computer applications



FACULTY LOUNGE

Description

This space will be available for use by all staff during the day. There should be an area for staff to heat up food or prepare a light meal. The room may also be used for staff collaboration and informal meetings. Staff may use this room in conjunction with the workroom.

Program Activities

- Dining
- Rest and relaxation
- Faculty collaboration
- Meetings

Design Objectives & Characteristics

- Permanent Construction – No portable units
- Access to daylight and views
- Adjacent to Faculty Workroom

Spatial Features

- Spaces should be open and inviting
- Access to outdoor area
- Access to adult restroom facilities

Interior / Environmental

- Resilient flooring
- Storage as needed to support program / storage needs
- Provide tackboard for announcements
- Comfortable chairs and flexible furnishings
- Energy-efficient mix of indirect / direct lighting, with natural daylight and shading devices for personal control
- Air conditioning
- Wireless access capable for most computer applications



FACULTY WORKROOM

Description

The workroom is used by the staff to support school operations, classroom prep and related activities. The room will also have supplies and a printer / copy machine, however, the use of the copier or multiple copiers may diminish as everyone moves towards electronic distribution and filing.

Program Activities

- Material preparation
- Material production / copying
- Faculty collaboration

Design Objectives & Characteristics

- Permanent Construction – No portable units
- Access to daylight and views
- Maximize site visibility and supervision for indoor and outdoor activities
- Near Faculty Lounge / Dining

Spatial Features

- Access to support and resource spaces
- Access to adult restrooms



Interior / Environmental

- Resilient flooring
- Provide storage as needed to support program / storage needs
- Provide tackboard
- Markerboard for meetings / collaboration
- Comfortable chairs and flexible furnishings
- Energy-efficient mix of indirect / direct lighting, with natural daylight and shading devices for personal control
- Air conditioning
- Wireless access capable for most computer applications



STUDENT RESTROOMS

Description

Both multi-fixture, gender specific restrooms, as well as single-user, gender neutral restrooms should be provided for student use during the school day. Hand-washing would take place within the restrooms or outside the restrooms in a shared open area for both boys and girls for easier maintenance. Restrooms should be adequate in number and locations around campus to meet the California Building Code (CBC) requirements, and should be provided in order to separate different age groups of children, where applicable.

Design Objectives & Characteristics

- Square footage varies and will be designed to meet code required clearances
- Permanent construction – No portable units
- Natural daylight desirable, although if provided, obscure glass to be used
- Entrance location should allow for supervision

Spatial Features

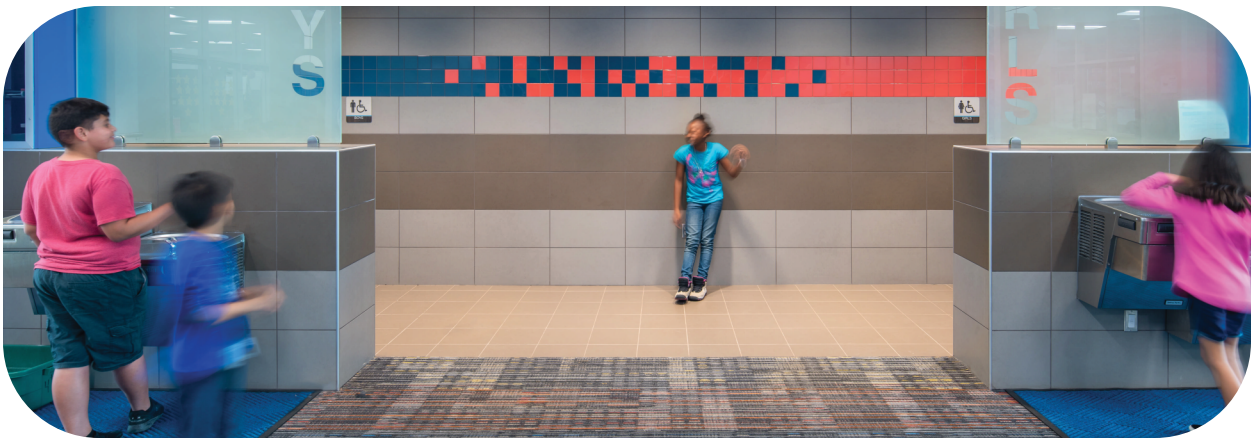
- *California Code of Regulations, Title 5, Section 14030*, requires that toilets for kindergarten students be provided in the kindergarten classroom or in the kindergarten complex. These fixtures should be mounted at a height appropriate for student use.
- The California Plumbing Code does not require specific toilets for staff and students. However, for safety and liability concerns California Department of Education (CDE) recommends that separate toilets be provided for staff.

Interior / Environmental

- Seamless / Resilient flooring
- Hooks / shelf for backpacks and personal items
- Exhaust system
- Floor drains
- Energy efficient lights with sensors

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CUSTODIAL

Description

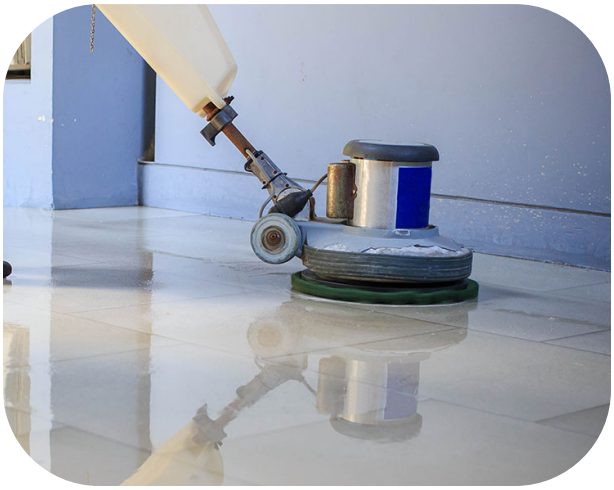
Custodial and building storage space is very important to assist in the cleaning and maintenance of the school facility. Custodial rooms would ideally be included in all buildings when possible to allow for close proximity of cleaning supplies and equipment. These rooms should include floor sinks, mop racks, and shelving for restroom and cleaning supplies. The school should include an office space where maintenance manuals and building information is stored. The use of cargo containers for on-site storage is not recommended, however If cargo containers need to be utilized, they should be located in a place that will not block supervision sight lines or interfere with PE or recess activities.

Design Objectives & Characteristics

- Size to allow for localized storage of maintenance supplies, including mop sink, maintenance cart and supply storage
- Secure custodial spaces from access by students

Spatial Features

- Locate strategically throughout the campus to allow for efficient operations.
- Ideally located adjacent to restroom areas for efficiency in plumbing



Interior / Environmental

- Seamless / Resilient / Concrete Flooring
- Hot and cold water at sink
- Exhaust system
- Floor drain
- Energy efficient lighting





OUTDOOR LEARNING

Description

Outdoor spaces adjacent to classrooms and between classroom wings can be utilized as learning spaces.

Outdoor spaces provide teachers with the opportunity to engage students with lessons and projects in a controlled and safe environment. Spaces should accommodate a range of group sizes, from individual study to whole-class discussions, and should allow “messy” areas for experimentation.

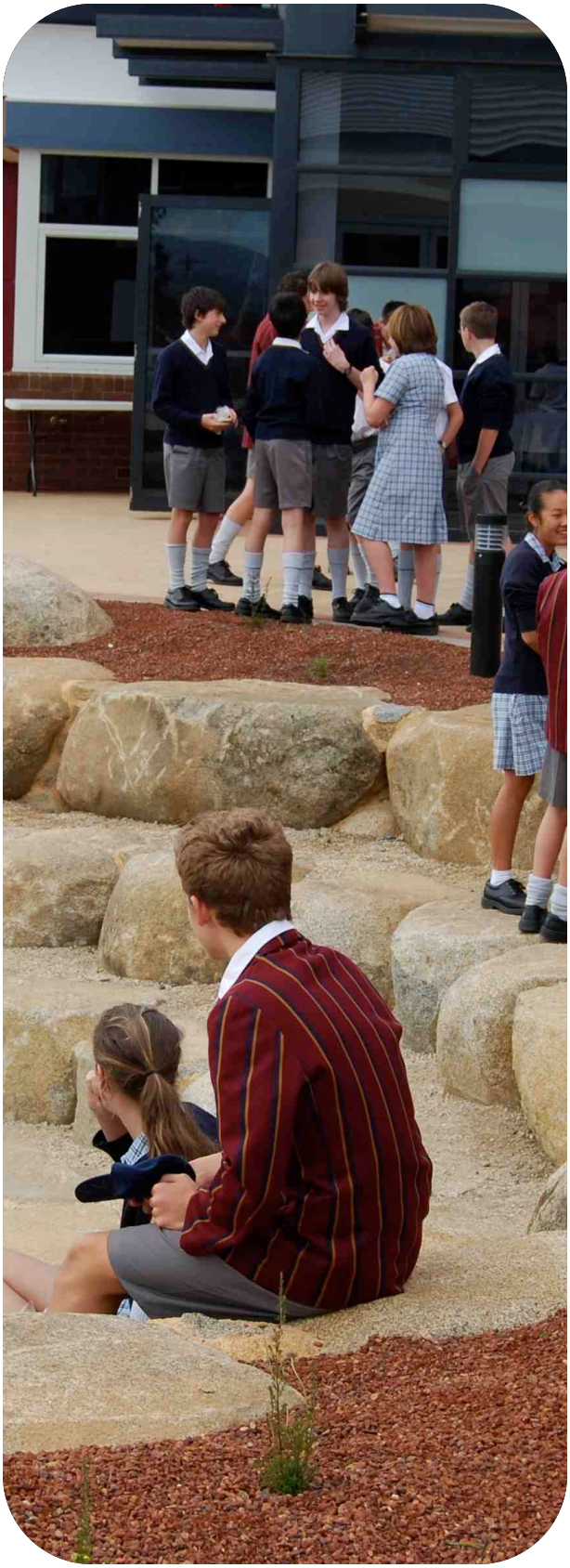
Landscape should be incorporated into these areas, as appropriate. Plant selection should consider the use of drought resistant species. Outdoor learning spaces should be inviting and engaging. Utilize varied floor materials and vegetation to design the passive and active spaces. Shade structures and trees should be provided where needed.

Program Activities

- Instructional lessons, group and individual work with active and passive spaces supporting student’s various learning styles
- Open for classes to explore independent learning (art, science, ecology, etc.)
- Gardens
- Social gathering and small group meeting space

Design Objectives & Characteristics

- Floor materials and vegetation





Spatial Features

- Landscape should be incorporated into these areas, as appropriate. Plant selection should consider the use of drought resistant species
- Trees can be utilized to provide shade. Outdoor learning spaces should be inviting and engaging. Utilize varied floor materials and vegetation to design the passive and active spaces
- Shade structures should be provided where needed

Interior / Environmental

- Furniture should accommodate varied seating arrangements and group sizes
- Built-in seating to facilitate group discussion
- Durable, weather-proof finishes such as concrete
- Natural finishes such as treated wood
- Areas for presentation should include writable surfaces and areas where mobile projectors could be used outdoors
- Access to electrical supply



FOOD SERVICES

Description

The Food Services Area / Kitchen provides both high quality food service and support for large and small school events. The social / dining space is not only a respite from the academic environment giving the students free unstructured social time, but is also flexible enough to facilitate an additional informal learning space for students, staff, faculty, and community groups.

Program Activities

Food service spaces, including number and size, will vary between existing Elementary, Middle and High School campuses, but in general will include all, or some of the following:

- Student dining
- Social activities
- Large group / assembly
- Collaborative learning
- Connection to adjacent, exterior dining area
- Adjacent to service / delivery area
- Clear lines of sight and ease of visibility
- Accommodate flow of student traffic

Spatial Features

- Welcoming and student focused aesthetic
- Display area for events and announcements
- Encourage school pride via the use of school colors and display of school branding









Interior / Environmental

- Resilient / hard surface finishes for ease of cleaning
- Food Service Equipment in kitchen for food preparation, serving and storage
- Energy-efficient mix of indirect / direct lighting, with natural daylight and shading devices
- Air – conditioned spaces
- Acoustic control
- Independent Sound System
- Wireless and hardwired networking ability
- Multiple source input for digital displays, including wireless and mobile devices
- Comfortable / flexible and durable furniture
- Digital wall displays
- Wall clock
- Access to restroom facilities



D. MATERIALS AND FINISHES

Ventura Unified School District believes high-quality architectural materials and finishes create an atmosphere that supports and inspires learning. All spaces should be conducive to teaching and provide a warm, welcoming feeling, as well as meet the principles of Evidence-Based Design (lighting, environmental / air quality, and acoustics). All materials should be highly durable and resilient, yet support a creative learning environment.




900

E. OPERATIONS AND MECHANICAL

Provide mechanical systems that are climate appropriate and responsive to the life cycle, maintenance and efficiency expectations of Ventura Unified School District. Provide passive systems that pair with active systems and coordinate to achieve maximum efficiencies while coordinating with the users to determine the location of universal and dedicated systems.







3

Introduction / Process

Guiding Principles for Facility Design

Elementary School Sites

Middle School Sites

High School Sites

FACILITIES MASTER PLAN

VUSD

FOR THE FUTURE OF EVERY STUDENT



MASTER PLAN: INTRODUCTION

The Ventura Unified School District Governing Board has developed and regularly reviews a set of fundamental principles which describe the district's beliefs, values or tenets. It is the intent of the School Board and district staff to incorporate this philosophy in all district programs and activities.

It is the philosophy of the District that:

1. All students can learn and succeed.
2. Every student in the District, regardless of gender, special needs, or social, ethnic, language or economic background has a right to a high-quality education that challenges the student to achieve to his / her fullest potential.
3. The future of our nation and community depends on students possessing the skills to be lifelong learners and effective, contributing members of society.
4. A safe, nurturing environment is necessary for learning.
5. Parents / guardians have a right and an obligation to participate in their child's schooling.
6. The ability of children to learn is affected by social, health and economic conditions and other factors outside the classroom.
7. Early identification of student learning and behavioral difficulties contribute to student success.
8. Students and staff respond positively to high expectations and recognition for their accomplishments.
9. Continuous school improvement is necessary to meet the needs of students in a changing economy and society.
10. The diversity of the student population and staff enriches the learning experience for all students.

11. A highly skilled and dedicated staff has a direct and powerful influence on students' lives and learning.

12. A high level of communication, trust, respect and teamwork among School Board members and the Superintendent contributes to effective decision making.

13. The community provides an essential resource to the educational program.

14. Effective communication with all stakeholders helps build support for the schools.

15. Accountability for the District's programs and operations is shared by the entire educational community, with the ultimate accountability resting with the School Board as the basic embodiment of representative government.

The information as outlined in this section, has been developed to:

- Address the facility needs as identified within the course of the study, with the goal of making recommendations that would serve to update and extend the physical and functional life of the current facilities. In addition, it is the intent to make progress towards addressing educational adequacy and appropriateness of the current facilities relative to future teaching and learning, as well as allowing for future flexibility to accommodate changes in educational programs and student enrollment.

- Provide total project cost information for each facility, including estimated construction costs, related project, or "soft costs", and contingencies.

- Provide background and planning information to allow the School Board and Community to make informed decisions regarding the short-term and long-term facility needs within the District.



RECOMMENDATIONS

The recommendations for the Long-Range Facilities Master Plan have been developed as follows:

PRIORITY 1 – (0-10 Years)

Recommendations in this scope of work category have been prioritized during the facility planning process as items that should be addressed during what would be “Phase One” of a multi-phase approach to comprehensively address the facility needs district-wide.

PRIORITY 2 – (10-15 Years)

Recommendations in this scope of work category have been prioritized during the facility planning process as items that should be addressed during what would be “Phase Two” of a multi-phase approach to comprehensively address the facility needs district-wide.

PRIORITY 3 – (15 + YEARS)

Recommendations beyond fifteen (15) years, have not been included within this section of the study, and can be found in Volume II of this study, which is the detailed Facility Needs Assessment (FNA).

Implementation Plan

It is understood that the Long-Range Facilities Master Plan is a living document, and that the condition of the school facilities, over time, are subject to change due to systems and / or equipment failures, external factors and / or internal policy changes. As such, the implementation plan should be developed to be flexible and adaptable to future changes.

The Planning, Design and Construction of Educational Facility improvements takes time. As the implementation of Phase One projects commences, the facilities Masterplan should be updated and revised, if necessary, to reflect current facility conditions.



PBK Architects has developed the following facility recommendations in consideration of this Philosophy and these Philosophy Statements describing the Ventura Unified School District beliefs, values and vision.

Guiding Principles are simple rules or value statements that help teams make decisions when faced with a choice or when disagreements arise. The following Guiding Principles for Facility Design were developed by the District Leadership Team, and will shape the development of the Long-Range Facilities Master Plan. These Principles convey to stakeholders the essential elements to manage the scope of facility improvements and / or school design projects.

1. Student Learning:
Invest in facility and infrastructure that are student centric and demonstrate a forward thinking design.

2. Innovation and Inspirational:
Provide inviting, comfortable facilities that provide innovative and flexible teaching.

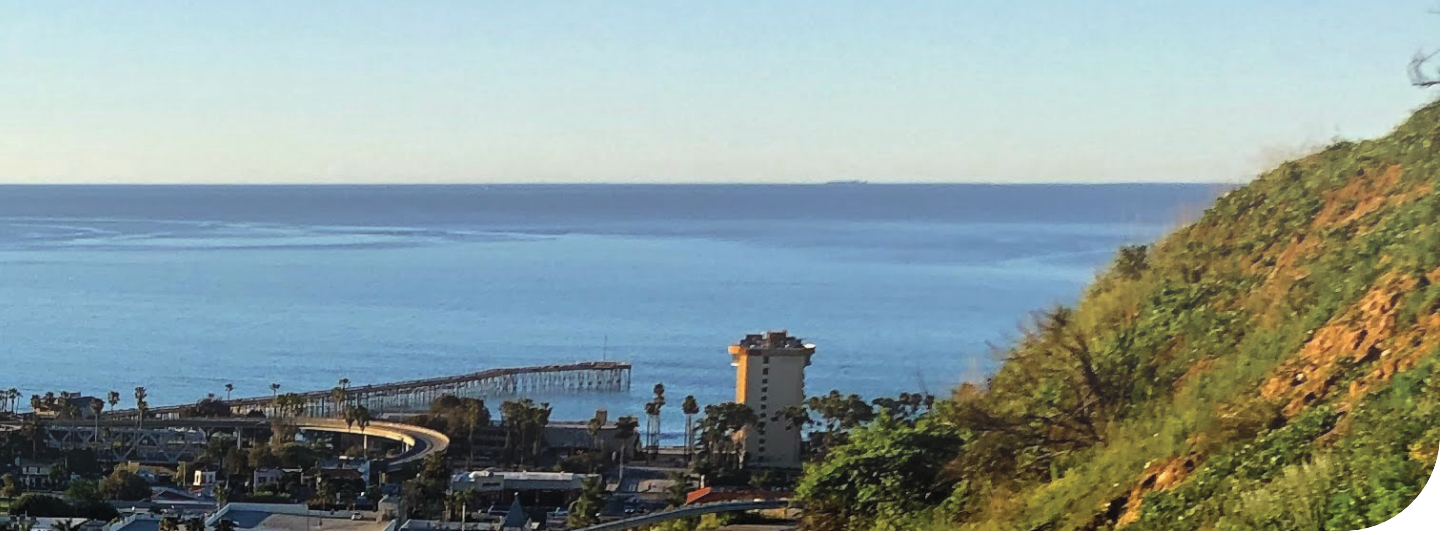
3. Safety and Security:
Provide a safe, inclusive and accessible learning environment for every student in every school.



4. Indoor/Outdoor Spaces:
Take advantage of indoor/outdoor space to expand learning opportunities that promote positive student outcomes.

5. Community Engagement:
Consider the spectrum of family involvement and educational partnerships to maximize the use of space in neighborhood schools.

6. Historical Perspective:
Honor the historical and cultural signifcance of buildings, landscapes and other important symbols that reflect the unique character of the Ventura Community.







ELEMENTARY SCHOOLS



ELEMENTARY SCHOOLS



ELEMENTARY SCHOOLS

There are sixteen (16) Elementary Schools and one (1) K-8 School within the Ventura Unified School District, occupying over 652,000 square feet of facility space. Over the years, the district has done an overall good job maintaining the facilities. However, facility improvements and upgrades are recommended in order to address deferred maintenance issues and make improvements to address changes in the educational delivery model in today's schools.

In general, *typical* Phase One recommendations for the Elementary Schools include the following:

Site

- Address site drainage issues
- Repair / replace site fencing
- Parking lot / access improvements
- Playground and equipment upgrades

Buildings

- Interior and exterior painting
- Replace interior flooring
- Provide new, flexible student furniture
- Window and door upgrades
- Replace kitchen exhaust system
- Provide student hydration station water dispensers
- Provide security cameras on campus
- New fire alarm system
- New public address / master clock system
- Heating Ventilation and Air-Conditioning (HVAC) upgrades
- New Science, Technology, Engineering, Math (STEAM) / Innovation Centers
- Portable Classroom replacement (limited)

ATLAS Elementary School



SITE DESCRIPTION

Neighborhood

The campus is located near the county's rich agricultural area. Bounded by Highway 126 to the North, and agricultural land to both the North and East. Darling Road and the Saticoy Regional Golf course sit to the South of the site and residential neighborhoods, primarily consisting of single-family homes make up the western border of the site.

Instruction

ATLAS Elementary School is a technology and leadership magnet school serving students in grades K-5, being recognized as a Franklin Covey Lighthouse School, which puts them in the top 10% of all "Leader In Me" Schools in the world. The school is home to the District Early Intervention Center which hosts language-based play groups for children with mild to moderate delays in the areas of communication, sensory / movement, self-help, social / emotional, and / or pre-academic skills. A.T.L.A.S. hosts two Jump Start preschool programs as well as the VNFL (Ventura Neighborhoods For Learning). These programs assist young pre-K students and their parents in developing the skills and behaviors necessary for school success.

Summary of Facilities

The facilities at ATLAS have been progressively expanded over the last 80 years. Initial buildings were constructed in 1939 and 1940. Building C, H, and G were added in 1948 and expanded in 1952. Room K1 and Building F were added in 1958; Building D was added in 1966. The next major expansion consisted of portable buildings added in 1996, 1997, 1998, and 2007.

"The staff at ATLAS Elementary believes its purpose is to develop independent learners who foster academic excellence, personal responsibility, respect for others, engage in critical thinking and are drug-free. These skills will lead towards increased self-esteem and challenge ATLAS students to attain their greatest potential."



Site Type	Elementary School
Year Built	1939
Site Acreage	11.7
Square Footage	46,150
Building Totals	21
• **Permanent**	8 (14 Classrooms)
• **Portables**	13 (3 Classrooms)
• **Shelters and Passages**	1
Address	760 Jazmin Avenue Ventura, CA 93004
Phone	(805) 672-2701
Website	www.venturausd.org/atlas
CDS Code	56 72652 6056204
2018/2019 Enrollment	390 Students
Functional Capacity	400 Students

FACILITIES SYSTEMS

Building Systems

The original school was constructed in 1965, with the addition of subsequent portable classroom units since that time. A play shelter and lunch shelter were added in 2012. The building systems, for the most part are original systems, with distribution systems and equipment having been maintained and / or repaired as required over the years. Recommendations include a new Heating Ventilation and Air-Conditioning (HVAC) system, replacing plumbing fixtures, as well as providing a new code compliant fire alarm system. Additionally, the roof needs some repair and replacement, due to ongoing issues from the original construction.

Technology

The campus is covered with a Wi-Fi network and instructional areas are equipped with current instructional technology, including power, data, interactive projectors and screens. Continuously evolving technology will continue the need for flexible technology systems and a plan to “refresh” the technology should be part of the Long-Range Facilities Master Plan. Additional site Wi-Fi coverage to facilitate blended, rotational and flexible learning is recommended.

Energy

Although the campus has a slightly decreasing trend in electricity and gas usage, the school site presents many opportunities to further reduce energy consumption. The addition of a lighting control system will further reduce energy costs in the future.

Campus Attributes

- Residential area location
- Clear campus circulation
- Large recreation field and exterior play surfaces

Campus Recommendations

Site

- Improve student drop-off area
- Upgrade play equipment and surfaces
- Create Outdoor learning areas / environments
- Consider future solar opportunities for energy savings and sustainability purposes
- Provide hydration stations for students and staff
- Add on-site security cameras

Building

- Replace exterior windows
- Roof repair / replacement
- Exterior stucco repair
- Exterior and interior painting
- Ceiling replacement
- Door / hardware upgrades and replacement
- Replace interior flooring
- Replace fire alarm system
- Provide new flexible and adaptable educational furniture
- Restroom renovations / improvements
- HVAC System replacement
- Replace kitchen exhaust system
- Administration office improvements
- New STEAM / Innovation Center
- Cafeteria renovations
- Kitchen equipment upgrades
- Replace school-wide intercom / master-clock system
- Replace plumbing infrastructure





LEGEND

Year Constructed

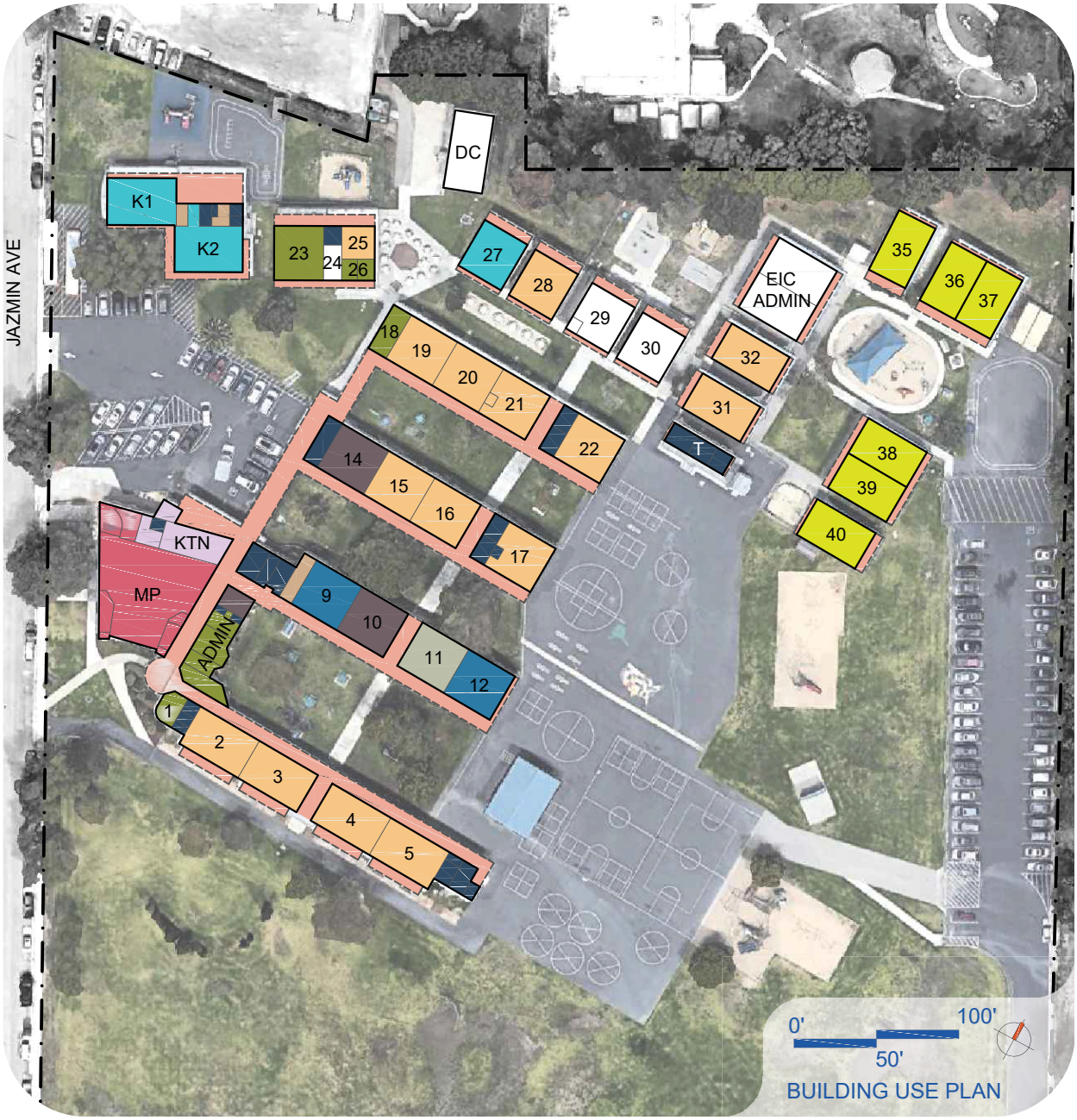
- 1939
- 1940
- 1948
- 1952
- 1958
- 1966
- 1996
- 1997
- 1998
- 2007

- Covered Walkways
- Property Line

YEAR BUILT	BUILDING NAME(S)	MAP KEY	SQUARE FOOTAGE (SF)	
1939	BUILDING A	ADMIN	1,152	15%
	BUILDING I	1-5	5,666	
1940	BUILDING B	MP, KTN	7,812	20%
	BUILDING H	9	1,400	
1948	BUILDING C	K2	1,600	15%
	BUILDING H	10-12	3,060	
	BUILDING G	14-15	2,000	
1952	BUILDING G	16-17	2,000	4%
1958	BUILDING C	K1	1,120	12%
	BUILDING F	18-22	4,500	
1966	BUILDING D	23-26	1,920	4%
1996	PORTABLE F	31-32	1,920	5%
	PORTABLE F R/R	T	480	
1997	PORTABLE EIC ADMIN	EIC ADMIN	1,920	4%
1998	PORTABLE 35-40	35-40	5,760	13%
2007	PORTABLE E	27-30	3,840	8%
		SUBTOTAL ATLAS E.S.	**46,150**	**100%**

- *ADMIN = Administration*
- *MP = Multi-Purpose room*
- *KTN = Kitchen*
- *K# = Kindergarten*
- *T = Toilet*
- *EIC ADMIN = Early Intervention Center Administration*



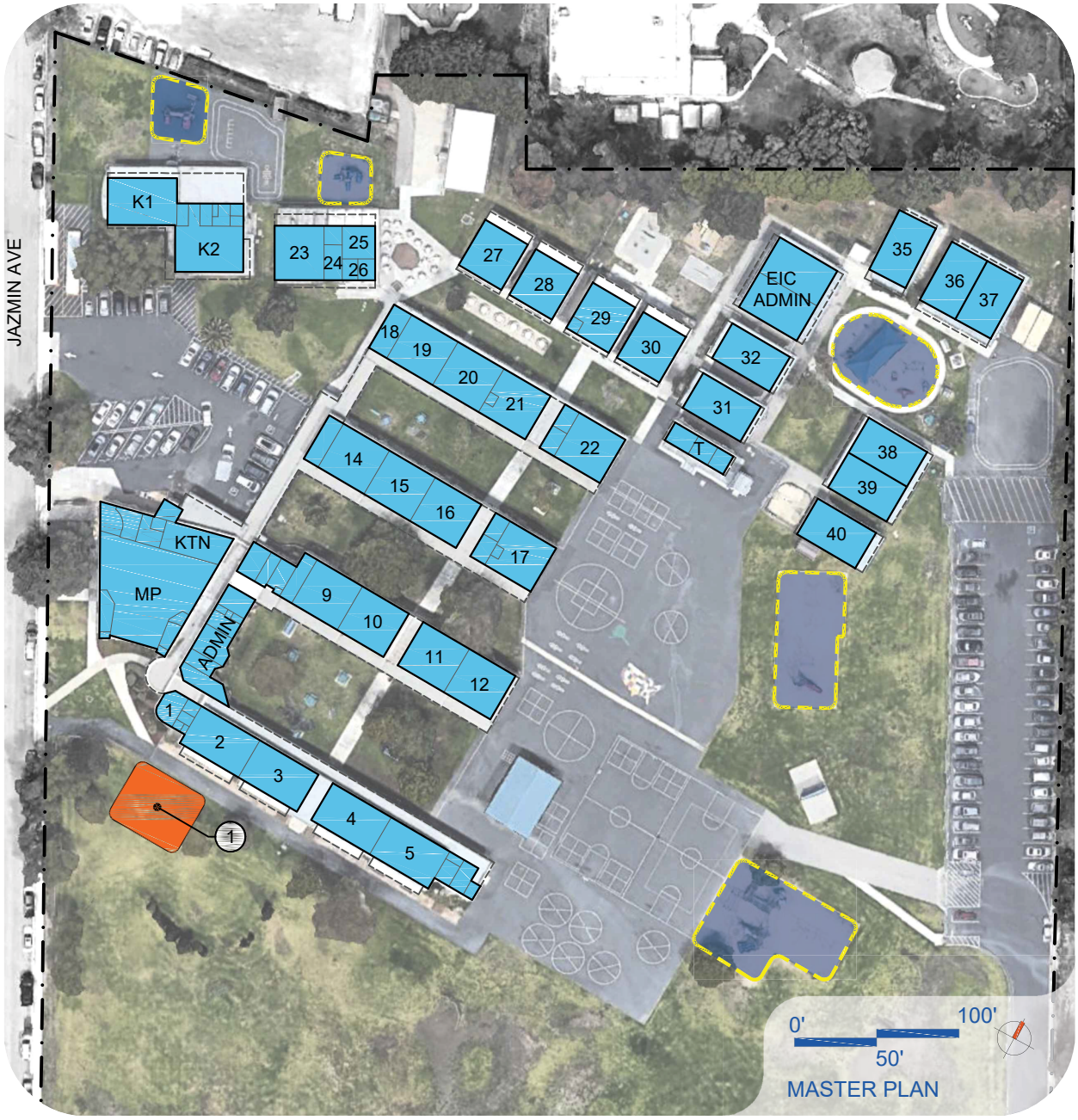


LEGEND

- Basic Classroom
- Specialty Classroom
- Science Classroom
- Small Room
- Classroom Support
- Athletic
- Library/Media
- Student Support
- Administrative
- Assembly
- Circulation
- Operational Support
- Food Service
- Kindergarten
- Special Education
- Day Care
- Covered Walkways
- Property Line







LEGEND

Long-Range Facilities Master Plan - Priority 1 Recommendations

- Physical Plant Improvements
- New Construction
- Playground Upgrade
- Property Line
- (1) Proposed Idea / STEM Lab

LONG-RANGE FACILITIES MASTER PLAN RECOMMENDATIONS - ATLAS ES	PRIORITY 1 (0 -9 Years)	PRIORITY 2 (10 -15 Years)
PHYSICAL PLANT		
SITE		
Improve student drop-off area	$ 486,750	
Subtotal	$ 486,750	
BUILDING		
Building Envelope		
Exterior and interior painting	$ 254,475	
Stucco repair / replacement	$ 162,250	
Replace exterior windows	$ 1,100,257	
Repair / replace roofs		$ 1,236,345
Architecture		
Exterior door and hardware replacement	$ 97,346	
New flexible and adaptable furniture for all classrooms	$ 673,338	
Replace interior flooring	$ 332,902	
Interior ceiling replacement		$ 342,730
Restroom renovations		$ 1,565,495
HVAC		
Replace Kitchen Hood and Fans	$ 405,625	
HVAC system replacement / upgrades	$ 2,961,062	
Electrical		
Replace Fire Alarm system	$ 494,781	
Plumbing		
Replace drinking fountains / Provide hydration stations	$ 97,350	
Plumbing infrastructure		$ 1,619,456
Technology		
No scope of work		
Life Safety & Security		
Addition of security cameras on campus		$ 81,125
Athletics / Activities		
Create outdoor learning / gathering areas		$ 405,625
Upgrade playgound equipment and play surfaces	$ 359,222	
Nutrition Services		
Food service equipment upgrades		$ 243,375
Cafeteria renovations		$ 492,835
Subtotal	$ 6,938,608	
PROGRAM RENOVATIONS		
No scope of work		
Subtotal	$ -	
NEW CONSTRUCTION		
STEM Center	$ 1,090,320	
Subtotal	$ 1,090,320	
PRIORITY TOTALS	$ 8,515,678.00	$ 5,986,986

Blanche Reynolds Elementary School



SITE DESCRIPTION

Neighborhood

Blanche Reynolds Elementary School is located in the center of the Lemon Grove residential area, in Mid-town Ventura on an approxiamte 7-acre site adjacent to Rainbow Bridge Park. The school is located at the intersetion of Valmore and Preble Avenue, just south of Business Route 101, and is readily accessible from adjacent highways 101 and 126. Sharing resources with the adjacent park, the school baseball field is co-located on district and city property.

Instruction

Blanche Reynolds Elementary School offers the Board Adopted Core curriculum for children in grades TK - 5, as part of Ventura Unified School District's "Schools of Choice" program. In addition, Blanche Reynolds offers Special Day Classes (SDC) and provides space for the District-Wide "Homestead Program", a free homeschooling program for grades K-8.

Summary of Facilities

The main core buildings on campus were built in 1956. A portable Library and a separate classroom building were added to the site in 1998. Some minor improvements have been made over the years, including a recent new irrigation system in front of the school and slurry coating of the asphalt. However the school is in need of upgrades to the physical plant, including site drainage and building improvements, as well as the operational systems. Some educational program-related improvements are also recommended. Consideration should be given to separating the adjacent park and school grounds for safety and security reasons.

"Blanche Reynolds is a quaint neighborhood school situated in the heart of the pleasant Lemon Grove area of Ventura, CA. The adults on our campus love their jobs, and it shows through their dedication each and every day. The kids here are bright, funny, loving and creative. They feel loved here, and they know that this is their home."



Site Type	Elementary School
Original Construction	1956
Site Acreage	6.6
Square Footage	37,249
# Buildings	9
• **Permanent**	7 (22 Classrooms)
• **Portables**	2 (1 Classroom)
• **Shelters and Passages**	1
Address	450 Valmore Avenue Ventura, CA 93003
Phone	(805) 289-1817
Website	www.venturausd.org
CDS Code	56 72652 6056055
2018/2019 Enrollment	296 Students
Functional Capacity	432 Students

FACILITIES SYSTEMS

Building Systems

Building systems, for the most part are original systems, with distribution systems and equipment having been maintained, repaired and / or replaced as required over the years. Recommendations include replacing the main building infrastructure and systems during the 20-year span of this Long-Range Facility Master Plan, including plumbing distribution and fixtures, new Heating Ventilation and Air Conditioning (HVAC) system, upgrades to main and secondary electrical distribution equipment, fire alarm system upgrades and replacement, and replacement of the public address and master clock systems.

Technology

The campus is covered with a Wi-Fi network and instructional areas are equipped with current instructional technology, including power, data, interactive projectors and screens. Continuosly evolving technology will continue the need for flexible technology systems and a plan to “refresh” the technology should be part of the Long-Range Facilities Master Plan. Additional site Wi-Fi coverage to facilitate blended, rotational and flexible learning is recommended.

Energy

Existing lighting was upgraded recently with State Proposition 39 funds, helping to reduce energy consumption at the site. The additon of a lighting control system will further reduce energy costs in the future. Heating and ventilating units are repaired on an as-needed basis, and the system should be repalced with a new, energy efficient Heating Ventilation and Air-Conditioning (HVAC) as funds allow. Upgrading the windows with more energy-efficient units, as part of the Heating Ventilation and Air-Conditioning (HVAC) system replacement is recommended in order to optimize energy reduction opportunities. Additionally, as the roof is replaced, opportunities to increase the amount of roof insulation should be explored and weighed against a cost / payback analysis.

Campus Attributes

- Neighborhood location
- Nice, large playground areas
- Simplified arrangement of classroom wings with access to outdoor space
- Blanche Reynolds Park adjacency

Campus Recommendations

Site

- Address site drainage issues
- Playground equipment and play surface replacement / upgrades
- Create outdoor learning areas

Buildings / General

- STEAM Center renovations
- Roof replacement / repair
- Interior / exterior door & hardware replacement
- Replace exterior windows
- Replace kitchen exhaust system
- Interior & exterior painting
- Replace interior flooring
- Interior ceiling replacement
- Food service equipment upgrades
- Upgrade toilet rooms
- Cafeteria renovations
- New flexible student furniture

Mechanical / Electrical / Plumbing

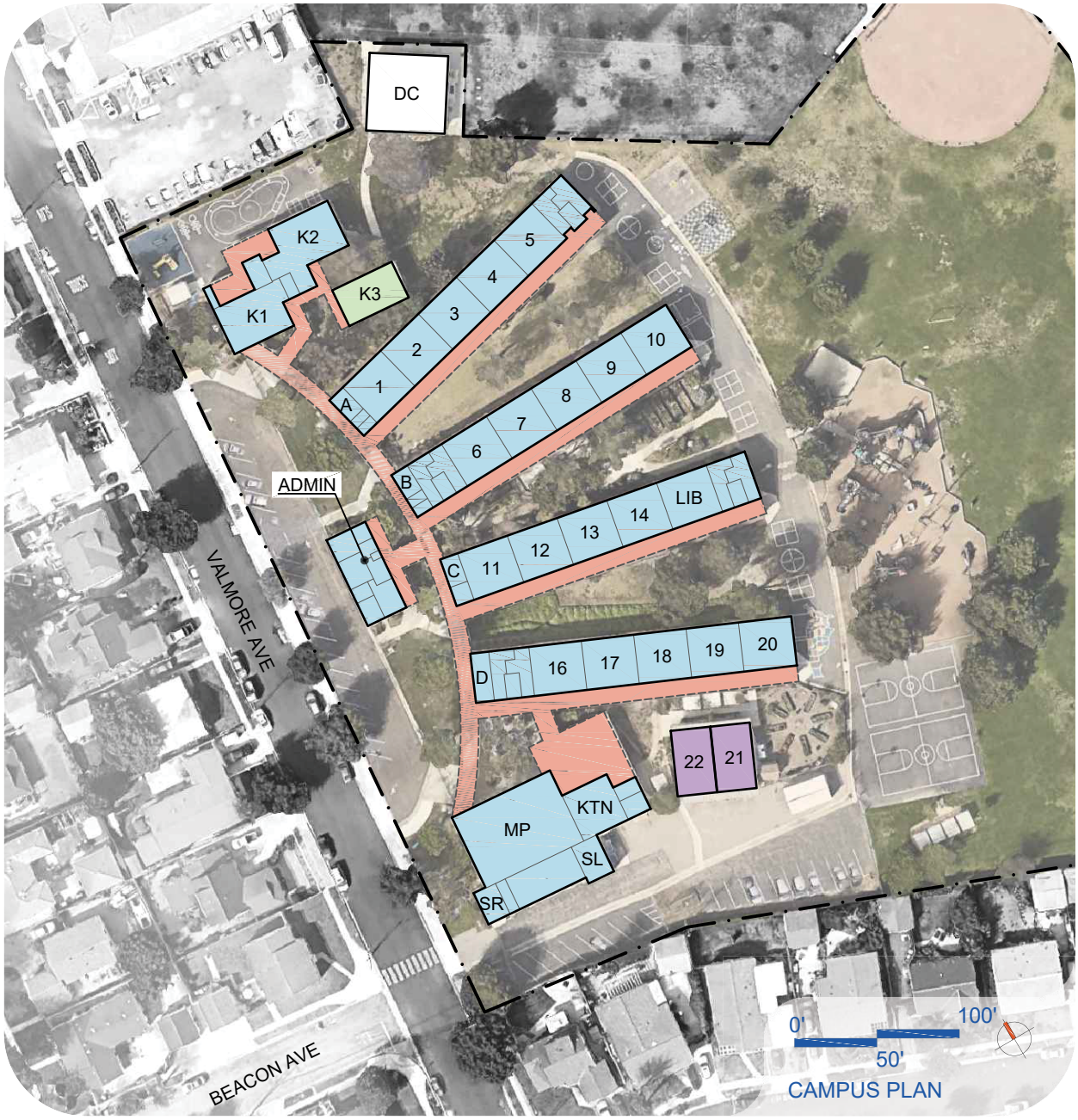
- New HVAC system
- Plumbing fixture replacement
- Plumbing infrastructure upgrade
- Add hydration stations
- New fire alarm system
- Add security cameras
- Replace public address and master clock systems

Notes:

1. It is recommended that the use of traditional Portable Classroom units for instruction be phased-out, beginning with the older units.



Blanche Reynolds ELEMENTARY



CAMPUS PLAN

LEGEND

Year Constructed

- 1955
- 1997
- 1998
- Covered Walkways
- Property Line

YEAR BUILT	BUILDING NAME(S)	MAP KEY	SQUARE FOOTAGE (SF)	
1955	ADMINISTRATION	ADMIN	1,508	
	CAFETERIA	MP, KTN, SR, SL	6,251	
	KINDERGARTEN	K1-K2	3,090	
	A-WING	1-5, A	5,880	92%
	B-WING	6-10, B	5,880	
	C-WING	11-14, LIB	5,880	
	D-WING	16-20, D	5,880	
1997	PORTABLE	K3	960	3%
1998	PORTABLE	21-22	1,920	5%
		SUBTOTAL BLANCHE E.S.	**37,249**	**100%**

- *ADMIN = Administration*
- *MP = Multi-Purpose room*
- *KTN = Kitchen*
- *SR = Stage Right*
- *SR = Stage Left*
- *K# = Kindergarten*



Blanche Reynolds ELEMENTARY



LEGEND

- Basic Classroom
- Specialty Classroom
- Science Classroom
- Small Room
- Classroom Support
- Athletic
- Library/Media
- Student Support
- Administrative
- Assembly
- Circulation
- Operational Support
- Food Service
- Kindergarten
- Special Education
- Day Care
- Covered Walkways
- Property Line







LEGEND

Long-Range Facilities Master Plan - Priority 1 Recommendations

- Physical Plant Improvements
- New Construction
- Program Renovations
- Playground Upgrade
- Site Drainage
- (1) Proposed Idea / STEM Lab
- (2) Proposed K-8 (MS) Renovations

LONG-RANGE FACILITIES MASTER PLAN RECOMMENDATIONS - BLANCHE REYNOLDS ES	PRIORITY 1 (0 -9 Years)	PRIORITY 2 (10 -15 Years)
PHYSICAL PLANT		
SITE		
Address site drainage issues	$ 324,500	
Subtotal	$ 324,500	
BUILDING		
Building Envelope		
Exterior and interior painting	$ 195,703	
Repair / replace roofs	$ 1,864,253	
Replace exterior windows		$ 1,581,937
Architecture		
Interior / exterior door and hardware replacement	$ 357,761	
New flexible and adaptable furniture for all classrooms	$ 511,088	
Replace interior flooring	$ 341,108	
Interior ceiling replacement		$ 370,232
Restroom renovations		$ 1,396,555
HVAC		
Replace Kitchen Hood and Fans	$ 405,625	
HVAC system replacement / upgrades		$ 5,187,113
Electrical		
Replace Fire Alarm system	$ 453,278	
Plumbing		
Replace drinking fountains / Provide hydration stations	$ 97,350	
Plumbing infrastructure		$ 1,439,552
Technology		
Replace PA and master clock system	$ 362,619	
Life Safety & Security		
Addition of security cameras on campus		$ 81,125
Athletics / Activities		
Create outdoor learning / gathering areas		$ 405,625
Upgrade playgound equipment and play surfaces	$ 876,150	
Nutrition Services		
Food service equipment upgrades		$ 162,250
Cafeteria renovations		$ 567,875
Subtotal	$ 5,464,935	
PROGRAM RENOVATIONS		
STEM Center renovations	$ 1,090,320	
K-8 Conversion / Renovations	$ 1,285,020	
K-8 Toilet Room renovations	$ 340,725	
Subtotal	$ 2,716,065	
NEW CONSTRUCTION		
No scope of work		
Subtotal	$ -	
PRIORITY TOTALS	**$ 8,505,500.00**	$ 11,192,264

Citrus Glen Elementary School



SITE DESCRIPTION

Neighborhood

Citrus Glen Elementary School is bounded by Highway 126 to the North with Agricultural land just beyond the highway, and primarily single-family residential homes to the East, South and West. The site is directly accessible from Henderson Road to the North and Darling Road to the South.

Program

Citrus Glen Elementary School offers a welcoming, stimulating environment where students are actively engaged in learning academics as well as developing positive values from grades K-5. The educational programs at the school are tailored to meet the needs of each student. At the beginning of the 2017-18 school year 6.3% of students were enrolled in special education, 20.5% qualifying for English Language Learner support, and 53.3% qualifying for free or reduced-price lunch.

Summary of Facilities

All the buildings on the Citrus Glen site are the original structures built in 1999. There have been no major additions since initial construction. The site is showing wear and tear typical with its life-cycle age and is in need of interior and exterior painting and fire alarm upgrades. Drainage issues on the site should be addressed along with playground equipment and surface upgrades.

"We are so excited to welcome you to Citrus Glen for the 2019-2020 school year! We are a California Distinguished School with a dedicated, expert and caring staff, wonderful families and amazing students! Go, Cubs!"



Site Type	Elementary School
Year Built	1999
Site Acreage	10.5
Square Footage	54,507
Building Totals	7
• **Permanent**	7 (25 Classrooms)
• **Portables**	0
• **Shelters and Passages**	1
Address	9655 Darling Road Ventura, CA 93004
Phone	(805) 672-0220
Website	www.venturausd.org/citrusglen
CDS Code	56 72652 6116040
2018/2019 Enrollment	565 Students
Functional Capacity	556 Students

FACILITIES SYSTEMS

Building Systems

Building systems are original, with the school having been constructed in 1999. Recommendations include replacing the roof and upgrading interior finishes during the 20-year span of this Long-Range Facilities Master Plan. Additionally, replacement of the fire alarm system with a current, code-compliant life-safety system is recommended, as well as adding hydration stations for the students.

Technology

The campus is covered with a Wi-Fi network and instructional areas are equipped with current instructional technology, including power, data, interactive projectors and screens. Continuosly evolving technology will continue the need for flexible technology systems and a plan to “refresh” the technology should be part of the Long-Range Facilities Master Plan. Additional site Wi-Fi coverage to facilitate blended, rotational and flexible learning is recommended.

Energy

Existing Lighting was upgraded recently with State Proposition 39 funds, helping to reduce energy consumption at the site. The Heating System is original to the school and overall in good condition, but is rated at the end of its lifespan. The performance of the equipment should be monitored and the overall system scheduled for a life-span replacement at the appropriate time. When the system is replaced, a new state-of-the-art temperature control system will additonally serve to increase the efficiency of the system.

Campus Attributes

- Neighborhood location
- Nice, large playground areas
- Simplified arrangement of classroom wings with access to outdoor space
- Adequate daily parking
- Separate drop-off areas

Campus Recommendations

Buildings / General

- Interior & exterior painting
- Replace interior flooring
- Interior ceiling replacement
- Food service equipment upgrades
- Cafeteria renovations
- New flexible student furniture
- Upgrade toilet rooms

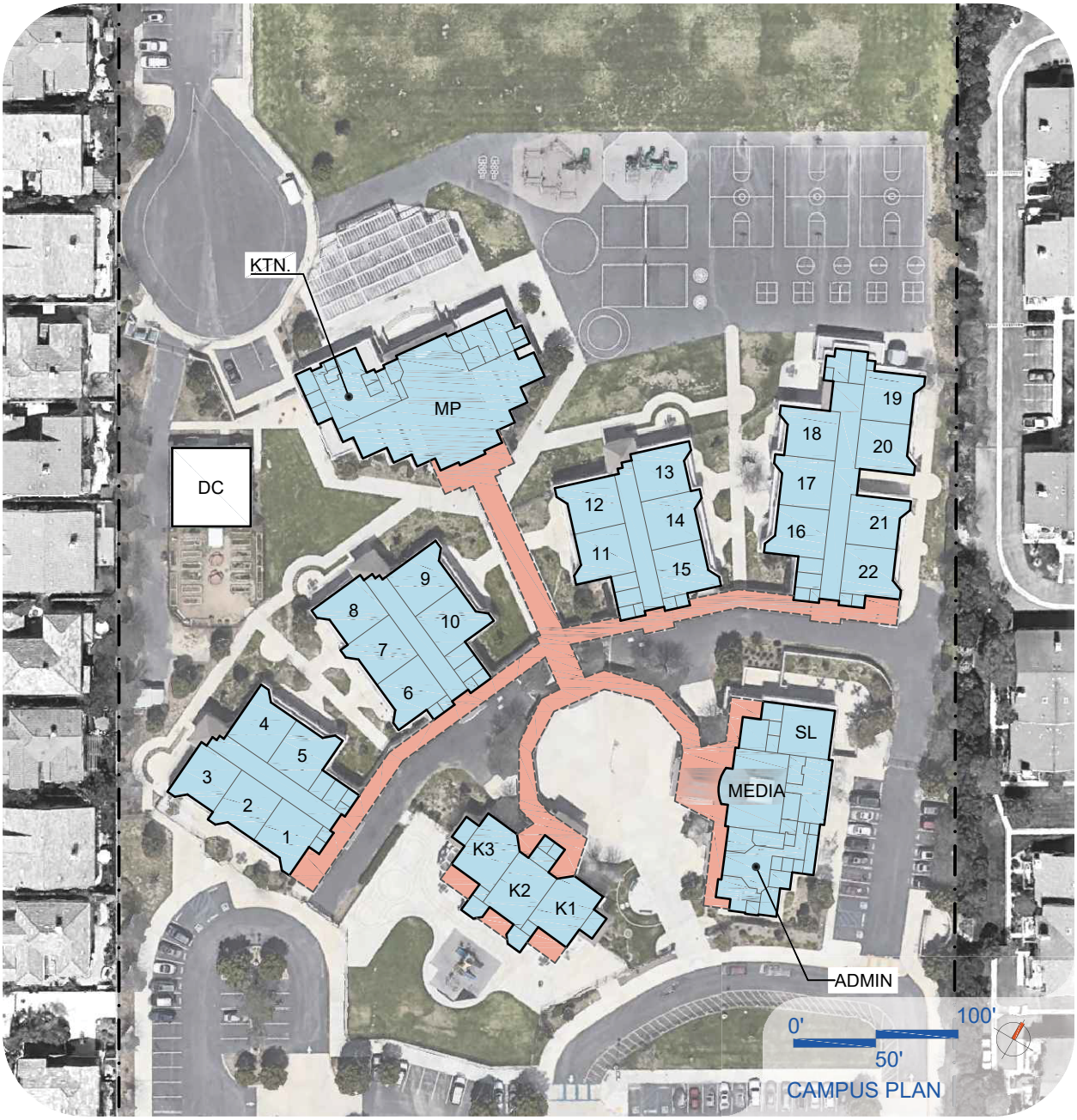
Mechanical / Electrical / Plumbing

- Plumbing fixture replacement
- Plumbing infrastructure upgrade
- Add hydration stations
- New fire alarm system
- Add security cameras

Notes:

1. It is recommended that the use of portable classroom units for instruction be phased-out, beginning with the older units.





LEGEND

Year Constructed

1998

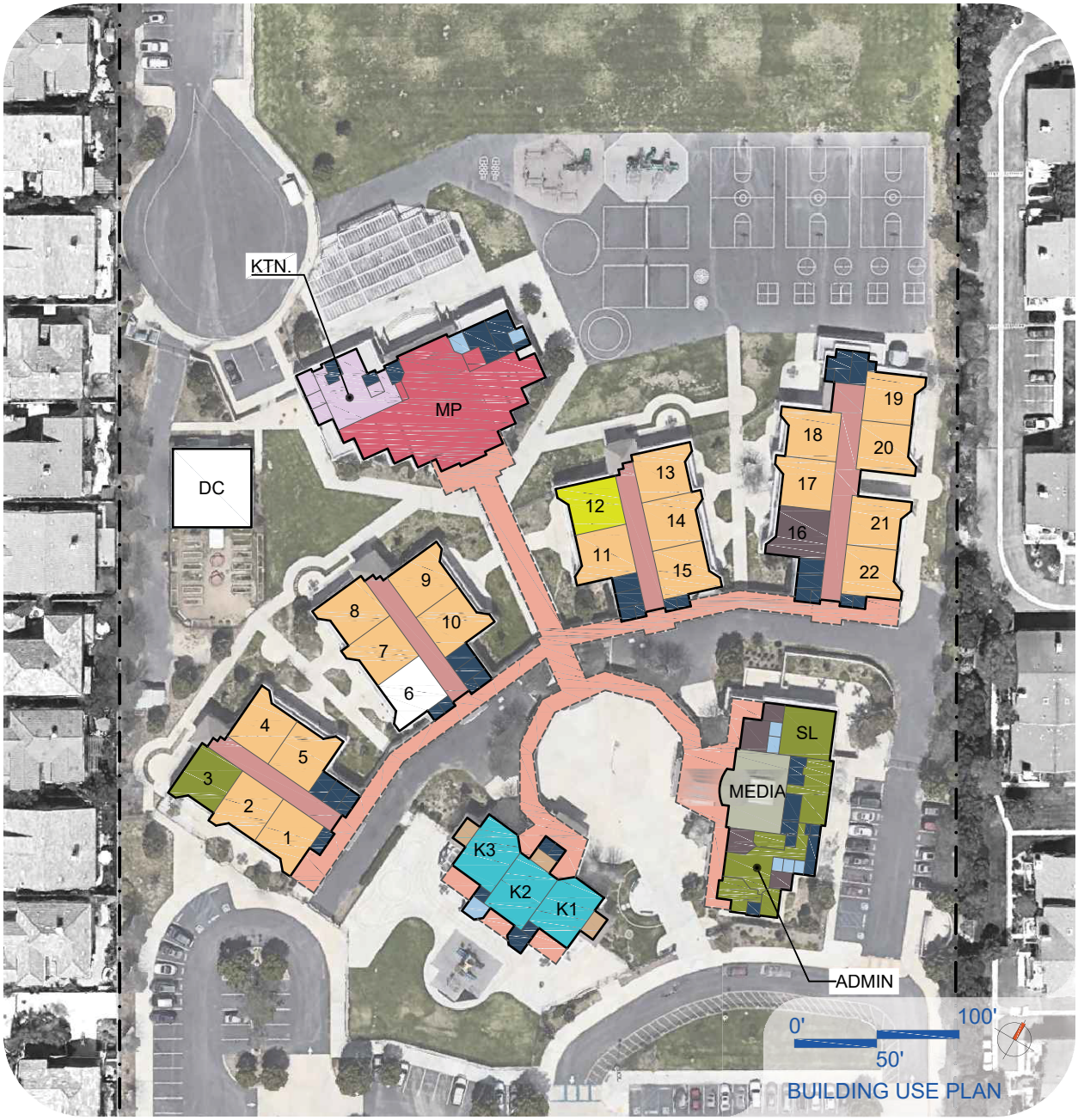
Covered Walkways

Property Line

YEAR BUILT	BUILDING NAME(S)	MAP KEY	SQUARE FOOTAGE (SF)	
1998	ADMINISTRATION	ADMIN, MEDIA, SL	7,865	
	CAFETERIA	MP, KTN	9,390	
	KINDERGARTEN	K1-K3	5,013	
	WING 1	1-5	7,072	100%
	WING 2	6-10	7,072	
	WING 3	12-15	7,072	
	WING 4	16-22	11,023	
		SUBTOTAL CITRUS GLEN E.S.	**54,507**	**100%**

- *ADMIN = Administration*
- *SL = Faculty Lounge*
- *MP = Multi-Purpose room*
- *KTN = Kitchen*
- *K# = Kindergarten*



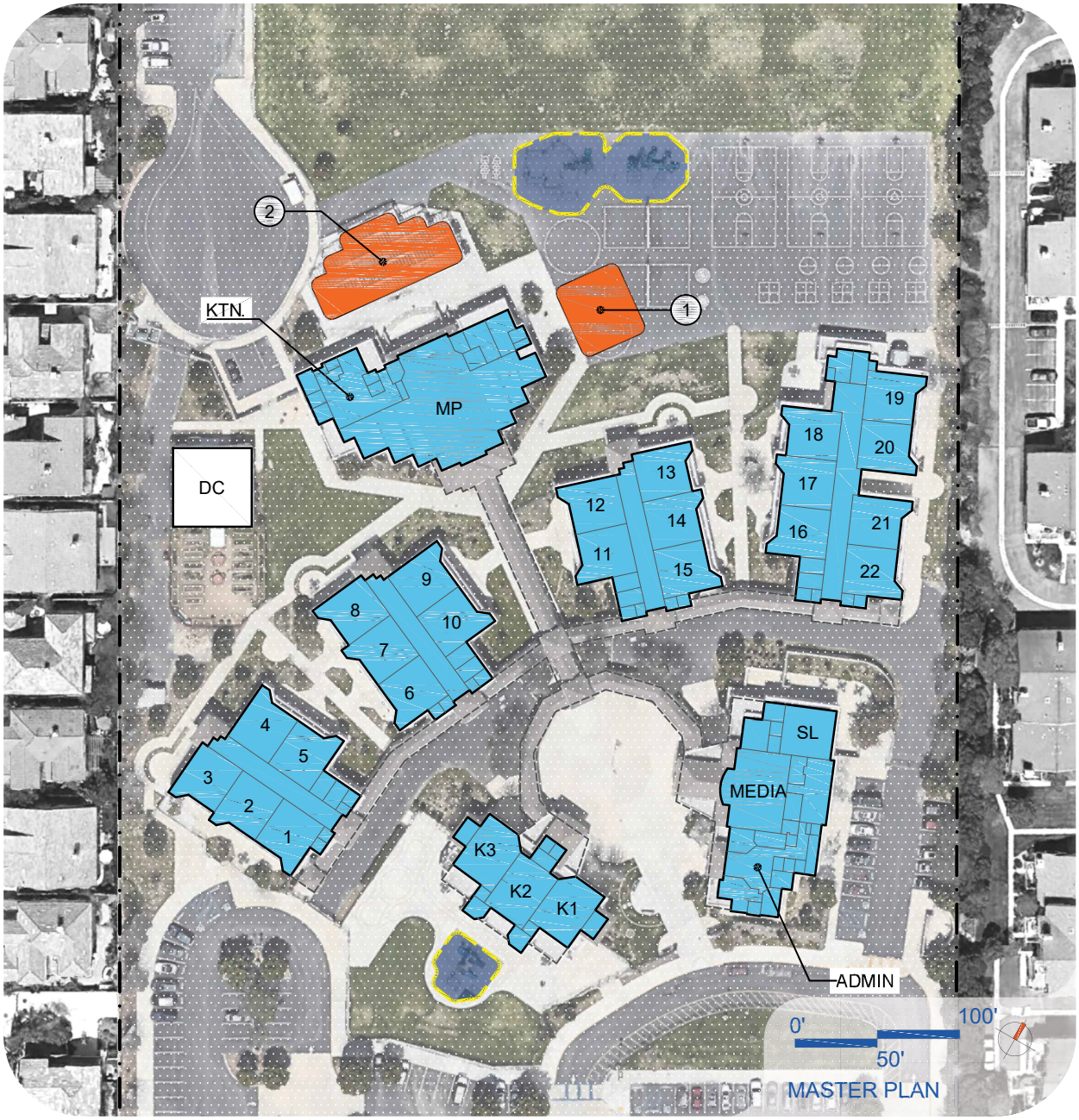


LEGEND

- Basic Classroom
- Specialty Classroom
- Science Classroom
- Small Room
- Classroom Support
- Athletic
- Library/Media
- Student Support
- Administrative
- Assembly
- Circulation
- Operational Support
- Food Service
- Kindergarten
- Special Education
- Day Care
- Covered Walkways
- Property Line







LEGEND

Long-Range Facilities Master Plan - Priority 1 Recommendations

- Physical Plant Improvements
- New Construction
- Playground Upgrade
- Site Drainage

(1) Proposed Idea / STEM Lab

(2) Proposed Shade Structure

LONG-RANGE FACILITIES MASTER PLAN RECOMMENDATIONS - CITRUS GLEN ES	PRIORITY 1 (0 -9 Years)	PRIORITY 2 (10 -15 Years)
PHYSICAL PLANT		
SITE		
Address site drainage issues	$ 170,362	
Subtotal	$ 170,362	
BUILDING		
Building Envelope		
Exterior and interior painting	$ 323,178	
Roof replacement		$ 3,236,890
Architecture		
Interior Door and hardware replacement		$ 250,676
New flexible and adaptable furniture for all classrooms	$ 511,088	
Replace interior flooring	$ 450,356	
Interior ceiling replacement		$ 345,718
Restroom renovations		$ 852,703
HVAC		
No scope of work		
Electrical		
Replace Fire Alarm system	$ 663,282	
Plumbing		
Replace drinking fountains / Provide hydration stations	$ 97,350	
Technology		
No scope of work		
Life Safety & Security		
Addition of security cameras on campus		$ 81,125
Athletics / Activities		
Create outdoor learning / gathering areas		$ 405,625
Provide shade structure @ outdoor eating area	$ 227,150	
Upgrade playgound equipment and play surfaces	$ 209,303	
Nutrition Services		
Food service equipment upgrades		$ 202,812
Cafeteria renovations		$ 608,437
Subtotal	$ 2,481,707	
PROGRAM RENOVATIONS		
No scope of work		
Subtotal	$ -	
NEW CONSTRUCTION		
STEM Center	$ 1,090,320	
Subtotal	$ 1,090,320	
PRIORITY TOTALS	**$ 3,742,389.00**	$ 5,983,986

Elmhurst Elementary School



SITE DESCRIPTION

Neighborhood

Elmhurst Elementary School is centrally located within the District, North of Highway 126, surrounded on all sides by residential development, the site is decidedly a “neighborhood school”. Access to the site is limited to Elmhurst Street, with connections to major streets Aurora Drive to the North and Lafayette Street to the South.

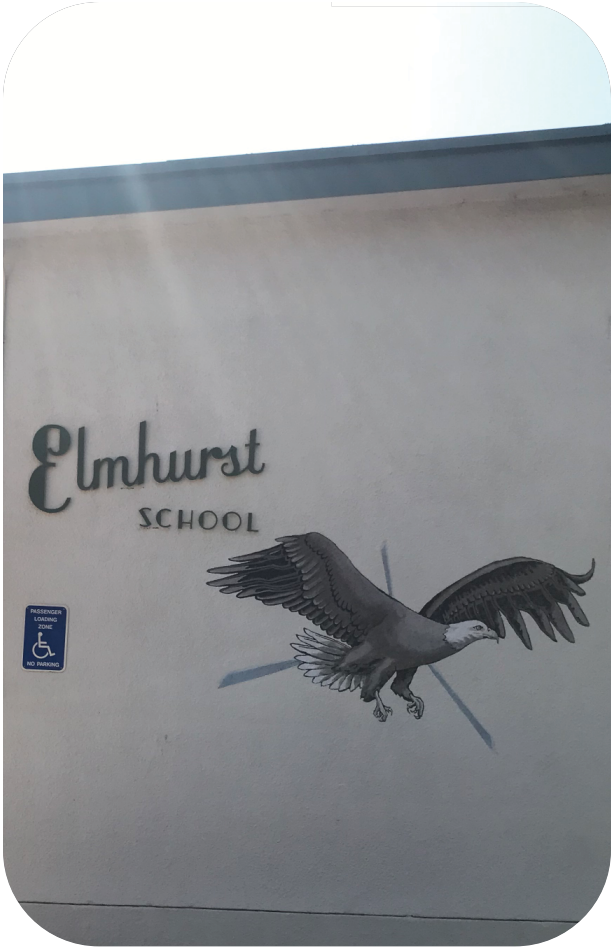
Instruction

Elmhurst Elementary School serves students in grades transitional kindergarten through five following a traditional calendar. The school is the “home” school for the severely learning impaired special education program which provides services to approximately 40 students throughout the Ventura Unified School District and neighboring school districts within the region. In the spring of 2018, Elmhurst was certified as an Advancement Via Individual Determination (AVID) Elementary School. At the beginning of the 2018-19 school year 16.7% of students were enrolled in special education, 18.3% qualifying for English Language Learner support, and 69.4% qualifying for free or reduced-price lunch.

Summary of Facilities

The original campus was constructed in 1960 with additional relocatable classrooms added in 1968, 1997, and 1998. Major systems including Heating Ventilation and Air Conditioning (HVAC), fire alarm and kitchen exhausts and hoods need replacement. Exterior windows should be upgraded to ensure energy efficiency in line with HVAC upgrades. Additional consideration should be given to upgrading playground equipment and surfaces.

“The Elmhurst Community is a team of students, teachers, staff, and families that works together and values each student for their unique qualities and diverse backgrounds. Every student will be given a safe, healthy nurturing environment in which to learn grade level standards. Intervention programs have been developed for students needing extra support. We embrace the building of self esteem in each child by advancing respect of self and others.”



Site Type	Elementary School
Year Built	1960
Site Acreage	8
Square Footage	40,010
Building Totals	11
• **Permanent**	6 (23 Classrooms)
• **Portables**	5 (5 Classrooms)
• **Shelters and Passages**	0
Address	5080 Elmhurst Street Ventura, CA 93003
Phone	(805) 289-1860
Website	www.venturausd.org/elmhurst
CDS Code	56 72652 6056089
2018/2019 Enrollment	435 Students
Functional Capacity	475 Students



FACILITIES SYSTEMS

Building Systems

The original school was constructed in 1960, with the addition of subsequent portable classroom units since that time. A lunch shelter was added in 2002. The building systems, for the most part are original systems, with distribution systems and equipment having been maintained and / or repaired as required over the years. Recommendations include a new Heating Ventilation and Air-Conditioning (HVAC) system, replacing plumbing fixtures, as well as providing a new code compliant fire alarm system. Additionally, the roof needs some repair and replacement, due to ongoing issues from the original construction.

Technology

The campus is covered with a Wi-Fi network and instructional areas are equipped with current instructional technology, including power, data, interactive projectors and screens. Continuously evolving technology will continue the need for flexible technology systems and a plan to “refresh” the technology should be part of the Long-Range Facilities Master Plan. Additional site Wi-Fi coverage to facilitate blended, rotational and flexible learning is recommended.

Energy

Although the campus has a slightly decreasing trend in electricity and gas usage, the school site presents many opportunities to further reduce energy consumption. The addition of a lighting control system will further reduce energy costs in the future.

Campus Attributes

- Neighborhood location
- Ample play surface, fields and structures
- Dedicated space for Science / STEAM instruction

Campus Recommendations

Site

- Playground equipment and play surface replacement / upgrades
- Create outdoor learning areas
- Replace fencing at Kindergarten area

Buildings / General

- Interior / exterior door & hardware replacement
- Replace exterior windows
- Roof repair / replacement
- Interior & exterior painting
- Replace interior flooring
- Interior ceiling replacement
- Food service equipment upgrades
- Upgrade toilet rooms
- Infill mechanical vaults
- Cafeteria renovations
- Administration Office improvements
- New flexible student furniture

Mechanical / Electrical / Plumbing

- New HVAC system
- Replace kitchen
- Plumbing fixture replacement
- Plumbing infrastructure upgrade
- Add hydration stations
- New fire alarm system
- Add security cameras
- Replace public address and master clock systems

Notes:

1. It is recommended that the use of portable classroom units for instruction be phased-out, beginning with the older units.


Elmhurst
SCHOOL



LEGEND

Year Constructed

- 1960
- 1968
- 1997
- 1998
- Covered Walkways

Property Line

YEAR BUILT	BUILDING NAME(S)	MAP KEY	SQUARE FOOTAGE (SF)	
1960	BUILDING A	1-6, 62	6,720	84%
	BUILDING B	7-9, 18-20, 52	6,720	
	BUILDING C	10-17	7,680	
	ADMINISTRATION	ADMIN, 41	1,448	
	CAFETERIA	MP, LGE, LIB, 39	8,130	
	KINDERGARTEN	K1-K2	3,072	
1968	PORTABLE CR	25-26	1,920	5%
1997	PORTABLE CR	23-24	1,440	4%
1998	PORTABLE CR	27-29	2,880	7%
		SUBTOTAL ELMHURST E.S.	**40,010**	**100%**

- *ADMIN = Administration*
- *MP = Multi-Purpose room*
- *LGE = Lounge*
- *LIB = Library*
- *K# = Kindergarten*





LEGEND

- Basic Classroom
- Specialty Classroom
- Science Classroom
- Small Room
- Classroom Support
- Athletic
- Library/Media
- Student Support
- Administrative
- Assembly
- Circulation
- Operational Support
- Food Service
- Kindergarten
- Special Education
- Day Care
- Covered Walkways
- Property Line







LEGEND

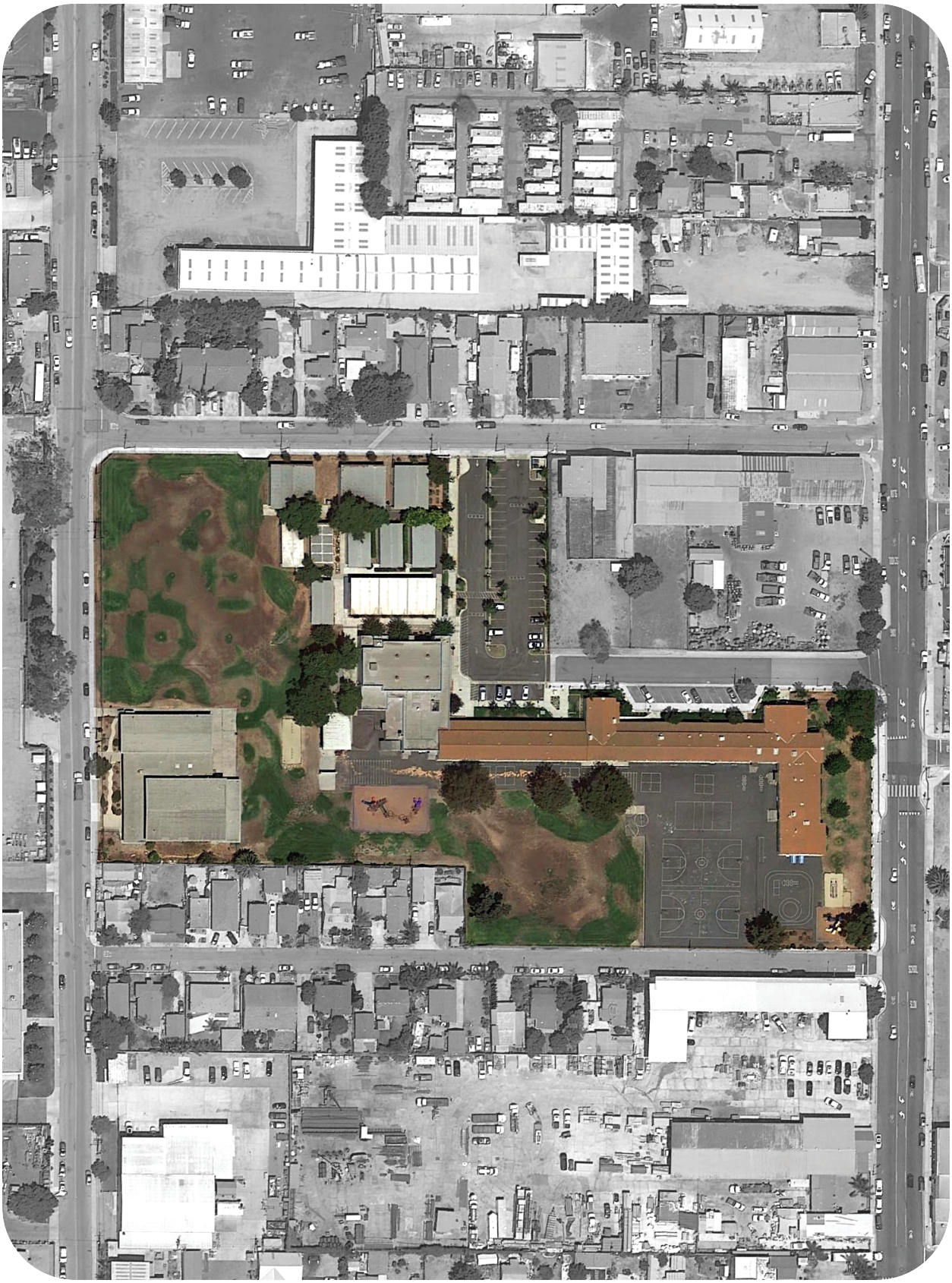
Long-Range Facilities Master Plan - Priority 1 Recommendations

- Physical Plant Improvements
- Program Renovations
- New Construction
- Playground Upgrade
- Property Line

- (1) Proposed Administrative Office Improvements
- (2) Proposed Idea / STEM Lab

LONG-RANGE FACILITIESMASTER PLAN RECOMMENDATIONS - ELMHURST ES	PRIORITY 1 (0 -9 Years)	PRIORITY 2 (10 -15 Years)
PHYSICAL PLANT		
SITE		
Fencing at Kindergarten area	$ 26,550	
Subtotal	$ 26,550	
BUILDING		
Building Envelope		
Exterior and interior painting	$ 258,335	
Replace exterior windows	$ 1,257,235	
Roof repair / replacement		$ 2,414,280
Architecture		
Exterior / interior door and hardware replacement	$ 319,364	
New flexible and adaptable furniture for all classrooms	$ 569,269	
Replace interior flooring	$ 376,711	
Interior ceiling replacement		$ 430,507
Infill mechanical sub-basements / remove equipment	$ 567,875	
Restroom renovations		$ 1,509,039
HVAC		
Replace Kitchen Hood and Fans	$ 405,625	
HVAC system replacement / upgrades	$ 4,348,421	
Electrical		
Replace Fire Alarm system	$ 486,872	
Plumbing		
Replace drinking fountains / Provide hydration stations	$ 136,290	
Plumbing infrastructure		$ 1,671,581
Technology		
Replace intercom system / master clock	$ 389,498	
Life Safety & Security		
Addition of security cameras on campus		$ 81,125
Athletics / Activities		
Create outdoor learning / gathering areas		$ 405,625
Upgrade playgound equipment and play surfaces	$ 488,130	
Nutrition Services		
Food service equipment upgrades		$ 202,812
Cafeteria renovations		$ 754,462
Subtotal	$ 9,603,625	
PROGRAM RENOVATIONS		
Administration Office improvements	$ 405,625	
Subtotal	$ 405,625	
NEW CONSTRUCTION		
STEM Center	$ 1,090,320	
Subtotal	$ 1,090,320	
PRIORITY TOTALS	**$ 11,126,120.00**	$ 7,469,431

E.P. Foster Elementary School



SITE DESCRIPTION

Neighborhood

E.P. Foster Elementary is located in Northwest Ventura, between Ventura Avenue and Highway 33, and serves the community on the North end of Ventura Avenue. The neighborhood is made up of primarily single-family residences, as well as commercial, retail, and industrial businesses.

Instruction

The vision of E.P. Foster Elementary School STEM Academy is to provide students with a safe, nurturing learning environment and the opportunity to pursue their interests in science, technology, engineering, and math as they achieve grade level standards and as a pathway to their future careers.

E.P. Foster has made a commitment to provide all students with the highest quality instruction possible. They are dedicated to educating students in a safe, nurturing, and stimulating learning environment, where students have the opportunity to pursue their interests in STEM as a pathway to current and future success in school and in the real world. Through the collaborative efforts of the entire school community, including, E.P. Foster students, staff, parents, and our community partners. Student achievement is maximized.

Summary of Facilities

E.P. Foster Elementary is the oldest elementary school in the Ventura Unified School District. The main classroom building was created in 1929 and is considered a local architectural landmark. In 1959 a second wing was added in the same Mission style to provide classrooms, administration, library and cafeteria spaces. With limited space in the original buildings, several portable classrooms have since been installed on site to house additional classroom and support functions.

"We come in different sizes, shapes, and colors, but we are all E.P. Foster Bears."



Site Type	Elementary School
Year Built	1929
Site Acreage	6.5
Square Footage	40,660
Building Totals	19
• **Permanent**	3 (8 Classrooms)
• **Portables**	15
• **Shelters and Passages**	1
Address	20 Pleasant Place Ventura, CA 93001
Phone	(805) 641-5420
Website	www.venturausd.org/epfoster
CDS Code	56 72652 6056063
2018/2019 Enrollment	411 Students
Functional Capacity	498 Students

FACILITIES SYSTEMS

Building Systems

The historical nature of the school provides benefits as well as challenges for day-to-day operation. Many of E.P. Foster Elementary's building systems are beyond lifecycle and require replacement. Basic infrastructure such as water and gas piping need replacement. Existing electrical systems need to be upgraded, and the aging clerestory window systems need to be assessed for repair. Although the roof system was upgraded in 2001 during the last modernization, work needs to be done to address chronic leaks, water intrusion, and site flooding.

Technology

As a STEM program, E.P. Foster provides every student access to a computer lab, and each classroom is equipped with a projector and screen. Given the ever increasing demand for more electronic devices and the age of the original buildings, the elevating electrical loads will likely reach the current capacity of existing electrical panels. Telephone and public address systems must also be upgraded.

Energy

Existing Lighting was upgraded recently with State Proposition 39 funds, helping to reduce energy consumption at the site. The additon of a lighting control system will further reduce energy costs in the future. Although the campus has a slightly decreasing trend in electricity and gas usage, the school site presents many opportunities to further reduce energy consumption. The Heating System is outdated and inefficient and should be scheduled for replacement with a new Heating Ventilation and Air-Conditioning (HVAC) system, providing air-conditioning to the school. Replacement of the exterior windows will serve to maximize the potential energy dollar savings of the new HVAC system, while improving the thermal comfort of the educational spaces.

Campus Attributes

- Historical original building is a community landmark
- New entry and parking area has improved drop-off and pick-up
- Existing fencing provides secure front entrance
- Dedicated space for science instruction
- Ease of wayfinding
- Ample play surface, fields and structures

Campus Recommendations

Site

- Address site drainage issues
- Re-sod deteriorated lawn areas
- Playground equipment and play surface replacement / upgrades
- Create outdoor learning areas

Notes:

1. It is recommended that the use of portable classroom units for instruction be phased-out, beginning with the older units.

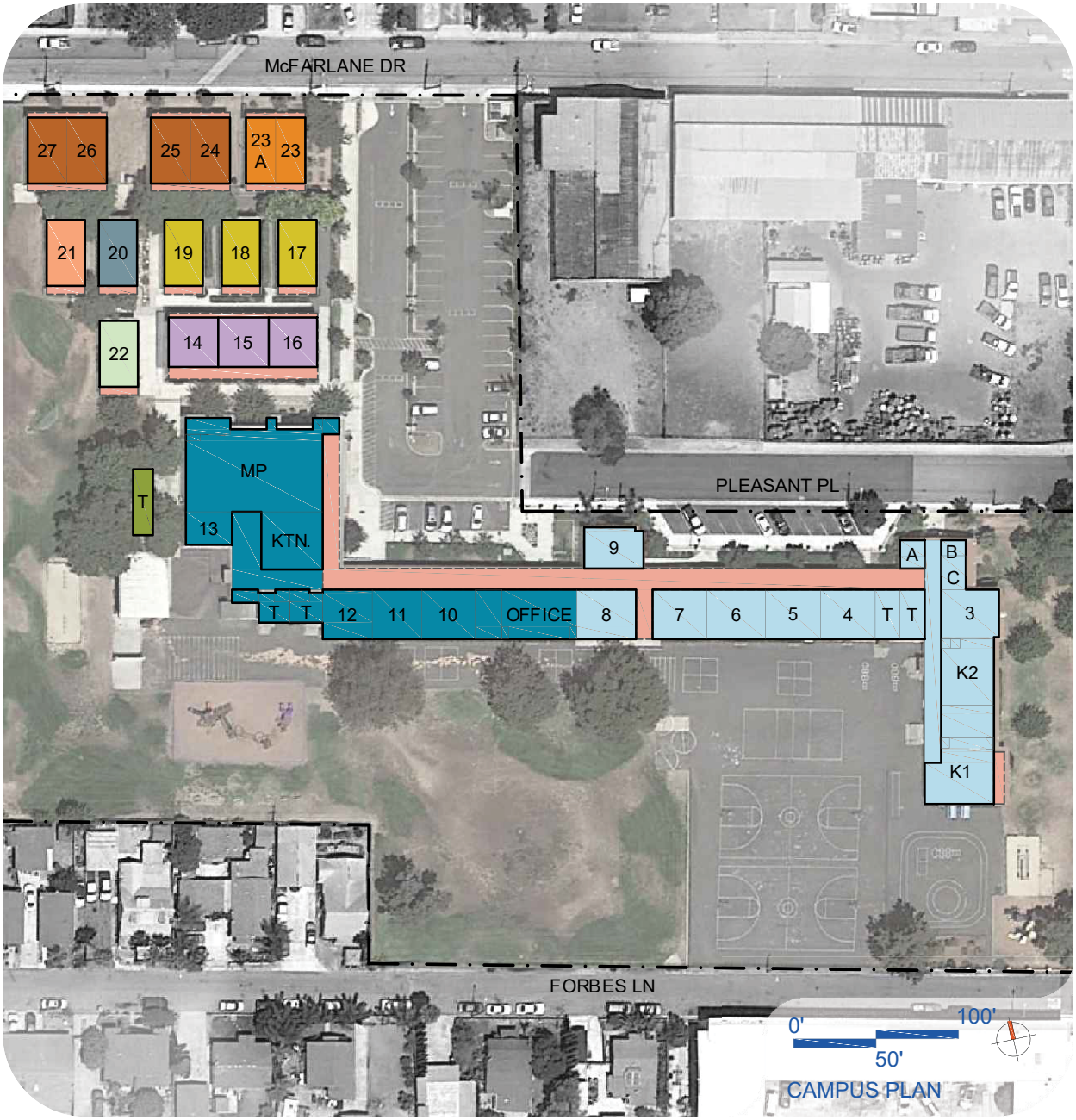
Buildings / General

- Interior / exterior door & hardware replacement
- Replace exterior windows
- Replace kitchen exhaust system
- Interior & exterior painting
- Replace interior flooring
- Interior ceiling replacement
- Food service equipment upgrades
- Upgrade toilet rooms
- Cafeteria renovations
- New flexible student furniture

Mechanical / Electrical / Plumbing

- New STEAM Center
- Portable CR replacement
- New HVAC system
- Plumbing fixture replacement
- Plumbing infrastructure upgrade
- Add hydration stations
- New fire alarm system
- Add security cameras
- Replace public address and master clock systems


t Office



LEGEND

Year Constructed

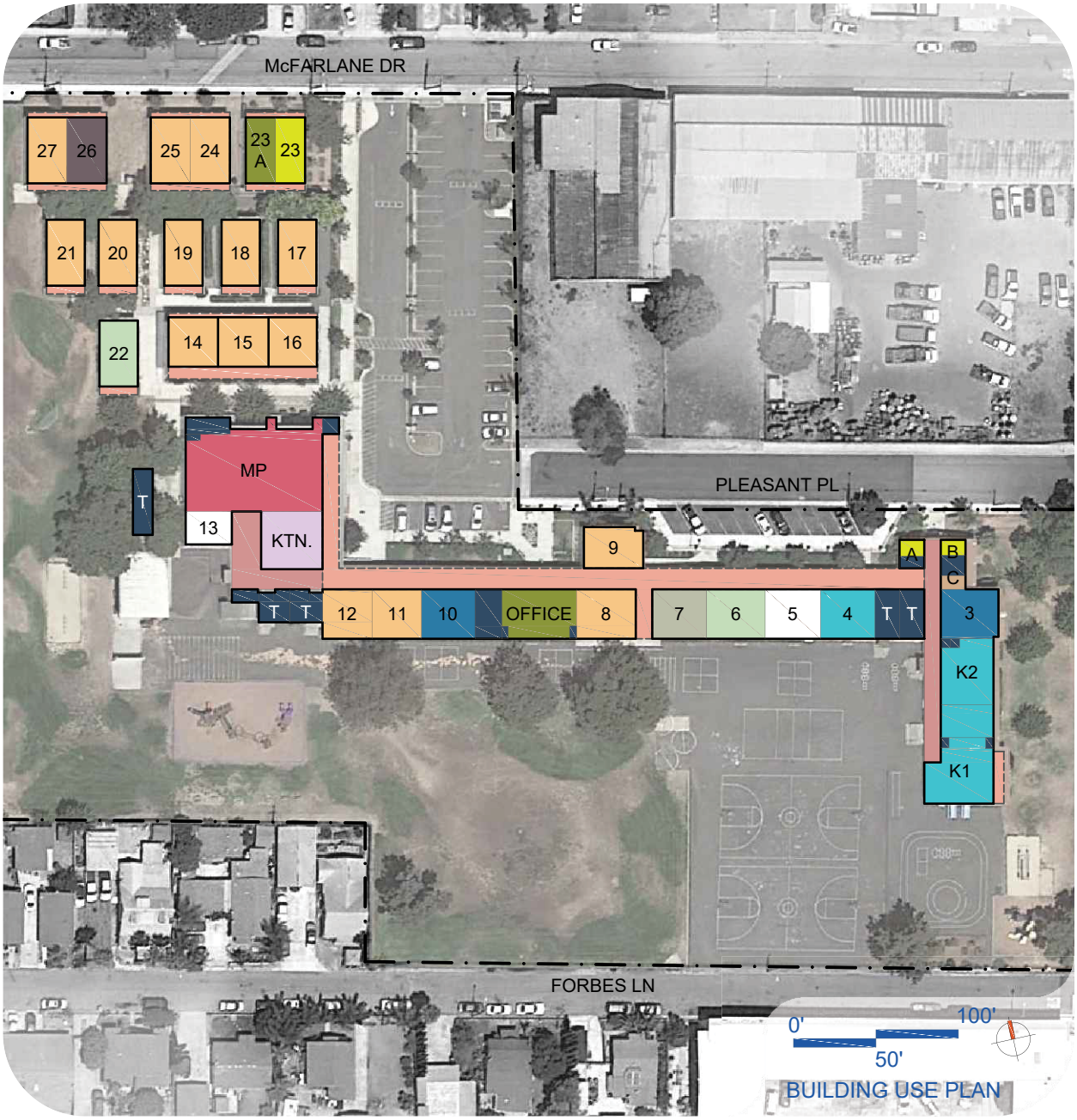
- 1929
- 1951
- 1993
- 1994
- 1995
- 1996
- 1997
- 1998
- 2005
- 2008

- Covered Walkways
- Property Line

YEAR BUILT	BUILDING NAME(S)	MAP KEY	SQUARE FOOTAGE (SF)	
1929	BUILDING A	K1-K2, A, B, C,T, 4-9	14,518	36%
1951	BUILDING B	10-12, OFFICE, T, MP, KTN, 13	11,742	29%
1993	BUILDING F	23A, 23	1,440	4%
1994	BUILDING G	24-27	3,840	10%
1995	BUILDING H	17-19	2,880	7%
1996	BUILDING I	20	960	2%
1997	BUILDING J	21	960	2%
1998	BUILDING K	22	960	2%
2005	BUILDING L	T	480	1%
2008	BUILDING C	14-16	2,880	7%
		SUBTOTAL E.P. FOSTER E.S.	**40,660**	**100%**

- *K# = Kindergarten*
- *MP = Multi-Purpose room*
- *KTN = Kitchen*
- *A = Office / OT*
- *B = Psychologist Office*
- *C = Speech*
- *T = Toilet*





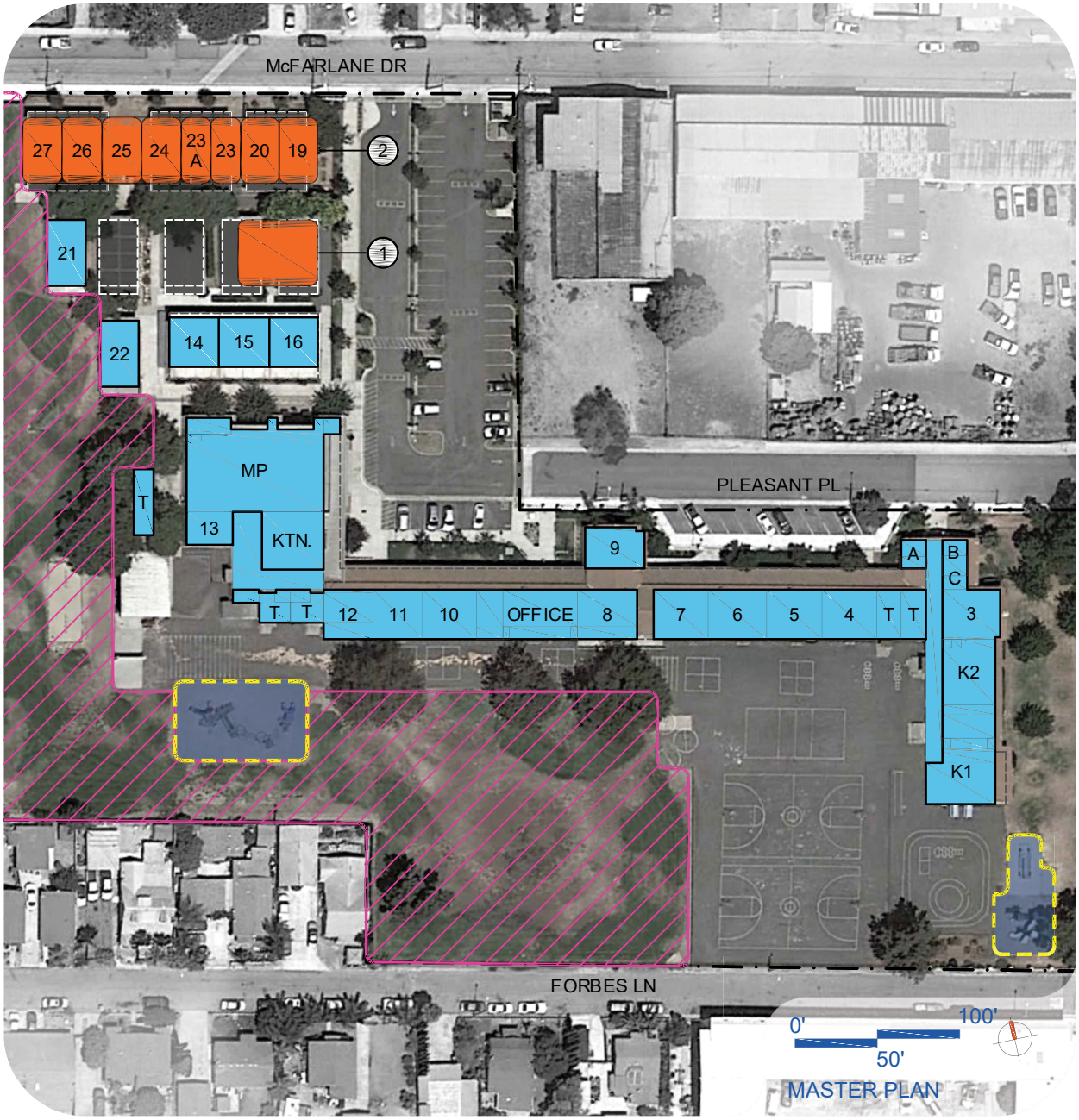
LEGEND

- Basic Classroom
- Specialty Classroom
- Science Classroom
- Small Room
- Classroom Support
- Athletic
- Library/Media
- Student Support
- Administrative
- Assembly
- Circulation
- Operational Support
- Food Service
- Kindergarten
- Special Education
- Day Care
- Covered Walkways
- Property Line









LEGEND

Long-Range Facilities Master Plan - Priority 1 Recommendations

- Physical Plant Improvements
- New Construction
- Playground Upgrade
- # Planned Portable Removal
- Re-sod Playfield
- (1) Proposed Idea / STEM Lab
- (2) Proposed Classroom Building
- Property Line

LONG-RANGE FACILITIES MASTER PLAN RECOMMENDATIONS - EP FOSTER ES	PRIORITY 1 (0 -9 Years)	PRIORITY 2 (10 -15 Years)
PHYSICAL PLANT		
SITE		
Grading and re-sodding improvements	$ 243,375	
Parking lot / access improvements	$ 405,625	
Subtotal	$ 649,000	
BUILDING		
Building Envelope		
Exterior and interior painting	$ 329,855	
Replace exterior windows	$ 1,100,257	
Architecture		
Interior / exterior door and hardware replacement		$ 167,929
New flexible and adaptable furniture for all classrooms	$ 584,100	
Replace interior flooring	$ 125,279	
Interior ceiling replacement		$ 478,288
Restroom renovations	$ 1,288,000	
HVAC		
HVAC system replacement / upgrades	$ 2,721,970	
Replace Kitchen Hood and Fans	$ 405,625	
Electrical		
Fire Alarm system upgrades / replacement	$ 2,433,754	
Plumbing		
Replace drinking fountains / Provide hydration stations	$ 58,410	
Plumbing infrastructure		$ 2,875,411
Technology		
Replace intercom / master clock system	$ 395,826	
Life Safety & Security		
Addition of security cameras on campus		$ 81,125
Athletics / Activities		
Upgrade playgound equipment and play surfaces	$ 777,178	
Create outdoor learning / gathering areas		$ 405,625
Nutrition Services		
Food service equipment upgrades		$ 202,812
Cafeteria renovations		$ 482,694
Subtotal	$ 10,220,254	
PROGRAM RENOVATIONS		
No scope of work		
Subtotal	$ -	
NEW CONSTRUCTION		
STEM Center	$ 1,090,320	
Replace Portable Classrooms	$ 3,816,120	
Subtotal	$ 4,906,440	
PRIORITY TOTALS	$ 15,775,694.00	$ 4,693,884

Juanamaria Elementary School



SITE DESCRIPTION

Neighborhood

Juanamaria Elementary School sits directly adjacent to commercial development to the West and residential development to the North, East and South. The site abuts Telegraph Road, a major thoroughfare and sits approximately .4 miles North of Highway 126.

Instruction

Juanamaria Elementary School serves students in grades K-5 following a traditional calendar. At the beginning of the 2018-19 school year 15.4% of students were enrolled in special education, 14.3% qualifying for English Language Learner support, and 43.8% qualifying for free or reduced-price lunch. The School places significant emphasis in making a positive impact on student behavior, academic achievement, and social and physical development. Instructional programs are tailored to meet the individual needs of each student.

Summary of Facilities

Juanamaria's original campus was constructed in 1961. Additional classroom space has been added to the site with relocatables in 1966, 1971, and 1998. Current conditions necessitate building envelope upgrades, roof, and Heating Ventilation and Air Conditioning (HVAC) system replacements. The kitchen exhaust system, fire alarm and master clock / communications system systems should also be upgraded. Playground equipment and surfaces should also be replaced.

" Together we can make a difference in providing a safe and respectful place where students can strive to be their very best. Thank you all in advance for your continued support and cooperation in our efforts to nurture, educate, and encourage all students at this wonderful school."



Site Type	Elementary School
Year Built	1961
Site Acreage	8.2
Square Footage	40,010
Building Totals	12
• **Permanent**	9 (21 Classrooms)
• **Portables**	3 (1 Classroom)
• **Shelters and Passages**	1
Address	100 S Crocker Avenue Ventura, CA 93004
Phone	(805) 672-0291
Website	www.venturausd.org/juanamaria
CDS Code	56 72652 6056097
2018/2019 Enrollment	468 Students
Functional Capacity	454 Students

FACILITIES SYSTEMS

Building Systems

Building systems, for the most part are original systems, with distribution systems and equipment having been maintained, repaired and / or replaced as required over the years. Recommendations include replacing the main building infrastructure and systems during the 20-year span of this LRFMP, including plumbing distribution and fixtures, new Heating Ventilation and Air Conditioning (HVAC) system, as well as upgrades to the main electrical distribution equipment, fire alarm system upgrades and replacement, and replacement of the public address and master clock systems. Additionally, the roof should be considered for replacement as part of the Facilities Master Plan.

Technology

The campus is covered with a Wi-Fi network and instructional areas are equipped with current instructional technology, including power, data, interactive projectors and screens. Continuosly evolving technology will continue the need for flexible technology systems and a plan to “refresh” the technology should be part of the Long-Range Faciliies Master Plan. Additional site Wi-Fi coverage to facilitate blended, rotational and flexible learning is recommended.

Energy

Existing Lighting was upgraded recently with State Proposition 39 funds, helping to reduce energy consumption at the site. Although the campus has a slightly decreasing trend in electricity and gas usage, the school site presents many opportunities to further reduce energy consumption. The addition of a lighting control system will further reduce energy costs in the future. The Heating System is outdated and inefficient and should be scheduled for replacement with a new HVAC system, providing air-conditioning to the school. Replacement of the exterior windows will serve to maximize the potential energy dollar savings of the new HVAC system, while improving the thermal comfort of the educational spaces.

Campus Attributes

- One entry point at main entrance to campus
- Neighborhood location
- Nice, large playground areas
- Simplified arrangement of classroom wings with protected outdoor space in the center

Campus Recommendations

Site

- Playground equipment and play surface replacement / upgrades
- Create outdoor learning areas

Buildings / General

- New STEAM Center
- Roof replacement / repair
- Interior / exterior door & hardware replacement
- Replace exterior windows
- Interior & exterior painting
- Replace interior flooring
- Interior ceiling replacement
- Food service equipment upgrades
- Upgrade toilet rooms
- Cafeteria renovations
- New flexible student furniture

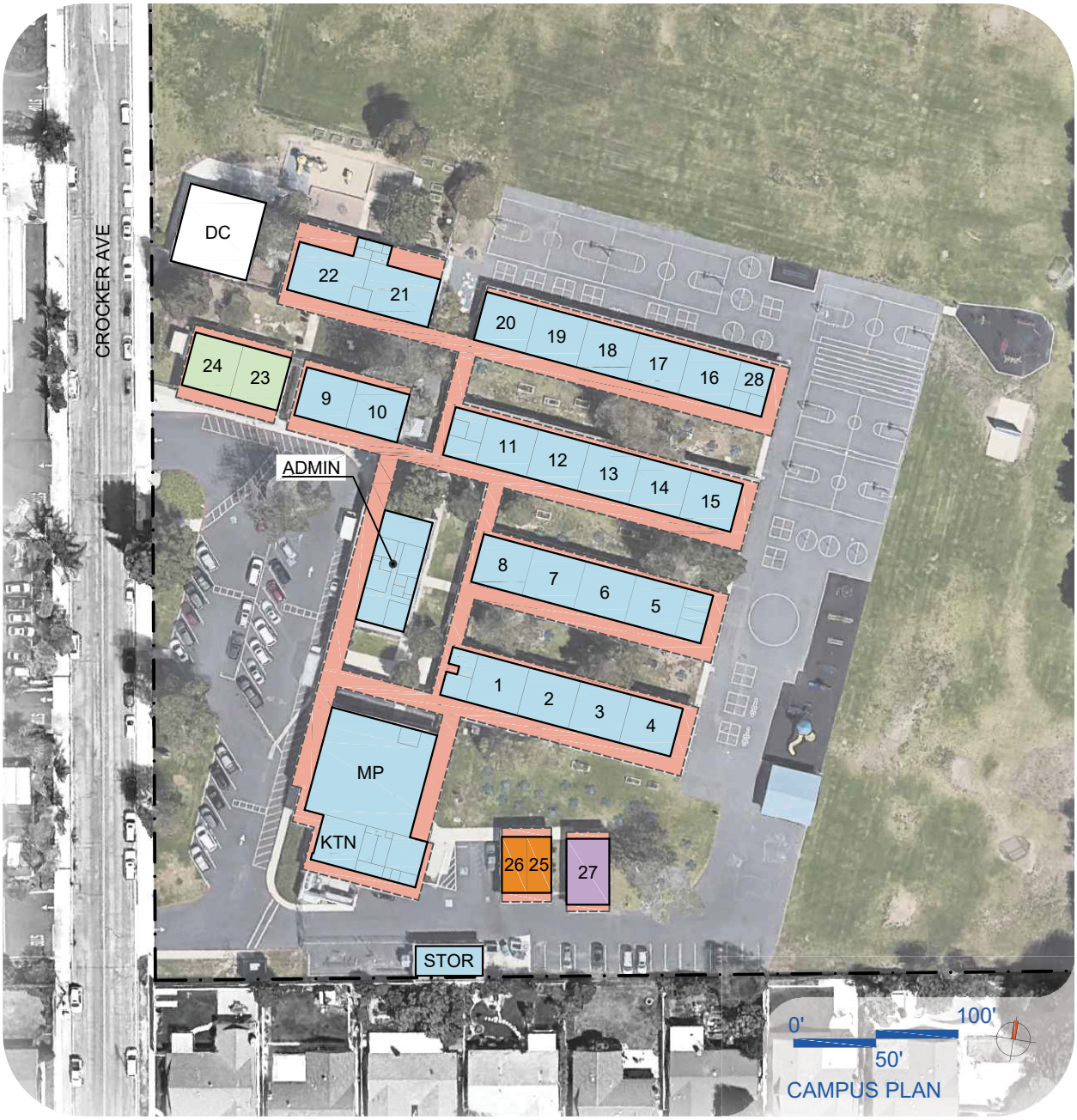
Mechanical / Electrical / Plumbing

- New HVAC system
- New kitchen exhaust system
- Plumbing fixture replacement
- Plumbing infrastructure upgrade
- Add hydration stations
- New fire alarm system
- Add security cameras
- Replace public address and master clock systems

Notes:

1. It is recommended that the use of portable classroom units for instruction be phased-out, beginning with the older units.





LEGEND

Year Constructed

- 1961
- 1966
- 1971
- 1998
- Covered Walkways

Property Line

YEAR BUILT	BUILDING NAME(S)	MAP KEY	SQUARE FOOTAGE (SF)	
1961	BUILDING A	1-4	4,320	
	BUILDING B	5-8	4,320	
	BUILDING C	9-10, 11-15	7,320	
	BUILDING D	16-20, 21-22	8,348	89%
	BUILDING I	ADMIN	2,040	
	BUILDING H	MP, KTN	6,012	
	STORAGE	STOR	800	
1966	PORTABLE CR	23-24	1,920	5%
1971	PORTABLE CR	25-26	960	3%
1998	PORTABLE CR	27	960	3%
		SUBTOTAL JUANAMARIA E.S.	**37,000**	**100%**

- *ADMIN = Administration*
- *MP = Multi-Purpose room*
- *KTN = Kitchen*
- *STOR = Storage*



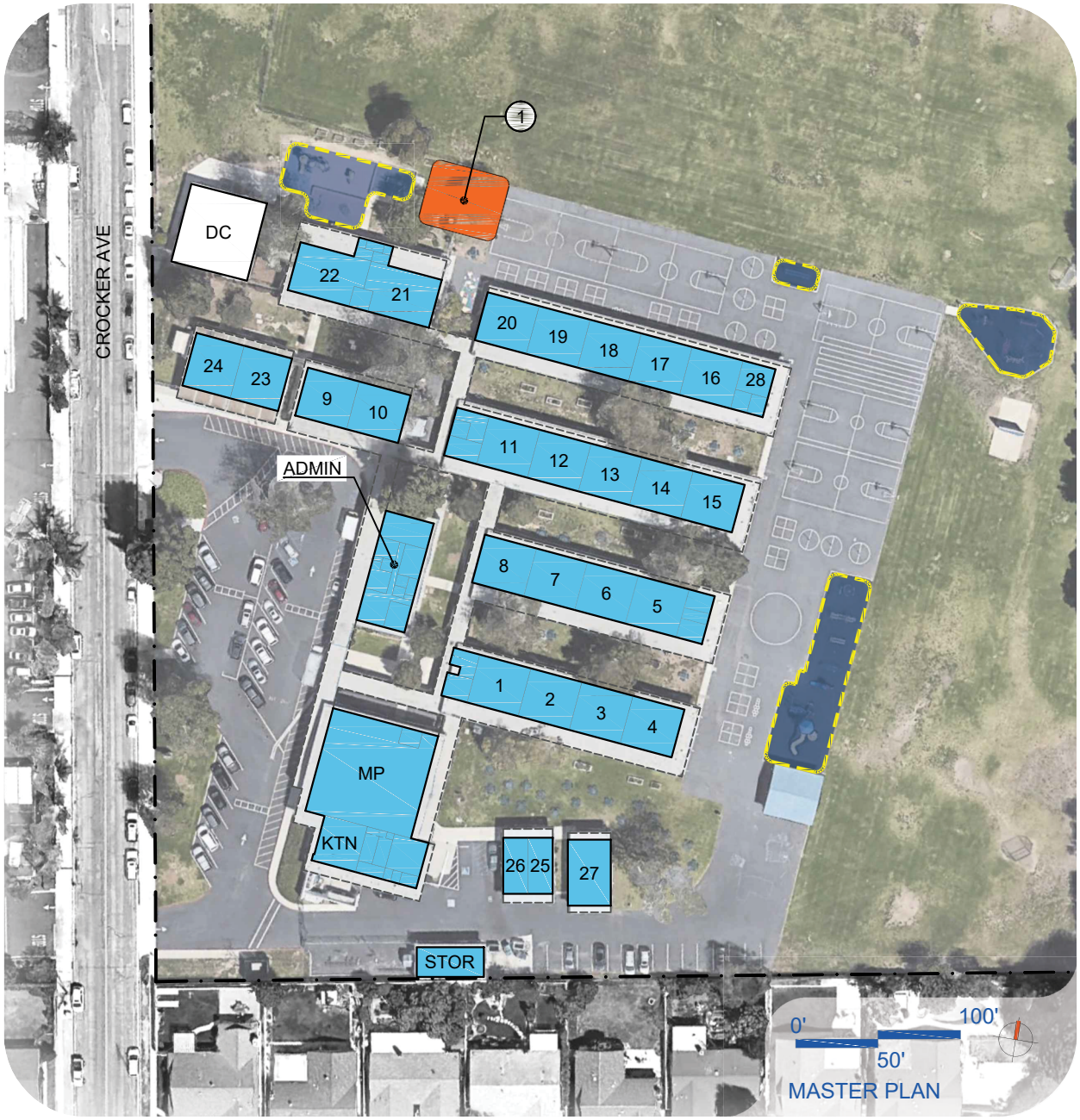


LEGEND

- Basic Classroom
- Specialty Classroom
- Science Classroom
- Small Room
- Classroom Support
- Athletic
- Library/Media
- Student Support
- Administrative
- Assembly
- Circulation
- Operational Support
- Food Service
- Kindergarten
- Special Education
- Day Care
- Covered Walkways
- Property Line




Volunteer by
PawWorks
Donate to the poor



LEGEND

Long-Range Facilities Master Plan - Priority 1 Recommendations

- Physical Plant Improvements
- New Construction
- Playground Upgrade
- Property Line

(1) Proposed Idea / STEM Lab

LONG-RANGE FACILITIES MASTER PLAN RECOMMENDATIONS - JUANAMARIA ES	PRIORITY 1 (0 -9 Years)	PRIORITY 2 (10 -15 Years)
PHYSICAL PLANT		
SITE		
No scope of work		
Subtotal	$ -	
BUILDING		
Building Envelope		
Exterior and interior painting	$ 401,323	
Repair / replace roofs	$ 2,761,495	
Replace exterior windows	$ 333,342	
Architecture		
Interior / exterior door and hardware replacement		$ 316,390
New flexible and adaptable furniture for all classrooms	$ 511,088	
Replace interior flooring	$ 278,333	
Interior ceiling replacement		$ 347,988
Restroom renovations		$ 1,969,715
HVAC		
Replace Kitchen Hood and Fans	$ 405,625	
HVAC system replacement / upgrades	$ 4,620,068	
Electrical		
Replace Fire Alarm system	$ 450,244	
Plumbing		
Replace drinking fountains / Provide hydration stations	$ 97,350	
Plumbing infrastructure		$ 2,766,361
Technology		
Replace intercom / master clock system	$ 283,938	
Life Safety & Security		
Addition of security cameras on campus		$ 81,125
Athletics / Activities		
Create outdoor learning / gathering areas		$ 405,625
Upgrade playgound equipment and play surfaces	$ 562,250	
Nutrition Services		
Food Service equipment upgrades		$ 201,812
Cafeteria renovations		$ 691,347
Subtotal	$ 10,705,056	
PROGRAM RENOVATIONS		
No scope of work		
Subtotal	$ -	
NEW CONSTRUCTION		
STEM Center	$ 1,090,320	
Subtotal	$ 1,090,320	
PRIORITY TOTALS	**$ 11,795,376.00**	$ 6,780,363

Junipero Serra Elementary School



SITE DESCRIPTION

Neighborhood

Junipero Serra Elementary School is surrounded by residential development, primarily single-family. Telephone Road is the nearest major roadway to the North and North Bank Drive runs along its southern border. Large agriculturally developed land abuts the school's neighborhood homes.

Instruction

Junipero Serra Elementary School serves students in grades TK-5. At the beginning of the 2018-19 school year, 11.2% of students were enrolled in special education, 5.2% qualifying for English Language Learner support, and 46.1% qualifying for free or reduced price lunch. Serra is a VUSD School of Choice, students are awarded enrollment via lottery dependent on space available. Serra School operates the only elementary special-day class for emotionally disturbed students in VUSD. Students in this setting are typically in need of a smaller classroom with additional resources such as trained para-educators and a behavioral therapist. Additional programs at the site include English Language Development, GATE, Cross Country Team, and 5th Grade Leadership Team. Before and after school care provided by the Los Posas Child Care Program is also available.

Summary of Facilities

Initial campus structures, including the Administration, Multi-Purpose, Library, Kindergarten and Classrooms 1-16 were initially construction in 1966. Additional kindergarten classrooms were added in 1967 followed by four (4) portable classrooms in 1968 and one (1) in 1993. Building L and I were constructed in 1995, followed by Building J in 1998; bringing the total usable size from the site's original 28,248 SF to 49,107 SF. The current structures require upgrades to meet energy efficiency standards, including building envelope repairs, and Heating Ventilation and Air Conditioning (HVAC) upgrades. Portables on the site have reached their useful life-cycle age and should be replaced. Additional considerations should be given to interior finishes and furnishing upgrades, emergency systems, and playground upgrades.



Site Type	Elementary School
Year Built	1966
Site Acreage	10
Square Footage	49,107
Building Totals	19
• **Permanent**	10 (19 Classrooms)
• **Portables**	9 (12 Classrooms)
• **Shelters and Passages**	1
Address	8880 Halifax Street Ventura, CA 93004
Phone	(805) 672-2717
Website	www.venturausd.org/jserra
CDS Code	56 72652 6056105
2018/2019 Enrollment	536 Students
Functional Capacity	691 Students

FACILITIES SYSTEMS

Building Systems

Building systems, for the most part are original systems, with distribution systems and equipment having been maintained, repaired and / or replaced as required over the years. Recommendations include replacing the main building infrastructure and systems during the 20-year span of this LRFMP, including plumbing distribution and fixtures, new HVAC system, as well as upgrades to the main electrical distribution equipment, fire alarm system upgrades and replacement, and replacement of the public address and master clock systems. Additionally, the roof should be considered for replacement as part of the Facilities Master Plan.

Technology

The campus is covered with a Wi-Fi network and instructional areas are equipped with current instructional technology, including power, data, interactive projectors and screens. Continuosly evolving technology will continue the need for flexible technology systems and a plan to “refresh” the technology should be part of the Long-Range Facilities Master Plan. Additional site Wi-Fi coverage to facilitate blended, rotational and flexible learning is recommended.

Energy

Existing lighting was upgraded recently with State Proposition 39 funds, helping to reduce energy consumption at the site. Although the campus has a slightly decreasing trend in electricity and gas usage, the school site presents many opportunities to further reduce energy consumption. The additon of a lighting control system will further reduce energy costs in the future. The Heating System is outdated and inefficient and should be scheduled for replacement with a new HVAC system, providing air-conditioning to the school. Replacement of the exterior windows will serve to maximize the potential energy dollar savings of the new HVAC system, while improving the thermal comfort of the educational spaces.

Campus Attributes

- One entry point at main entrance to campus
- Neighborhood location
- Nice, large playground areas
- Simplified arrangement of classroom wings with protected outdoor space in the center
- Adjacency to Junipero Serra Park
- Prominent corner location at Halifax and Swansea Streets

Campus Recommendations

Site

- Address site drainage issues
- Playground equipment and play surface replacement / upgrades
- Create outdoor learning areas

Mechanical / Electrical / Plumbing

- New HVAC system
- Plumbing fixture replacement
- Plumbing infrastructure upgrade
- Add hydration stations
- New fire alarm system
- Add security cameras
- Replace public address and master clock systems

Buildings / General

- Replace older Portable CR Units
- New STEAM Center
- Roof replacement / repair
- Interior / exterior door & hardware replacement
- Replace exterior windows
- Interior & exterior painting
- Replace interior flooring
- Interior ceiling replacement
- Food service equipment upgrades
- Upgrade toilet rooms
- Cafeteria renovations
- New flexible student furniture

Notes:

1. It is recommended that the use of portable classroom units for instruction be phased-out, beginning with the older units.





LEGEND

Year Constructed

- 1966
- 1967
- 1968
- 1993
- 1995
- 1998
- Covered Walkways
- Property Line

YEAR BUILT	BUILDING NAME(S)	MAP KEY	SQUARE FOOTAGE (SF)	
1966	BUILDING A	ADMIN	2,568	
	BUILDING B	LIB	2,100	
	BUILDING C	MP, KTN	8,408	
	BUILDING D	1-6	6,626	71%
	BUILDING E	7-12	6,626	
	BUILDING F	13-18	6,626	
	PORTABLE H	K3-K4	1,920	
1967	BUILDING K	K1-K2	3,073	6%
1968	PORTABLE G	19-22	3,960	8%
1993	PORTABLE I	25	960	2%
1995	BUILDING L, BUILDING I	T, 26	1,440	3%
1998	BUILDING J	28-32	4,800	10%
		SUBTOTAL JUNIPERO SERRA E.S.	**49,107**	**100%**

- *ADMIN = Administration*
- *LIB = Library*
- *MP = Multi-Purpose room*
- *KTN = Kitchen*
- *K# = Kindergarten*
- *T = Toilet*





LEGEND

- Basic Classroom
- Specialty Classroom
- Science Classroom
- Small Room
- Classroom Support
- Athletic
- Library/Media
- Student Support
- Administrative
- Assembly
- Circulation
- Operational Support
- Food Service
- Kindergarten
- Special Education
- Day Care
- Covered Walkways
- Property Line







LEGEND

Long-Range Facilities Master Plan - Priority 1 Recommendations

- Physical Plant Improvements
- New Construction
- Playground Upgrade
- # Planned Portable Removal
- Site Drainage

(1) Proposed Idea / STEM Lab

(2) Proposed 2-Story Classroom Building (To replace 6 classrooms)

LONG-RANGE FACILITIES MASTER PLAN RECOMMENDATIONS - JUNIPERO SERRA ES	PRIORITY 1 (0 -9 Years)	PRIORITY 2 (10 -15 Years)
PHYSICAL PLANT		
SITE		
Address site drainage issues	$ 81,125	
Subtotal	$ 81,125	
BUILDING		
Building Envelope		
Exterior and interior painting	$ 401,323	
Repair / replace roofs		$ 2,838,093
Replace exterior windows	$ 1,581,937	
Architecture		
Interior / exterior door and hardware replacement	$ 401,326	
New flexible and adaptable furniture for all classrooms	$ 535,425	
Replace interior flooring	$ 260,197	
Interior ceiling replacement		$ 290,920
Restroom renovations		$ 1,508,925
HVAC		
HVAC system replacement / upgrades	$ 5,187,113	
Electrical		
Replace Fire Alarm system	$ 597,571	
Plumbing		
Replace drinking fountains / Provide hydration stations	$ 97,350	
Plumbing infrastructure		$ 2,040,575
Technology		
Replace intercom / master clock system	$ 478,055	
Life Safety & Security		
Addition of security cameras on campus		$ 81,125
Athletics / Activities		
Create outdoor learning / gathering areas		$ 405,625
Upgrade playgound equipment and play surfaces	$ 359,221	
Nutrition Services		
Food Service equipment upgrades		$ 201,812
Cafeteria renovations		$ 691,347
Subtotal	$ 9,899,518	
PROGRAM RENOVATIONS		
No scope of work		
Subtotal	$ -	
NEW CONSTRUCTION		
Replace portable classroom units	$ 5,790,946	
STEM Center	$ 1,090,320	
Subtotal	$ 6,881,266	
PRIORITY TOTALS	$ 16,861,909.00	$ 8,058,422

Lincoln Elementary School



SITE DESCRIPTION

Neighborhood

Lincoln Elementary School is located near the Western border of the Ventura Unified School District. It is surrounded by a mix of commercial, industrial, single family residential and multi-family residential development. The site is directly accessible on all four sides, from East Main Street to the North, Hemlock Street to the East, East Santa Clara Street to the South, and South Ann Street to the West. All vehicular parking for the site is located street-side, there is no parking lot within the boundaries of the site.

Instruction

Lincoln Elementary School serves students in grades TK-5. At the beginning of the 2018-19 school year 8.5% of students were enrolled in special education, 11.3% qualifying for English Language Learner support, and 72.5% qualifying for free or reduced-price lunch. Parents and community members are involved in every aspect of the school. Visitors are welcomed to the campus for many different reasons including volunteering, Back-to-School Night, PTA sponsored minicourses, Science Night, Art Fair, award assemblies, and other special events. They believe that parents, community members, and staff must work together for the education of all students and are proud of their family-oriented tradition.

Summary of Facilities

Initial construction in 1954 included the Administration, Cafeteria, Kindergarten and two (2) classroom wings. Additional classroom space was added with portable buildings in 1968, 1993, and 1997. Buildings on the site are in need of refreshment including exterior and interior painting, and flooring upgrades. Safety and security should be addressed with improved pick-up and drop-off, fencing, exterior lighting and administration improvements. Additional infrastructure improvements including kitchen exhaust system, intercom / master clock and fire alarm upgrades should also be addressed.

"The school population consists of students with rich multicultural and economically diverse backgrounds. The students, parents, staff, and community have joined together to assure success for all students."



Site Type	Elementary School
Year Built	1954
Site Acreage	3.5
Square Footage	20,754
Building Totals	7
• **Permanent**	5 (9 Classrooms)
• **Portables**	2 (3 Classrooms)
• **Shelters and Passages**	0
Address	1107 East Santa Clara Street Ventura, CA 93001
Phone	(805) 641-5438
Website	www.venturausd.org/lincoln
CDS Code	56 72652 6056113
2018/2019 Enrollment	226 Students
Functional Capacity	211 Students

FACILITIES SYSTEMS

Building Systems

The original school was constructed in 1955, with the addition of subsequent portable classroom units since that time. The building systems, for the most part are original systems, with distribution systems and equipment having been maintained and / or repaired as required over the years. Recommendations include a new Heating Ventilation and Air-Conditioning (HVAC) system, replacing plumbing fixtures, as well as providing a new code compliant fire alarm system. Additionally, the roof needs some repair and replacement, due to ongoing issues from the original construction.

Technology

The campus is covered with a Wi-Fi network and instructional areas are equipped with current instructional technology, including power, data, interactive projectors and screens. Continuously evolving technology will continue the need for flexible technology systems and a plan to “refresh” the technology should be part of the Long-Range Facilities Master Plan. Additional site Wi-Fi coverage to facilitate blended, rotational and flexible learning is recommended.

Energy

Although the campus has a slightly decreasing trend in electricity and gas usage, the school site presents many opportunities to further reduce energy consumption. The addition of a lighting control system will further reduce energy costs in the future.

Campus Attributes

- A centralized quad area
- Residential neighborhood location
- Clear campus circulation
- Large recreation field and exterior play surface

Campus Recommendations

Site

- Enhance fencing
- Establish drop-off and pick-up area
- Create Outdoor learning areas / environments
- Play equipment and surface improvements
- Consider future solar opportunities for energy savings and sustainability purposes
- Provide hydration stations for students and staff
- Add on-site security cameras

Building

- Exterior and interior painting
- Ceiling replacement
- Door / hardware upgrades and replacement
- Replace interior flooring
- Replace fire alarm system
- Provide new flexible and adaptable educational furniture
- Replace kitchen exhaust system
- Restroom renovations / improvements
- Administration office improvements
- New STEAM / Innovation Center
- Cafeteria renovations
- Kitchen equipment upgrades
- Replace school-wide intercom / master-clock system
- Replace plumbing infrastructure





LEGEND

Year Constructed

- 1954
- 1997
- 1998
- 2013
- Covered Walkways

Property Line

YEAR BUILT	BUILDING NAME(S)	MAP KEY	SQUARE FOOTAGE (SF)	
1954	ADMINISTRATION	ADMIN	1,624	
	CAFETERIA	MP, KTN, 10, 11	4,830	
	KINDERGATEN	9	1,850	84%
	WING A	1-4	4,470	
	WING B	5-8	4,620	
1997	PORTABLE	14	960	5%
1998	PORTABLE	T	480	2%
2013	PORTABLE	12-13	1,920	9%
		SUBTOTAL LINCOLN E.S.	**20,754**	**100%**

- *ADMIN = Administration*
- *MP = Multi-Purpose room*
- *KTN = Kitchen*
- *T = Toilet*





LEGEND

- Basic Classroom
- Specialty Classroom
- Science Classroom
- Small Room
- Classroom Support
- Athletic
- Library/Media
- Student Support
- Administrative
- Assembly
- Circulation
- Operational Support
- Food Service
- Kindergarten
- Special Education
- Day Care
- Covered Walkways
- Property Line







LEGEND

Long-Range Facilities Master Plan - Priority 1 Recommendations

- Physical Plant Improvements
- Program Renovations
- Playground Upgrade
- # Planned Portable Removal
- Property Line

- (1) Proposed Idea / STEM Lab
- (2) Proposed Administrative Office Improvements
- (3) Proposed Secure Vestibule

LONG-RANGE FACILITIES MASTER PLAN RECOMMENDATIONS - LINCOLN ES	PRIORITY 1 (0 -9 Years)	PRIORITY 2 (10 -15 Years)
PHYSICAL PLANT		
SITE		
Enhance fencing	$ 79,503	
Establish Pick-up and drop -off area	$ 405,625	
Subtotal	$ 485,128	
BUILDING		
Building Envelope		
Exterior and interior painting	$ 132,802	
Repair / replace roofs		$ 1,557,600
Architecture		
Interior / exterior door and hardware replacement		$ 67,335
New flexible and adaptable furniture for all classrooms	$ 389,400	
Replace interior flooring	$ 182,218	
Interior ceiling replacement		$ 255,977
Restroom renovations		$ 657,564
HVAC		
Replace Kitchen Hood and Fans	$ 405,625	
Electrical		
Replace Fire Alarm system	$ 252,550	
Plumbing		
Replace drinking fountains / Provide hydration stations	$ 38,940	
Plumbing infrastructure		$ 2,253,409
Technology		
Replace intercom / master clock system	$ 303,408	
Life Safety & Security		
Addition of security cameras on campus		$ 81,125
Exterior lighting upgrades	$ 101,020	
Athletics / Activities		
Create outdoor learning / gathering areas		$ 405,625
Upgrade playgound equipment and play surfaces	$ 489,995	
Nutrition Services		
Food Service equipment upgrades		$ 202,813
Cafeteria renovations		$ 365,062
Subtotal	$ 2,295,958	
PROGRAM RENOVATIONS		
Administration Office improvements	$ 551,650	
Subtotal	$ 551,650	
NEW CONSTRUCTION		
STEM Center	$ 1,090,320	
Subtotal	$ 1,090,320	
PRIORITY TOTALS	$ 4,423,056.00	$ 5,846,510

Loma Vista Elementary School



SITE DESCRIPTION

Neighborhood

Loma Vista Elementary School sits at the base of the Los Padres National Forest. The site is accessible via Loma Vista Road and the surrounding neighborhood is a mix of single-family residential development and commercial property- primarily medical services, including Ventura County Medical Center.

Instruction

The Loma Vista school mission is "Equity and Excellence for Everyone." The Loma Vista Elementary motto is "Home of the Leopard...Where Everyone Has a Spot." The District's DHH (Deaf and Hard of Hearing) program is located at Loma Vista Elementary and offered to children in grades PreK-5. The PreK Special Education program serves children ages 3-5 who have an Individualized Education Program (IEP) and qualify for DHH services. The school provides a unique opportunity for students to learn American Sign Language and also provides services for the blind. The integration of two languages is observed throughout the campus, at assemblies, on the playground, and in the classrooms. At the beginning of the 2018-19 school year, 13.5% of students were enrolled in special education, 6.8% qualifying for English Language Learner support, and 31.7% qualifying for free or reduced price lunch.

Summary of Facilities

Most buildings on the Loma Vista campus are the original buildings constructed in 1952. Single portable additions were added in 1971, 1997, and 1998. Two of these portables serve as special education classrooms while the third is currently used as the Library / Media Center. It is recommended that these portable classrooms be replaced, and a new Library & STEM Center be constructed on the site. Building envelope repairs, including roof repair / replacement and window replacement is recommended. Major systems including Heating Ventilation and Air Conditioning HVAC and kitchen exhaust systems, fire alarm, and emergency communications upgrades should be addressed. Consideration should also be given to upgrades of playground equipment and surfaces.

"Home of the Leopards...Where Everyone Has a Spot!"



Site Type	Elementary School
Year Built	1952
Site Acreage	10
Square Footage	33,476
Building Totals	10
• **Permanent**	7 (18 Classrooms)
• **Portables**	3 (1 Classroom)
• **Shelters and Passages**	0
Address	300 Lynn Drive Ventura, CA 93003
Phone	(805) 641-5443
Website	www.venturausd.org/lomavista
CDS Code	56 72652 6056121
2018/2019 Enrollment	368 Students
Functional Capacity	367 Students

FACILITIES SYSTEMS

Building Systems

The original school was constructed in 1953, with the addition of subsequent portable classroom units since that time. A portable Library was added in 1998. The building systems, for the most part are original systems, with distribution systems and equipment having been maintained and / or repaired as required over the years. Recommendations include a new Heating Ventilation and Air-Conditioning (HVAC) system, replacing plumbing fixtures, as well as providing a new code compliant fire alarm system. Additionally, the roof needs some repair and replacement, due to ongoing issues from the original construction.

Technology

The campus is covered with a Wi-Fi network and instructional areas are equipped with current instructional technology, including power, data, interactive projectors and screens. Continuously evolving technology will continue the need for flexible technology systems and a plan to “refresh” the technology should be part of the Long-Range Facilities Master Plan. Additional site Wi-Fi coverage to facilitate blended, rotational and flexible learning is recommended.

Energy

Although the campus has a slightly decreasing trend in electricity and gas usage, the school site presents many opportunities to further reduce energy consumption. The addition of a lighting control system will further reduce energy costs in the future.

Campus Attributes

- Residential neighborhood location
- Clear campus circulation
- Dedicated spaces for vocational, art / music and STEAM instruction
- Large recreation field and exterior play surfaces

Campus Recommendations

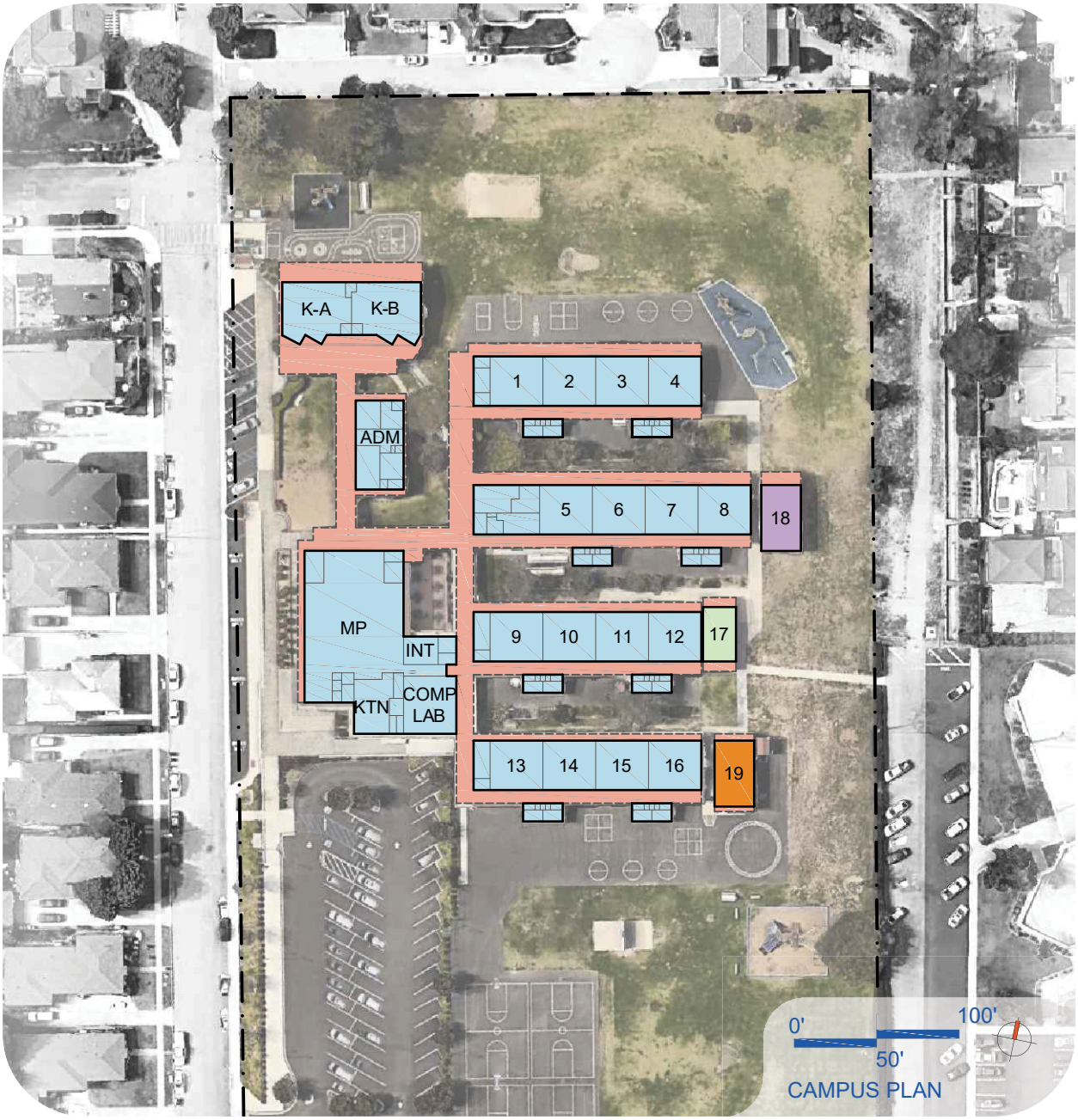
Site

- Enhance fencing
- Upgrade play equipment and surfaces
- Create Outdoor learning areas / environments
- Consider future solar opportunities for energy savings and sustainability purposes
- Provide hydration stations for students and staff
- Add on-site security cameras

Building

- Replace exterior windows
- Roof repair / replacement
- Exterior and interior painting
- Ceiling replacement
- Door / hardware upgrades and replacement
- Replace interior flooring
- Replace fire alarm system
- Provide new flexible and adaptable educational furniture
- Restroom renovations / improvements
- HVAC System replacement
- Replace kitchen exhaust system
- Administration office improvements
- New STEAM / Innovation Center
- Cafeteria renovations
- Kitchen equipment upgrades
- Replace school-wide intercom / master-clock system
- Replace plumbing infrastructure


LIBRARY



LEGEND

Year Constructed

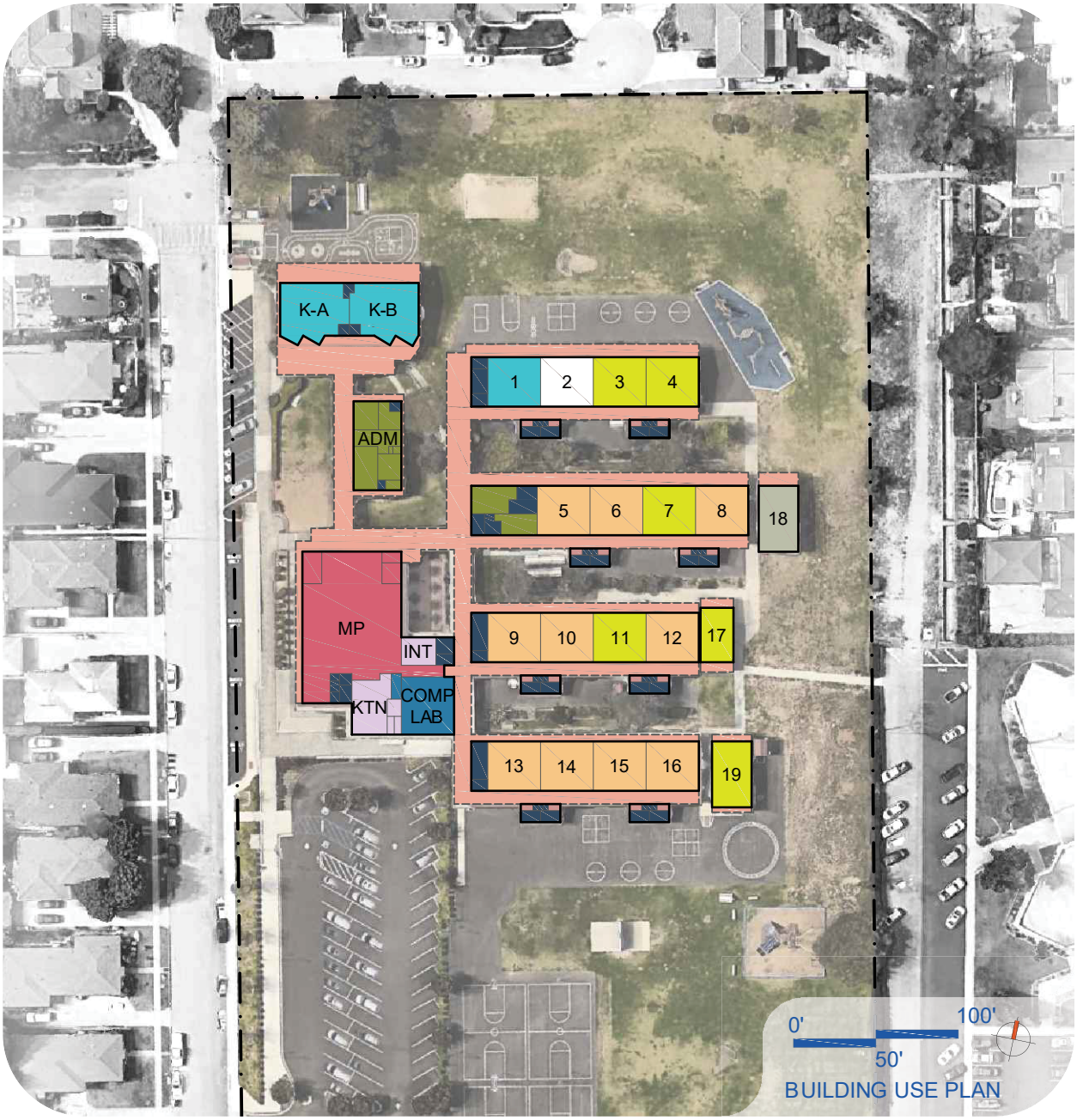
- 1952
- 1971
- 1997
- 1998
- Covered Walkways

Property Line

YEAR BUILT	BUILDING NAME(S)	MAP KEY	SQUARE FOOTAGE (SF)	
1952	ADMINISTRATION	ADMIN	1,680	
	CAFETERIA	MP, KTN, COMP LAB, INT	6,964	
	KINDERGARTEN	K-A - K-B	3,360	
	BUILDING A	1-4	4,728	92%
	BUILDING B	5-8	4,728	
	BUILDING C	9-12	4,728	
	BUILDING D	13-16	4,728	
1971	PORTABLE	17	640	2%
1997	PORTABLE	19	960	3%
1998	PORTABLE	18	960	3%
		SUBTOTAL LOMA E.S.	**33,476**	**100%**

- *ADMIN = Administration*
- *MP = Multi-Purpose room*
- *KTN = Kitchen*
- *COMP LAB = Computer Lab*
- *INT = Intervention*
- *K# = Kindergarten*



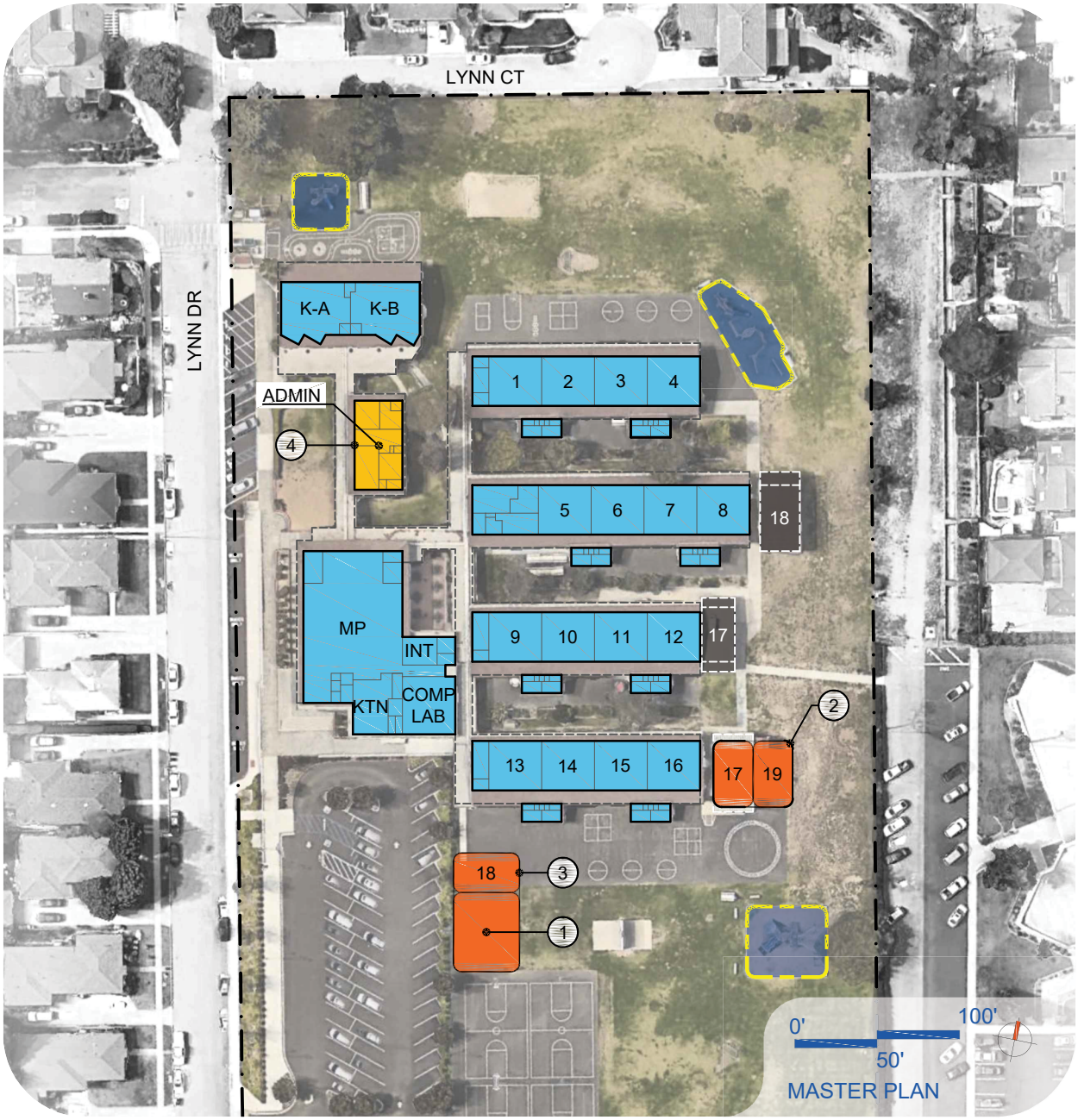


LEGEND

- Basic Classroom
- Specialty Classroom
- Science Classroom
- Small Room
- Classroom Support
- Athletic
- Library/Media
- Student Support
- Administrative
- Assembly
- Circulation
- Operational Support
- Food Service
- Kindergarten
- Special Education
- Day Care
- Covered Walkways
- Property Line







LEGEND

Long-Range Facilities Master Plan - Priority 1 Recommendations

- Physical Plant Improvements
- Program Renovations
- New Construction
- Playground Upgrade
- # Planned Portable Removal
- (1) Proposed Idea / STEM Lab
- (2) Proposed Classroom Building
- (3) Proposed Library
- (4) Proposed Administrative Office Improvements
- Property Line

LONG-RANGE FACILITIES MASTER PLAN RECOMMENDATIONS - LOMA ES	PRIORITY 1 (0 -9 Years)	PRIORITY 2 (10 -15 Years)
PHYSICAL PLANT		
SITE		
Enhance fencing	$ 67,537	
Subtotal	$ 67,537	
BUILDING		
Building Envelope		
Exterior and interior painting	$ 250,271	
Repair / replace roofs	$ 2,978,910	
Window replacement	$ 275,825	
Architecture		
Interior / exterior door and hardware replacement		$ 173,607
New flexible and adaptable furniture for all classrooms	$ 498,920	
Replace interior flooring	$ 261,684	
Interior ceiling replacement		$ 272,069
Restroom renovations		$ 1,499,819
HVAC		
Replace Kitchen Hood and Fans	$ 405,625	
HVAC system replacement / upgrades	$ 2,905,898	
Electrical		
Replace Fire Alarm system	$ 407,361	
Plumbing		
Replace drinking fountains / Provide hydration stations	$ 136,290	
Plumbing infrastructure		$ 2,514,875
Technology		
Replace intercom / master clock system	$ 488,373	
Life Safety & Security		
Addition of security cameras on campus		$ 81,125
Athletics / Activities		
Create outdoor learning / gathering areas		$ 405,625
Upgrade playgound equipment and play surfaces	$ 254,733	
Nutrition Services		
Food Service equipment upgrades		$ 202,812
Cafeteria renovations		$ 519,200
Subtotal	$ 8,863,890	
PROGRAM RENOVATIONS		
No scope of work		
Subtotal	$ -	
NEW CONSTRUCTION		
New Library & STEM Center	$ 2,492,160	
Replace Portable CR Units 17 and 19	$ 1,090,320	
Subtotal	$ 3,582,480	
PRIORITY TOTALS	$ 12,513,907.00	$ 5,669,132

Montalvo Elementary School



SITE DESCRIPTION

Neighborhood

Montalvo Elementary School is located within the Montalvo neighborhood of the city of Ventura. The site sits North of Highway 1, which abuts industrial and agriculturally developed land, and is surrounded by medium density residential and commercial development. Neighboring homes to the South and West are older and more densely packed, while much larger, new home development communities encompass the neighborhood to the North and East.

Instruction

Montalvo Elementary is a recognized School of Choice and dedicated to maintaining high academic standards while providing an educational program designed to meet the needs of each student in a warm and nurturing environment. Montalvo Elementary currently offers a traditional elementary program, a dual language program, and a preschool program. The 90-10 Two-Way Immersion (TWI) bilingual education program, provides instruction to students in both English and Spanish. The Jumpstart preschool program is open to income-qualifying families seeking creative playtime and educational activities for their children ages 3-5. After school day-care is provided on Montalvo Elementary's campus by Las Posas Children's Center; fee-based services are available for students in grades K-5.

Summary of Facilities

Montalvo's campus has been gradually built out since initial construction in 1937. Building A was added in 1941; the Cafeteria and Building B were added in 1950; Additions to Building B were added in 1957 along with Building C and Building F; Building E was added in 1971 and expanded in 1971. On-site daycare was added in 1990 and Building D was added in 1997 and expanded in 1998. The condition of the buildings requires building envelope repairs including roofs, exterior and interior painting, and window replacement. Interior flooring should be replaced and major systems such as HVAC, kitchen exhaust systems, fire alarm and emergency communications systems should be upgraded. Consideration should also be given to the replacement of existing portables and the addition of an Art / STEM lab as well as upgrades to playgrounds and play surfaces.



Site Type	Elementary School
Year Built	1937
Site Acreage	6.8
Square Footage	35,704
Building Totals	12
• **Permanent**	7 (15 Classrooms)
• **Portables**	5 (3 Classrooms)
• **Shelters and Passages**	1
Address	2050 Grand Avenue Ventura, CA 93003
Phone	(805) 289-1872
Website	www.venturausd.org/montalvo
CDS Code	56 72652 6056147
2018/2019 Enrollment	393 Students
Functional Capacity	389 Students

FACILITIES SYSTEMS

Building Systems

Building systems, for the most part are original systems, with distribution systems and equipment having been maintained, repaired and / or replaced as required over the years. Recommendations include replacing the main building infrastructure and systems during the 20-year span of this Long-Range Facilities Master Plan, including plumbing distribution and fixtures, new Heating Ventilation and Air-Conditioning (HVAC) system, as well as upgrades to the main electrical distribution equipment, fire alarm system upgrades and replacement, and replacement of the public address and master clock systems. Additionally, the roof should be considered for replacement as part of the Facilities Master Plan.

Technology

The campus is covered with a Wi-Fi network and instructional areas are equipped with current instructional technology, including power, data, interactive projectors and screens. Continuosly evolving technology will continue the need for flexible technology systems and a plan to “refresh” the technology should be part of the Long-Range Facilities Master Plan. Additional site Wi-Fi coverage to facilitate blended, rotational and flexible learning is recommended.

Energy

Existing Lighting was upgraded recently with state Proposition 39 funds, helping to reduce energy consumption at the site. Although the campus has a slightly decreasing trend in electricity and gas usage, the school site presents many opportunities to further reduce energy consumption. The additon of a lighting control system will further reduce energy costs in the future. The Heating System is outdated and inefficient and should be scheduled for replacement with a new HVAC system, providing air-conditioning to the school. Replacement of the exterior windows will serve to maximize the potential energy dollar savings of the new HVAC system, while improving the thermal comfort of the educational spaces.

Campus Attributes

- Neighborhood location
- Landscaped courtyard
- Art Magnet School
- Dual Immersion program
- Ample hard and soft play areas
- Clustering of Classrooms works well

Campus Recommendations

Site

- Playground equipment and play surface replacement / upgrades
- Create outdoor learning areas

Mechanical / Electrical / Plumbing

- New HVAC system
- New kitchen exhaust system
- Plumbing fixture replacement
- Plumbing infrastructure upgrade
- Add hydration stations
- Replace fire alarm system
- Add security cameras
- Replace public address and master clock systems

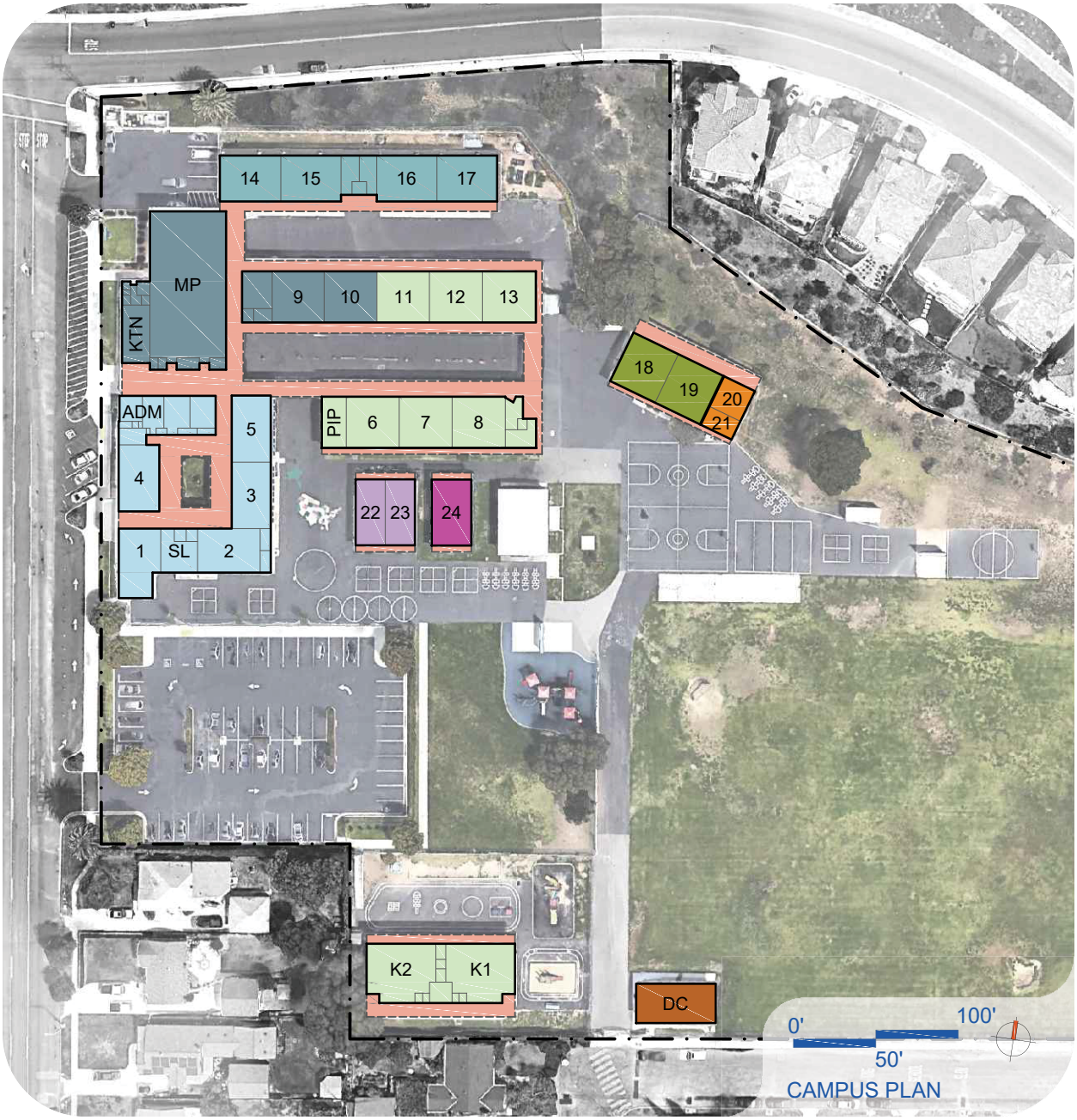
Buildings / General

- New STEAM Center
- Portable classroom replacement
- Roof replacement / repair
- Interior / exterior door & hardware replacement
- Replace exterior windows
- Interior & exterior painting
- Replace interior flooring
- Interior ceiling replacement
- Food Service equipment upgrades
- Administration Office improvements
- Upgrade toilet rooms
- Cafeteria renovations
- New flexible student furniture

Notes:

1. It is recommended that the use of portable classroom units for instruction be phased-out, beginning with the older units.
2. The current Library is small.
3. The area for the nurse is small and lacks privacy.


AQUAFINA
hello Goodness



LEGEND

Year Constructed

- 1937
- 1941
- 1950
- 1957
- 1966
- 1971
- 1990
- 1997
- 1998
- Covered Walkways

Property Line

YEAR BUILT	BUILDING NAME(S)	MAP KEY	SQUARE FOOTAGE (SF)	
1937	ADMINISTRATION	ADM, SL, 1-5	7,300	20%
1941	BUILDING A	14-17	4,704	13%
1950	CAFETERIA	MP, KTN	5,120	21%
	BUILDING B	9, 10	2,500	
1957	BUILDING B	11-13	3,000	29%
	BUILDING C	PIP, 6-8	4,160	
	BUILDING F	K1-K2	3,000	
1966	BUILDING E	18, 19	1,920	5%
1971	BUILDING E	20, 21	640	2%
1990	PORTABLE - DAYCARE	DC	960	3%
1997	BUILDING D	22, 23	1,440	4%
1998	BUILDING D	24	960	3%
		SUBTOTAL MONTALVO E.S.	**35,704**	**100%**

- *ADM = Administration*
- *SL = Faculty Lounge*
- *MP = Multi-Purpose room*
- *KTN = Kitchen*
- *K# = Kindergarten*



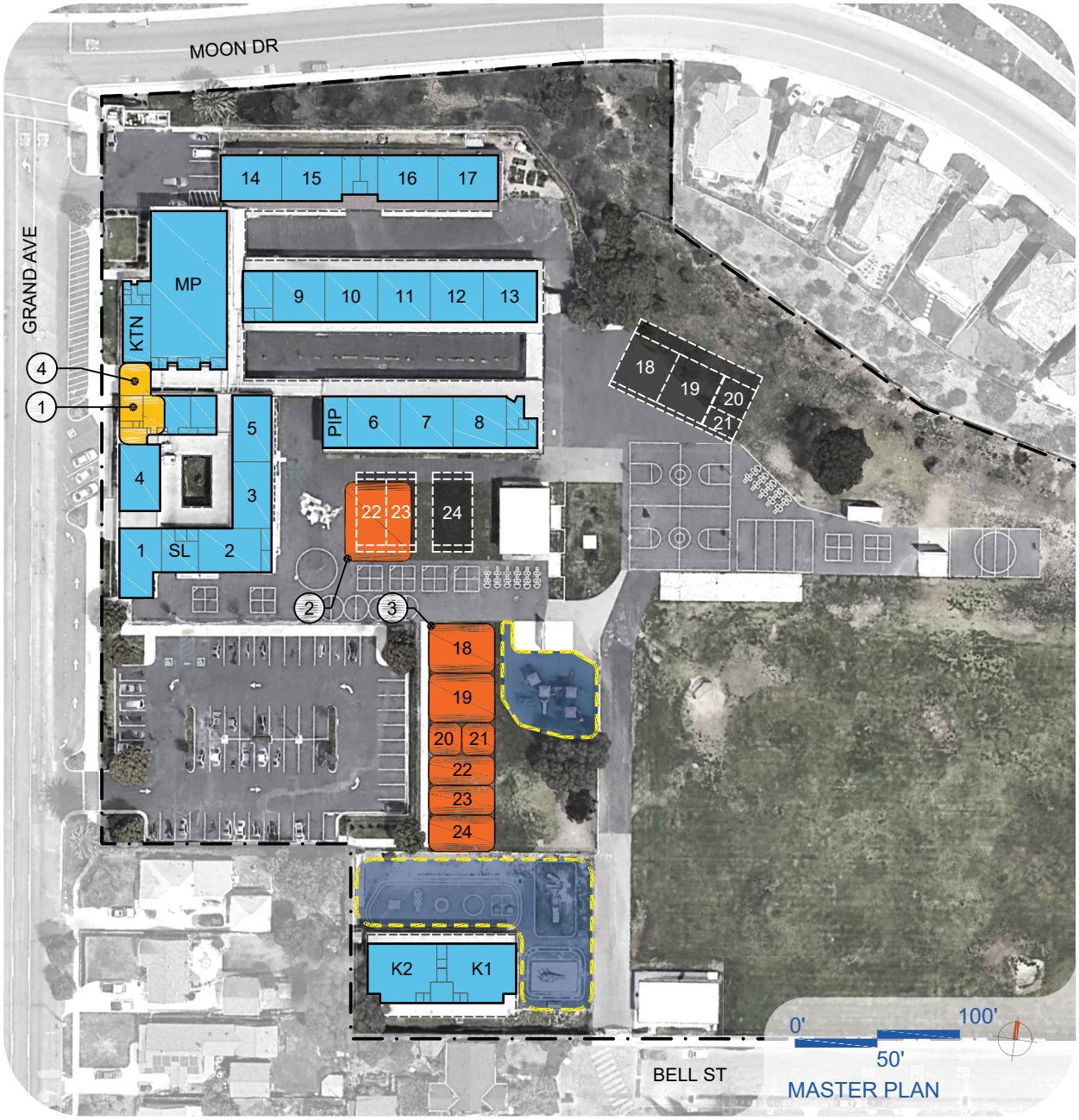


LEGEND

- Basic Classroom
- Specialty Classroom
- Science Classroom
- Small Room
- Classroom Support
- Athletic
- Library/Media
- Student Support
- Administrative
- Assembly
- Circulation
- Operational Support
- Food Service
- Kindergarten
- Special Education
- Day Care
- Covered Walkways
- Property Line







LEGEND

Long-Range Facilities Master Plan - Priority 1 Recommendations

- Physical Plant Improvements
- Program Renovations
- New Construction
- Playground Upgrade
- # Planned Portable Removal
- (1) Proposed Administrative Office Improvements
- (2) Proposed Idea / STEM Lab
- (3) Proposed Classroom Building
- (4) Proposed Secure Vestibule
- Property Line

LONG-RANGE FACILITIES MASTER PLAN RECOMMENDATIONS - MONTALVO ES	PRIORITY 1 (0 -9 Years)	PRIORITY 2 (10 -15 Years)
PHYSICAL PLANT		
SITE		
No scope of work		
Subtotal	$ -	
BUILDING		
Building Envelope		
Exterior and interior painting	$ 262,520	
Replace exterior windows	$ 300,163	
Repair / replace roofs	$ 2,443,485	
Architecture		
Interior / exterior door and hardware replacement		$ 192,266
New flexible and adaptable furniture for all classrooms	$ 523,256	
Replace interior flooring	$ 314,108	
Interior ceiling replacement		$ 350,566
Restroom renovations		$ 1,379,008
HVAC		
Replace Kitchen Hood and Fans	$ 405,625	
HVAC system replacement / upgrades	$ 4,741,582	
Electrical		
Replace Fire Alarm system	$ 434,473	
Plumbing		
Replace drinking fountains / Provide hydration stations	$ 155,760	
Plumbing infrastructure		$ 2,192,425
Technology		
Replace intercom / master clock system	$ 405,508	
Life Safety & Security		
Addition of security cameras on campus		$ 81,125
Athletics / Activities		
Create outdoor learning / gathering areas		$ 405,625
Upgrade playgound equipment and play surfaces	$ 490,806	
Nutrition Services		
Food Service equipment upgrades		$ 202,812
Cafeteria renovations		$ 567,875
Subtotal	$ 10,477,286	
PROGRAM RENOVATIONS		
Administration Office improvements	$ 397,513	
Subtotal	$ 397,513	
NEW CONSTRUCTION		
Art / STEM Lab	$ 1,090,320	
Replace portable classrooms	$ 2,907,520	
Subtotal	$ 3,997,840	
PRIORITY TOTALS	**$ 14,872,639.00**	$ 5,371,702

Mound Elementary School



SITE DESCRIPTION

Neighborhood

Mound Elementary School is directly adjacent to Balboa Middle School and in close proximity to Buena High School. The site abuts agricultural development to the East; Ventura County government facilities, including the Ventura County Superior Court and Detention Facility, to the South; and lies just North of Highway 126. Access to the site is limited to Frontage Road / South Hill Road.

Instruction

Every student at Mound Elementary School receives a strong foundation in science applications and global citizenship, necessary tools for lifelong learning. The program integrates science into ongoing daily routines and all subject areas. The program is designed to develop critical thinking skills and problem-solving strategies and concepts in all students. Enrollment is open to all students living in the City of Ventura and selected through a formal lottery process. The site hosts one special education classroom for 1st and 2nd grade students with moderate levels of Autism Spectrum Disorder (ASD). Staff looks for opportunities to mainstream students in general education when appropriate. Before- and after-school day care is offered on campus by Child Development Centers (a private company) for students (grades K-5). Breakfast is available in the morning and structured sports and computer programs are offered in the afternoon.

Summary of Facilities

The original school house on the site was constructed in 1940. Major expansions followed in 1950, 1952, 1954, 1955, 1957, and 1960. Portable classrooms were added in 1989, 1998, and 2016. Most buildings on the site are in need of building envelope upgrades including paint and windows. Major systems including Heating Ventilation and Air-Conditioning (HVAC), Kitchen exhaust system, and emergency communications systems should be upgraded. Playfields should be re-graded and re-sodded and play equipment and play surfaces should also be addressed.

"Every student receives a strong foundation in science which will be a necessary tool for global citizens in the 21st century."



Site Type	Elementary School
Year Built	1940
Site Acreage	7.9
Square Footage	39,474
Building Totals	14
• **Permanent**	7 (16 Classrooms)
• **Portables**	7 (5 Classrooms)
• **Shelters and Passages**	1
Address	455 South Hill Road Ventura, CA 93003
Phone	(805) 289-1886
Website	www.venturausd.org/mound
CDS Code	56 72652 6056154
2018/2019 Enrollment	582 Students
Functional Capacity	518 Students

FACILITIES SYSTEMS

Building Systems

Building systems, for the most part are original systems, with distribution systems and equipment having been maintained, repaired and / or replaced as required over the years. Recommendations include replacing the main building infrastructure and systems during the 20-year span of this Long-Range Facilities Master Plan, including plumbing distribution and fixtures, new Heating Ventilation and Air-Conditioning (HVAC) system, as well as upgrades to the main electrical distribution equipment, fire alarm system upgrades and replacement, and replacement of the public address and master clock systems. The roof should be considered for replacement as part of the Facilities Master Plan.

Technology

The campus is covered with a Wi-Fi network and instructional areas are equipped with current instructional technology, including power, data, interactive projectors and screens. Continuosly evolving technology will continue the need for flexible technology systems and a plan to "refresh" the technology should be part of the Long-Range Facilities Master Plan. Additional site Wi-Fi coverage to facilitate blended, rotational and flexible learning is recommended.

Energy

Existing Lighting was upgraded recently with State Proposition 39 funds, helping to reduce energy consumption at the site. Although the campus has a slightly decreasing trend in electricity and gas usage, the school site presents many opportunities to further reduce energy consumption. The addition of a lighting control system will further reduce energy costs in the future. The Heating System is outdated and inefficient and should be scheduled for replacement with a new HVAC system, providing air-conditioning to the school. Replacement of the exterior windows will serve to maximize the potential energy dollar savings of the new HVAC system, while improving the thermal comfort of the educational spaces.

Campus Attributes

- Neighborhood location
- Landscaped courtyard
- Multi Purpose Room and Stage
- Science magnet school
- New Marquis sign (2018)
- New Kindergarten Modular CR (2019)
- New Portable Classrooms 19, 20 (2016)

Campus Recommendations

Site

- Playground equipment and play surface replacement / upgrades
- Create outdoor learning areas
- Regrade and re-sod main playfield

Mechanical / Electrical / Plumbing

- New HVAC system
- New kitchen exhaust system
- Plumbing fixture replacement
- Plumbing infrastructure upgrade
- Add hydration stations
- Replace fire alarm system
- Add security cameras
- Replace public address and master clock systems

Buildings / General

- New STEAM Center
- Portable classroom replacement
- Roof replacement / repair
- Interior / exterior door & hardware replacement
- Replace exterior windows
- Interior & exterior painting
- Replace interior flooring
- Interior ceiling replacement
- Food Service equipment upgrades
- Administration Office improvements
- Upgrade toilet rooms
- Cafeteria renovations
- New flexible student furniture

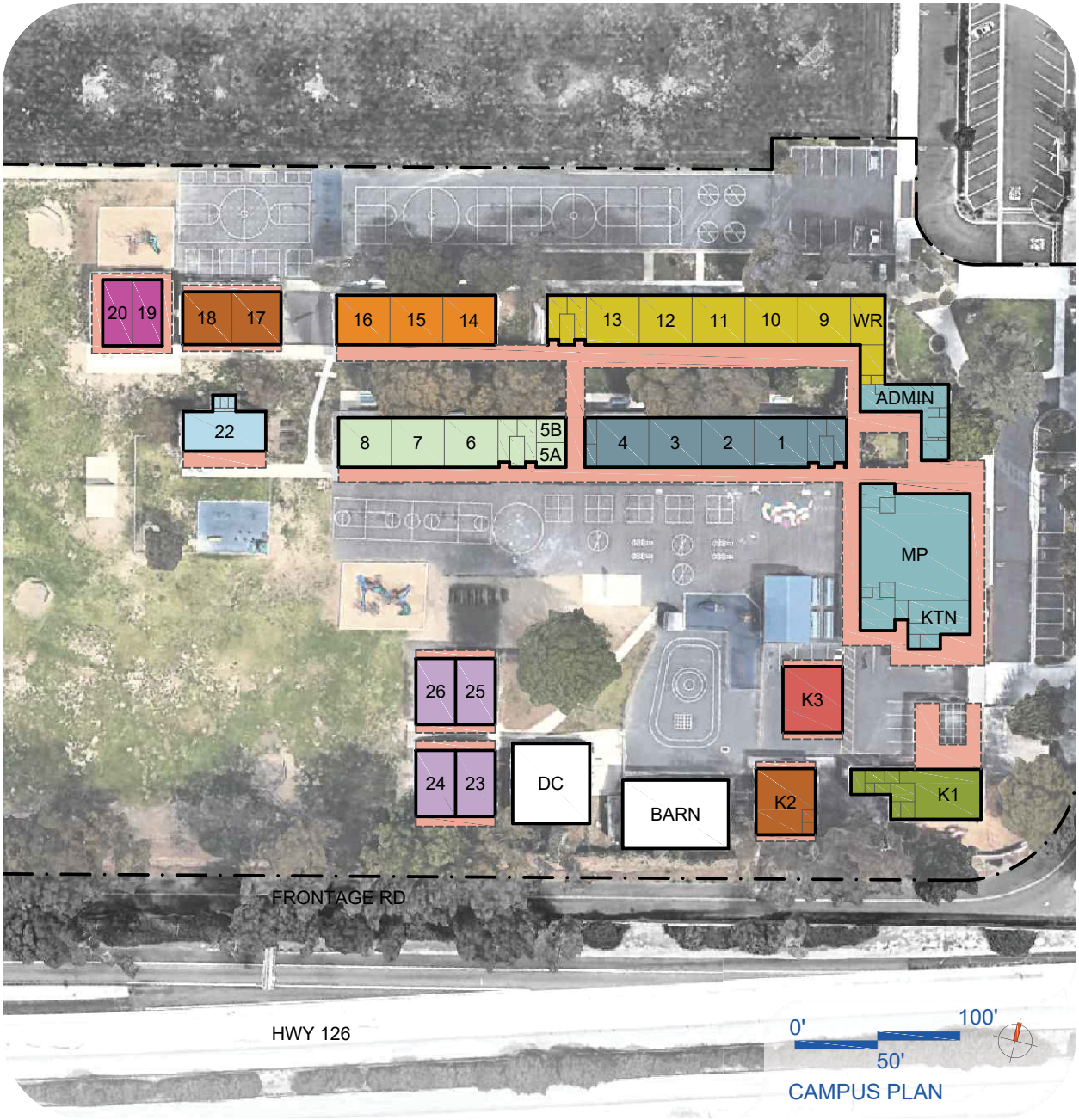
Notes:

1. It is recommended that the use of portable classroom units for instruction be phased-out, beginning with the older units.
2. The current MPR is used for Art & Music instruction.
3. Spaces are needed for Occupational Therapy, Speech, Counselors and Psychlogists.
4. The adjacency to the highway and the Government complex is a concern.









LEGEND

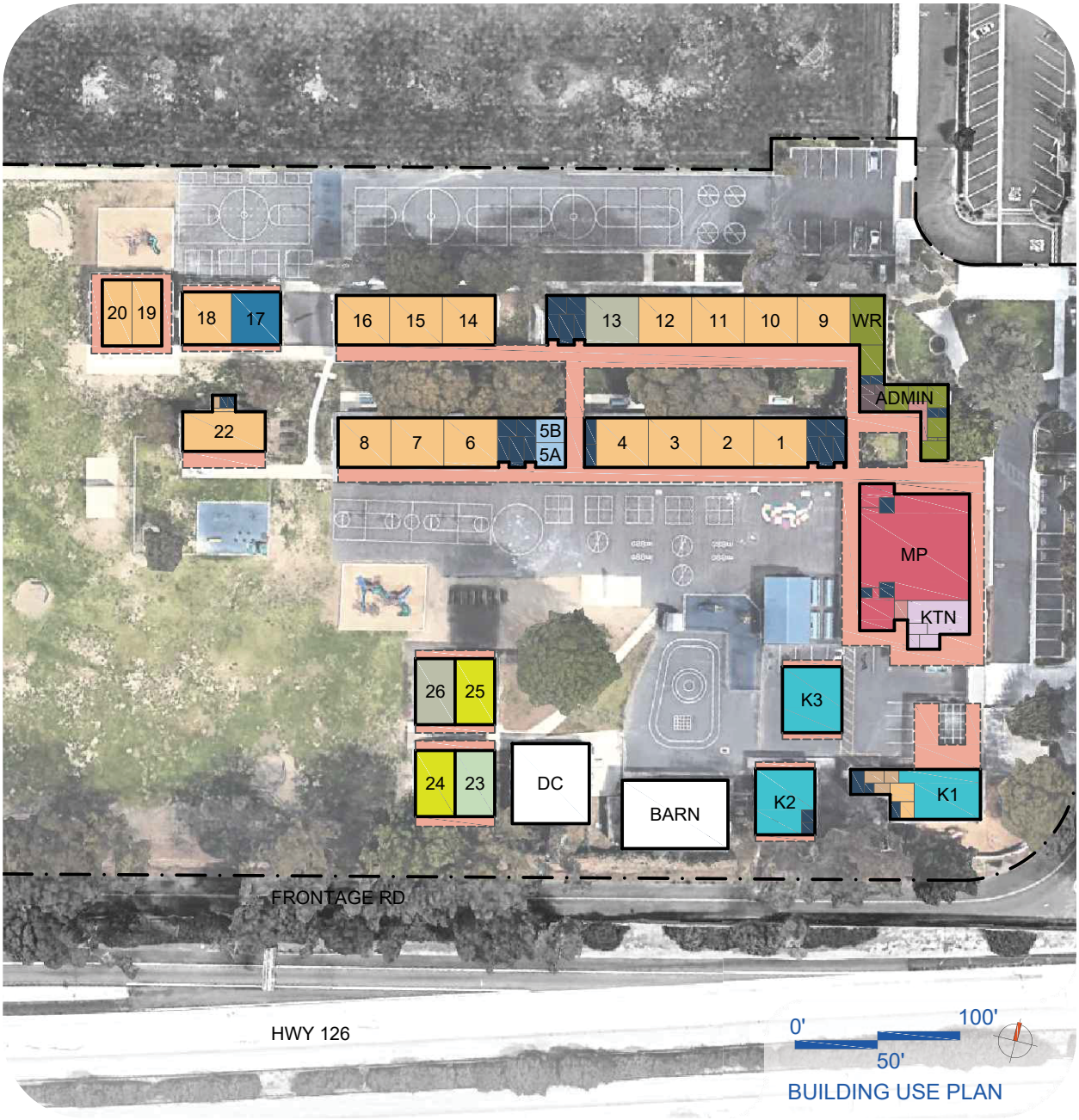
Year Constructed

- 1940
- 1950
- 1952
- 1954
- 1955
- 1957
- 1960
- 1989
- 1998
- 2016
- 2019
- Covered Walkways
- Property Line

YEAR BUILT	BUILDING NAME(S)	MAP KEY	SQUARE FOOTAGE (SF)	
1940	BUILDING 22	22	1,340	3%
1950	ADMINISTRATION	ADMIN	2,108	20%
	CAFETERIA	MP, KTN	5,808	
1952	BUILDING A	1-4	4,800	12%
1954	BUILDING A	5A, 5B, 6-8	4,200	11%
1955	BUILDING C	K1	1,950	5%
1957	BUILDING B	WR, 9-13	5,700	14%
1960	BUILDING B	14-16	2,910	7%
1989	PORTABLE B	17-18	1,920	9%
	PORTABLE C	K2	1,489	
1998	PORTABLE 23	23	960	10%
	PORTABLE 24	24	960	
	PORTABLE 25	25	960	
	PORTABLE 26	26	960	
2016	PORTABLE B	19-20	1,920	5%
2019	PORTABLE D	K-3	1,489	4%
		SUBTOTAL MOUND E.S.	39,474	100%

- *ADMIN = Administration*
- *MP = Multi-Purpose room*
- *KTN = Kitchen*
- *K# = Kindergarten*
- *WR = Workroom*





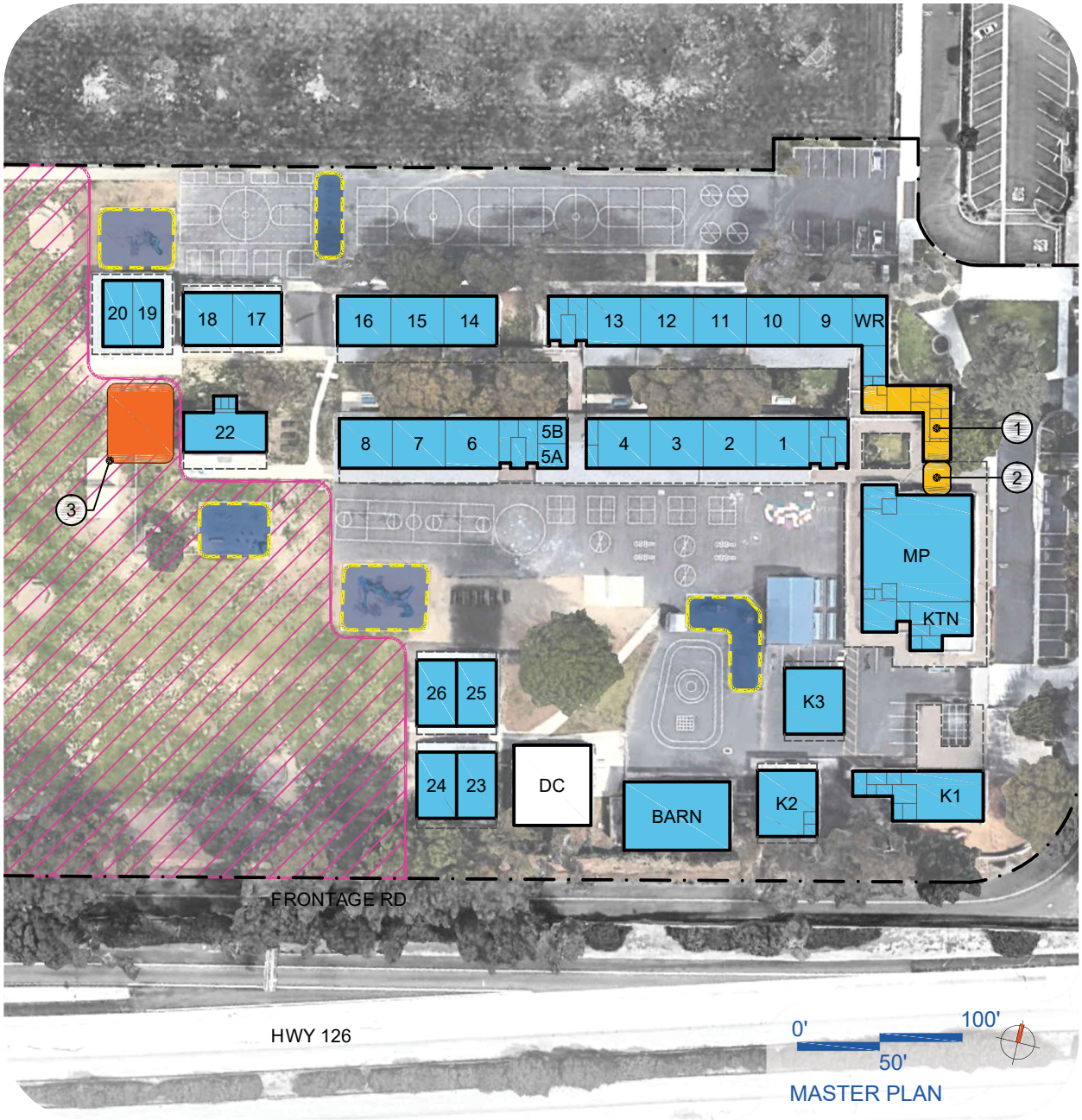
BUILDING USE PLAN

LEGEND

- Basic Classroom
- Specialty Classroom
- Science Classroom
- Small Room
- Classroom Support
- Athletic
- Library/Media
- Student Support
- Administrative
- Assembly
- Circulation
- Operational Support
- Food Service
- Kindergarten
- Special Education
- Day Care
- Covered Walkways
- Property Line




RM 22



MASTER PLAN

LEGEND

Long-Range Facilities Master Plan - Priority 1 Recommendations

- Physical Plant Improvements
- Program Renovations
- New Construction
- Playground Upgrade
- Re-sod Playfield

(1) Proposed Administrative Office Improvements

(2) Proposed Secure Entry Vestibule

(3) Proposed Idea / STEM Lab

Property Line

LONG-RANGE FACILITIES MASTER PLAN RECOMMENDATIONS - MOUND ES	PRIORITY 1 (0 -9 Years)	PRIORITY 2 (10 -15 Years)
PHYSICAL PLANT		
SITE		
Re-grade and re-sod playfield	$ 950,785	
Subtotal	$ 950,785	
BUILDING		
Building Envelope		
Exterior and interior painting	$ 329,035	
Replace exterior windows	$ 332,613	
Repair / replace roofs		$ 1,917,856
Architecture		
Interior / exterior door and hardware replacement		$ 308,276
New flexible and adaptable furniture for all classrooms	$ 450,284	
Replace interior flooring	$ 341,561	
Interior ceiling replacement		$ 380,972
Restroom renovations		$ 1,354,292
HVAC		
Replace Kitchen Hood and Fans	$ 405,625	
HVAC system replacement / upgrades	$ 5,310,260	
Electrical		
Replace Fire Alarm system	$ 491,435	
Plumbing		
Replace drinking fountains / Provide hydration stations	$ 97,350	
Plumbing infrastructure		$ 1,097,069
Technology		
Replace intercom / master clock system	$ 588,968	
Life Safety & Security		
Addition of security cameras on campus		$ 81,125
Athletics / Activities		
Create outdoor learning / gathering areas		$ 405,625
Upgrade playgound equipment and play surfaces	$ 551,650	
Nutrition Services		
Food Service equipment upgrades		$ 201,812
Cafeteria renovations		$ 486,750
Subtotal	$ 8,898,781	
PROGRAM RENOVATIONS		
Administration Office improvements	$ 365,063	
Subtotal	$ 365,063	
NEW CONSTRUCTION		
Art / STEM Lab	$ 1,090,320	
Subtotal	$ 1,090,320	
PRIORITY TOTALS	**$ 11,304,949.00**	$ 6,233,777

Pierpoint Elementary School



SITE DESCRIPTION

Neighborhood

Pierpont Elementary School occupies a unique coastal location adjacent to San Buenaventura State Beach. The site is situated among beach-front residential development, with highway 1 to the North, the Ventura marina to the East and South and the Pacific Ocean to the West.

Instruction

Pierpont Elementary School serves students in grades K-5 and integrates a Marine Science program and technology at each grade level. Pierpont Elementary School believes children learn best through integrated "hands-on, minds-on" activities and projects that allow for observation, questioning, exploration, communication, prediction, discovery, and application to the real world. The curriculum is standards-based with an emphasis on Math, Science, and Language Arts. After-school day care is provided on Pierpont Elementary's campus by Las Posas Children's Center.

Summary of Facilities

Original buildings on the site were constructed in 1954 and expanded in 1955. No expansion occurred on the site until portable classrooms were added in 2002, and again in 2009 and 2016. Some Buildings on the site have received upgrades including new windows and exterior paint. Systems upgrades including kitchen exhaust and emergency communications should be addressed. Playground equipment and surfaces should be replaced, and the addition of a shade structure is recommended.

"Pierpont School supports a safe, wholesome, stimulating and productive learning environment which is conducive to the academic achievement and the personal growth of children at different levels of development."



Site Type	Elementary School
Year Built	1954
Site Acreage	2.8
Square Footage	17,260
Building Totals	7
• **Permanent**	4 (9 Classrooms)
• **Portables**	3 (2 Classrooms)
• **Shelters and Passages**	0
Address	1254 Marthas Vineyard Court Ventura, CA 93001
Phone	(805) 641-5470
Website	www.venturausd.org/pierpont
CDS Code	56 72652 6056170
2018/2019 Enrollment	267 Students
Functional Capacity	259 Students

FACILITIES SYSTEMS

Building Systems

Building systems, for the most part are original systems, with distribution systems and equipment having been maintained, repaired and / or replaced as required over the years. Recommendations include replacing the main building infrastructure and systems during the 20-year span of this Long-Range Facilities Master Plan, including plumbing distribution and fixtures, new Heating and ventilating system, as well as upgrades to the main electrical distribution equipment, fire alarm system upgrades and replacement, and replacement of the public address and master clock systems. The roof should be considered for replacement as part of the Facilities Master Plan.

Technology

The campus is covered with a Wi-Fi network and instructional areas are equipped with current instructional technology, including power, data, interactive projectors and screens. Continuosly evolving technology will continue the need for flexible technology systems and a plan to “refresh” the technology should be part of the Long-Range Facilities Master Plan. Additional site Wi-Fi coverage to facilitate blended, rotational and flexible learning is recommended.

Energy

Existing Lighting was upgraded recently with State Proposition 39 funds, helping to reduce energy consumption at the site. Although the campus has a slightly decreasing trend in electricity and gas usage, the school site presents many opportunities to further reduce energy consumption. The addition of a lighting control system will further reduce energy costs in the future. The Heating System is outdated and inefficient and should be scheduled for replacement with a new Heating Ventilation and Air-Conditioning (HVAC) system. Due to the adjacency to the ocean and the climate, air-conditioning is not considered a priority at this site. Replacement of the exterior windows will serve to maximize the potential energy dollar savings of the new HVAC system, while improving the thermal comfort of the educational spaces.

Campus Attributes

- Neighborhood location / proximity to beach
- Landscaped courtyard (2019)
- New Marquis sign (2018)
- New Kindergarten modular CR #12 (2016)

Campus Recommendations

Site

- Playground equipment and play surface replacement / upgrades
- Create outdoor learning areas
- New shade structure

Mechanical / Electrical / Plumbing

- New Heating & Ventilating System
- New kitchen exhaust system
- Plumbing fixture replacement
- Plumbing infrastructure upgrade
- Add hydration stations
- Replace fire alarm system
- Add security cameras
- Replace public address and master clock systems

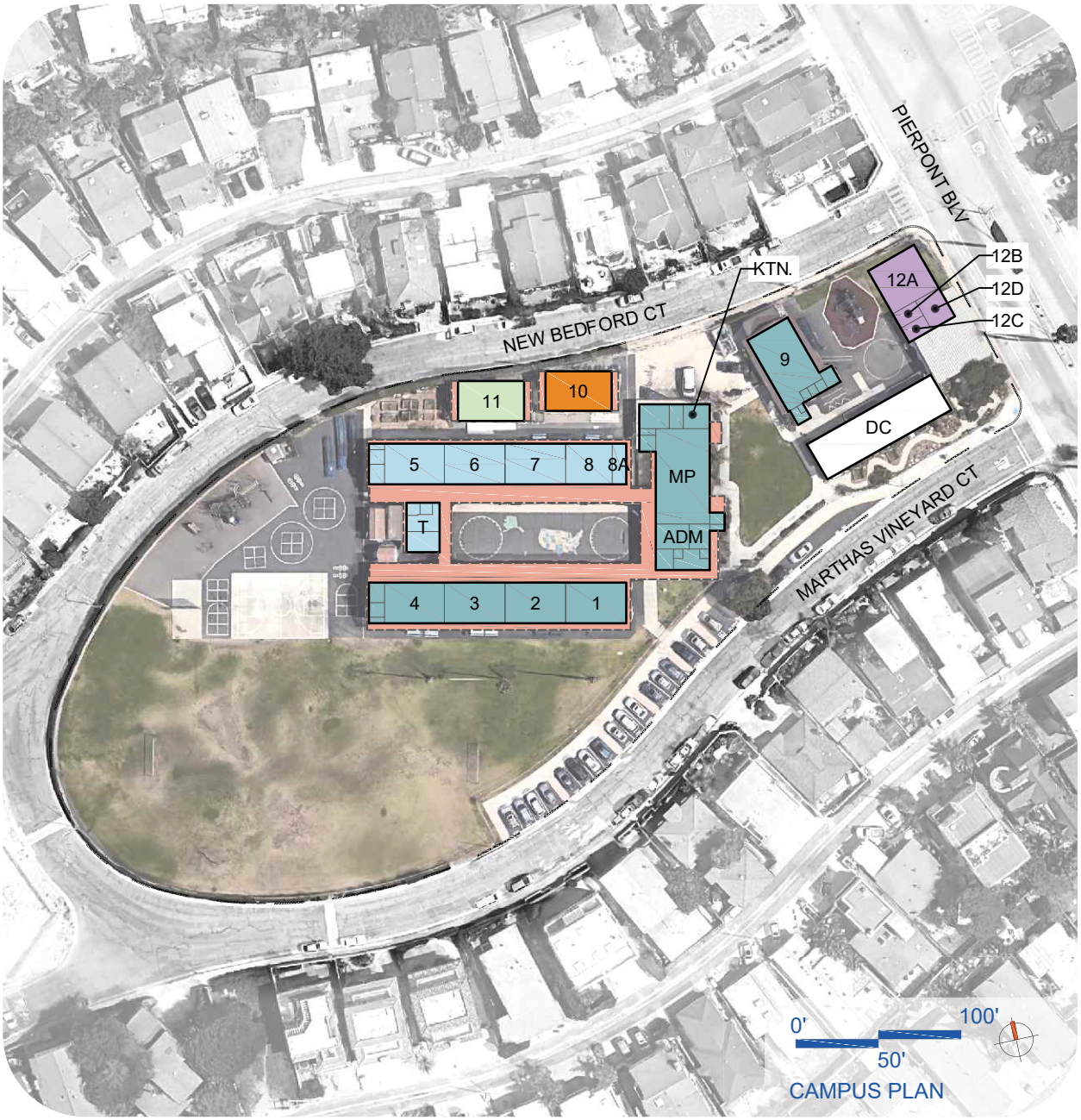
Buildings / General

- New Science Technology Engineering Mathematics (STEM) Center
- Roof replacement / repair
- Interior / exterior door & hardware replacement
- Interior & exterior painting
- Replace interior flooring
- Interior ceiling replacement
- Food Service equipment upgrades
- Administration Office improvements
- Upgrade toilet rooms
- Cafeteria renovations
- New flexible student furniture

Notes:

1. It is recommended that the use of portable classroom units for instruction be phased-out, beginning with the older units.
2. Need additional space for student support staff.
3. There is one set of Toilet Rooms serving the entire school.
4. The Multi-Purpose Room is undersized to hold all-school events.


MĀLAMA MAKAI



LEGEND

Year Constructed

- 1954
- 1955
- 2002
- 2009
- 2016

- Covered Walkways
- Property Line

YEAR BUILT	BUILDING NAME(S)	MAP KEY	SQUARE FOOTAGE (SF)	
1954	BUILDING B	5-7, 8, 8A	3,900	26%
	BUILDING D	T	600	
1955	BUILDING A	1-4, 4A	3,900	53%
	BUILDING C	ADMIN, MP, KTN	3,834	
	BUILDING E	9	1,506	
2002	PORTABLE I	11	960	6%
2009	PORTABLE H	10	960	6%
2016	PORTABLE F	12A-12D	1,600	9%
		SUBTOTAL PIERPONT E.S.	**17,260**	**100%**

- *T = Toilet*
- *ADMIN = Administration*
- *MP = Multi-Purpose room*
- *KTN = Kitchen*





LEGEND

- Basic Classroom
- Specialty Classroom
- Science Classroom
- Small Room
- Classroom Support
- Athletic
- Library/Media
- Student Support
- Administrative
- Assembly
- Circulation
- Operational Support
- Food Service
- Kindergarten
- Special Education
- Day Care
- Covered Walkways
- Property Line







LEGEND

Long-Range Facilities Master Plan - Priority 1 Recommendations

- Physical Plant Improvements
- Program Renovations
- New Construction
- Playground Upgrade
- Property Line

1. Proposed Idea / STEM Lab
2. Proposed Shade Structure
3. Proposed Secure Vestibule
4. Proposed Administrative Office Improvements

LONG-RANGE FACILITIES MASTER PLAN RECOMMENDATIONS - PIERPONT ES	PRIORITY 1 (0 -9 Years)	PRIORITY 2 (10 -15 Years)
PHYSICAL PLANT		
SITE		
No scope of work		
Subtotal	$ -	
BUILDING		
Building Envelope		
Exterior and interior painting	$ 159,719	
Repair / replace roofs		$ 1,577,072
Architecture		
Interior / exterior door and hardware replacement		$ 370,741
New flexible and adaptable furniture for all classrooms	$ 389,400	
Replace interior flooring	$ 135,150	
Interior ceiling replacement		$ 164,289
Restroom renovations		$ 828,805
HVAC		
Replace Kitchen Hood and Fans	$ 405,625	
Electrical		
Replace Fire Alarm system	$ 450,244	
Main and Secondary System Upgrades		$ 126,019
Plumbing		
Replace drinking fountains / Provide hydration stations	$ 97,350	
Plumbing infrastructure		$ 448,069
Technology		
Replace intercom / master clock system	$ 253,110	
Life Safety & Security		
Addition of security cameras on campus		$ 81,125
Athletics / Activities		
Create outdoor learning / gathering areas		$ 405,625
Upgrade playgound equipment and play surfaces	$ 449,443	
New shade structure	$ 243,375	
Nutrition Services		
Food Service equipment upgrades		$ 202,812
Cafeteria renovations		$ 300,163
Subtotal	$ 2,583,416	
PROGRAM RENOVATIONS		
Administration Office improvements	$ 365,063	
Subtotal	$ 365,063	
NEW CONSTRUCTION		
STEM Center	$ 1,090,320	
Subtotal	$ 1,090,320	
PRIORITY TOTALS	$ 4,038,799.00	$ 4,504,720

Poinsettia Elementary School



SITE DESCRIPTION

Neighborhood

Poinsettia Elementary School is located just South of Foothill Road along the base of the Los Padres National Forest hillside. Land to the East of the site is developed for agricultural use, with single-family residential homes to the South and West. Residential development to the North of the site has been severely affected by the Thomas Fire of 2017 which destroyed over 700 single-family homes.

Instruction

Poinsettia Elementary School is a California Distinguished School serving grades K-5. The school emphasizes high academic standards and expectations with rigorous instruction in reading, math, science and history with safety nets in place to support all kinds of learners. They value movement and mindfulness, social emotional growth and taking learning beyond the four walls of the classroom. At the beginning of the 2017-18 school year, 15.2% of students were enrolled in special education, 7.4% qualifying for English Language Learner support, and 30.5% qualifying for free or reduced-price lunch.

Summary of Facilities

The site has seen minimal expansion since original construction in 1958. Three portable classrooms have been added; two (2) in 1966 and one (1) in 1998. Permanent buildings on the site are in need of building envelop repairs which can include exterior finish repair and paint, and window upgrades. Major systems such as Heating Ventilation and Air-Conditioning (HVAC) and kitchen exhaust systems as well as emergency communication systems should be upgraded. Consideration should be given to replacing and relocating existing portables on the site. Improvements should also be made to the parking lot to improve traffic flow.

"At Poinsettia we ensure high levels of learning for all children through purposeful collaboration, creative problem solving, and collective responsibility. Within a family atmosphere we honor individual differences and inspire life-long learning to develop the whole child."



Site Type	Elementary School
Year Built	1958
Site Acreage	9.3
Square Footage	36,650
Building Totals	8
• **Permanent**	6 (18 Classrooms)
• **Portables**	2 (3 Classrooms)
• **Shelters and Passages**	0
Address	350 N. Victoria Avenue Ventura, CA 93003
Phone	(805) 289-7971
Website	www.venturausd.org/poinsettia
CDS Code	56 72652 6056188
2018/2019 Enrollment	443 Students
Functional Capacity	497 Students

FACILITIES SYSTEMS

Building Systems

Building systems, for the most part are original systems, with distribution systems and equipment having been maintained, repaired and / or replaced as required over the years. Recommendations include replacing the main building infrastructure and systems during the 20-year span of this Long-Range Facilities Master Plan, including plumbing distribution and fixtures, new Heating Ventilation and Air-Conditioning (HVAC) system, as well as upgrades to the main electrical distribution equipment, fire alarm system upgrades and replacement, and replacement of the public address and master clock systems. Additionally, the roof should be considered for replacement as part of the Facilities Master Plan.

Technology

The campus is covered with a Wi-Fi network and instructional areas are equipped with current instructional technology, including power, data, interactive projectors and screens. Continuosly evolving technology will continue the need for flexible technology systems and a plan to “refresh” the technology should be part of the Long-Range Facilities Master Plan. Additional site Wi-Fi coverage to facilitate blended, rotational and flexible learning is recommended.

Energy

Existing Lighting was upgraded recently with State Proposition 39 funds, helping to reduce energy consumption at the site. Although the campus has a slightly decreasing trend in electricity and gas usage, the school site presents many opportunities to further reduce energy consumption. The additon of a lighting control system will further reduce energy costs in the future. The Heating System is outdated and inefficient and should be scheduled for replacement with a new HVAC system, providing air-conditioning to the school. Replacement of the exterior windows will serve to maximize the potential energy dollar savings of the new HVAC system, while improving the thermal comfort of the educational spaces.

Campus Attributes

- Neighborhood location
- Ample hard and soft play areas
- New shade structure (2016)
- Underground utilities upgraded (2016)

Campus Recommendations

Site

- Playground equipment and play surface replacement / upgrades
- Create outdoor learning areas

Mechanical / Electrical / Plumbing

- New HVAC system
- New kitchen exhaust system
- Plumbing fixture replacement
- Plumbing infrastructure upgrade
- Add hydration stations
- Replace fire alarm system
- Add security cameras
- Replace public address and master clock systems

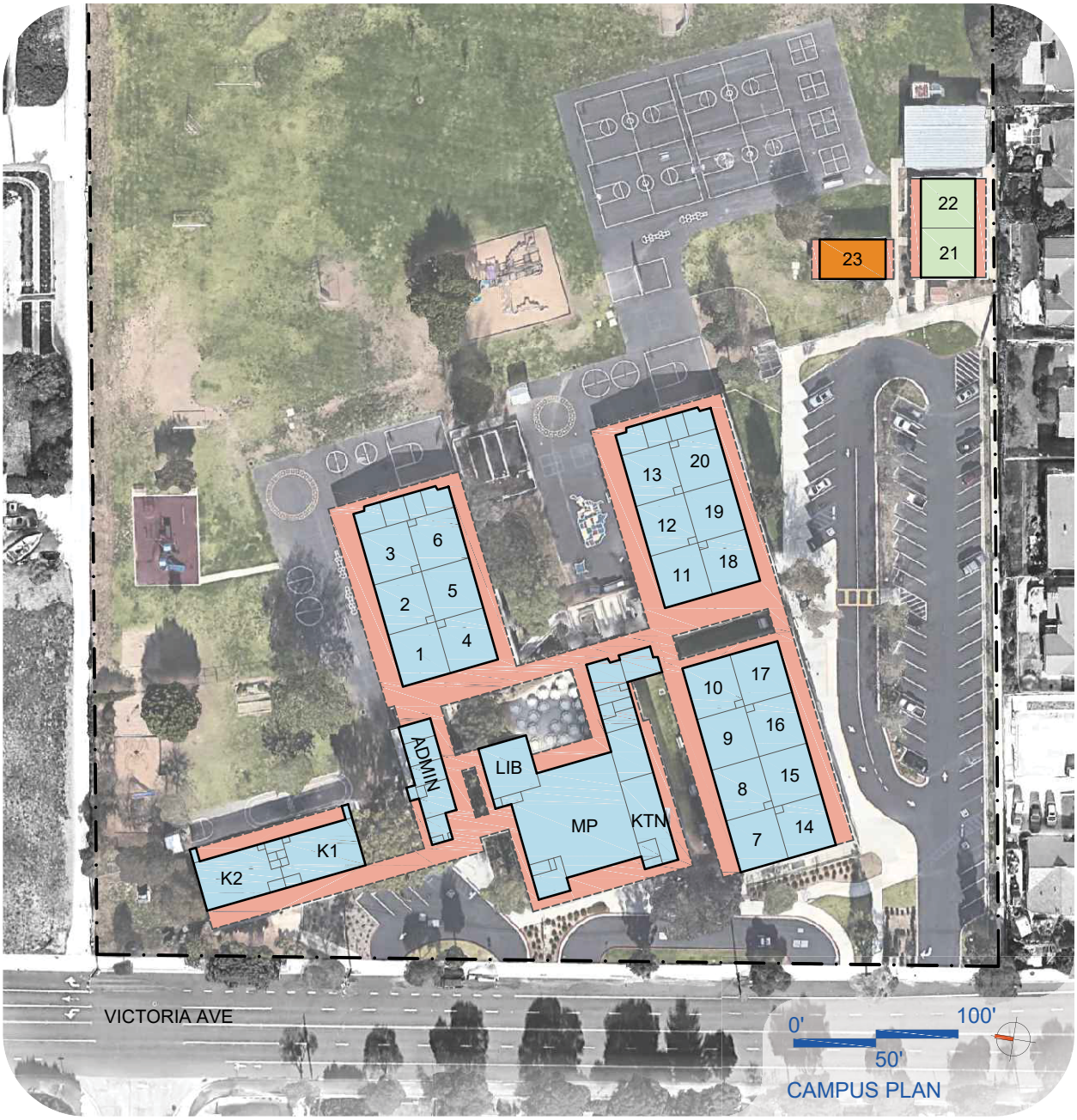
Buildings / General

- New Science Technology Engineering Mathematics (STEM) Center
- Portable classroom replacement
- Roof replacement / repair
- Interior / exterior door & hardware replacement
- Replace exterior windows
- Interior & exterior painting
- Replace interior flooring
- Interior ceiling replacement
- Food Service equipment upgrades
- Administration Office improvements
- Upgrade toilet rooms
- Cafeteria renovations
- New flexible student furniture

Notes:

1. It is recommended that the use of portable classroom units for instruction be phased-out, beginning with the older units.
2. Need additional Special Education resource space.
3. The fences are low along Victoria Avenue as well as adjacent to the main parking lot.
4. The adjacency to and traffic flow to and from Victoria Avenue can be difficult.





LEGEND

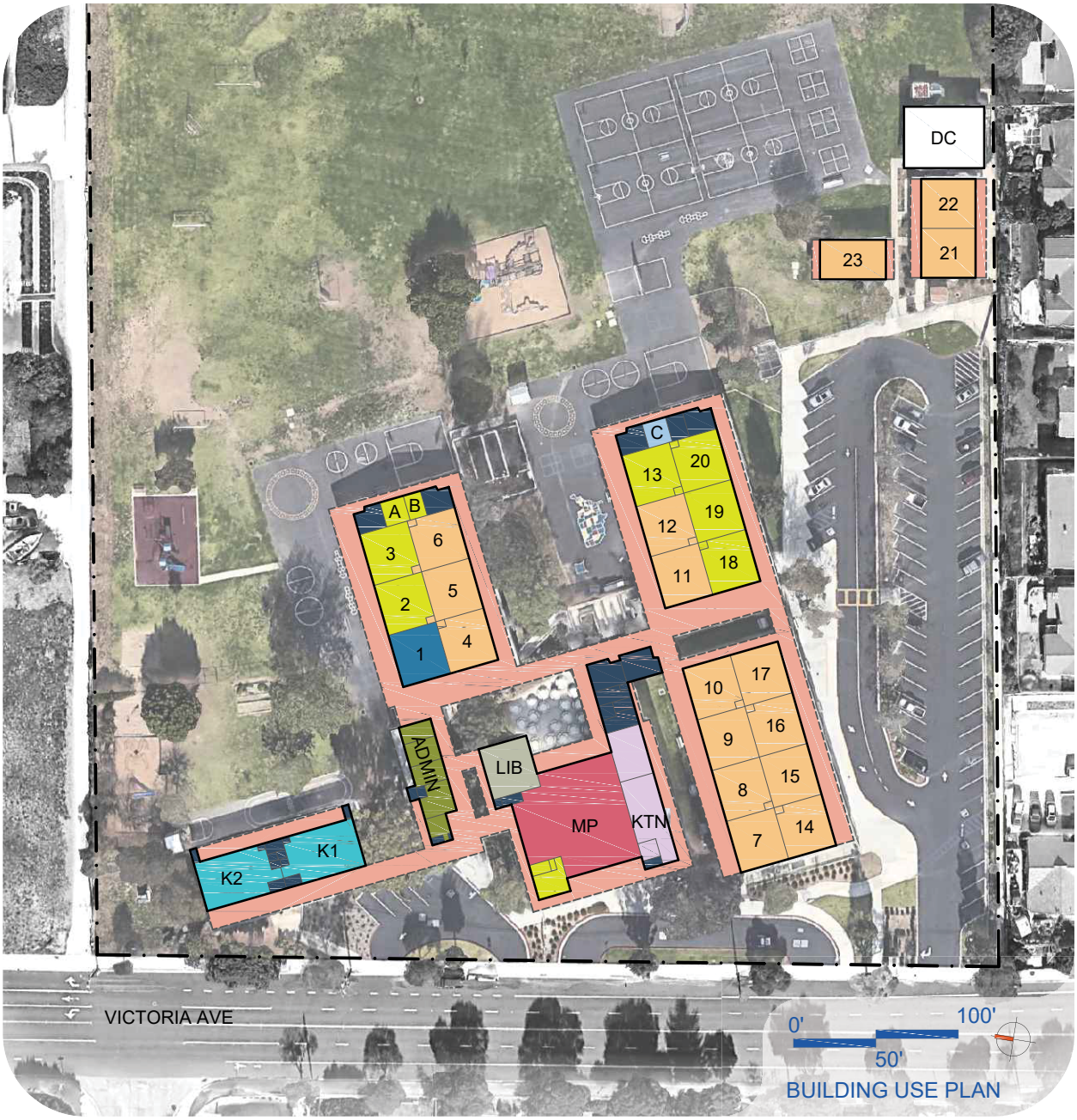
Year Constructed

- 1958
- 1966
- 1998
- Covered Walkways
- Property Line

YEAR BUILT	BUILDING NAME(S)	MAP KEY	SQUARE FOOTAGE (SF)	
1958	BUILDING A	K1-K2	3,072	92%
	BUILDING B	ADMIN	1,448	
	BUILDING C	1-8	6,720	
	BUILDING D	MP, LIB, KTN	8,130	
	BUILDING E	7-10, 14-17	7,680	
	BUILDING F	11-13, 18-20	6,720	
1966	PORTABLE G	21-22	1,920	5%
1998	PORTABLE G	23	960	3%
		SUBTOTAL POINSETTIA E.S.	**36,650**	**100%**

- *K# = Kindergarten*
- *ADMIN = Administration*
- *MP = Multi-Purpose room*
- *LIB = Library*
- *KTN = Kitchen*



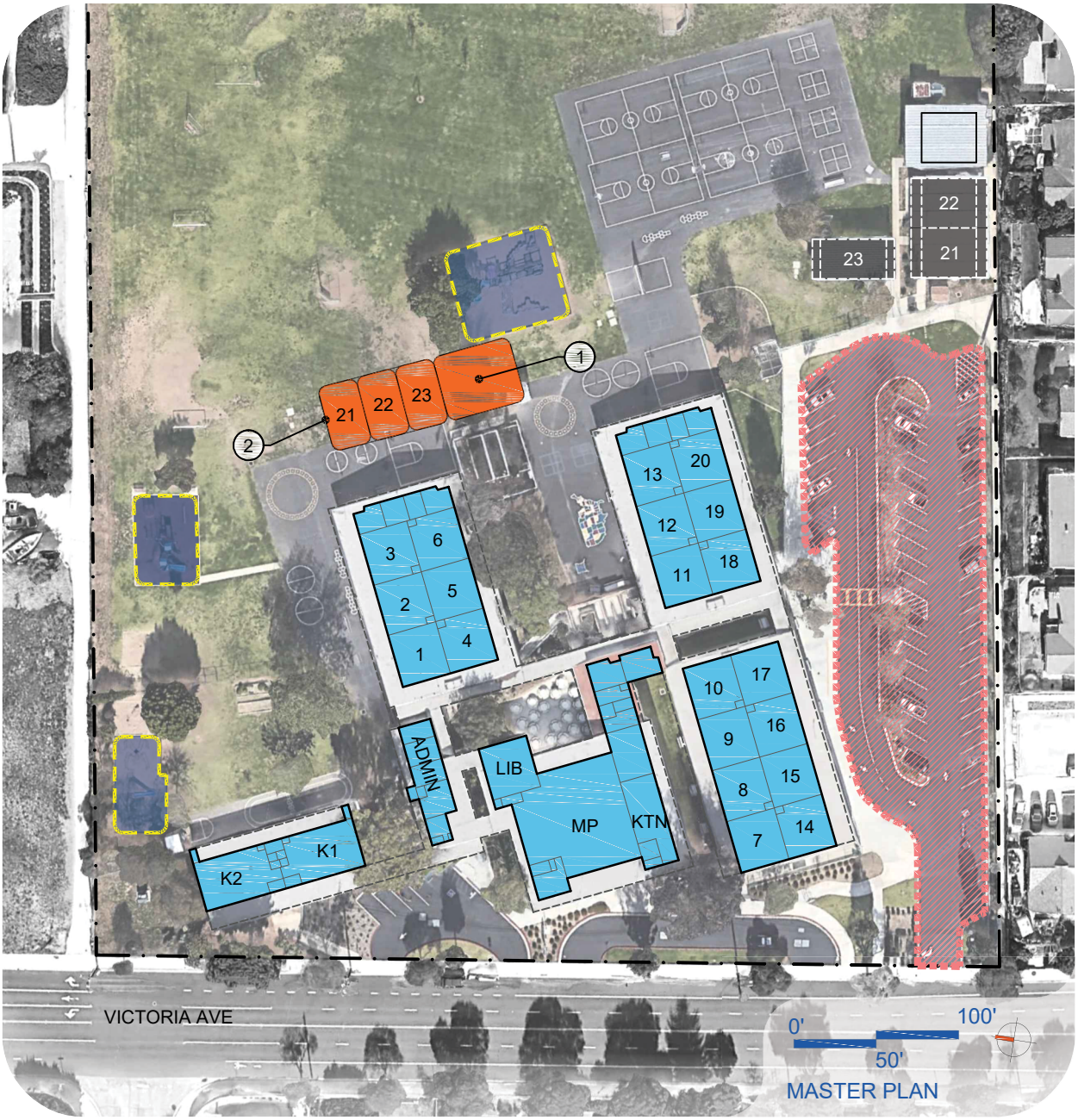


LEGEND

- Basic Classroom
- Specialty Classroom
- Science Classroom
- Small Room
- Classroom Support
- Athletic
- Library/Media
- Student Support
- Administrative
- Assembly
- Circulation
- Operational Support
- Food Service
- Kindergarten
- Special Education
- Day Care
- Covered Walkways
- Property Line


0 1 2 3 4 5 6 7 8 9 10


CONFERENCE
OFFICE



LEGEND

Long-Range Facilities Master Plan - Priority 1 Recommendations

- Physical Plant Improvements
- New Construction
- Playground Upgrade
- # Planned Portable Removal
- Parking Flow Improvements
- (1) Proposed Idea / STEM Lab
- (2) Proposed Classroom Building
- Property Line

LONG-RANGE FACILITIES MASTER PLAN RECOMMENDATIONS - POINSETTIA ES	PRIORITY 1 (0 -9 Years)	PRIORITY 2 (10 -15 Years)
PHYSICAL PLANT		
SITE		
Parking / traffic flow improvements	$ 405,625	
Subtotal	$ 405,625	
BUILDING		
Building Envelope		
Exterior and interior painting	$ 274,802	
Replace exterior windows	$ 324,500	
Repair / replace roofs		$ 769,065
Architecture		
Interior / exterior door and hardware replacement		$ 170,364
New flexible and adaptable furniture for all classrooms	$ 547,593	
Replace interior flooring	$ 356,147	
Interior ceiling replacement		$ 397,241
Restroom Renovations		$ 1,182,770
HVAC		
Replace Kitchen Hood and Fans	$ 405,625	
HVAC system replacement / upgrades	$ 3,937,808	
Electrical		
Replace Fire Alarm system	$ 445,985	
Plumbing		
Replace drinking fountains / Provide hydration stations	$ 97,350	
Plumbing infrastructure		$ 951,434
Technology		
Replace intercom / master clock system	$ 533,803	
Life Safety & Security		
Addition of security cameras on campus		$ 81,125
Athletics / Activities		
Create outdoor learning / gathering areas		$ 405,625
Upgrade playgound equipment and play surfaces	$ 405,625	
Nutrition Services		
Food Service equipment upgrades		$ 202,812
Cafeteria renovations		$ 730,125
Subtotal	$ 7,329,238	
PROGRAM RENOVATIONS		
No scope of work		
Subtotal	$ -	
NEW CONSTRUCTION		
New STEM Lab	$ 1,090,320	
Remove / Replace portable CR's	$ 1,869,120	
Subtotal	$ 2,959,440	
PRIORITY TOTALS	$ 10,694,303.00	$ 4,890,561

Portola Elementary School



SITE DESCRIPTION

Neighborhood

Portola Elementary School is centrally located within the District and a surrounding neighborhood largely comprised of multi-family housing and commercial development. The site's major access is from Telephone Road and Johnson Drive.

Instruction

Portola Elementary School serves students in grades kindergarten through five following a traditional calendar. In 2005, Portola Elementary was named a National Blue Ribbon School, the highest honor that can be earned in the USA K-12 educational system. For three years in a row, Portola Elementary School earned the Title I Academic Achievement Award (2007, 2008, 2009). Portola Elementary supports the Jumpstart preschool program on campus. Enrollment is open to income-qualifying families seeking creative play time and educational activities for their children ages 3-5. Students may participate in PEAK (Program Enrichment for After-school Kids) priority enrollment is given for families meeting specific income criteria.

Summary of Facilities

Though the original building on the site which houses the Multi-Purpose Room, Kitchen and Library-Media Center was constructed in 1978 (with a portable restroom building added in 1995), the majority of the site was built in 1999. The Heating Ventilation and Air Conditioning (HVAC) system has reached its life-cycle age and should be upgraded. In maintaining the energy efficiency of this system, consideration should also be given to window replacement. Interior finishes such as carpet are showing signs of wear and tear and may be replaced, and upgrades to play equipment and play surfaces are recommended.

"'Portola Shines!' This is our motto and our vision. To assure the realization of the Portola vision, it is our mission to provide a top-quality, student-centered educational program."



Site Type	Elementary School
Year Built	1978
Site Acreage	8.9
Square Footage	46,079
Building Totals	13
• **Permanent**	13 (23 Classrooms)
• **Portables**	0
• **Shelters and Passages**	1
Address	6700 Eagles Street Ventura, CA 93003
Phone	(805) 289-1734
Website	www.venturausd.org/portola
CDS Code	56 72652 6097034
2018/2019 Enrollment	553 Students
Functional Capacity	529 Students

FACILITIES SYSTEMS

Building Systems

Building systems, for the most part are original systems, with distribution systems and equipment having been maintained and repaired as required over the years. Recommendations include replacing the main building infrastructure and systems during the 20-year span of this Long-Range Facilities Master Plan, including plumbing fixtures, new Heating Ventilation and Air-Conditioning (HVAC) system, as well as fire alarm system replacement. Additionally, the roof should be considered for replacement as part of the Facilities Master Plan.

Technology

The campus is covered with a Wi-Fi network and instructional areas are equipped with current instructional technology, including power, data, interactive projectors and screens. Continuosly evolving technology will continue the need for flexible technology systems and a plan to "refresh" the technology should be part of the Long-Range Facilities Master Plan. Additional site Wi-Fi coverage to facilitate blended, rotational and flexible learning is recommended.

Energy

Existing Lighting was upgraded recently with State Proposition 39 funds, helping to reduce energy consumption at the site. Although the campus has a slightly decreasing trend in electricity and gas usage, the school site presents many opportunities to further reduce energy consumption. The addition of a lighting control system will further reduce energy costs in the future. The Heating System is outdated and inefficient and should be scheduled for replacement with a new HVAC system, providing air-conditioning to the school. Replacement of the exterior windows will serve to maximize the potential energy dollar savings of the new HVAC system, while improving the thermal comfort of the educational spaces.

Campus Attributes

- Neighborhood location
- Ample hard and soft play areas
- Two separate pick-up / drop-off areas

Campus Recommendations

Site

- Playground equipment replacement / upgrades
- Repair/replace fencing
- Create outdoor learning areas

Mechanical / Electrical / Plumbing

- New HVAC system
- Plumbing fixture replacement
- Plumbing infrastructure upgrade
- Add hydration stations
- Replace fire alarm system
- Add security cameras
- Replace public address and master clock systems

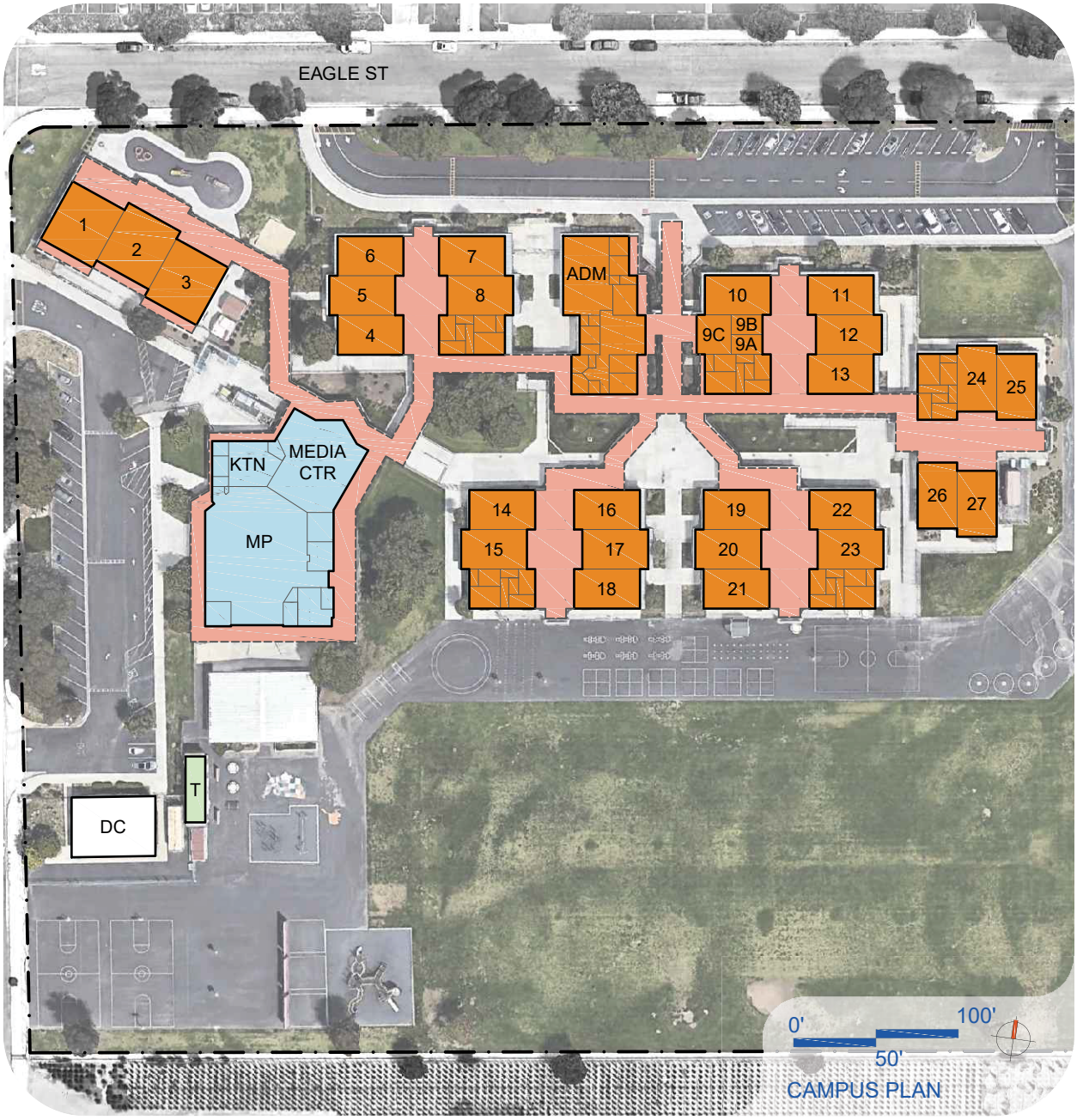
Buildings / General

- New Science Technology Engineering Mathematics (STEM) Center
- Roof replacement / repair
- Interior / exterior door & hardware replacement
- Replace exterior windows
- Interior & exterior painting
- Replace interior flooring
- Interior ceiling replacement
- Food Service equipment upgrades
- Upgrade toilet rooms
- New flexible student furniture

Notes:

1. It is recommended that the use of portable classroom units for instruction be phased-out, beginning with the older units.
2. Need additional shade for site.
3. There are two (2) Kindergarten classrooms located in the 5th grade pod, which are undersized and have no self-contained toilet rooms.
4. All current windows are fixed, inoperable units. New windows should have ability to be opened.





LEGEND

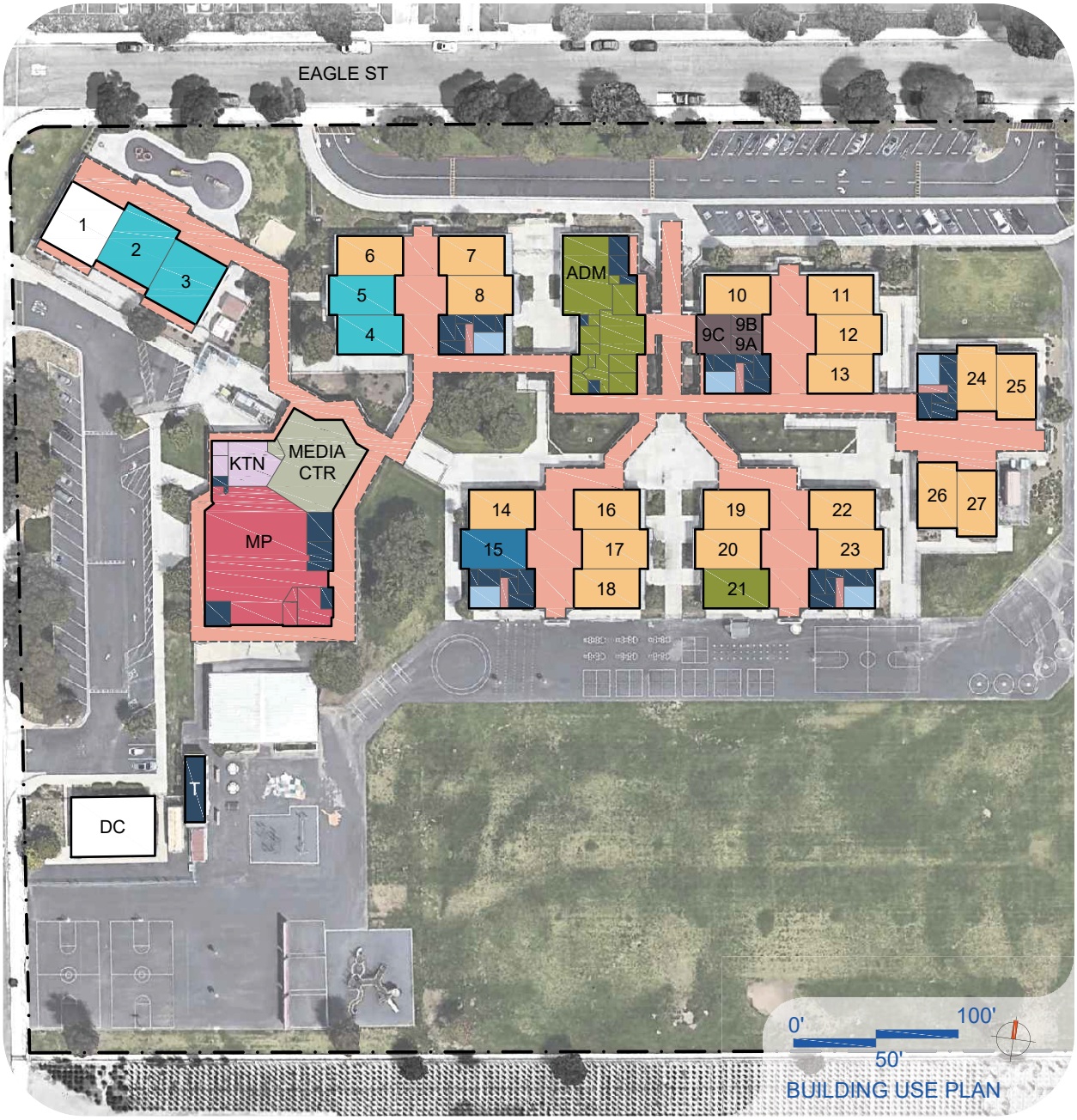
Year Constructed

- 1978
- 1995
- 1999
- Covered Walkways
- Property Line

YEAR BUILT	BUILDING NAME(S)	MAP KEY	SQUARE FOOTAGE (SF)	
1978	BUILDING A	MP, KTN, MEDIA CTR	9,499	21%
1995	PORTABLE RR	T	480	1%
1999	BUILDING B	ADMIN	3,960	
	BUILDING C	14-18	5,760	
	BUILDING D	19-23	5,760	
	BUILDING E	24-27	4,800	78%
	BUILDING F	9A-9C, 10-13	5,760	
	BUILDING G	4-8	5,760	
	BUILDING H	1-3	4,300	
		SUBTOTAL PORTOLA E.S.	**46,079**	**100%**

- *MP = Multi-Purpose room*
- *KTN = Kitchen*
- *MEDIA CTR = Media Center*
- *T = Toilet*
- *ADMIN = Administration*





LEGEND

- Basic Classroom
- Specialty Classroom
- Science Classroom
- Small Room
- Classroom Support
- Athletic
- Library/Media
- Student Support
- Administrative
- Assembly
- Circulation
- Operational Support
- Food Service
- Kindergarten
- Special Education
- Day Care
- Covered Walkways
- Property Line


DAILY FIVE





LEGEND

Long-Range Facilities Master Plan - Priority 1 Recommendations

- Physical Plant Improvements
- New Construction
- Playground Upgrade
- Property Line
- (1) Proposed Idea / STEM Lab

LONG-RANGE FACILITIES MASTER PLAN RECOMMENDATIONS - PORTOLA ES	PRIORITY 1 (0 -9 Years)	PRIORITY 2 (10 -15 Years)
PHYSICAL PLANT		
SITE		
Repair / replace fencing	$ 106,477	
Subtotal	$ 106,477	
BUILDING		
Building Envelope		
Exterior and interior painting	$ 178,893	
Replace exterior windows	$ 324,500	
Repair / replace roofs		$ 2,967,553
Architecture		
Interior / exterior door and hardware replacement		$ 116,821
New flexible and adaptable furniture for all classrooms	$ 571,931	
Replace interior flooring	$ 480,582	
Interior ceiling replacement		$ 542,033
Restroom renovations		$ 1,861,904
HVAC		
HVAC system replacement / upgrades	$ 6,451,060	
Electrical		
Replace Fire Alarm system	$ 560,724	
Plumbing		
Replace drinking fountains / Provide hydration stations	$ 97,350	
Plumbing infrastructure		$ 48,675
Technology		
No scope of work		
Life Safety & Security		
Addition of security cameras on campus		$ 81,125
Athletics / Activities		
Create outdoor learning / gathering areas		$ 405,625
Upgrade playgound equipment	$ 313,143	
Nutrition Services		
Food Service equipment upgrades		$ 202,812
Subtotal	$ 8,978,183	
PROGRAM RENOVATIONS		
No scope of work		
Subtotal	$ -	
NEW CONSTRUCTION		
New STEM Lab	$ 1,090,320	
Subtotal	$ 1,090,320	
PRIORITY TOTALS	$ 10,174,980.00	$ 6,226,548

Sheridan Way Elementary School



SITE DESCRIPTION

Neighborhood

Sheridan Way Elementary School is located on the western edge of the Ventura School District boundary, directly east of Highway 33 and North of Highway 101. The surrounding neighborhood is comprised of densely packed single-family homes to the East, commercial and industrial development to the North and agricultural hillside to the West.

Instruction

Sheridan Way Elementary School serves students in grades TK-5. The school's Family Center is a valuable resource to students and their families, offering parenting classes, and connects families to medical, educational, and social resources to help families remain safe and healthy. Before and after-School day care is offered on campus by Child Development Centers (a private company). The site also hosts the ASES (After School Education and Safety) program managed by the Boys and Girls Club. Four Jumpstart preschool classes are available on campus; two morning classes and two afternoon classes. The program is open to income-qualifying families seeking creative playtime and educational activities for their children ages 3-5.

Summary of Facilities

After Building H was constructed in 1950, a larger build out in 1953 encompassed Building A, B, C, D, E, F and G. Building H was expanded in 1960 along with Buildings G and F. Building N was added in 1997. Four (4) portable classrooms were added in 1997, six (6) additional portables in 1998, a toilet portable in 2006 and four (4) more to support the kindergarten program including support spaces. The site includes permanent buildings with substantial murals. Great care will need to be taken to preserve this artwork during any future renovation work. Consideration should be given to cafeteria and library renovations, along with emergency communications systems.

"We are progressive and prepare our students for a rapidly changing world by equipping them with critical thinking skills, a life-long passion for learning, and respect for the core values of honesty, responsibility, kindness, and cooperation."



Site Type	Elementary School
Year Built	1950
Site Acreage	6.3
Square Footage	43,379
Building Totals	17
• **Permanent**	9 (17 Classrooms)
• **Portables**	8 (6 Classrooms)
• **Shelters and Passages**	1

Address	573 Sheridan Way Ventura, CA 93001
Phone	(805) 641-5491
Website	www.venturausd.org/sheridanway
CDS Code	56 72652 6056212
2018/2019 Enrollment	408 Students
Functional Capacity	545 Students

FACILITIES SYSTEMS

Building Systems

Building systems, for the most part are original systems, with distribution systems and equipment having been maintained and repaired as required over the years. Recommendations include replacing the main building infrastructure and systems during the 20-year span of this Long-Range Facilities Master Plan, including plumbing fixtures, new Heating Ventilation and Air-Conditioning (HVAC) system, as well as fire alarm system replacement.

Technology

The campus is covered with a Wi-Fi network and instructional areas are equipped with current instructional technology, including power, data, interactive projectors and screens. Continuosly evolving technology will continue the need for flexible technology systems and a plan to “refresh” the technology should be part of the Long-Range Facilities Master Plan. Additional site Wi-Fi coverage to facilitate blended, rotational and flexible learning is recommended.

Energy

Existing Lighting was upgraded recently with State Proposition 39 funds, helping to reduce energy consumption at the site. Although the campus has a slightly decreasing trend in electricity and gas usage, the school site presents many opportunities to further reduce energy consumption. The addition of a lighting control system will further reduce energy costs in the future. The Heating System is outdated and inefficient and should be scheduled for replacement with a new HVAC system, providing air-conditioning to the school. Replacement of the exterior windows will serve to maximize the potential energy dollar savings of the new HVAC system, while improving the thermal comfort of the educational spaces.

Campus Attributes

- Neighborhood location
- Ample hard and soft play areas
- Landscaped courtyard & exterior garden area
- New Kindergarten shade shelter (2018)

Campus Recommendations

Site

- Playground equipment and play surface replacement / upgrades
- Create outdoor learning areas

Mechanical / Electrical / Plumbing

- New HVAC system
- New kitchen exhaust system
- Plumbing fixture replacement
- Plumbing infrastructure upgrade
- Add hydration stations
- Replace fire alarm system
- Add security cameras
- Replace public address and master clock systems

Buildings / General

- Science Technology Engineering Math (STEM) Center renovations
- Library renovations
- Cafeteria renovations
- Portable classroom replacement
- Roof replacement / repair
- Interior / exterior door & hardware replacement
- Replace exterior windows
- Interior & exterior painting
- Replace interior flooring
- Interior ceiling replacement
- Food Service equipment upgrades
- Upgrade toilet rooms
- New flexible student furniture

Notes:

1. It is recommended that the use of portable classroom units for instruction be phased-out, beginning with the older units.
2. Need additional Special Education resource space.
3. The adjacency to Route 33 and the Ojai Valley trail is a bit of a concern.





LEGEND

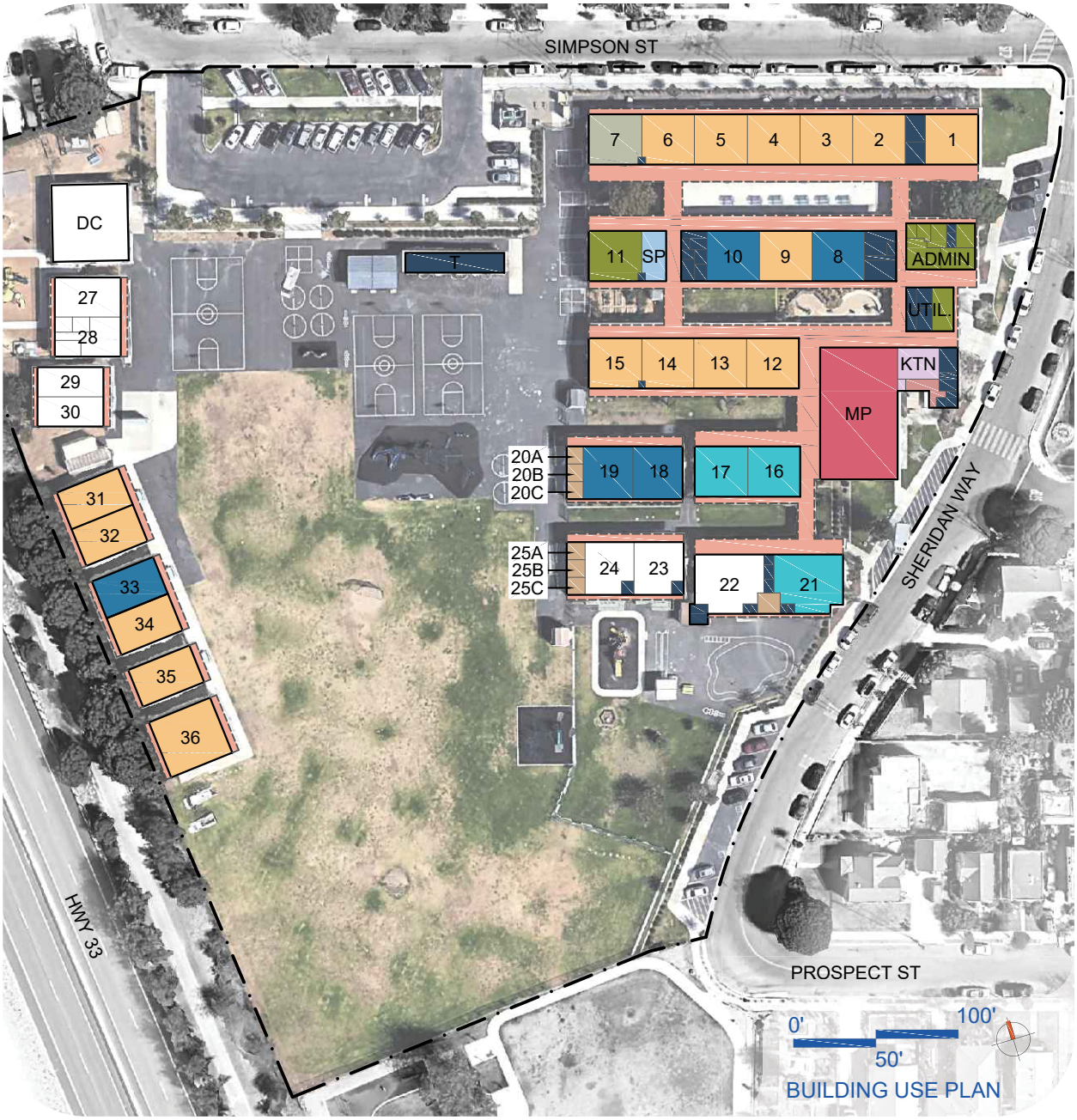
Year Constructed

- 1950
- 1953
- 1960
- 1997
- 1998
- 2006
- 2009
- Covered Walkways
- Property Line

YEAR BUILT	BUILDING NAME(S)	MAP KEY	SQUARE FOOTAGE (SF)	
1950	BUILDING H	1-5	5,396	12%
1953	BUILDING A	ADMIN	1,120	
	BUILDING B	UTIL	754	
	BUILDING C	MP, KTN	4,875	
	BUILDING D	21-22	3,420	41%
	BUILDING E	16-17	1,984	
	BUILDING F	12-13	1,920	
	BUILDING G	8-10	3,830	
1960	BUILDING H	6-7	1,920	
	BUILDING G	11, SP	1,440	12%
	BUILDING F	14-15	1,920	
1997	BUILDING N	27-30	3,360	8%
1998	PORTABLE O	31-36	6,240	15%
2006	PORTABLE K	T	720	2%
2009	PORTABLE D	23-25C	2,240	10%
	PORTABLE E	18-20C	2,240	
		SUBTOTAL SHERIDAN WAY E.S.	**43,379**	**100%**

- *ADMIN = Administration*
- *MP = Multi-Purpose room*
- *KTN = Kitchen*
- *SP = Intervention*
- *T = Toilet*





LEGEND

- Basic Classroom
- Specialty Classroom
- Science Classroom
- Small Room
- Classroom Support
- Athletic
- Library/Media
- Student Support
- Administrative
- Assembly
- Circulation
- Operational Support
- Food Service
- Kindergarten
- Special Education
- Day Care
- Covered Walkways
- Property Line


BELIEVE IN MYSELF
CREO EN MÍ MISMO
我自信
I STRIVE
ME ESFUERZO
我努力
I SUCCEED
TENGO ÉXITO
我成功


BEAUTIFUL SPRING BOUQUET



LEGEND

Long-Range Facilities Master Plan - Priority 1 Recommendations

- Physical Plant Improvements
- Program Renovations
- New Construction
- Playground Upgrade
- # Planned Portable Removal

- (1) Proposed Idea / STEM Lab
- (2) Proposed Cafeteria Remodel
- (3) Proposed Library Renovation
- (4) Proposed Classroom Building
- Property Line

LONG-RANGE FACILITIES MASTER PLAN RECOMMENDATIONS - SHERIDAN WAY ES	PRIORITY 1 (0 -9 Years)	PRIORITY 2 (10 -15 Years)
PHYSICAL PLANT		
SITE		
No scope of work		
Subtotal	$ -	
BUILDING		
Building Envelope		
Exterior and interior painting	$ 329,343	
Replace exterior windows		$ 332,613
Architecture		
Interior / exterior door and hardware replacement		$ 262,681
New flexible and adaptable furniture for all classrooms	$ 620,606	
Replace interior flooring	$ 300,180	
Interior ceiling replacement		$ 281,397
Restroom renovations		$ 1,466,177
HVAC		
Replace Kitchen Hood and Fans	$ 405,625	
HVAC system replacement / upgrades		$ 3,724,192
Electrical		
Replace Fire Alarm system	$ 527,868	
Plumbing		
Replace drinking fountains / Provide hydration stations	$ 97,350	
Plumbing infrastructure		$ 3,023,111
Technology		
Replace intercom / master clock system	$ 632,775	
Life Safety & Security		
Addition of security cameras on campus		$ 81,125
Athletics / Activities		
Create outdoor learning / gathering areas		$ 405,625
Upgrade playgound equipment and play surfaces	$ 634,398	
Nutrition Services		
Food Service equipment upgrades		$ 202,812
Cafeteria renovations	$ 557,066	
Subtotal	$ 4,105,211	
PROGRAM RENOVATIONS		
Library renovations	$ 554,895	
STEM Center renovations	$ 681,450	
Subtotal	$ 1,236,345	
NEW CONSTRUCTION		
Replace portable classrooms	$ 2,227,368	
Subtotal	$ 2,227,368	
PRIORITY TOTALS	**$ 7,568,924.00**	$ 9,779,733

Sunset K-8 School



SITE DESCRIPTION

Neighborhood

Sunset K-8 School is located on the most north-western border of the Ventura Unified School District's boundary in the lower foothills of the Ojai Valley. Lake Casitas lies to the West of the campus and Highway 33 to the East. The remainder of the neighborhood is comprised of primarily single-family residential and light commercial development.

Instruction

Sunset School serves students in grades K-8. Sunset School implements rigorous and prescriptive changes to its instructional format. The Kindergarten program is structured to accommodate an extended instructional day which concludes at 12:55 p.m. rather than 11:30 a.m. as in previous years. Educational programs follow State and District adopted curricula and are tailored to meet the needs of Sunset School's ever-changing community. All students in grades K-8 receive one hour of targeted intervention five days a week as part of the school's Universal Access time. School actively seeks out and promotes students' academic success through its Renaissance program. Renaissance is a national Program of academic awards and incentives.

Summary of Facilities

Originally constructed in 1999 and opened for the 2000-2001 school year, Sunset K-8 School has no additions to the original campus' permanent construction. The 8.5-acre campus, includes twenty classrooms, a multipurpose room, a kitchen, a media / library center, an administration office, and spacious playground facilities. Roofs on the site have reached the end of their life-cycle and should be repaired / replaced. Emergency communication systems require upgrade to meet current standards and consideration should be given to improving landscaping, playground equipment and play surfaces.

"GO BOBCATS!"



Site Type	K-8 School
Year Built	1999
Site Acreage	8.5
Square Footage	31,611
Building Totals	5
• **Permanent**	5 (17 Classrooms)
• **Portables**	0
• **Shelters and Passages**	3

Address	400 Sunset Avenue Oak View, CA 93022
Phone	(805) 649-6600
Website	www.venturausd.org/sunset
CDS Code	56 72652 6056030
2018/2019 Enrollment	334 Students
Functional Capacity	389 Students

FACILITIES SYSTEMS

Building Systems

The Sunset School was constructed in 2000. The building systems, for the most part are original systems, with distribution systems and equipment having been maintained and / or repaired as required over the years. Recommendations include replacing plumbing fixtures, as well as providing a new code compliant fire alarm system. Additionally, the roof is in need of some repair and replacement, due to ongoing issues from the original construction.

Technology

The campus is covered with a Wi-Fi network and instructional areas are equipped with current instructional technology, including power, data, interactive projectors and screens. Continuosly evolving technology will continue the need for flexible technology systems and a plan to “refresh” the technology should be part of the Long-Range Facilities Master Plan. Additional site Wi-Fi coverage to facilitate blended, rotational and flexible learning is recommended.

Energy

Although the campus has a slightly decreasing trend in electricity and gas usage, the school site presents many opportunities to further reduce energy consumption. The additon of a lighting control system will further reduce energy costs in the future.

Campus Attributes

- Neighborhood location
- Ample hard and soft play areas for K-8 students

Campus Recommendations

Site

- Playground equipment and play surface replacement / upgrades
- Create outdoor learning areas
- Landscaping / tree removal

Buildings / General

- New STEAM Center
- Portable classroom replacement
- Roof replacement / repair
- Interior / exterior door & hardware replacement
- Replace exterior windows
- Interior & exterior painting
- Replace interior flooring
- Interior ceiling replacement
- Food Service equipment upgrades
- Upgrade toilet rooms
- Cafeteria renovations
- New flexible student furniture

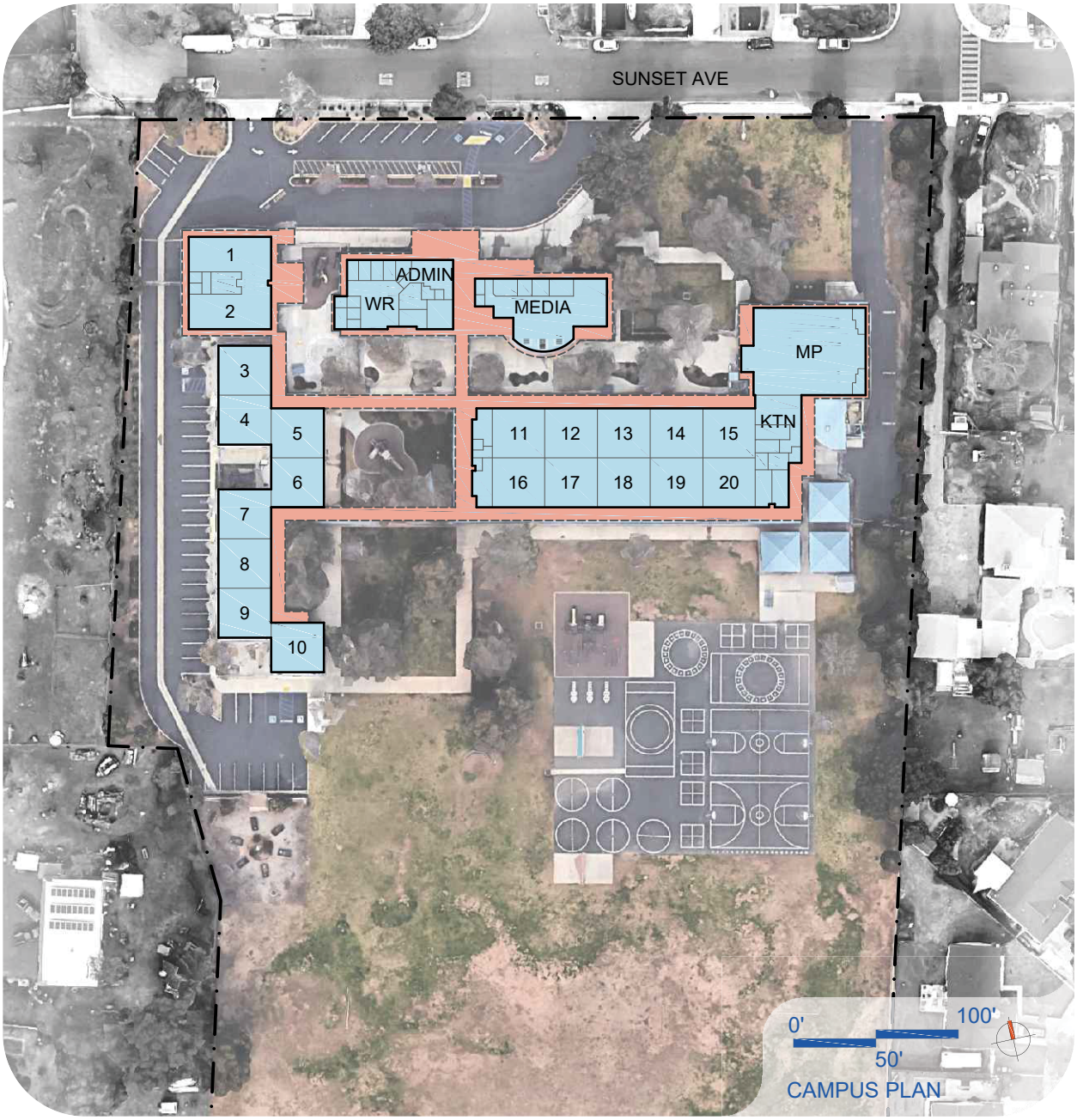
Mechanical / Electrical / Plumbing

- New kitchen exhaust system
- Plumbing fixture replacement
- Plumbing infrastructure upgrade
- Add hydration stations
- Replace fire alarm system
- Add security cameras

Notes:

1. It is recommended that the use of portable classroom units for instruction be phased-out, beginning with the older units.
2. Site amenities do not support Middle School age students.
3. Have lost many trees without having been replaced.





LEGEND

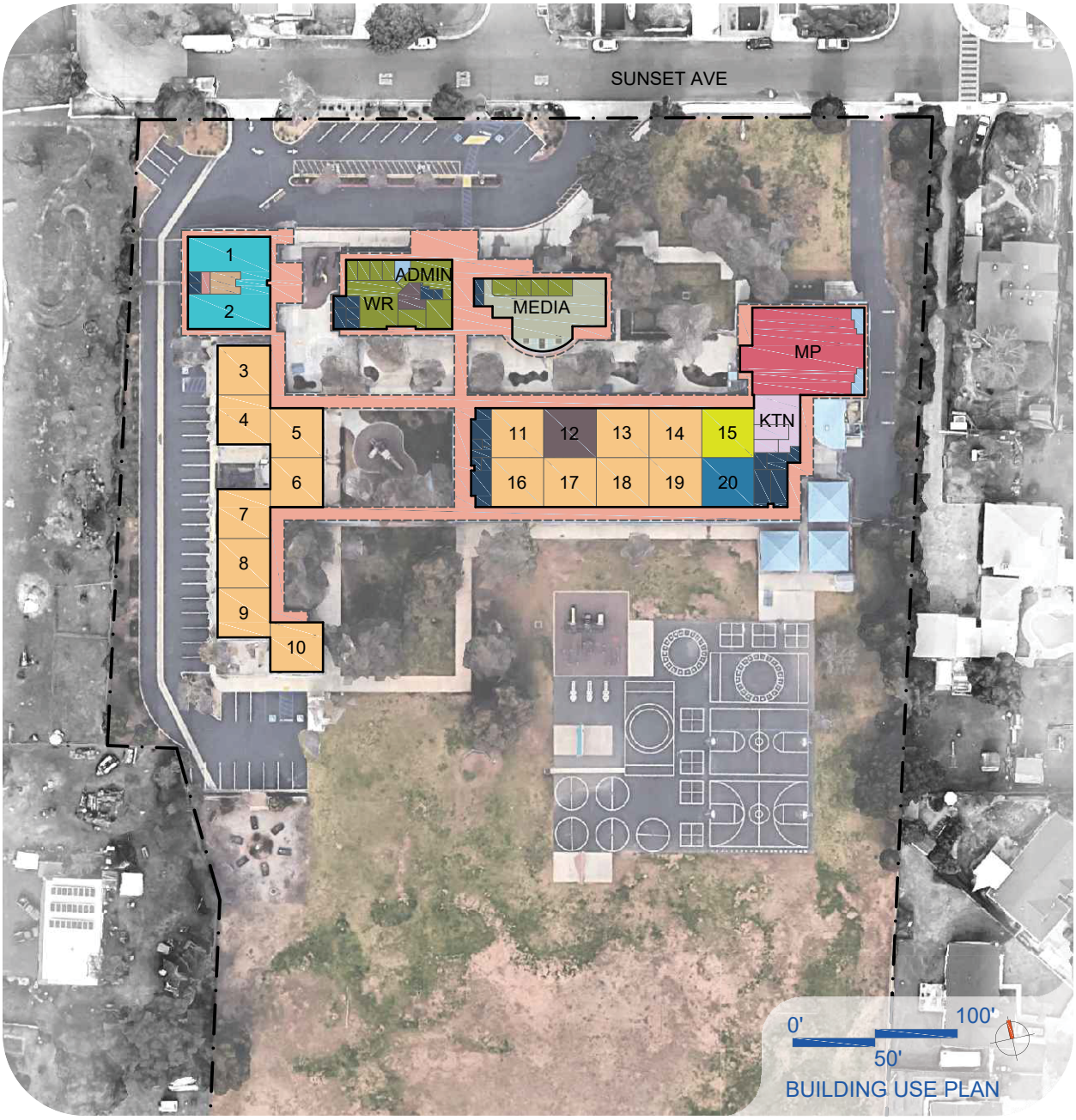
Year Constructed

- 1999
- Covered Walkways
- Property Line

YEAR BUILT	BUILDING NAME(S)	MAP KEY	SQUARE FOOTAGE (SF)	
1999	BUILDING A1	1-2	2,800	100%
	BUILDING A2	ADMIN,WR	2,696	
	BUILDING A3	MEDIA CTR	2,424	
	BUILDING B	MP, KTN, 11-20	16,011	
	BUILDING C	3-10	7,680	
		SUBTOTAL SUNSET ES	**31,611**	**100%**

- *ADMIN = Administration*
- *WR = Workroom*
- *MEDIA CTR = Media Center*
- *MP = Multi-Purpose room*
- *KTN = Kitchen*



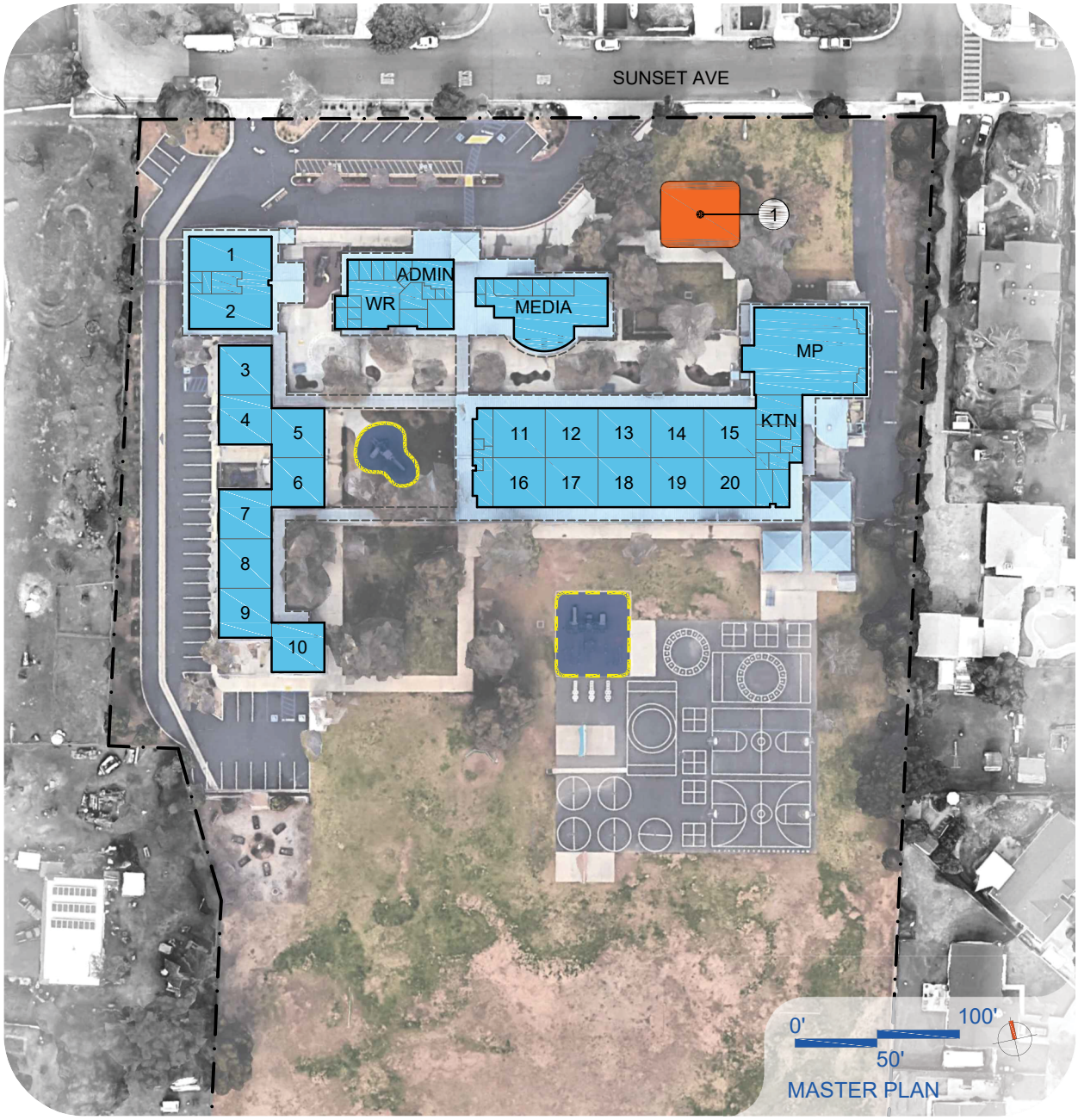


LEGEND

- Basic Classroom
- Specialty Classroom
- Science Classroom
- Small Room
- Classroom Support
- Athletic
- Library/Media
- Student Support
- Administrative
- Assembly
- Circulation
- Operational Support
- Food Service
- Kindergarten
- Special Education
- Day Care
- Covered Walkways
- Property Line


SUNSET SCHOOL
WALL OF FAME
CALIFORNIA
GOLD RIBBON
SCHOOL





LEGEND

Long-Range Facilities Master Plan - Priority 1 Recommendations

- Physical Plant Improvements
- New Construction
- Playground Upgrade
- Property Line
- (1) Proposed Idea / STEM Lab

LONG-RANGE FACILITIES MASTER PLAN RECOMMENDATIONS - SUNSET K-8 SCHOOL	PRIORITY 1 (0 -9 Years)	PRIORITY 2 (10 -15 Years)
PHYSICAL PLANT		
SITE		
Landscaping / Tree removal	$ 162,250	
Subtotal	$ 162,250	
BUILDING		
Building Envelope		
Exterior and interior painting	$ 263,600	
Repair / replace roofs	$ 1,791,240	
Architecture		
Interior / exterior door and hardware replacement		$ 280,693
New flexible and adaptable furniture for all classrooms	$ 486,750	
Replace interior flooring	$ 374,857	
Interior ceiling replacement		$ 366,458
Restroom renovations		$ 764,647
HVAC		
Replace Kitchen Hood and Fans	$ 405,625	
Electrical		
Replace Fire Alarm system	$ 384,666	
Plumbing		
Replace drinking fountains / Provide hydration stations	$ 214,170	
Plumbing infrastructure		$ 2,547,771
Technology		
No scope of work		
Life Safety & Security		
Addition of security cameras on campus		$ 81,125
Athletics / Activities		
Create outdoor learning / gathering areas		$ 405,625
Upgrade playgound equipment and play surfaces	$ 520,823	
Nutrition Services		
Food Service equipment upgrades		$ 202,812
Cafeteria renovations		$ 685,630
Subtotal	$ 4,441,731	
PROGRAM RENOVATIONS		
No scope of work		
Subtotal	$ -	
NEW CONSTRUCTION		
New STEM Lab	$ 1,090,320	
Subtotal	$ 1,090,320	
PRIORITY TOTALS	$ 5,694,301.00	$ 5,334,761

Will Rogers Elementary School



SITE DESCRIPTION

Neighborhood

Will Rogers Elementary School is located directly adjacent to commercial development, South Main Street's substantial retail development. Single family residential homes surround the site to the South and West.

Instruction

Will Rogers Elementary School serves students in grades K-5. The school offers a fully implemented Two-Way Immersion Program. The instructional program for kindergarten, first, and second grade students follows a 50/50 sequential model. English-speaking and Spanish-speaking students are combined in each classroom to receive daily instruction in both English and Spanish. Will Rogers' campus hosts the Jumpstart Preschool Program which provides bilingual (English and Spanish) literacy, mathematics, and school readiness curricula. After-school day care is available on campus for students in grades K-5 through the Los Posas Children's Center five days a week.

Summary of Facilities

The original school building was constructed in 1937. Additional classroom wings, administration, cafeteria and auditorium were added in 1949. Kindergarten classroom were added in 1997. Additional classroom expansions were added in 2001, 2014, and 2016. The site's configuration creates issues with pick up and drop off areas and emergency communication systems require upgrades to meet current standards.

"The Will Rogers community will prepare bilingual scholars to meet the global, technological, and environmental challenges of our planet Earth."



Site Type	Elementary School
Year Built	1937
Site Acreage	7.9
Square Footage	40,426
Building Totals	14
• **Permanent**	8 (20 Classrooms)
• **Portables**	6 (2 Classrooms)
• **Shelters and Passages**	1
Address	316 Howard Street Ventura, CA 93001
Phone	(805) 641-5496
Website	www.venturausd.org/willrogers
CDS Code	56 72652 6056238
2018/2019 Enrollment	526 Students
Functional Capacity	486 Students

FACILITIES SYSTEMS

Building Systems

Building systems, for the most part are original systems, with distribution systems and equipment having been maintained, repaired and / or replaced as required over the years. Recommendations include replacing the main building infrastructure and systems during the 20-year span of this Long-Range Facilities Master Plan, including plumbing distribution and fixtures, new Heating Ventilation and Air-Conditioning (HVAC) system, as well as upgrades to the main electrical distribution equipment, fire alarm system upgrades and replacement, and replacement of the public address and master clock systems.

Technology

The campus is covered with a Wi-Fi network and instructional areas are equipped with current instructional technology, including power, data, interactive projectors and screens. Continuosly evolving technology will continue the need for flexible technology systems and a plan to "refresh" the technology should be part of the Long-Range Facilities Master Plan. Additional site Wi-Fi coverage to facilitate blended, rotational and flexible learning is recommended.

Energy

Although the campus has a slightly decreasing trend in electricity and gas usage, the school site presents many opportunities to further reduce energy consumption. The addition of a lighting control system will further reduce energy costs in the future. The Heating System is outdated and inefficient and should be scheduled for replacement with a new HVAC system, providing air-conditioning to the school. Replacement of the exterior windows will serve to maximize the potential energy dollar savings of the new HVAC system, while improving the thermal comfort of the educational spaces.

Campus Attributes

- Neighborhood location
- Ample hard and soft play areas
- Environmental area on site
- Environmental Magnet school
- Two-Way Immersion Program

Campus Recommendations

Site

- Playground equipment and play surface replacement / upgrades
- Create outdoor learning areas
- Improve student drop-off area

Buildings / General

- STEAM Center renovations
- Interior / exterior door & hardware replacement
- Replace exterior windows
- Interior & exterior painting
- Replace interior flooring
- Interior ceiling replacement
- Food Service equipment upgrades
- Upgrade toilet rooms
- Cafeteria renovations
- New flexible student furniture

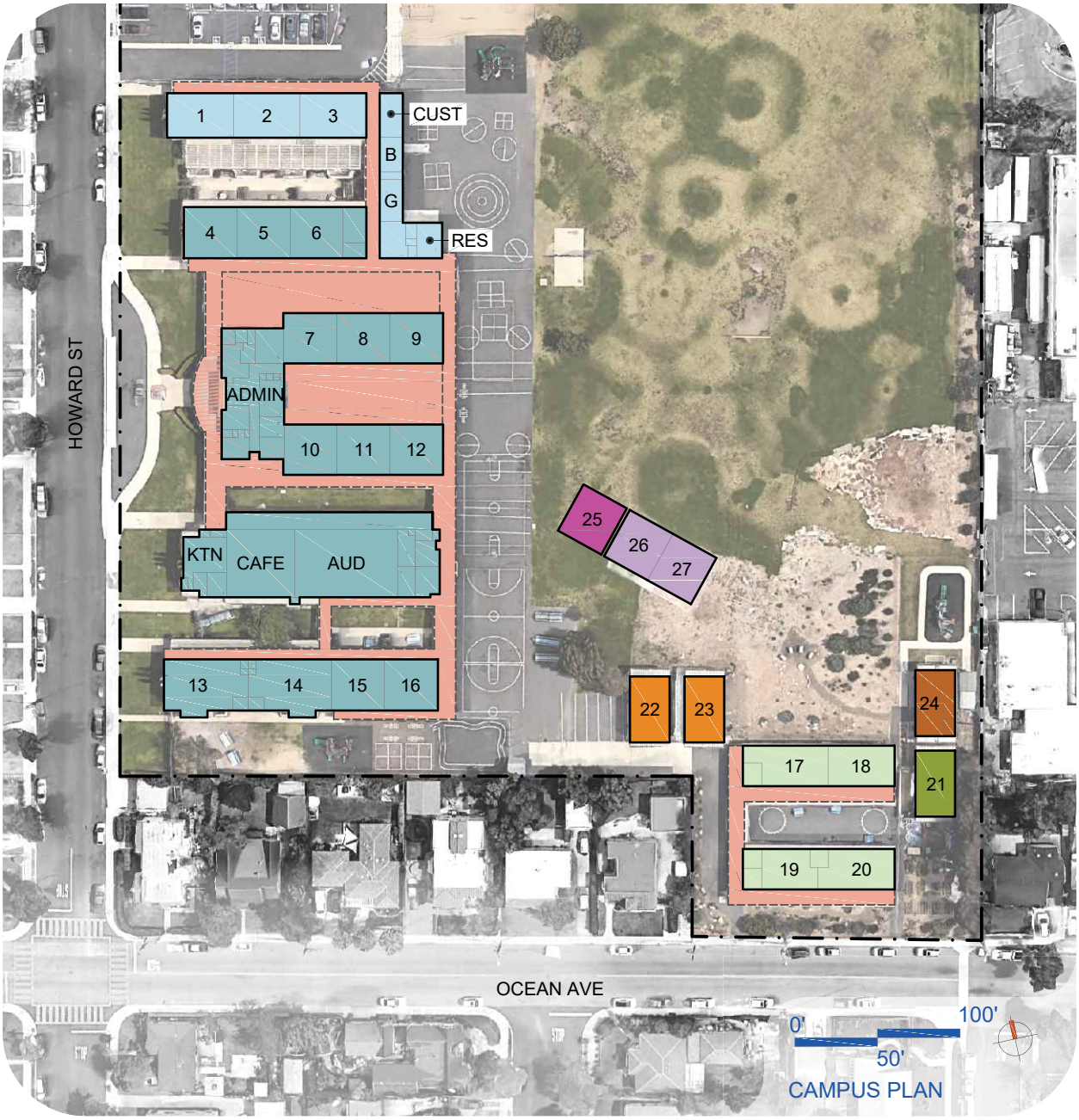
Mechanical / Electrical / Plumbing

- New HVAC system
- New kitchen exhaust system
- Plumbing fixture replacement
- Plumbing infrastructure upgrade
- Add hydration stations
- Replace fire alarm system
- Add security cameras
- Replace public address and master clock systems

Notes:
1. It is recommended that the use of portable classroom units for instruction be phased-out, beginning with the older units.



WILL ROGERS
TWO-WAY IMMERSION
SCHOOL OF ENVIRONMENTAL SCIENCE



LEGEND

Year Constructed

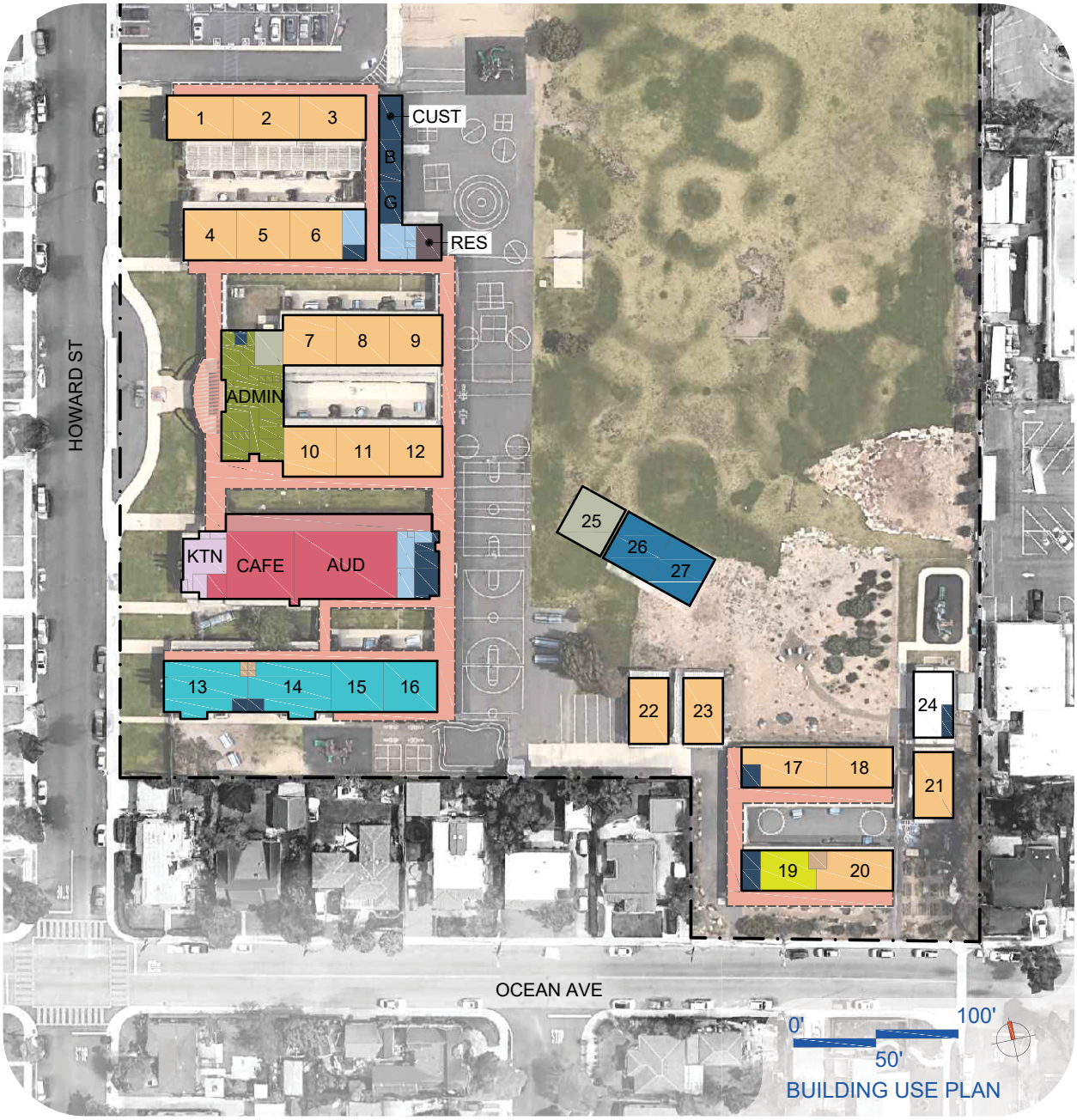
- 1937
- 1949
- 1952
- 1997
- 1998
- 2001
- 2014
- 2016
- Covered Walkways
- Property Line

YEAR BUILT	BUILDING NAME(S)	MAP KEY	SQUARE FOOTAGE (SF)	
1937	BUILDING A	1-3	3,320	13%
	BUILDING C	CUST, B, G, RES	1,904	
1949	BUILDING B	4-6	3,472	60%
	BUILDING D	ADMIN, 7-12	8,873	
	BUILDING E	CAFE, KTN, AUD	6,437	
	BUILDING F	13-16	5,200	
1952	BUILDING J	17-18	2,250	11%
	BUILDING M	19-20	2,250	
1997	PORTABLE - L	21	960	2%
1998	PORTABLE - G	22	960	5%
	PORTABLE - H	23	960	
2001	PORTABLE - K	24	960	2%
2014	PORTABLE - N	26-27	1,920	5%
2016	PORTABLE - N	25	960	2%
		SUBTOTAL WILL ROGERS ES	40,426	100%

- *CUST = Custodian*
- *RES = Resource*
- *ADMIN = Administration*
- *CAFE = Cafeteria*
- *KTN = Kitchen*
- *AUD = Auditorium*



WILL ROGERS
TWO-WAY IMMERSION
SCHOOL OF ENVIRONMENTAL SCIENCE



BUILDING USE PLAN

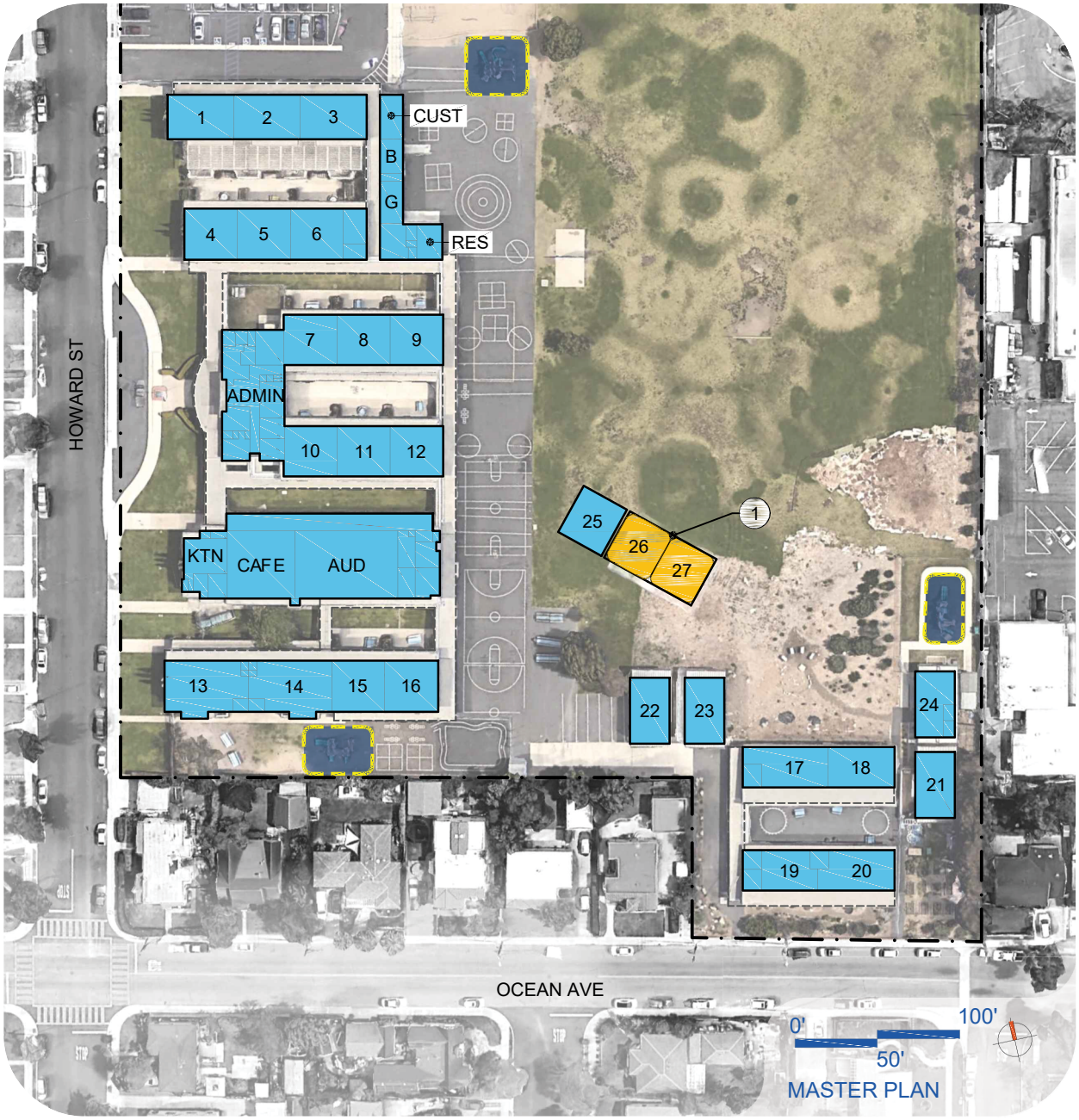
LEGEND

- Basic Classroom
- Specialty Classroom
- Science Classroom
- Small Room
- Classroom Support
- Athletic
- Library/Media
- Student Support
- Administrative
- Assembly
- Circulation
- Operational Support
- Food Service
- Kindergarten
- Special Education
- Day Care
- Covered Walkways
- Property Line


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WILL ROGERS
TWO-WAY IMMERSION
SCHOOL OF ENVIRONMENTAL SCIENCE



LEGEND

Long-Range Facilities Master Plan - Priority 1 Recommendations

- Physical Plant Improvements
- Program Renovations
- Playground Upgrade
- Property Line
- (1) Proposed Idea / STEM Lab

LONG-RANGE FACILITIES MASTER PLAN RECOMMENDATIONS - WILL ROGERS ES	PRIORITY 1 (0 -9 Years)	PRIORITY 2 (10 -15 Years)
PHYSICAL PLANT		
SITE		
Establish dedicated pick-up and drop-off area	$ 811,250	
Subtotal	$ 811,250	
BUILDING		
Building Envelope		
Exterior and interior painting	$ 258,707	
Replace exterior windows		$ 332,613
Architecture		
Interior / exterior door and hardware replacement		$ 241,752
New flexible and adaptable furniture for all classrooms	$ 523,256	
Replace interior flooring	$ 381,996	
Interior ceiling replacement		$ 403,522
Restroom renovations		$ 1,949,242
HVAC		
Replace Kitchen Hood and Fans	$ 405,625	
HVAC system replacement / upgrades		$ 3,724,192
Electrical		
Replace Fire Alarm system	$ 491,934	
Plumbing		
Replace drinking fountains / Provide hydration stations	$ 97,350	
Plumbing infrastructure		$ 2,905,329
Technology		
Replace intercom / master clock system	$ 590,590	
Life Safety & Security		
Addition of security cameras on campus		$ 81,125
Athletics / Activities		
Create outdoor learning / gathering areas		$ 405,625
Upgrade playgound equipment and play surfaces	$ 413,738	
Nutrition Services		
Food Service equipment upgrades		$ 201,812
Cafeteria renovations		$ 486,750
Subtotal	$ 3,163,196	
PROGRAM RENOVATIONS		
Existing STEM Center renovations	$ 554,160	
Subtotal	$ 554,160	
NEW CONSTRUCTION		
No scope of work		
Subtotal	$ -	
PRIORITY TOTALS	$ 4,528,606.00	$ 10,731,962





MIDDLE SCHOOLS



MIDDLE SCHOOLS



MIDDLE SCHOOLS

There are four (4) Middle Schools in the Ventura Unified School District: Anacapa, Balboa, Cabrillo, and DeAnza, in addition to the Sunset School, which is a K-8 facility. The Middle Schools occupy almost 400,000 square feet of facility space within the District. Over the years, the District has done an overall good job maintaining the facilities. However, facility improvements and upgrades are recommended in order to address deferred maintenance issues and make improvements to address changes in the educational delivery model in today's schools.

In general, *typical* Phase One recommendations for the Middle Schools include the following:

Site

- Address site drainage issues
- Parking lot / access improvements

Buildings

- Interior and exterior painting
- Replace interior flooring
- Provide new, flexible and adaptable student furniture
- Window and door upgrades
- Provide student hydration station water dispensers
- Provide security cameras throughout the campus
- New fire alarm system
- New public address / master clock system
- STEAM / Innovation Center renovations
- Science Lab renovations
- Portable Classroom replacement (limited)

Anacapa Middle School



SITE DESCRIPTION

Neighborhood

Anacapa Middle School is located in Ventura County on an approximate 19 acre site bounded by South Mills and Telegraph Road. The intersection of these two streets is the nearest major intersection. The 101 Freeway runs in the east-west direction and is the closest major highway. The campus is centrally located in Ventura and is surrounded by established neighborhoods and next to a large commercial shopping complex to the West of the campus.

Instruction

The school serves 6th to 8th grade. The Middle School is an integral part of the Ventura Unified School District's K-12 Two-Way Immersion Program, supporting bilingualism, biliteracy, multicutural proficiency, and community participation. In addition to the Middle School curriculum, additional courses such as Woodworking and Digital Photography are available. The Anacapa Music Department offers students various music instruction and performance opportunities to complement and promote academic excellence. The science and math programs adhere to the STEAM philosophy that emphasizes Science, Technology, Engineering, Art and Mathematics. The Middle School provides dedicated support for special education students as well as students in need of intervention. The School also features an Entrepreneurship Academy that incorporates various relevant courses in combination to foster creativity and independence. Anacapa Middle School offers traditional team sports for students interested in Cross Country, Volleyball and Basketball.

Summary of Facilities

The main core buildings on campus were built in 1953 along with the exterior quad area that serves as a main point of arrival for both students and visitors. The campus later included a classroom building addition in 1960, and the addition of portable classrooms in 1966 and 1967. Some modernizations were completed in 2001 and addressed some aging HVAC and Accessibility issues. The facility has been heavily utilized by both students and the community activities year-round, and is outdated in many areas and in need of physical plant improvements as well as educational program-related upgrades.



Site Type	Middle School
Original Construction	1953
Site Acreage	18.8
Square Footage	81,755
# Buildings	15
• **Permanent**	13 (26 Classrooms)
• **Portables**	2 (6 Classrooms)
• **Shelters and Passages**	1
Address	100 S. Mills Road Ventura, CA 93003
Phone	(805) 289-7900
Website	venturausd.org/anacapa
CDS Code	56 72652 60621 45
2018/2019 Enrollment	936 Students
Functional Capacity	1,025 Students

FACILITIES SYSTEMS

Building Systems

Many buildings rely on original building systems that are more than 50+ years old. Some permanent buildings did have system upgrades in year 2002; however, the maintenance staff has indicated numerous performance issues with the newer system as well. Most buildings do not have systems that provides chilled air. In absence of reliable operable windows, the ventilation of those buildings is in need of further assessment and upgrades.

Technology

The campus is well covered by a Wi-Fi network and instructional areas are equipped with current instructional technology, including power, data, interactive projectors and screens. Ever changing and evolving technology will continue to increase the need for flexibile technlogy systems and an increased demand for adequate electrical and instructional technology infrastructure capacity.

Energy

Although the campus has a slightly decreasing trend in electricity and gas usage, the school site presents additional opportunities to further reduce energy consumption. Aging Heating Ventilation and Air-Conditioning (HVAC) System units should be replaced with more efficient technology, and new energy Management Controls are recommended. In addition, many of the campus buildings lack windows with insulated glazing or shading, making overheating a constant complaint in warmer months.

Campus Attributes

- A centralized quad area
- Clear campus circulation
- Dedicated spaces for vocational, art/music and STEAM instruction
- Various athletic fields and exterior facilities
- Strong school identification
- Ease of wayfinding and drop-off for visitors

Campus Recommendations

Site

- Drainage, landscape and irrigation improvements
- Create Outdoor learning areas / environments
- Student Pick-Up and Drop-off area improvements
- Provide additional parking
- New parking lot lighting
- Consider future solar opportunities for energy savings and sustainability purposes
- Portable Classroom replacement
- Provide hydration stations for students and staff
- Add on-site security cameras
- Upgrade / provide building signage and wayfinding

Building

- Replace school-wide intercom/master-clock system
- Provide new flexible and adaptable educational furniture
- Restroom renovations / improvements
- Gymnasium renovations
- Locker room improvements / renovations
- Renovate Science Labs
- New STEAM / Innovation Center
- Renovations and updates to Library / Media Center
- Renovate Art / Music instruction areas
- Cafeteria renovations
- Kitchen equipment upgrades
- Replace exterior windows
- Repair / replace doors and hardware
- Roof repair / replacement
- Replace outdated / damaged educational storage casework
- Exterior and interior painting
- Replace interior flooring
- Replace plumbing infrastructure
- HVAC system and controls upgrades





LEGEND

Year Constructed

- 1952
- 1959
- 1966
- 1967
- Covered Walkways

Property Line

YEAR BUILT	BUILDING NAME(S)	MAP DESIGNATION	SQUARE FOOTAGE (SF)	
1952	ADMINISTRATION	ADMIN	4,230	89%
	CAFETERIA	MP, KTN, LG	7,525	
	MUSIC BUILDING	10-11	3,300	
	BUILDING 30	30-34	4,800	
	BUILDING 40	40-43	4,800	
	BUILDING 50	50-54	4,800	
	BUILDING 60	60-62	4,800	
	BUILDING 70	71-73	7,600	
	BUILDING 80	80-83	4,800	
	BUILDING 90	90-92	3,000	
	GYMNASIUM	GYM	18,740	
	LIBRARY	LIBRARY	4,800	
1959	BUILDING 60 ADDITION	63-64	2,800	3%
1966	PORTABLE 1-3	1-3	2,880	4%
1967	PORTABLE 7-9	7-9	2,880	4%
		SUBTOTAL ANACAPA MS	**81,755**	**100%**

- *ADMIN = Administration*
- *MP = Multi-Purpose room*
- *KTN = Kitchen*
- *LG = Teacher's Dining*





LEGEND

- Basic Classroom
- Specialty Classroom
- Science Classroom
- Small Room
- Classroom Support
- Athletic
- Library/Media
- Student Support
- Administrative
- Assembly
- Circulation
- Operational Support
- Food Service
- Kindergarten
- Special Education
- Day Care
- Covered Walkways
- Property Line


ZENTANGLE
ART





LEGEND

Long-Range Facilities Master Plan - Priority 1 Recommendations

- Physical Plant Improvements
- Program Renovations
- New Construction
- Site Drainage
- # Planned Portable Removal

1. Proposed STEM / Innovation Lab
2. Proposed Science Lab Renovation (Classrooms 60-62)
3. Proposed Classroom Building

LONG-RANGE FACILITIES MASTER PLAN RECOMMENDATIONS - ANACAPA MS	PRIORITY 1 (0 -9 Years)	PRIORITY 2 (10 -15 Years)
PHYSICAL PLANT		
SITE		
Civil		
Drainage, landscape and irrigation system improvements	$ 1,567,335	
Parking & pick-up / drop-off area improvements	$ 580,855	
Subtotal	$ 2,148,190	
BUILDING		
Building Envelope		
Exterior and interior painting	$ 611,141	
Architecture		
New flexible and adaptable furniture for all classrooms	$ 957,275	
Replace interior flooring	$ 563,266	
Interior ceiling replacement		$ 769,778
Restroom renovations		$ 1,585,215
HVAC		
No scope of work		
Electrical		
Replace fire alarm system	$ 994,856	
Plumbing		
Replace drinking fountains / Provide hydration stations	$ 194,700	
Plumbing infrastructure		$ 2,122,359
Technology		
Replace intercom system / master clock	$ 527,313	
Life Safety & Security		
Addition of security cameras on campus		$ 162,250
Athletics / Activities		
Create outdoor learning / gathering areas		$ 486,650
Nutrition Services		
Food service equipment upgrades		$ 243,375
Cafeteria renovations		$ 624,663
Subtotal	$ 3,848,551	
PROGRAM RENOVATIONS		
STEM / Innovation Center renovations	$ 1,831,397	
Science Lab renovations	$ 979,990	
Subtotal	$ 2,811,387	
NEW CONSTRUCTION		
Portable Classroom replacement	$ 4,599,787	
Subtotal	$ 4,599,787	
PRIORITY TOTALS	$ 13,407,915.00	$ 5,994,290

Balboa Middle School



SITE DESCRIPTION

Neighborhood

Balboa Middle School is directly adjacent to Mound Elementary School and in close proximity to Buena High School. The site abuts agricultural development to the East; Ventura County government facilities, including the Ventura County Superior Court and Detention Facility, to the South; and lies just North of Highway 126. Access to the site lies on Woodland Street between South Victoria Avenue and South Hill Road.

Instruction

Balboa Middle School serves students in grades 6-8. At the beginning of the 2017-18 school year 9.6% of students were enrolled in special education, 12% qualifying for English Language Learner support, and 49.4% qualifying for free or reduced price lunch. Balboa Middle School's programs are tailored to meet the needs of students in their transitional years from the self-contained classroom environment of an elementary school to the departmentalized program of a high school.

Summary of Facilities

The main campus was constructed in 1961 and includes the Administration, Classroom wings, Library, Multi-Purpose Room and Gymnasium. Additional classrooms have been gradually added in 1965, 1966, 1967, 1970, 1995, 1998, 2002, and 2011. Buildings need physical plant life-cycle renovations including upgrades to the exterior envelope (doors, windows, roofs); site improvements related to pavement, landscape, irrigation, and fields; and interior space renovations. Consideration should be given to providing permanent buildings to replace aging portables and the addition of an auxiliary gymnasium.

"At Balboa Middle School all students will receive an exemplary and balanced education fostering a life-long passion for learning and engagement. We demand excellence of ourselves because our supportive community has entrusted us with their children."



Site Type	Middle School
Year Built	1961
Site Acreage	19.1
Square Footage	106,578
Building Totals	18
• **Permanent**	9 (35 Classrooms)
• **Portables**	9 (10 Classrooms)
• **Shelters and Passages**	0
Address	247 S. Hill Road Ventura, CA 93003
Phone	(805) 289-1800
Website	www.venturausd.org/balboa
CDS Code	56 72652 6060370
2018/2019 Enrollment	1,105 Students
Functional Capacity	1,326 Students

FACILITIES SYSTEMS

Building Systems

The original Balboa Middle School was constructed in 1961, with the addition of various portable classroom units since that time. The building systems, for the most part are original systems, with distribution systems and equipment having been maintained and / or repaired as required over the years. Recommendations include replacing plumbing fixtures, as well as providing a new code compliant fire alarm system. Additionally, the roof needs some repair and replacement, due to ongoing issues from the original construction. The exterior skin of the building is “non-insulated panels” and should be replaced.

Technology

The campus is covered with a Wi-Fi network and instructional areas are equipped with current instructional technology, including power, data, interactive projectors and screens. Continuously evolving technology will continue the need for flexible technology systems and a plan to “refresh” the technology should be part of the Long-Range Facilities Master Plan. Additional site Wi-Fi coverage to facilitate blended, rotational and flexible learning is recommended.

Energy

Although the campus has a slightly decreasing trend in electricity and gas usage, the school site presents many opportunities to further reduce energy consumption. The addition of a lighting control system will further reduce energy costs in the future.

Campus Attributes

- A centralized quad area
- Clear campus circulation
- Dedicated spaces for vocational, art / music and STEM instruction
- Large athletic field and exterior facilities
- Large gymnasium

Site Deficiencies

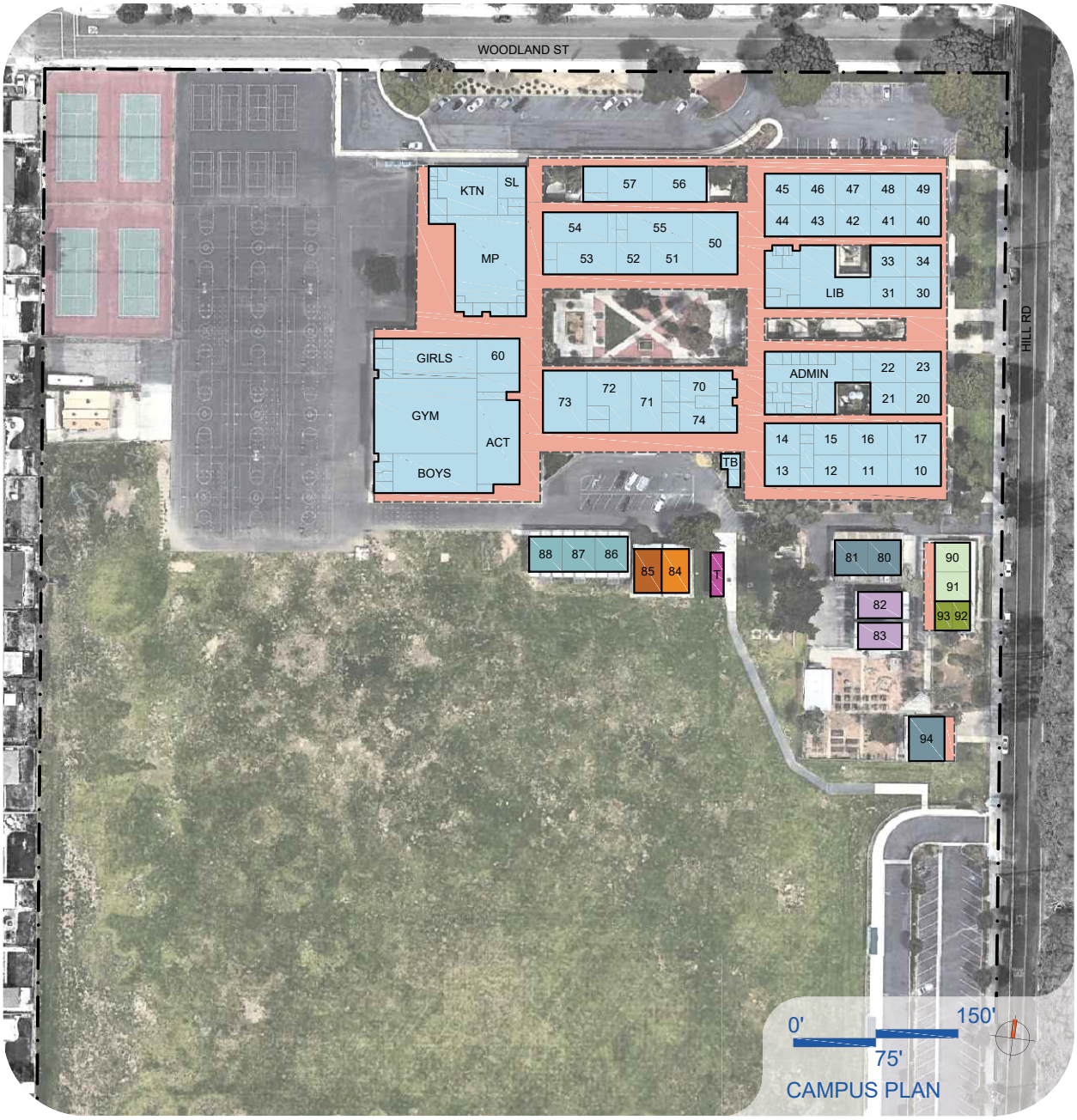
Site

- Repair asphalt and drainage issues
- Create outdoor learning areas / environments
- Consider future solar opportunities for energy savings and sustainability purposes
- Provide hydration stations for students and staff
- Add on-site security cameras

Building

- Replace exterior building cladding
- Replace exterior windows
- Roof repair / replacement
- Exterior and interior painting
- Ceiling replacement
- Replace interior flooring
- Replace fire alarm system
- Provide new flexible and adaptable educational furniture
- Restroom renovations / improvements
- Renovate Science Labs
- STEAM / Innovation Center renovations
- Renovations and updates to Library / Media Center
- Renovate Art / Music instruction areas
- Cafeteria renovations
- Kitchen equipment upgrades
- Replace school-wide intercom/master-clock system
- Replace plumbing infrastructure





LEGEND

Year Constructed

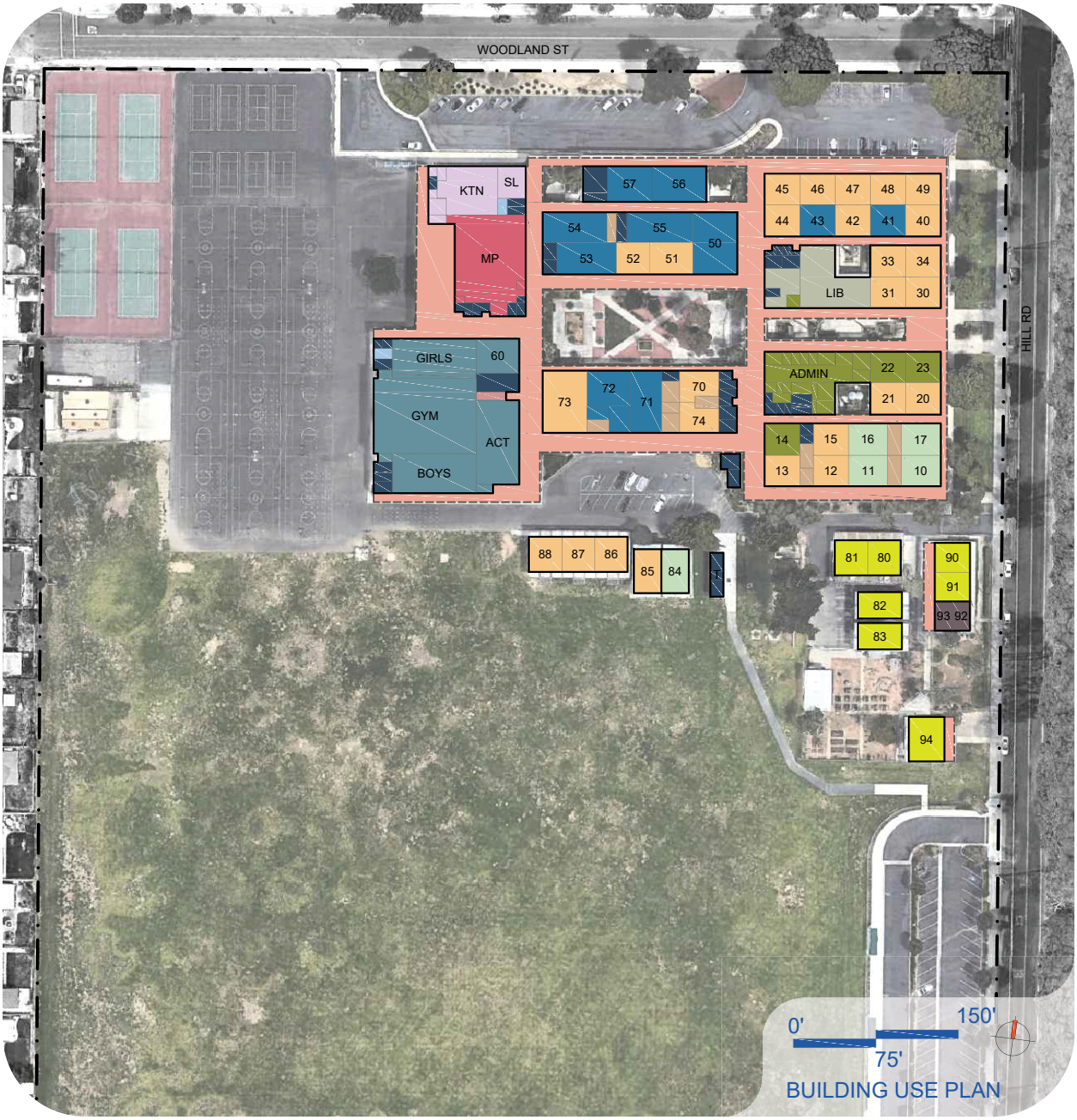
- 1961
- 1965
- 1966
- 1967
- 1970
- 1995
- 1998
- 2002
- 2011
- Covered Walkways

Property Line

YEAR BUILT	BUILDING NAME(S)	MAP DESIGNATION	SQUARE FOOTAGE (SF)	
1961	ADMIN/CLSRM 10/20	ADMIN, 10-17, 20-23	19,100	87%
	CAFETERIA	KTN, MP, SL	10,475	
	ARTS/MUSIC 50	56-57	14,320	
	SHOPS 70	70-74	10,800	
	GYMNASIUM	GYM, 60, ACT	19,400	
	TRANSFORMER BUILDING	TB	423	
	LIBRARY/ CLASSROOM 30/40	LIB, 30-49	19,100	
1965	PORTABLE 86-88	86-88	2,880	3%
1966	PORTABLE 80/81	80-81	1,920	3%
	PORTABLE 94	94	1,280	
1967	PORTABLE 90-91	90-91	1,920	2%
1970	PORTABLE 92/93	92-93	640	0.5%
1995	PORTABLE 84	84	960	1%
1998	PORTABLE 85	85	960	1%
2002	PORTABLE 82	82	960	2%
	PORTABLE 83	83	960	
2011	PORTABLE RESTROOM	T	480	0.5%
		SUBTOTAL BALBOA MS	**106,578**	**100%**

- *ADMIN = Administration*
- *KTN = Kitchen*
- *MP = Multi-Purpose room*
- *SL = Faculty Dining*
- *ACT = Activities*
- *LIB = Library / Media Center*
- *T = Toilet*



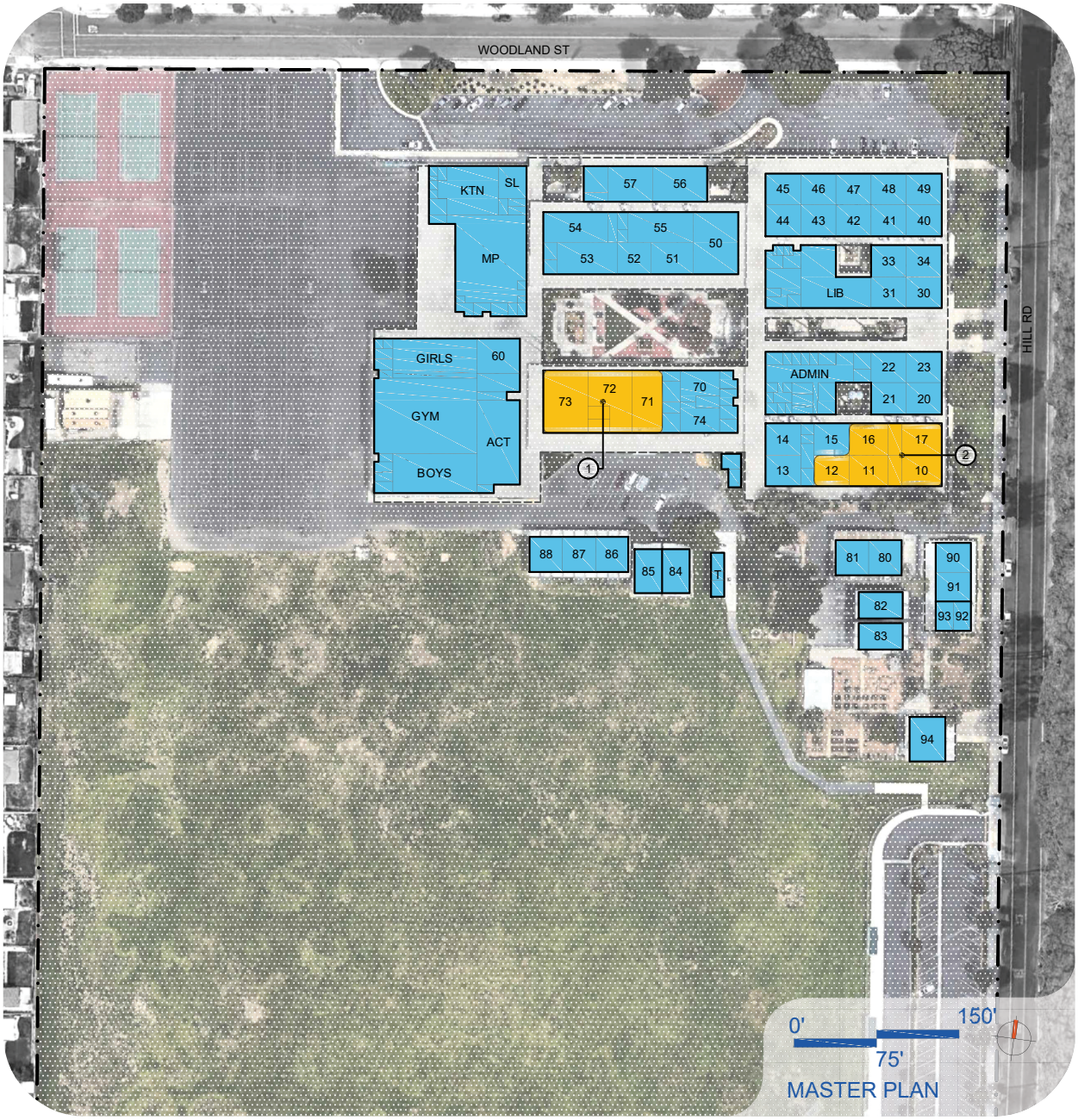


LEGEND

- Basic Classroom
- Specialty Classroom
- Science Classroom
- Small Room
- Classroom Support
- Athletic
- Library/Media
- Student Support
- Administrative
- Assembly
- Circulation
- Operational Support
- Food Service
- Kindergarten
- Special Education
- Day Care
- Covered Walkways
- Property Line


OFFICE
24 HOUR
VIDEO SURVEILLANCE CAMERAS ARE IN USE AT THIS FACILITY





LEGEND

Long-Range Facilities Master Plan - Priority 1 Recommendations

- Physical Plant Improvements
- Program Renovations
- Site Drainage

(1) Proposed STEM / Innovation Lab

(2) Proposed Science Lab Renovation

LONG-RANGE FACILITIES MASTER PLAN RECOMMENDATIONS - BALBOA MS	PRIORITY 1 (0 -9 Years)	PRIORITY 2 (10 -15 Years)
PHYSICAL PLANT		
SITE		
Civil		
Repair asphalt / address drainage issues	$ 216,686	
Subtotal	$ 216,686	
BUILDING		
Building Envelope		
Exterior and interior painting	$ 460,647	
Replace exterior cladding	$ 7,301,250	
Replace exterior windows	$ 484,701	
Roof repair / replacement		$ 4,196,758
Architecture		
New flexible and adaptable furniture for all classrooms	$ 730,125	
Replace interior flooring	$ 1,178,626	
Interior ceiling replacement		$ 1,036,366
Restroom renovations		$ 2,314,191
HVAC		
No scope of work		
Electrical		
Replace fire alarm system	$ 1,296,921	
Plumbing		
Replace drinking fountains / Provide hydration stations	$ 194,700	
Plumbing infrastructure		$ 97,350
Technology		
Replace intercom system / master clock	$ 533,312	
Life Safety & Security		
Addition of security cameras on campus		$ 162,250
Athletics / Activities		
Create outdoor learning / gathering areas		$ 486,650
Nutrition Services		
Food service equipment upgrades		$ 243,375
Cafeteria renovations		$ 624,663
Subtotal	$ 12,180,282	
PROGRAM RENOVATIONS		
STEM / Innovation Center renovations	$ 1,845,595	
Library renovations		$ 831,531
Science Lab renovations	$ 963,360	
Art / Music / Shop renovations		$ 2,636,561
Subtotal	$ 2,808,955	
NEW CONSTRUCTION		
No scope of work		
Subtotal	$ -	
PRIORITY TOTALS	$ 15,205,923.00	$ 12,629,695

Cabrillo Middle School



SITE DESCRIPTION

Neighborhood

Cabrillo's historic campus is situated on a rise overlooking the Pacific Ocean. The campus shares frontage along East Santa Clara Street with First United Methodist Church while being surrounded by a mix of multi-family and single-family housing to the East and West. Industrial and commercial development borders the site to the South along with Highway 101.

Instruction

Cabrillo Middle School serves students in grades 6-8. The school focuses on the many physical, cognitive and psychosocial changes occurring in pre-adolescents, with the belief that social emotional intelligence and well-being are crucial to academic success. Health is promoted not only by serving nutritious meals, but by offering a wide array of clubs, councils, mentoring programs, intramurals, and afterschool sports, which encourage school and peer connectedness. At the beginning of the 2017-18 school year, 9% of students were enrolled in special education, 7.4% qualifying for English Language Learner support, and 43.1% qualifying for free or reduced price lunch.

Summary of Facilities

There has been a school on this 18-acre site since 1911, but most of the present-day campus was constructed in the 1950s. The site includes both single-story and multi-story buildings. None of the buildings include air conditioning and many include original window systems. Site paving is severely cracking and requires re-surfacing. Consideration should be given to renovation of interior spaces to meet program needs as well as the replacement of portable classrooms with new construction and the addition of an auxiliary gymnasium.

"Cabrillo students, staff, families, and community are committed to creating a climate wherein students are respectful of and care about others; choose the best path of action, both academically and socially; and acquire the intellectual and technological skills needed to ensure continued personal and academic growth."



Site Type	Middle School
Year Built	1931
Site Acreage	18.4
Square Footage	99,782
Building Totals	15
• **Permanent**	13 (37 Classrooms)
• **Portables**	2 (1 Classroom)
• **Shelters and Passages**	0
Address	1426 E. Santa Clara Street Ventura, CA 93001
Phone	(805) 641-5155
Website	www.venturausd.org/cabrillo
CDS Code	56 72652 6060388
2018/2019 Enrollment	909 Students
Functional Capacity	1122 Students

FACILITIES SYSTEMS

Building Systems

The original school was constructed in 1930, with subsequent building additions in 1936, 1948, 1952, 1955, and 1957. Several portable classrooms have been added to the site as well. The building systems, for the most part are original systems, with distribution systems and equipment having been maintained and / or repaired as required over the years. Recommendations include replacing plumbing fixtures, as well as providing a new code compliant fire alarm system. Additionally, the roof needs some repair and replacement, due to ongoing issues from the original construction.

Technology

The campus is covered with a Wi-Fi network and instructional areas are equipped with current instructional technology, including power, data, interactive projectors and screens. Continuously evolving technology will continue the need for flexible technology systems and a plan to "refresh" the technology should be part of the Long-Range Facilities Master Plan. Additional site Wi-Fi coverage to facilitate blended, rotational and flexible learning is recommended.

Energy

Although the campus has a slightly decreasing trend in electricity and gas usage, the school site presents many opportunities to further reduce energy consumption. The addition of a lighting control system will further reduce energy costs in the future.

Campus Attributes

- Residential area location
- Dedicated spaces for art / music and STEAM instruction
- Large athletic field and exterior facilities
- Large gymnasium

Site Deficiencies

Site

- Walkways, drainage and retaining wall improvements
- Create Outdoor learning areas / environments
- Consider future solar opportunities for energy savings and sustainability purposes
- Provide hydration stations for students and staff
- Add on-site security cameras

Building

- Exterior and interior painting
- Ceiling replacement
- Replace interior flooring
- Replace fire alarm system
- Provide new flexible and adaptable educational furniture
- Restroom renovations / improvements
- Renovate Science Labs
- STEAM / Innovation Center renovations
- Renovations and updates to Library/Media Ctr.
- Renovate Shop / Music instruction areas
- Cafeteria renovations
- Kitchen equipment upgrades
- Replace school-wide intercom / master-clock system
- Replace plumbing infrastructure





LEGEND

Year Constructed

- 1931
- 1936
- 1948
- 1952
- 1953
- 1955
- 1957
- 1966
- 1967
- 1995
- 2001
- Covered Walkways
- Property Line

YEAR BUILT	BUILDING NAME(S)	MAP DESIGNATION	SQUARE FOOTAGE (SF)	
1931	SHOPS/MUSIC	1-9	12,221	12%
1936	WING 50/60	51-66	18,480	18%
1948	WING 70	70-79	10,700	11%
1952	CAFETERIA	CAFE, KTN	7,295	26%
	GYMNASIUM	100-102	18,890	
1953	BOILER HUT	BH	290	1%
1955	WING 20 EAST	23-25	4,000	13%
	WING 20 WEST	20-22	3,360	
	WING 30 WEST	30-31	3,360	
	WOODSHOP	10	2,800	
1957	ADMINISTRATION	ADMIN	5,500	13%
	LIBRARY	LIB	3,990	
	WING 40	40-41	3,136	
1966	WING 30 EAST	32-33	1,920	2%
1967	WING 30 EAST	34-35	1,920	2%
1995	PORTABLE 46	46	960	1%
2001	PORTABLE 45	45	960	1%
		SUBTOTAL CABRILLO MS	99,782	100%

- *CAFE = Cafeteria*
- *KTN = Kitchen*
- *BH = Boiler Hut*
- *ADMIN= Administration*
- *LIB = Library / Media Center*





LEGEND

- Basic Classroom
- Specialty Classroom
- Science Classroom
- Small Room
- Classroom Support
- Athletic
- Library/Media
- Student Support
- Administrative
- Assembly
- Circulation
- Operational Support
- Food Service
- Kindergarten
- Special Education
- Day Care
- Covered Walkways
- Property Line


BOOKS
MEDIA ROOM





LEGEND

Long-Range Facilities Master Plan - Priority 1 Recommendations

- Physical Plant Improvements
- Program Renovations
- Site Drainage

(1) Proposed STEM / Innovation Lab

(2) Propose Science Lab Renovation

LONG-RANGE FACILITIES MASTER PLAN RECOMMENDATIONS - CABRILLO MS	PRIORITY 1 (0 -9 Years)	PRIORITY 2 (10 -15 Years)
PHYSICAL PLANT		
SITE		
Civil		
Parking & pick-up / drop-off area improvements	$ 298,540	
Walkways,drainage, and retaining wall improvements	$ 1,468,363	
Subtotal	$ 1,766,903	
BUILDING		
Building Envelope		
Exterior and interior painting	$ 770,849	
Architecture		
New flexible and adaptable furniture for all classrooms	$ 859,925	
Replace interior flooring	$ 808,682	
Interior ceiling replacement		$ 841,921
Restroom renovations		$ 2,708,420
HVAC		
No scope of work		
Electrical		
Replace fire alarm system	$ 1,202,540	
Plumbing		
Replace drinking fountains / Provide hydration stations	$ 214,170	
Plumbing infrastructure		$ 3,928,269
Technology		
Replace intercom system / master clock	$ 527,313	
Life Safety & Security		
Addition of security cameras on campus		$ 162,250
Athletics / Activities		
Create outdoor learning / gathering areas		$ 486,650
Nutrition Services		
Food service equipment upgrades		$ 243,375
Cafeteria renovations		$ 649,000
Subtotal	$ 4,383,479	
PROGRAM RENOVATIONS		
STEM / Innovation Center renovations	$ 993,781	
Library renovations		$ 1,151,975
Science Lab renovations	$ 979,990	
Shop/Music Program renovations		$ 1,572,203
Subtotal	$ 1,973,771	
NEW CONSTRUCTION		
No scope of work		
Subtotal	$ -	
PRIORITY TOTALS	$ 8,124,153.00	$ 11,744,063

DATA Middle School



SITE DESCRIPTION

Neighborhood

DeAnza (DATA) Middle School is located approximately 1-mile East of Highway 33, bordered by multi-family and single-family housing to the North, undeveloped hillside terrain to the East, a mix of residential and commercial development to the South and Commercial development along Ventura Avenue to the West. The site sits directly adjacent to Harry A. Lyon Park.

Instruction

DATA is a Magnet Middle School offering rigorous and relevant curriculum including technology infused learning, project based learning, Visual Thinking Strategies, STEM and thriving Art and Music Programs. Students at DATA learn in a 1:1 computing environment that infuses Technology, Project-Based learning, and Art into the curriculum. 70.4% of students enrolled qualify for free or reduced price lunch. De Anza Academy of Technology & the Arts is a recipient of the Universal Meals Program, a federal grant that provides funds to offer free breakfast and lunch for every student. The school is AVID certified schoolwide, and offers safe, supervised opportunities to give back to the local community.

Summary of Facilities

Since its original construction in 1956, only two (2) portable classrooms have been added to the site in 2013.

"De Anza Academy of Technology & the Arts (DATA) is a high achieving and innovative magnet school where students, community, and staff collaborate in authentic learning experiences. Together, we support an inclusive environment focused on relationships in order to develop skills for a global society."



Site Type	Middle School
Year Built	1956
Site Acreage	29
Square Footage	80,641
Building Totals	7
• **Permanent**	6 (30 Classrooms)
• **Portables**	1 (2 Classrooms)
• **Shelters and Passages**	0
Address	2060 Cameron Road Ventura, CA 93001
Phone	(805) 641-5165
Website	www.venturausd.org/data
CDS Code	56 72652 6062152
2018/2019 Enrollment	841 Students
Functional Capacity	978 Students

FACILITIES SYSTEMS

Building Systems

The original school was constructed in 1956, with the addition of subsequent portable classroom units since that time. The building systems, for the most part are original systems, with distribution systems and equipment having been maintained and / or repaired as required over the years. Recommendations include replacing plumbing fixtures, as well as providing a new code compliant fire alarm system. Additionally, the roof needs some repair and replacement, due to ongoing issues from the original construction.

Technology

The campus is covered with a Wi-Fi network and instructional areas are equipped with current instructional technology, including power, data, interactive projectors and screens. Continuously evolving technology will continue the need for flexible technology systems and a plan to “refresh” the technology should be part of the Long-Range Facilities Master Plan. Additional site Wi-Fi coverage to facilitate blended, rotational and flexible learning is recommended.

Energy

Although the campus has a slightly decreasing trend in electricity and gas usage, the school site presents many opportunities to further reduce energy consumption. The addition of a lighting control system will further reduce energy costs in the future.

Campus Attributes

- A centralized quad area
- Clear campus circulation
- Dedicated spaces for Vocational, Art / Music and STEAM instruction
- Large athletic field and exterior facilities
- Large gymnasium

Site Deficiencies

Site

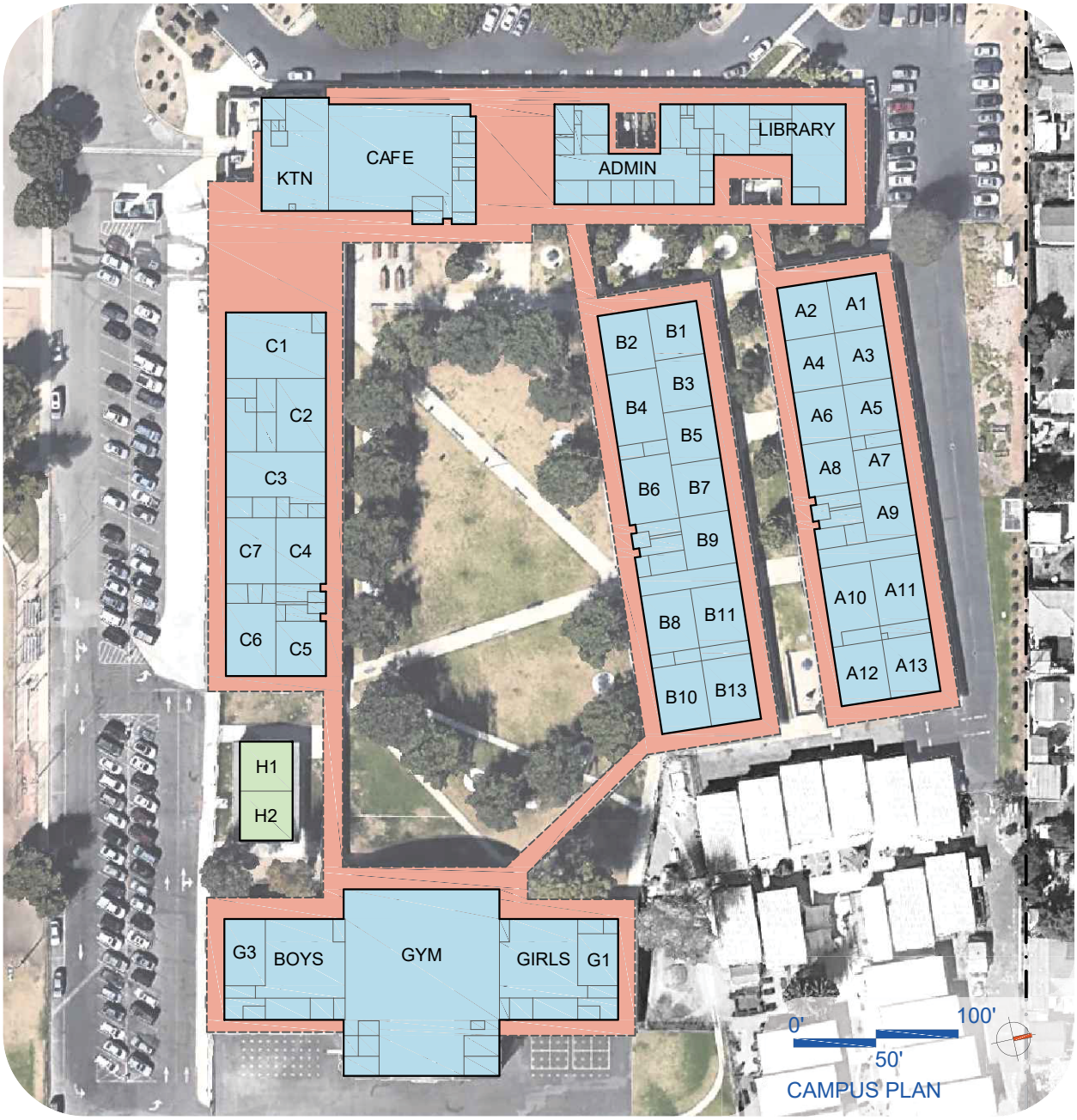
- Create outdoor learning areas / environments
- Consider future solar opportunities for energy savings and sustainability purposes
- Provide hydration stations for students and staff
- Add on-site security cameras

Building

- Replace exterior windows
- Exterior and interior painting
- Ceiling replacement
- Replace interior flooring
- Replace fire alarm system
- Provide new flexible and adaptable educational furniture
- Restroom renovations / improvements
- Renovate Science Labs
- STEM / Innovation Center renovations
- Renovations and updates to Library / Media Center
- Renovate Art / Music instruction areas
- Cafeteria renovations
- Kitchen equipment upgrades
- Replace school-wide intercom / master-clock system
- Replace plumbing infrastructure


Honesty
MARCH 20, 2019

De Anza Academy of Technology & the Arts



LEGEND

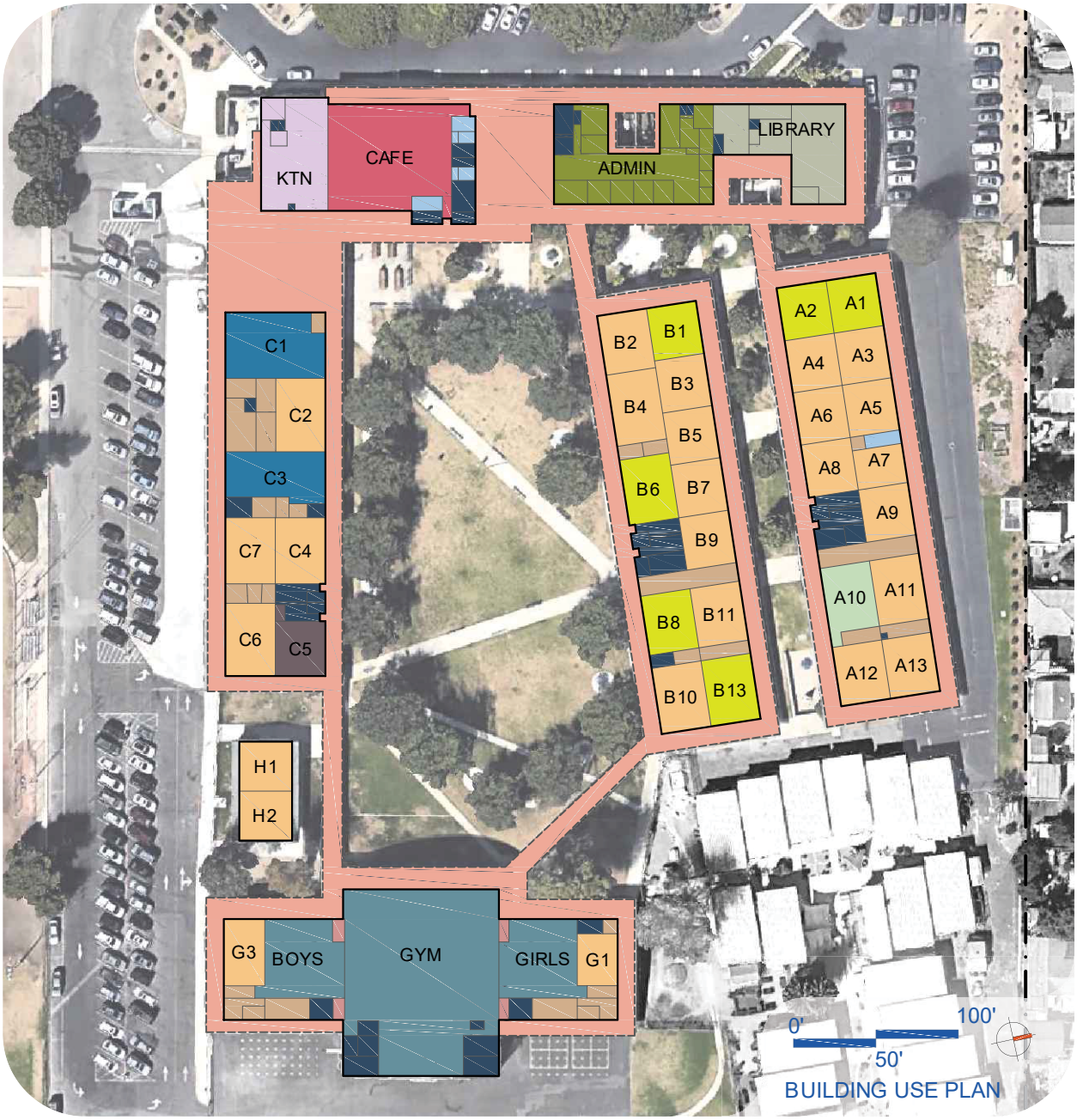
Year Constructed

- 1956
- 2013
- Covered Walkways
- Property Line

YEAR BUILT	BUILDING NAME(S)	MAP DESIGNATION	SQUARE FOOTAGE (SF)	
1956	BUILDING D	LIBRARY, ADMIN	8,000	98%
	BUILDING E	CAFE, KTN	8,916	
	BUILDING A	A1-A13	14,700	
	BUILDING B	B1-B13	14,700	
	BUILDING C	C1-C7	12,780	
	BUILDING F	GYM	19,625	
2013	PORTABLE H1-H2	H1-H2	1,920	2%
		SUBTOTAL DEANZA MS	**80,641**	**100%**

- *ADMIN = Administration*
- *CAFE = Cafetetia*
- *KTN = Kitchen*



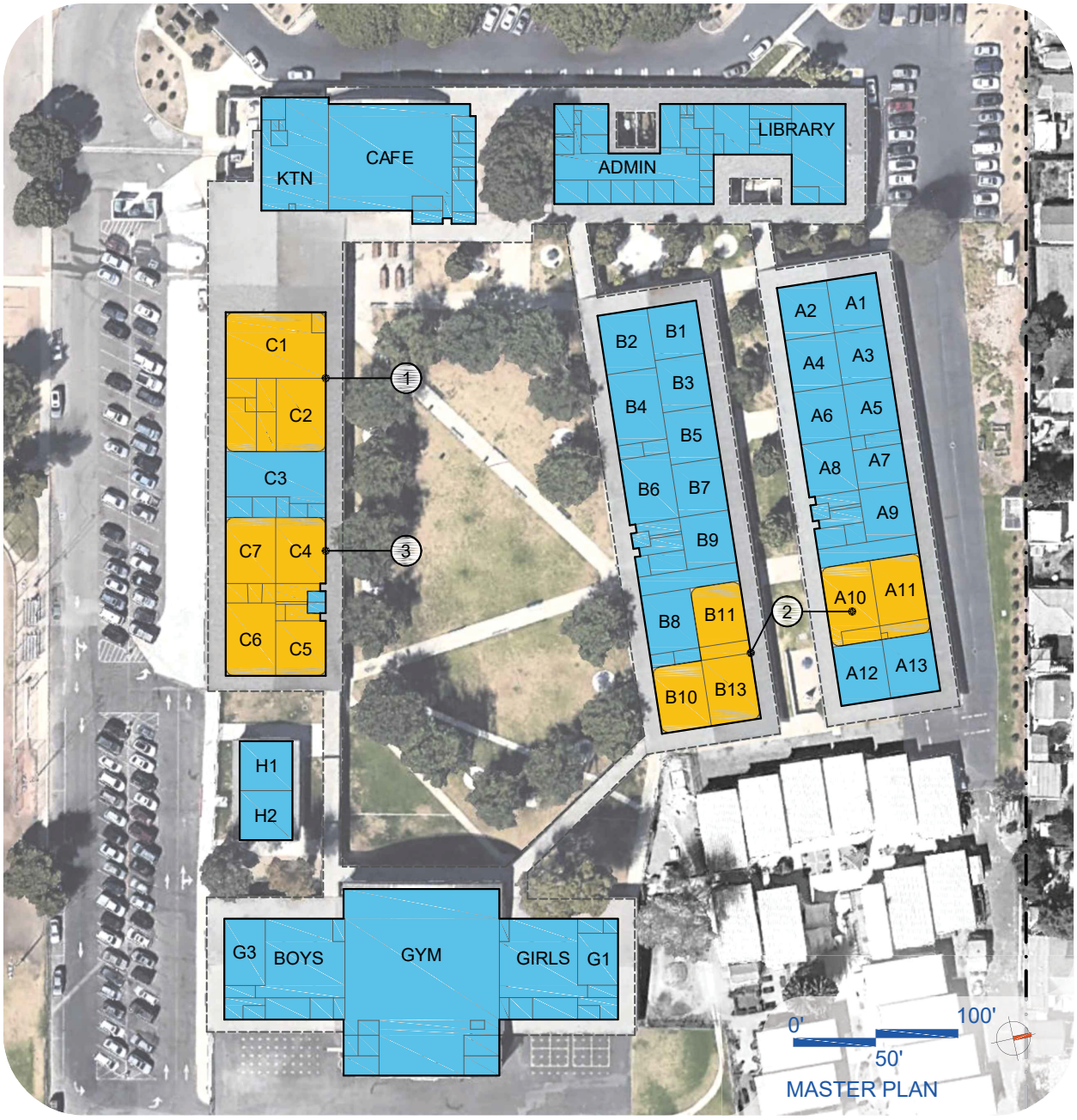


LEGEND

- Basic Classroom
- Specialty Classroom
- Science Classroom
- Small Room
- Classroom Support
- Athletic
- Library/Media
- Student Support
- Administrative
- Assembly
- Circulation
- Operational Support
- Food Service
- Kindergarten
- Special Education
- Day Care
- Covered Walkways
- Property Line




DeANZA
Academy of Technology & the Arts



LEGEND

Long-Range Facilities Master Plan - Priority 1 Recommendations

- Physical Plant Improvements
- Program Renovations
- Property Line
- (1) Proposed STEM / Innovation Lab
- (2) Proposed Science Lab Renovation
- (3) Proposed Shop / Music Renovation

LONG-RANGE FACILITIES MASTER PLAN RECOMMENDATIONS - DE ANZA MS	PRIORITY 1 (0 -9 Years)	PRIORITY 2 (10 -15 Years)
PHYSICAL PLANT		
SITE		
Civil		
No scope of work		
Subtotal	$ -	
BUILDING		
Building Envelope		
Exterior and interior painting	$ 605,533	
Window replacement	$ 985,264	
Architecture		
New flexible and adaptable furniture for all classrooms	$ 819,362	
Replace interior flooring	$ 911,112	
Interior ceiling replacement		$ 722,808
Restroom renovations		$ 2,753,713
HVAC		
No scope of work		
Electrical		
Replace fire alarm system	$ 1,226,622	
Plumbing		
Replace drinking fountains / Provide hydration stations	$ 194,700	
Plumbing infrastructure		$ 4,137,414
Technology		
Replace intercom system / master clock	$ 851,813	
Life Safety & Security		
Addition of security cameras on campus		$ 162,250
Athletics / Activities		
Create outdoor learning / gathering areas		$ 486,650
Nutrition Services		
Food service equipment upgrades		$ 243,375
Cafeteria renovations		$ 659,140
Subtotal	$ 5,594,406	
PROGRAM RENOVATIONS		
STEM / Innovation Center renovations	$ 1,135,750	
Library renovations		$ 1,151,975
Science Lab renovations	$ 994,593	
Shop / Music Program renovations	$ 811,250	
Subtotal	$ 2,941,593	
NEW CONSTRUCTION		
No scope of work		
Subtotal	$ -	
PRIORITY TOTALS	$ 8,535,999.00	$ 10,317,325




BUFF



HIGH SCHOOLS



HIGH SCHOOLS

There are five (5) High Schools in the Ventura Unified School District, occupying over 575, 000 square feet of facility space within the District. Over the years, the District has done an overall good job maintaining the facilities. However, facility improvements and upgrades are recommended in order to address deferred maintenance issues and make improvements to address changes in the educational delivery model in our schools.

In general, *typical* Phase One recommendations for the High Schools include the following:

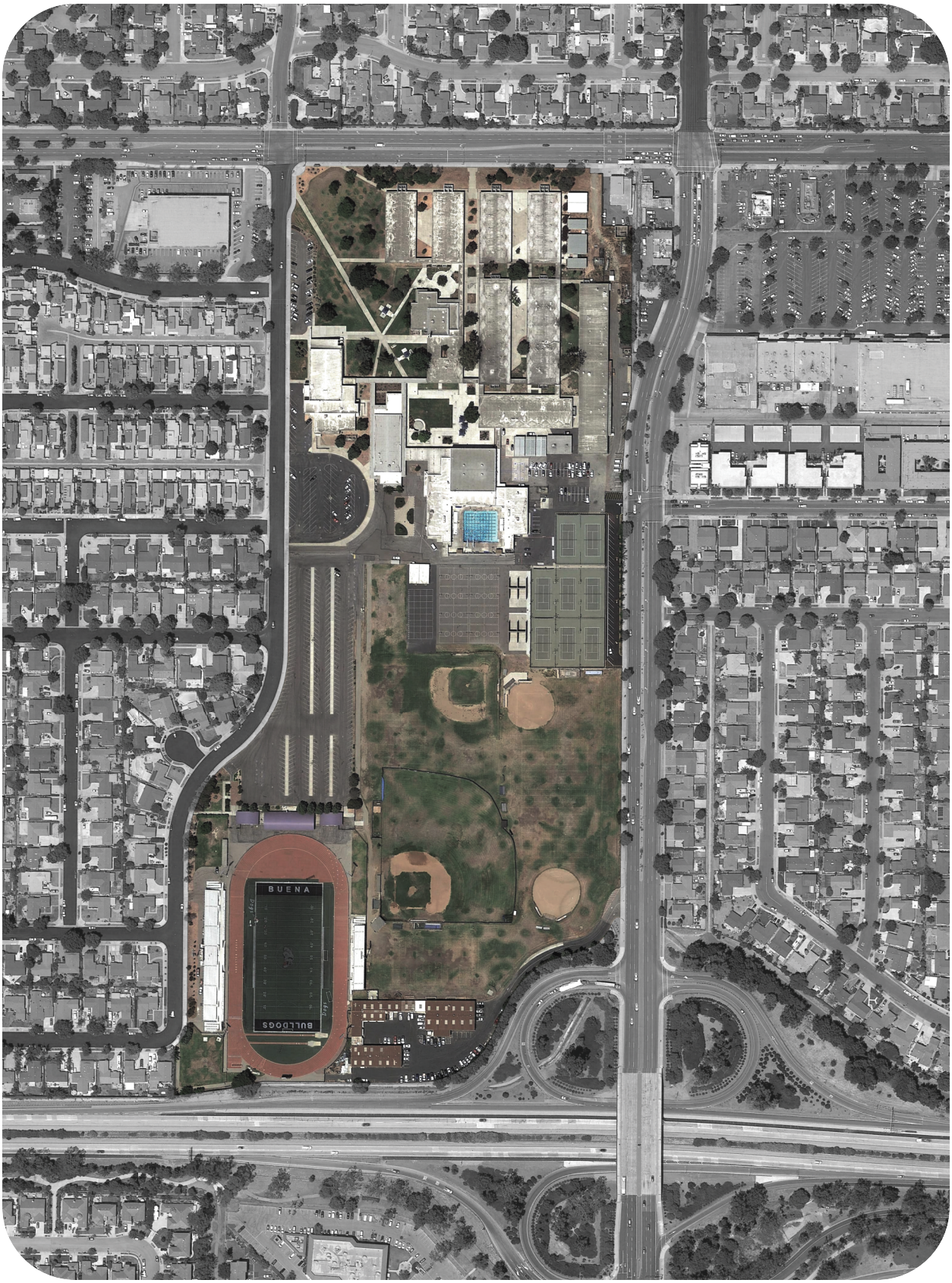
Site

- Address site drainage issues
- Parking lot / access improvements

Buildings

- Interior and exterior painting
- Replace interior flooring
- Provide new, flexible and adaptable student furniture
- Window and door upgrades
- Provide student hydration station water dispensers
- Provide security cameras on campus
- Replace fire alarm / master clock system
- New fire alarm system
- Career and Technical Education (CTE) Program renovations
- Library renovations
- STEAM Lab renovations
- Science Lab renovations
- Portable Classroom replacement (limited)
- Pool renovations
- Auditorium renovations

Buena High School



SITE DESCRIPTION

Neighborhood

Buena High School is located on Telegraph Road and Victoria Avenue, and serves the Eastern portion of Ventura. The school sits just East of the Ventura College, among single-family suburban neighborhoods. The Santa Paula Freeway (126) runs along the South edge of the site, which merges with the 101 Interstate and provides access between East and West Ventura. There is a commercial corridor to the South of the site, which runs along Victoria Avenue.

Instruction

Buena High School's vision is to train all students to reach their maximum potential in an academic-attractive environment. Buena strives for students to be responsible and productive citizens in a global society. This can be achieved through teamwork: parents, staff and members of the community. Buena values its diverse population and celebrates everyone's contributions. They offer a rigorous curriculum that prepares students to be the pillars of the 21st century.

Summary of Facilities

Buena High School was constructed in 1959 and has 25 individual buildings spread over its 44 acre site. The campus has been expanded with portable classrooms over the last 25 years and in 2002 a campus-wide modernization addressed some aging Heating Ventilation and Air Conditioning (HVAC), ADA, and finish issues. The main quad serves as the campus core, with the major buildings oriented around the public area. The High School is an open campus, allowing for free access to students and community members on and off the site. Given the overall aging facility condition, Buena High School is in need of upgrades to enhance and improve the learning environment.

"The Buena High School community empowers all students to achieve their full potential in a safe and academically engaging environment. We inspire our students to be responsible and productive citizens in an evolving global society."



Site Type	High School
Year Built	1959
Site Acreage	43.6
Square Footage	205,004
Building Totals	25
• **Permanent**	14 (44 Classrooms)
• **Portables**	11 (13 Classrooms)
• **Shelters and Passages**	0
Address	5670 Telegraph Road Ventura, CA 93003
Phone	(805) 289-1826
Website	www.venturausd.org/buena
CDS Code	56 72652 5630793
2018/2019 Enrollment	1,856 Students
Functional Capacity	2,087 Students

BUENA HIGH SCHOOL

FACILITIES SYSTEMS

Building Systems

Many of Buena High School's buildings rely on original building systems that are more than 50+ years old. Some permanent buildings did have system upgrades in year 2002; however, the maintenance staff has indicated numerous performance issues with the newer system as well. Access, parking, and site conditions represent major needs for students on campus, while the administration has encountered issues pertaining to intercom, Public Addres, and Heating Ventilation and Air-Conditioning (HVAC) systems. Site infrastructure including sewer, water, and gas were recently upgraded. The entire campus was re-roofed over the past 15 years. A large portion of the campus is currently undergoing HVAC upgrades, and the remaining campus should be planned for the future.

Technology

The campus is well covered by Wi-Fi network. Each classroom is equipped with a projector and projector screen. However, given the ever increasing demand for more electronic devices, the elevating electrical loads will likely reach the current capacity of various electrical panels.

Energy

Although the campus has a slightly decreasing trend in electricity and gas usage, the school site presents many opportunities to further reduce energy consumption. Many existing HVAC units are scheduled for repair, however the aging system should be replaced with more efficient units to reduce frequency of repairs and outage. In addition, many large buildings on campus such as gym and locker rooms lack windows with insulated glazing or shading, making overheating a constant complaint in warmer months.

Site Attributes

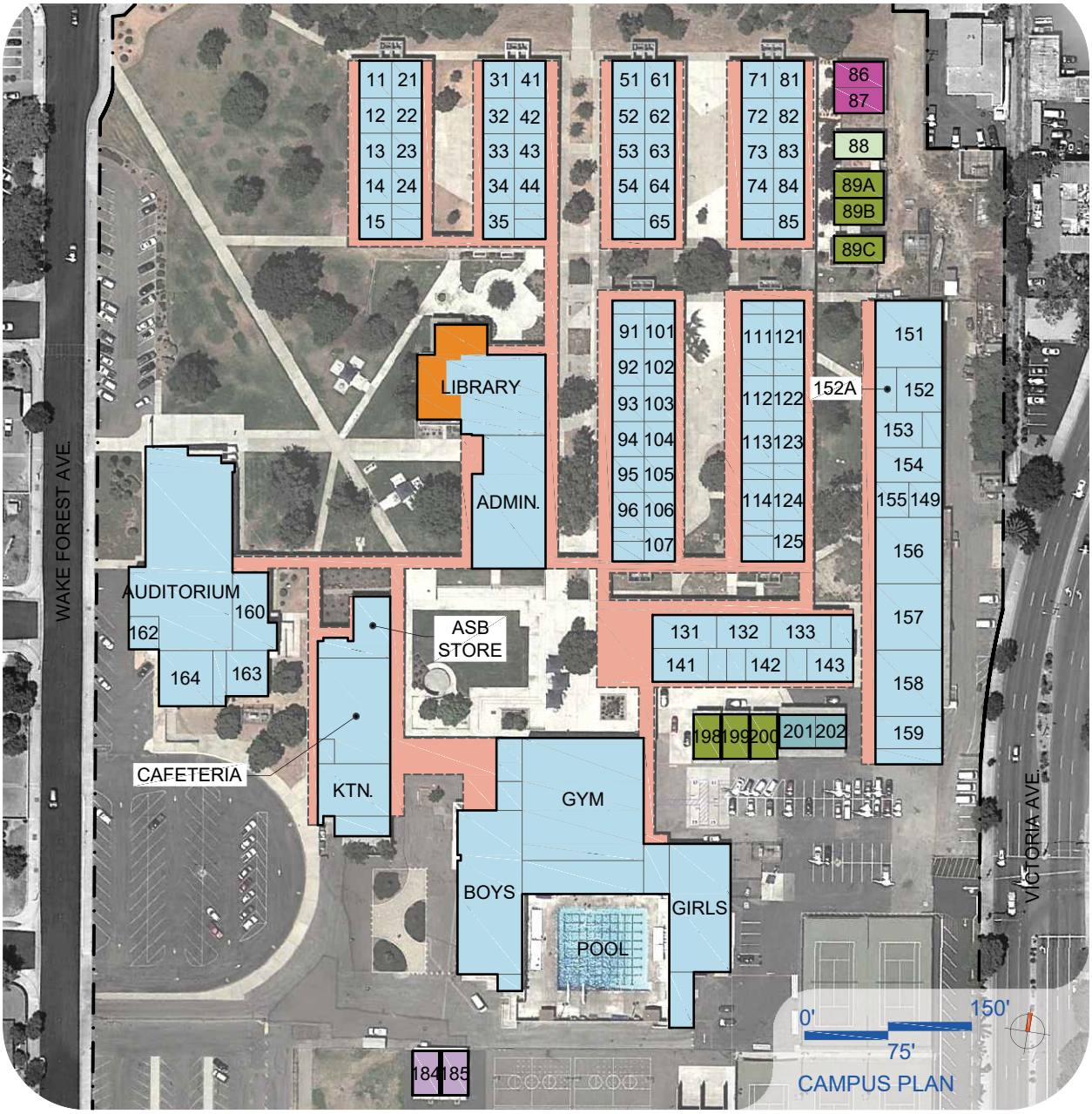
- Open campus site concept
- A centralized quad area
- Many dedicated spaces for vocational, art / music and STEM programs
- Major stadium and sports complex
- Various athletic fields and facilities
- Strong school identification

Site Deficiencies

- Auditorium house lighting, sound system and stage flooring needs upgrade
- Windows and doors require upgrade site-wide
- HVAC needs to be upgraded in half the site
- Currently no HVAC in Administration building
- Theater and cafeteria needs new lighting
- Pool is settling and must be fixed
- New weight room and rubber track is needed
- Restrooms serving sports fields are needed
- Outdoor lighting is needed in parking areas
- Water quality may be an issue
- Security cameras need to be upgraded
- Concrete and hardscape is in poor condition
- Parking lots need additional space, surfacing, and striping


ADMINISTRATION
BUILDING

BUENA HIGH SCHOOL



LEGEND

Year Constructed

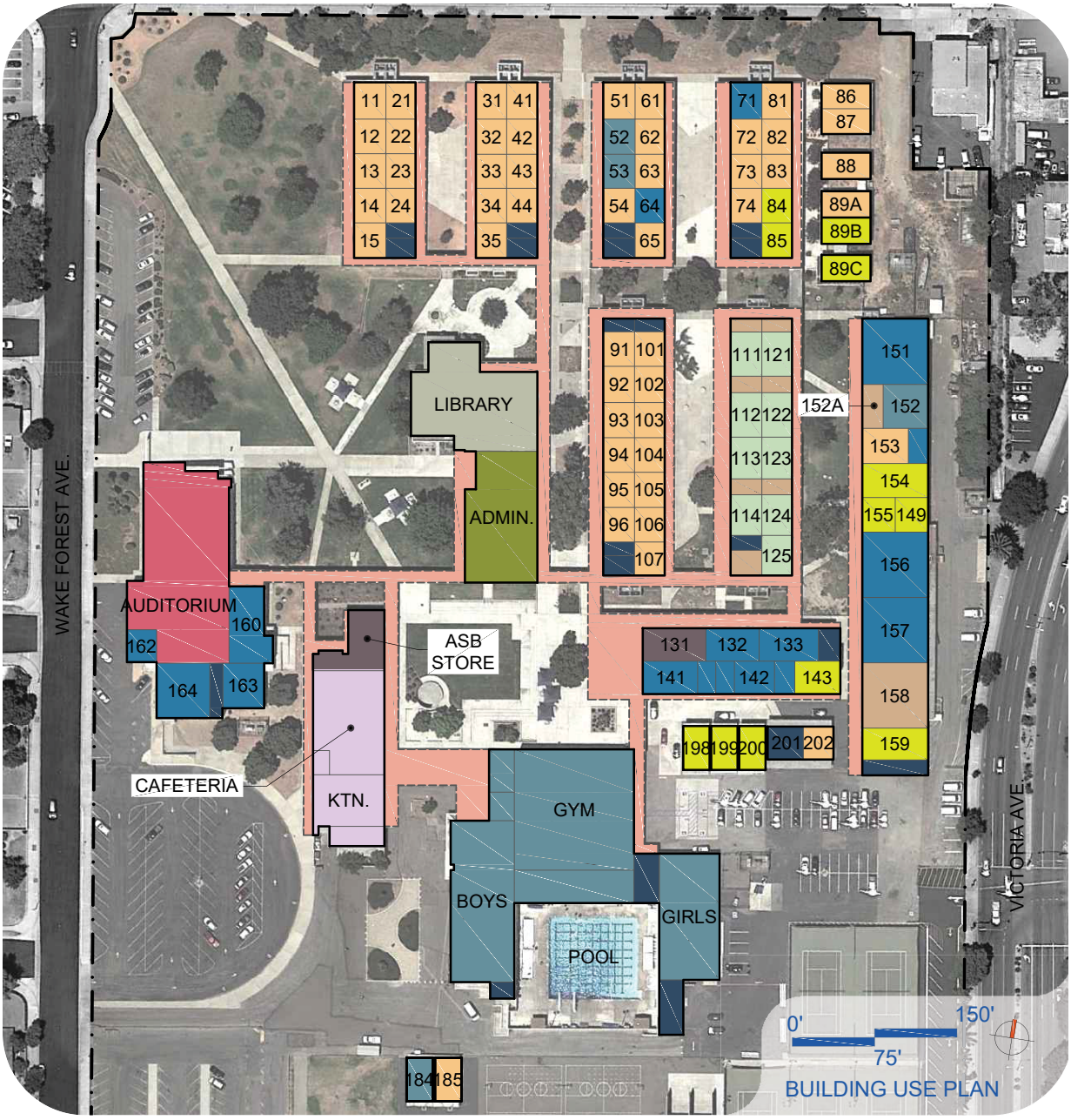
- 1959
- 1967
- 1997
- 1998
- 2002
- 2004
- 2005
- 2009
- Covered Walkways
- Property Line

YEAR BUILT	BUILDING NAME(S)	MAP DESIGNATION	SQUARE FOOTAGE (SF)	
1959	ADMINISTRATION/ LIBRARY	ADMIN/LIBRARY	16,570	89%
	AUDITORIUM	AUDITORIUM, 160-164	22,090	
	CAFETERIA	CAFETERIA, KTN, ASB STORE	13,780	
	BUILDING A	11-24	8,960	
	BUILDING B	31-44	8,960	
	BUILDING C	51-65	8,960	
	BUILDING D	71-85	8,960	
	BUILDING E	91-107	12,760	
	BUILDING F	111-125	12,760	
	BUILDING G	131-143	10,800	
	GYMNASIUM	GYM	33,779	
	BUILDING H	151-159	24,480	
1967	BUILDING J	201-202	1,980	1%
1997	BUILDING I	88	960	0.5%
1998	PORTABLE 198	198	960	3%
	PORTABLE 199	199	960	
	PORTABLE 200	200	960	
	BUILDING I	89A-89C	2,880	
2002	LIBRARY ADDITION	LIBRARY	3,365	1.5%
2004	CONCESSION BUILDING	CONCESSION	6,180	3%
2005	BUILDING L	184-185	1,920	1%
2009	BUILDING I	86-87	1,980	1%
		SUBTOTAL BUENA HS	205,004	100%

- *ADMIN = Administration*
- *KTN = Kitchen*



BUENA HIGH SCHOOL

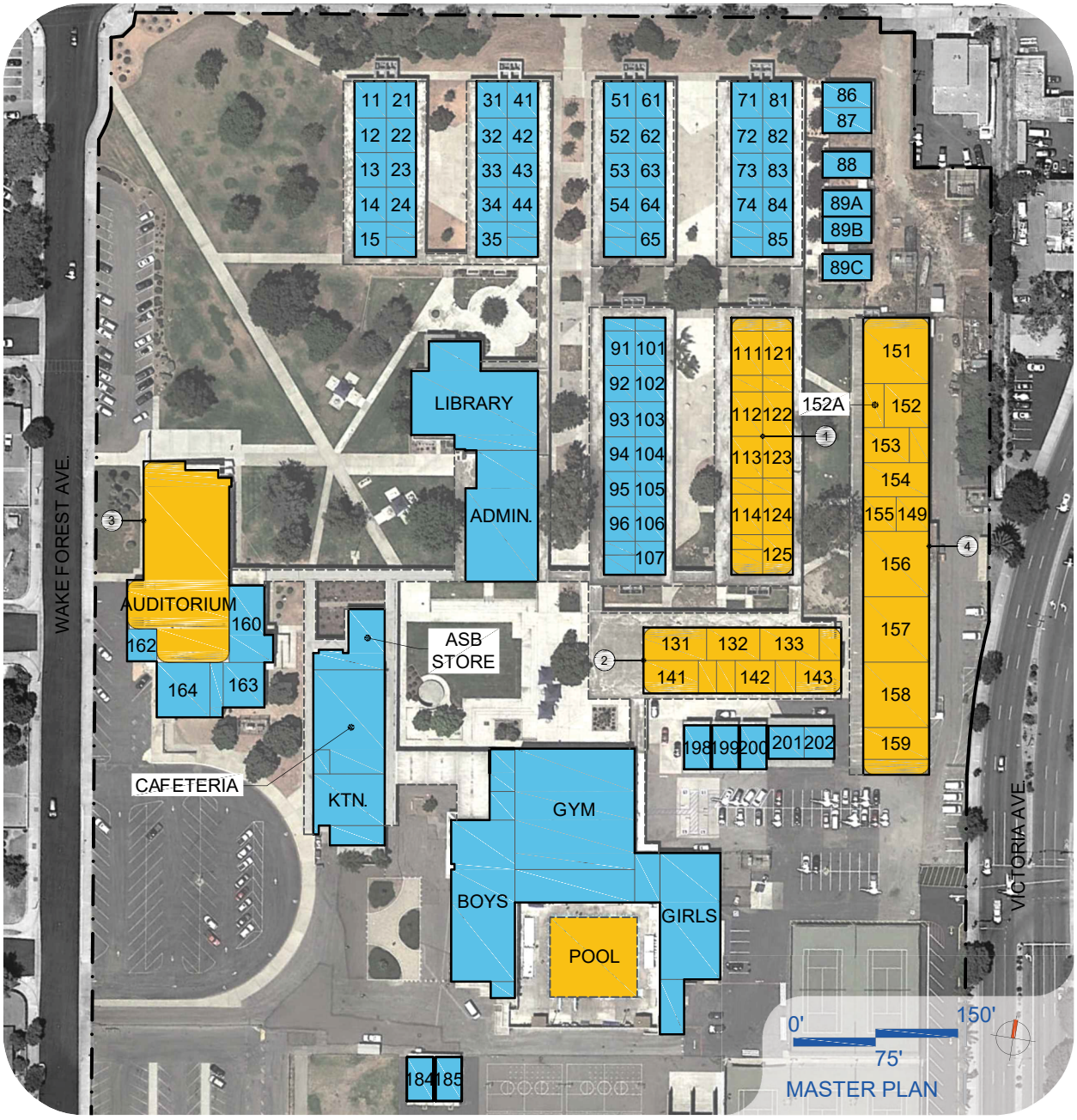


LEGEND

- Basic Classroom
- Specialty Classroom
- Science Classroom
- Small Room
- Classroom Support
- Athletic
- Library/Media
- Student Support
- Administrative
- Assembly
- Circulation
- Operational Support
- Food Service
- Kindergarten
- Special Education
- Day Care
- Covered Walkways
- Property Line


GRAPHIC NOVELS
DVDs





LEGEND

Long-Range Facilities Master Plan - Priority 1 Recommendations

- Physical Plant Improvements
- Program Renovations
- Property Line

1. Proposed STEM Wing
2. Proposed Applied Arts Renovation
3. Proposed Auditorium Renovation
4. Proposed CTE Renovation

LONG-RANGE FACILITIES MASTER PLAN RECOMMENDATIONS - BUENA HS	PRIORITY 1 (0 -9 Years)	PRIORITY 2 (10 -15 Years)
PHYSICAL PLANT		
SITE		
Civil		
Mill & overlay parking lots	$ 2,010,278	
Baseball & softball field access paving	$ 162,250	
Subtotal	$ 2,172,528	
BUILDING		
Building Envelope		
Exterior and interior painting	$ 1,488,153	
Architecture		
New flexible and adaptable furniture for all classrooms	$ 1,366,470	
Replace interior flooring	$ 1,599,801	
Interior ceiling replacement		$ 2,533,049
Restroom renovations / plumbing fixture replacement		$ 4,979,923
Window replacement at Administration office area	$ 255,544	
HVAC		
Air condition Administration Offices	$ 2,141,700	
Electrical		
No scope of work		
Plumbing		
Replace drinking fountains / Provide hydration stations	$ 292,050	
Replace acid waste piping		$ 32,450
Technology		
Replace intercom system / master clock	$ 690,563	
Life Safety & Security		
Addition of security cameras on campus	$ 446,188	
Athletics / Activities		
Create outdoor learning / gathering areas		$ 527,313
Nutrition Services		
Food service equipment upgrades		$ 1,049,553
Cafeteria renovations		$ 930,098
Subtotal	$ 8,280,469	
PROGRAM RENOVATIONS		
CTE Program renovations	$ 4,259,063	
Fine Arts Program renovations	$ 811,250	
Auditorium renovations	$ 4,474,044	
Pool renovations	$ 1,440,780	
Renovate Science wing into STEM wing	$ 4,664,688	
Provide additional Special Education Program space	$ 811,250	
Subtotal	$ 16,461,075	
NEW CONSTRUCTION		
No scope of work		
Subtotal	$ -	
PRIORITY TOTALS	$ 26,914,072.00	$ 10,052,386

El Camino High School



SITE DESCRIPTION

Neighborhood

El Camino High School is located within the Ventura College Campus, accessible from Day Road. The surrounding neighborhood includes a mix of single-family, multi-family, and commercial development.

Instruction

El Camino High at Ventura College offers a standards-based, college-prep curriculum delivered through the independent study format emphasizing a middle college-style course of study. The school's partnership with the Middle College Academy at Ventura College allows students to take courses to fulfill graduation requirements or get a head start on their associate of arts degree or undergraduate requirements. Over 95% of El Camino High School's students participate in the program.

Summary of Facilities

The El Camino campus is comprised nearly entirely of portable buildings, constructed in 2007 on the Ventura College Campus. The compact site is comprised of eight (8) buildings surrounding a central courtyard. The nature of the programs offered and the collaboration with Ventura College negates the need for facilities beyond basic classroom and administrative support space. Buildings are currently at the midway point of their useful life-cycle and should require minimal improvements.

"Students enrolling at El Camino High School at Ventura College find a small, peaceful campus that offers a unique mix of personal accountability, independence and support. Students are teamed with an experienced, fully credentialed teacher. El Camino is fully accredited by the Accrediting Commission for Schools, Western Association of Schools and Colleges (WASC)."



Site Type	High School
Year Built	2007
Site Acreage	1.3
Square Footage	11,520
Building Totals	8
• **Permanent**	0
• **Portables**	8 (6 Classrooms)
• **Shelters and Passages**	0
Address	61 Day Road Ventura, CA 93003
Phone	(805) 289-7955
Website	www.elcaminohighatvc.org
CDS Code	56 72652 5630298
2018/2019 Enrollment	261 Students
Functional Capacity	173 Students

FACILITIES SYSTEMS

Building Systems

The original school was constructed in 2007 and consists of all portable buildings. The building systems, are original systems, with distribution systems and equipment having been maintained and / or repaired as required over the years. Recommendations include providing a new fire alarm system, the addition of security cameras, hydration stations for students and staff, as well as a new intercom system.

Technology

The campus is covered with a Wi-Fi network and instructional areas are equipped with current instructional technology, including power, data, interactive projectors and screens. Continuously evolving technology will continue the need for flexible technology systems and a plan to “refresh” the technology should be part of the Long-Range Facilities Master Plan. Additional site Wi-Fi coverage to facilitate blended, rotational and flexible learning is recommended.

Energy

Although the campus has a slightly decreasing trend in electricity and gas usage, the school site presents many opportunities to further reduce energy consumption. The addition of a lighting control system will further reduce energy costs in the future.

Campus Attributes

- Neighborhood location
- Central Quad
- Simple layout of buildings

Campus Recommendations

Site

- Provide accessible drop-off area
- Create outdoor learning areas / environments
- Consider future solar opportunities for energy savings and sustainability purposes
- Provide hydration stations for students and staff
- Add on-site security cameras

Building

- Exterior and interior painting
- Ceiling replacement
- Replace interior flooring
- Replace fire alarm system
- Provide new flexible and adaptable educational furniture
- Repair ramps and railings
- New Administration building
- Renovate existing Administration into STEAM Program space
- Replace school-wide intercom / master-clock system





LEGEND

Year Constructed

2007

Covered Walkways

Property Line

YEAR BUILT	BUILDING NAME(S)	MAP DESIGNATION	SQUARE FOOTAGE (SF)	
2007	PORTABLE UNIT	ADMIN	1,920	100%
	PORTABLE UNIT	OFFICE	960	
	PORTABLE CR	1	1,440	
	PORTABLE CR	2	1,440	
	PORTABLE CR	3	1,440	
	PORTABLE CR	5	1,440	
	PORTABLE CR	7	1,440	
	PORTABLE CR	8	1,440	
		SUBTOTAL EL CAMINO HS	**11,520**	**100%**

- *ADMIN = Administration*





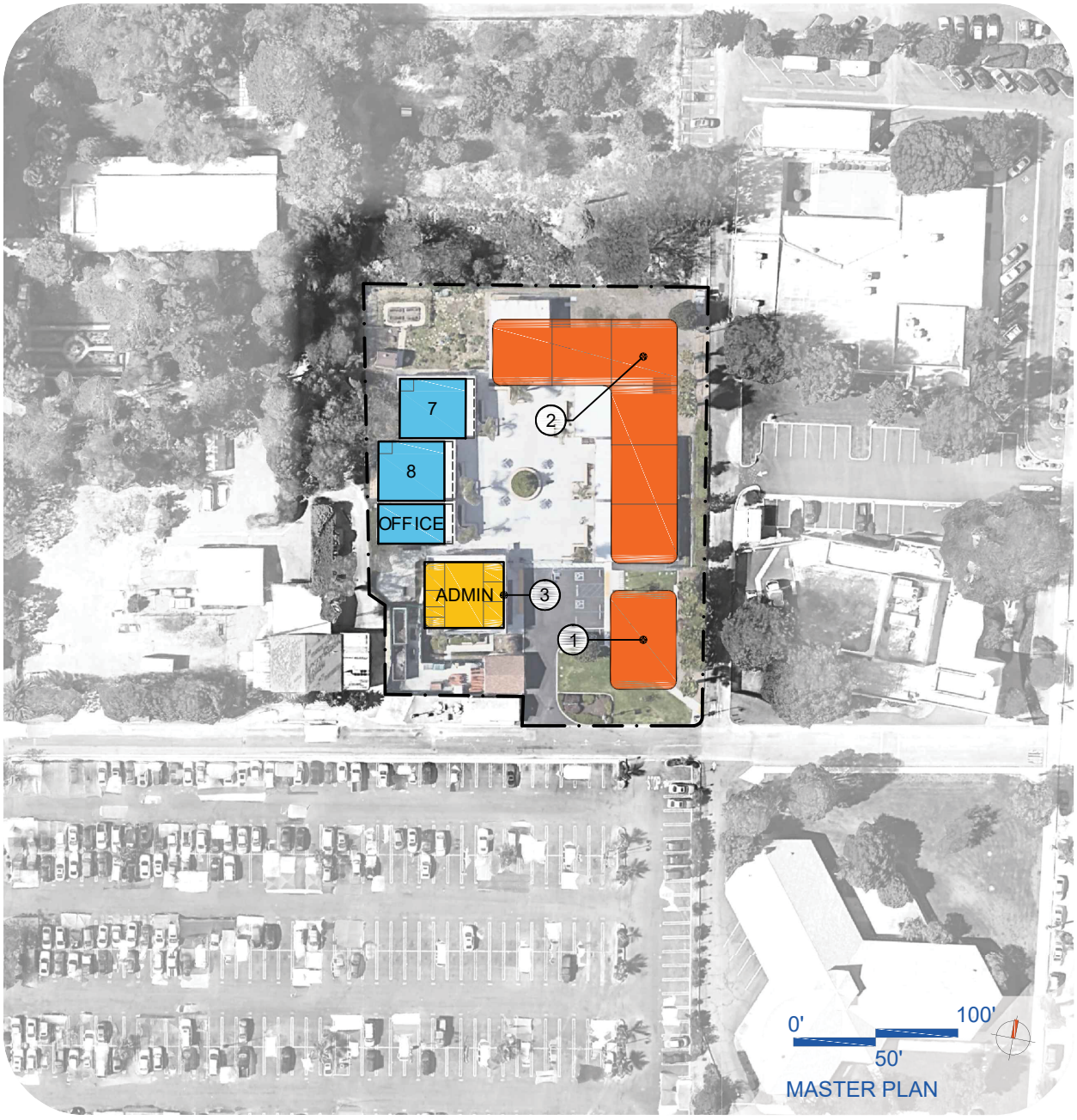
BUILDING USE PLAN

LEGEND

- Basic Classroom
- Specialty Classroom
- Science Classroom
- Small Room
- Classroom Support
- Athletic
- Library/Media
- Student Support
- Administrative
- Assembly
- Circulation
- Operational Support
- Food Service
- Kindergarten
- Special Education
- Day Care
- Covered Walkways
- Property Line


WE CAN DO IT!


EL CAMINO
HIGH SCHOOL
AT VENTURA COLLEGE
OFFICE



LEGEND

Long-Range Facilities Master Plan - Priority 1 Recommendations

- Physical Plant Improvements
- Program Renovations
- New Construction
- Property Line

1. Proposed Administration
2. Proposed Classroom Building
3. Proposed STEM / Innovation Lab

LONG-RANGE FACILITIES MASTER PLAN RECOMMENDATIONS - EL CAMINO HS	PRIORITY 1 (0 -9 Years)	PRIORITY 2 (10 -15 Years)
PHYSICAL PLANT		
SITE		
Civil		
Provide accessible drop-off area		$ 405,625
Subtotal	$ -	
BUILDING		
Building Envelope		
Exterior and interior painting	$ 134,396	
Exterior door replacement		$ 59,708
Architecture		
New flexible and adaptable furniture for all classrooms	$ 113,576	
Replace interior flooring	$ 117,065	
Interior ceiling replacement		$ 131,748
Repair ramps and railings	$ 160,745	
HVAC		
No scope of work		
Electrical		
Replace fire alarm system	$ 127,440	
Plumbing		
Replace drinking fountains / Provide hydration stations	$ 97,350	
Technology		
Provide new intercom system / master clock	$ 112,148	
Life Safety & Security		
Addition of security cameras on campus	$ 81,125	
Athletics / Activities		
Create outdoor learning / gathering areas		$ 527,313
Nutrition Services		
No scope of work		
Subtotal	$ 943,845	
PROGRAM RENOVATIONS		
Renovate existing Admin Building into STEM / Program space	$ 699,705	
Subtotal	$ 699,705	
NEW CONSTRUCTION		
Replace Portables with Gen7 type units	$ 5,704,710	
New Admin Space	$ 1,476,475	
Renovate Admin into STEM Lab	$ 419,822	
Subtotal	$ 7,601,007	
PRIORITY TOTALS	$ 9,244,557.00	$ 1,124,394

Foothill Technology High School



SITE DESCRIPTION

Neighborhood

Foothill Technology High School is located directly across from the Ventura College Campus, in close proximity to El Camino High School. It is bordered by a mix of commercial and residential development on all sides between Loma Vista Road and Telegraph Road.

Instruction

Foothill Technology High School, a Health, Science and Technology Magnet School providing a rigorous college-prep curriculum made relevant to students' lives through a project-based integrated approach. Each student is required to produce finished products for presentation to professionals from the surrounding community. The school includes three academies: Bioscience- a rigorous three-year Career Technical Education (CTE) program that prepares students for further study and enrichment in medical and biotechnologies; DTech- specializing in design, technology, and entrepreneurship; and Software Development where students focus on building career skills in Information & Communication Technologies sector. Additional programs offered include AVID (Advancement Via Individual Determination) and FIRE (Foothill Intervention, Reinforcement and Enrichment) is a 30-minute, mid-day, weekly advisory period.

Summary of Facilities

The entirety of the site was constructed between 1999 and 2001. Public-facing buildings are located at the front of the campus with street-side access while the remainder of student spaces are positioned around a large central courtyard. There is no gymnasium on the campus, but rather a large activity room. Field space is also limited on the site.

"Our students choose to attend FTHS for a variety of reasons, including wanting a smaller environment, having daily access to technology, preparing for college success, interest in multimedia, design, or the medical field. "



Site Type	High School
Year Built	1999
Site Acreage	5.8
Square Footage	69,305
Building Totals	10
• **Permanent**	10 (32 Classrooms)
• **Portables**	0
• **Shelters and Passages**	0
Address	100 Day Road Ventura, CA 93003
Phone	(805) 289-0023
Website	www.foothilltechnology.org
CDS Code	56 72652 5630348
2018/2019 Enrollment	984 Students
Functional Capacity	870 Students

FACILITIES SYSTEMS

Building Systems

The original school was constructed in 2001. The building systems, for the most part are original systems, with distribution systems and equipment having been maintained and / or repaired as required over the years. Recommendations include replacing plumbing fixtures, as well as providing a new code compliant fire alarm system. Additionally, the roof needs some repair and replacement, due to ongoing issues from the original construction.

Technology

The campus is covered with a Wi-Fi network and instructional areas are equipped with current instructional technology, including power, data, interactive projectors and screens. Continuously evolving technology will continue the need for flexible technology systems and a plan to “refresh” the technology should be part of the Long-Range Facilities Master Plan. Additional site Wi-Fi coverage to facilitate blended, rotational and flexible learning is recommended.

Energy

Although the campus has a slightly decreasing trend in electricity and gas usage, the school site presents many opportunities to further reduce energy consumption. The addition of a lighting control system will further reduce energy costs in the future.

Campus Attributes

- Neighborhood location
- Central quad area
- Simple layout of buildings

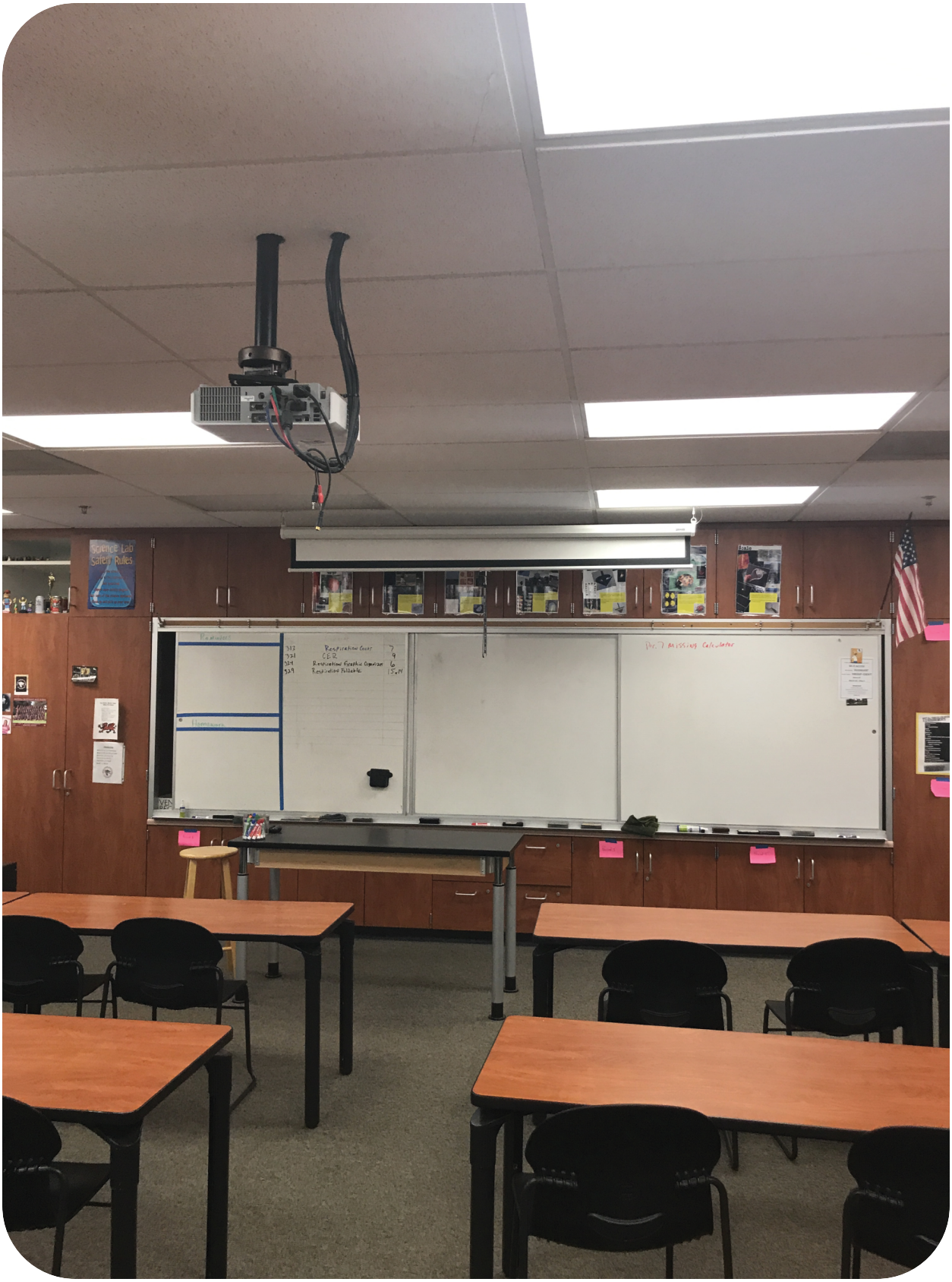
Campus Recommendations

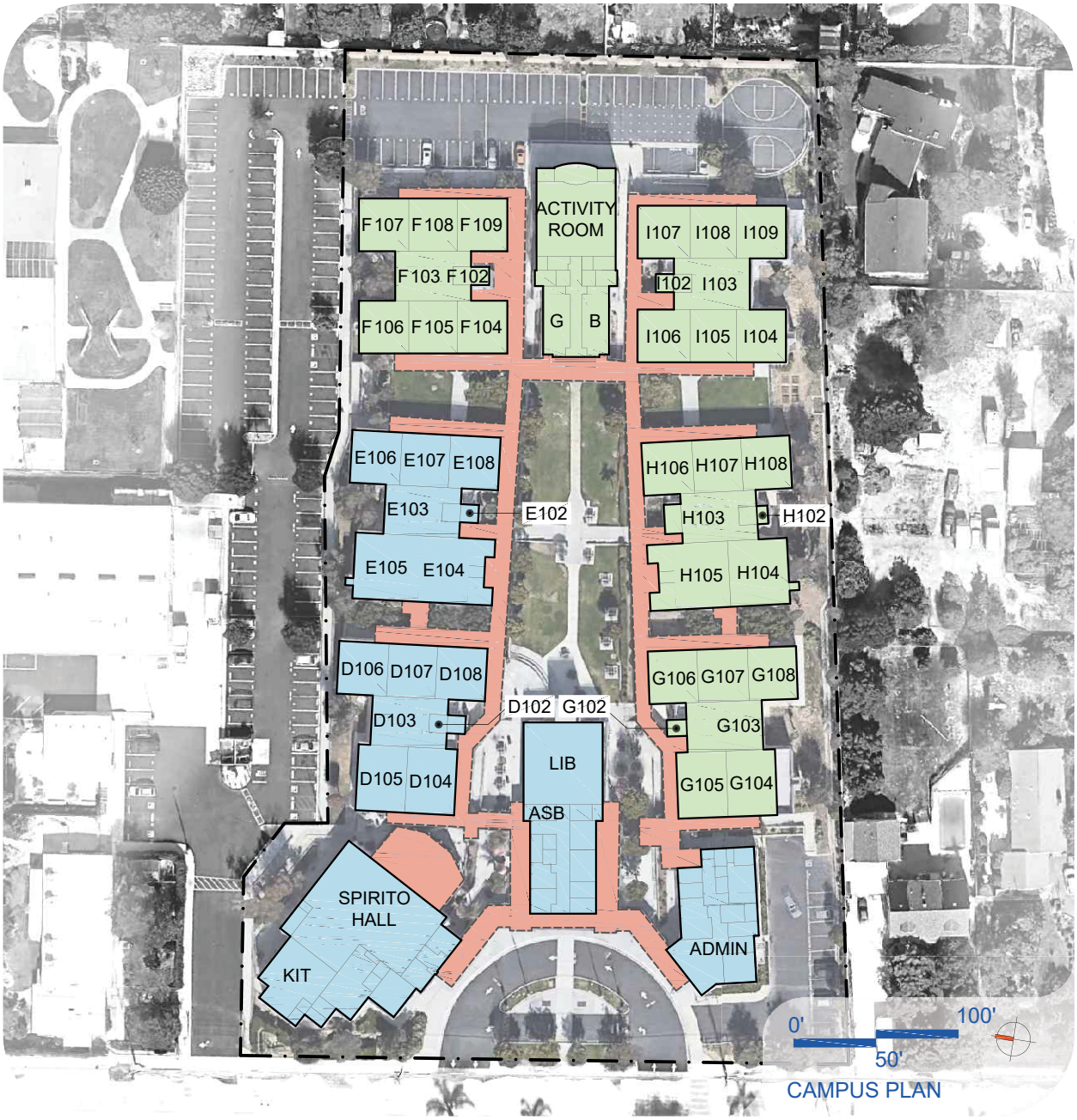
Site

- Create outdoor learning areas / environments
- Consider future solar opportunities for energy savings and sustainability purposes
- Provide hydration stations for students and staff
- Add on-site security cameras

Building

- Exterior and interior painting
- Ceiling replacement
- Replace interior flooring
- Replace fire alarm system
- Provide new flexible and adaptable educational furniture
- CTE renovations
- Fine Arts renovations
- Provide Special Education space
- Replace school-wide intercom / master-clock system


Science Lab
Safety Rules



LEGEND

Year Constructed

- 1999
- 2000
- Covered Walkways
- Property Line

YEAR BUILT	BUILDING NAME(S)	MAP DESIGNATION	SQUARE FOOTAGE (SF)	
1999	BUILDING A	ADMIN	3,730	
	BUILDING B	LIB, ASB	5,118	
	BUILDING C	SPIRITO HALL, KIT	7,984	45%
	BUILDING D	D102-D108	6,781	
	BUILDING E	E102-E108	7,670	
2000	BUILDING F	F102-F109	7,261	
	BUILDING G	G102-G108	7,171	
	BUILDING H	H102-H108	7,981	55%
	BUILDING I	I102-I109	7,261	
	BUILDING J	ACTIVITY ROOM	8,348	
		SUBTOTAL FOOTHILL HS	**69,305**	**100%**

- *ADMIN = Administration*
- *LIB = Library / Media Center*
- *ASB = Associated Student Body*
- *KIT = Kitchen*





LEGEND

- Basic Classroom
- Specialty Classroom
- Science Classroom
- Small Room
- Classroom Support
- Athletic
- Library/Media
- Student Support
- Administrative
- Assembly
- Circulation
- Operational Support
- Food Service
- Kindergarten
- Special Education
- Day Care
- Covered Walkways
- Property Line


TULSA
A REAL COLLEGE IN A REAL PLACE
Bates


eat smart





LEGEND

Long-Range Facilities Master Plan - Priority 1 Recommendations

- Physical Plant Improvements
- Program Renovations
- Property Line
- (1) Proposed Fine Arts
- (2) Proposed CTE

LONG-RANGE FACILITIES MASTER PLAN RECOMMENDATIONS - FOOTHILL HS	PRIORITY 1 (0 -9 Years)	PRIORITY 2 (10 -15 Years)
PHYSICAL PLANT		
SITE		
Civil		
No scope of work		
Subtotal	$ -	
BUILDING		
Building Envelope		
Exterior and interior painting	$ 179,631	
Architecture		
New flexible and adaptable furniture for all classrooms	$ 486,750	
Replace interior flooring	$ 549,494	
Interior ceiling replacement		$ 676,098
HVAC		
No scope of work		
Electrical		
Replace fire alarm system	$ 858,931	
Plumbing		
Replace drinking fountains / Provide hydration stations	$ 194,700	
Technology		
Provide new intercom system / master clock	$ 689,562	
Life Safety & Security		
Addition of security cameras on campus	$ 243,375	
Athletics / Activities		
Create outdoor learning / gathering areas		$ 527,313
Nutrition Services		
No scope of work		
Subtotal	$ 3,202,443	
PROGRAM RENOVATIONS		
CTE renovations	$ 973,500	
Fine Arts renovations	$ 973,500	
Subtotal	$ 1,947,000	
NEW CONSTRUCTION		
Provide Special Education Program Space		$ 811,250
Subtotal	$ -	
PRIORITY TOTALS	$ 5,149,443.00	$ 2,014,661

Pacific High School



SITE DESCRIPTION

Neighborhood

Pacific High School is located on a compact lot directly north of the Highway 126 and Highway 101 interchange. The site is surrounded by single-family residential housing to the East and multi-family residential housing to the North and South with commercial and industrial development to the West and Southwest.

Instruction

Pacific High School operates a continuation program based upon a philosophy of individual accountability and responsibility, coupled with a commitment to maintain an atmosphere where students can feel secure, accepted, and challenged. Credit recovery opportunities are offered through Career Technical Education (CTE) class options on and off campus, Ventura City College classes, work study, and by earning hours during our after-school enrichment Program/ Youth Activities.

Summary of Facilities

Permanent buildings on the site were constructed in 1956, with a child care space added in 1998 and science classroom in 2007.



"Schoolwide Learner Out-comes Pacific High School students will...

Seek to value diversity,

Honor their uniqueness,

Access and utilize technology,

Respect lifelong learning,

Know their plan for the future"

Site Type	High School
Year Built	1956
Site Acreage	9.2
Square Footage	36,769
Building Totals	9
• **Permanent**	7 (12 Classrooms)
• **Portables**	2 (1 Classroom)
• **Shelters and Passages**	0
Address	501 College Drive Ventura, CA 93003
Phone	(805) 289-7950
Website	www.venturausd.org/pacific
CDS Code	56 72652 5630272
2018/2019 Enrollment	155 Students
Functional Capacity	367 Students

FACILITIES SYSTEMS

Building Systems

The original school was constructed in 1957 as an Elementary School. The building systems, for the most part are original systems, with distribution systems and equipment having been maintained and / or repaired as required over the years. Recommendations include replacing plumbing fixtures, as well as providing a new code compliant fire alarm system. Additionally, the roof needs some repair and replacement, due to ongoing issues from the original construction.

Technology

The campus is covered with a Wi-Fi network and instructional areas are equipped with current instructional technology, including power, data, interactive projectors and screens. Continuously evolving technology will continue the need for flexible technology systems and a plan to “refresh” the technology should be part of the Long-Range Facilities Master Plan. Additional site Wi-Fi coverage to facilitate blended, rotational and flexible learning is recommended.

Energy

Although the campus has a slightly decreasing trend in electricity and gas usage, the school site presents many opportunities to further reduce energy consumption. The addition of a lighting control system will further reduce energy costs in the future.

Campus Attributes

- Neighborhood location
- Central Quad between CR wings
- Simple layout of buildings
- Ample exterior grass area

Campus Recommendations

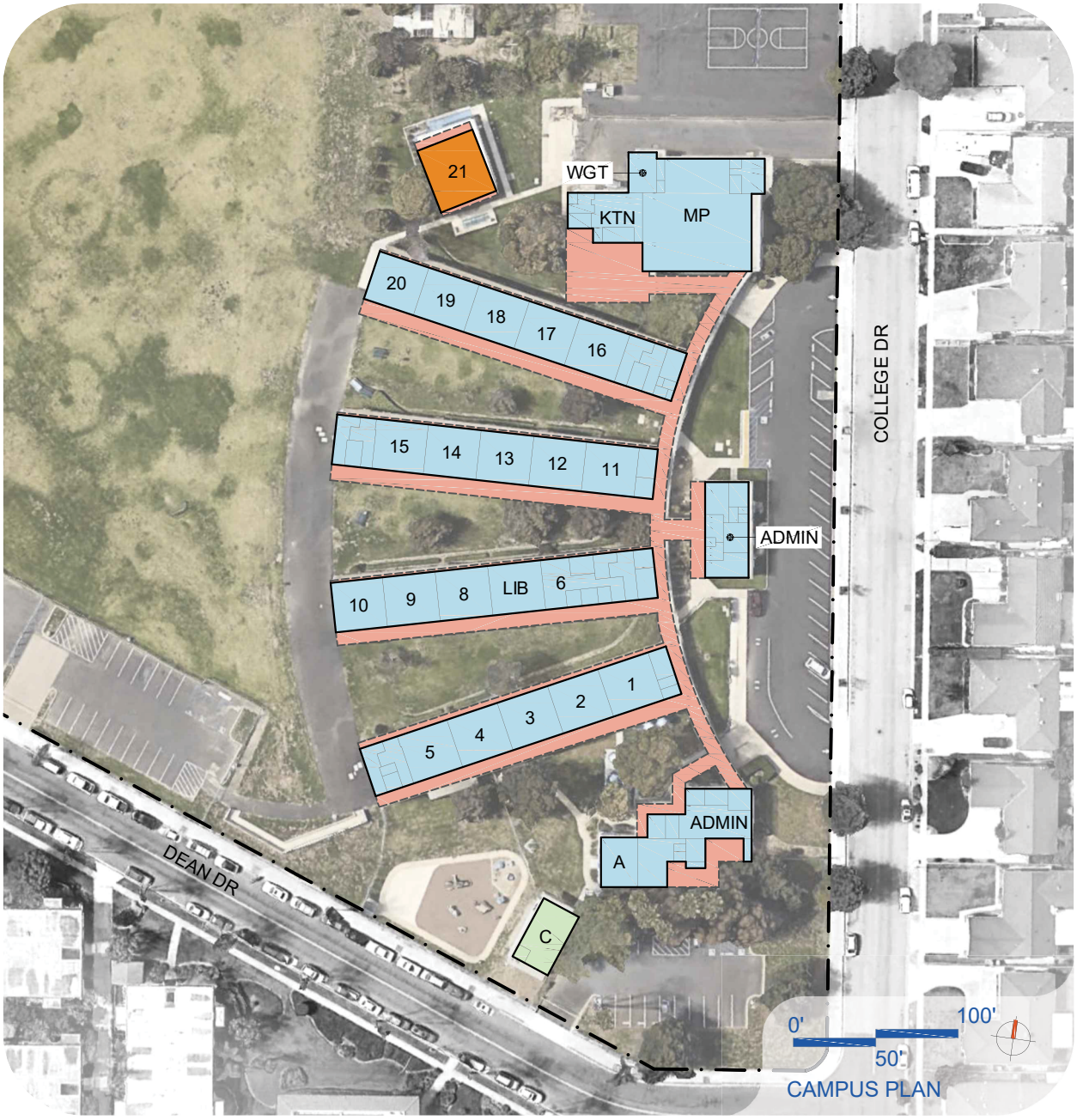
Site

- Parking, drop-off and pick-up improvements
- Create outdoor learning areas / environments
- Consider future solar opportunities for energy savings and sustainability purposes
- Provide hydration stations for students and staff
- Add on-site security cameras

Building

- Exterior and interior painting
- Ceiling replacement
- Replace interior flooring
- Replace fire alarm system
- Provide new flexible and adaptable educational furniture
- Restroom renovations / improvements
- Administrative office improvements
- CTE / Program renovations
- Library / Media Center renovations
- Cafeteria renovations
- HVAC system upgrades
- Kitchen equipment upgrades
- Replace school-wide intercom / master-clock system
- Replace plumbing infrastructure





LEGEND

Year Constructed

- 1956
- 1998
- 2007
- Covered Walkways
- Property Line

YEAR BUILT	BUILDING NAME(S)	MAP DESIGNATION	SQUARE FOOTAGE (SF)	
1956	ADMINISTRATION	ADMIN	1,508	
	CAFETERIA	MP, KTN, WGT	6,251	
	BUILDING A	1-5	5,880	
	BUILDING B	6-10, LIB	5,880	93%
	BUILDING C	11-15	5,880	
	BUILDING D	16-20	5,880	
	LOWER CAMPUS	ADMIN, A	3,090	
1998	LOWER CAMPUS	C	960	3%
2007	PORTABLE 21	21	1,440	4%
		SUBTOTAL PACIFIC HS	**36,769**	**100%**

- *ADMIN = Administration*
- *MP = Multi-Purpose room*
- *KTN = Kitchen*
- *WGT = Weight Room*
- *LIB = Library*





LEGEND

- Basic Classroom
- Specialty Classroom
- Science Classroom
- Small Room
- Classroom Support
- Athletic
- Library/Media
- Student Support
- Administrative
- Assembly
- Circulation
- Operational Support
- Food Service
- Kindergarten
- Special Education
- Day Care
- Covered Walkways
- Property Line


ENTRANCE


receive an exemplary and balanced education fostering a
life-long passion for learning and engagement.
We demand excellence of ourselves because our supportive
community has entrusted us with their children.



LEGEND

Long-Range Facilities Master Plan - Priority 1 Recommendations

- Physical Plant Improvements
- Program Renovations
- Property Line
- (1) Proposed Administrative Office Improvements
- (2) Proposed Program Enhancements
- (3) Proposed Cafeteria Renovation

LONG-RANGE FACILITIES MASTER PLAN RECOMMENDATIONS - PACIFIC HS	PRIORITY 1 (0 -9 Years)	PRIORITY 2 (10 -15 Years)
PHYSICAL PLANT		
SITE		
Civil		
Parking, dropoff and pick-up improvements	$ 365,063	
Subtotal	$ 365,063	
BUILDING		
Building Envelope		
Exterior and interior painting	$ 231,438	
Architecture		
New flexible and adaptable furniture for all classrooms	$ 255,544	
Replace interior flooring	$ 381,725	
Restroom renovations		$ 2,027,123
Interior ceiling replacement		$ 334,567
HVAC		
HVAC System replacement / upgrades	$ 1,480,965	
Electrical		
Replace fire alarm system	$ 447,432	
Plumbing		
Replace drinking fountains / Provide hydration stations	$ 116,820	
Technology		
Provide new intercom system / master clock	$ 537,048	
Life Safety & Security		
Addition of security cameras on campus	$ 162,250	
Athletics / Activities		
Create outdoor learning / gathering areas		$ 527,313
Nutrition Services		
Cafeteria renovations	$ 464,846	
Subtotal	$ 4,078,068	
PROGRAM RENOVATIONS		
Administration Office improvements	$ 365,063	
CTE / Program enhancements	$ 3,115,200	
Library renovations		$ 628,719
Subtotal	$ 3,480,263	
NEW CONSTRUCTION		
No scope of work		
Subtotal	$ -	
PRIORITY TOTALS	$ 7,923,394.00	$ 3,517,722

Ventura High School



SITE DESCRIPTION

Neighborhood

Ventura High School is located in the Hobson Heights neighborhood and is bounded by El Jardin Avenue to the North, North Seaward Avenue to the East, East Main Street to the South and North Catalina Street to the West. The site is bisected by Poli Street which runs from East to West, separating athletic fields and operational support spaces from the main campus. The site begins at the terminus of the Main Street retail development and is surrounded primarily by residential development on all sides.

Instruction

Ventura High School is a comprehensive public high school serving students in grades 9 - 12. The first high school in Ventura, California, it was founded in 1889 and has been honored as a California Distinguished School. In addition to core subjects, Ventura High offers courses in Advanced Placement, Applied Arts, Agriculture and Industrial Technology, Visual and Performing Arts, and World/Foreign Languages. Non-Department Electives include Digital Photography, Computer Science, Food and Hospitality, Marriage and Family Development, Journalism, Yearbook, APEX, Computer Graphics, and AVID. 9th grade students participate in 'Get Focused Stay Focused' curriculum, preparing students for post high school success by adding follow up modules in the 10th grade. Medical Chemistry and Medical Biology courses lay the foundation for a Health Care pathway and increased the scope of the school's Environmental Science program.

Summary of Facilities

Ventura High School was steadily expanded between 1938 and 1966. Expansion needs have been met with portable additions since 1997, with the most recent additions in 2009. Special Education classrooms are dispersed throughout the campus.

"Our mission is to develop highly educated, well-rounded students who are excited about learning by providing all students with quality educational opportunities."



Site Type	High School
Year Built	1938
Site Acreage	36.8
Square Footage	252,746
Building Totals	41
• **Permanent**	26 (71 Classrooms)
• **Portables**	15 (16 Classrooms)
• **Shelters and Passages**	0
Address	2 N. Catalina Street Ventura, CA 93001
Phone	(805) 641-5116
Website	www.venturausd.org/ventura
CDS Code	56 72652 5637822
2018/2019 Enrollment	2,079 Students
Functional Capacity	2,166 Students

FACILITIES SYSTEMS

Building Systems

The original school dates to 1938, with subsequent permanent additions being added over the years. Additionally, a number of portable classroom units were added in 1997. The building systems, for the most part are original systems, with distribution systems and equipment having been maintained and / or repaired as required over the years. Recommendations include replacing plumbing fixtures, as well as providing a new code compliant fire alarm system. Additionally, the roof needs some repair and replacement, due to ongoing issues from the original construction.

Technology

The campus is covered with a Wi-Fi network and instructional areas are equipped with current instructional technology, including power, data, interactive projectors and screens. Continuously evolving technology will continue the need for flexible technology systems and a plan to “refresh” the technology should be part of the Long-Range Facilities Master Plan. Additional site Wi-Fi coverage to facilitate blended, rotational and flexible learning is recommended.

Energy

Although the campus has a slightly decreasing trend in electricity and gas usage, the school site presents many opportunities to further reduce energy consumption. The addition of a lighting control system will further reduce energy costs in the future.

Campus Attributes

- Hallmark City location
- Larabee Stadium
- Central Quad
- Large Auditorium
- Athletic fields and exterior facilities
- Large gymnasium

Campus Recommendations

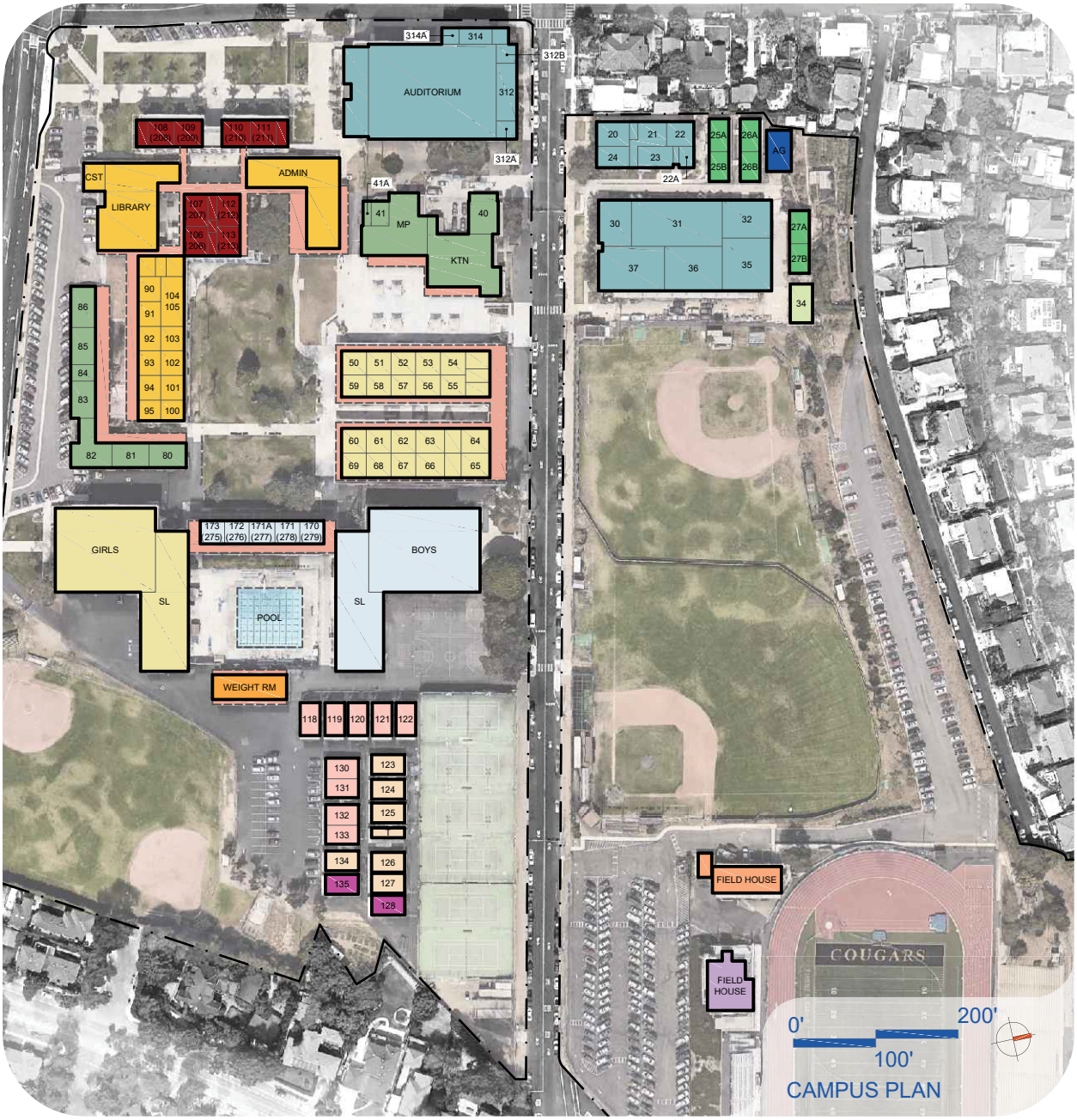
Site

- Demolish condemned buildings
- Create outdoor learning areas / environments
- Consider future solar opportunities for energy savings and sustainability purposes
- Provide hydration stations for students and staff
- Add on-site security cameras

Building

- Exterior and interior painting
- Ceiling replacement
- Replace interior flooring
- Replace fire alarm system
- Provide new flexible and adaptable educational furniture
- Restroom renovations / improvements
- CTE Program renovations
- STEM / Innovation Center renovations
- Renovate Library into Student Union
- Renovate Shop / Music instruction areas
- Provide additional Special Education spaces
- Renovate Arts wing
- Replace “portable village”
- Pool renovations
- HVAC system upgrades
- Kitchen equipment upgrades
- Replace school-wide intercom / master-clock system
- Replace plumbing infrastructure



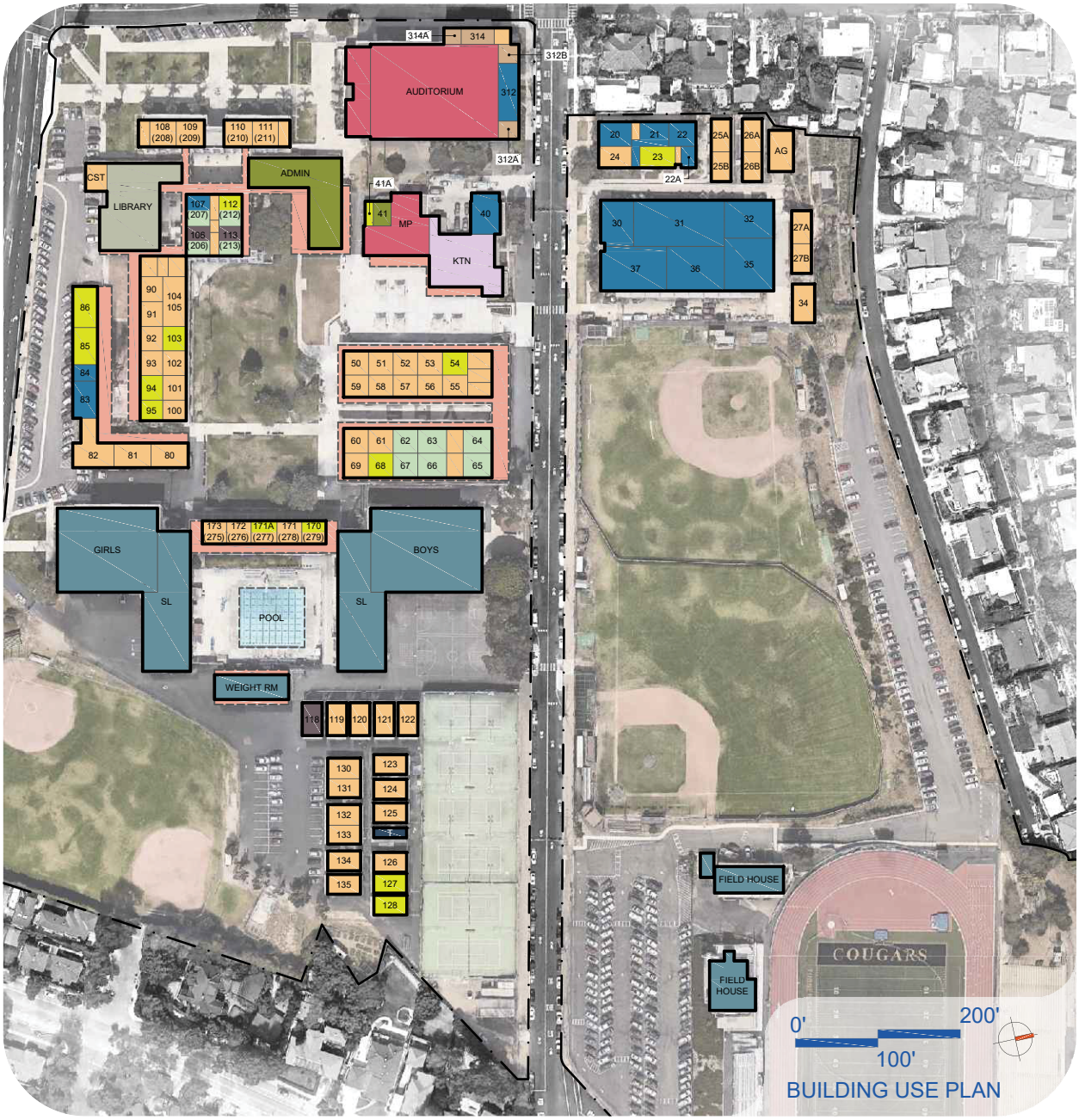


LEGEND

Year Constructed

- 1938
- 1939
- 1940
- 1946
- 1952
- 1954
- 1955
- 1956
- 1957
- 1965
- 1966
- 1997
- 1998
- 2002
- 2003
- 2008
- 2009
- Property Line

YEAR BUILT	BUILDING NAME(S)	MAP DESIGNATION	SQUARE FOOTAGE (SF)	
1938	BUILDING 70	170-279	9,000	14%
	TUTTLE GYM	BOYS, SL	26,200	
1939	BUILDING 20	20-24	6,720	24%
	BUILDING 30	30-37	22,048	
	AUDITORIUM	AUDITORIUM, 312-314	31,644	
1940	GROUNDS BARN	GB	760	1%
1946	AG HUT	AG	1,000	1%
1952	BUILDING 25	25A-25B	1,824	2%
	BUILDING 26	26A-26B	1,824	
	BUILDING 27	27A-27B	1,824	
1954	CAFETERIA	KTN, MP, 40-41A	15,000	10%
	BUILDING 80	80-86	10,200	
1955	BUILDING 34	34	1,800	1%
1956	BUILDING 50	50-59	11,160	19%
	BUILDING 60	60-69	11,160	
	MAIN ST GYM	GIRLS, SL	24,850	
1957	BUILDING 90/100	90-105	11,200	8%
	ADMINISTRATION	ADMIN	7,000	
	LIBRARY	LIBRARY, CST	8,100	
1965	WEIGHT ROOM	WEIGHT ROOM	2,880	1%
1966	PORTABLE FIELD HOUSE	FIELD HOUSE	5,120	2%
1997	PORTABLE 130/131	130-131	1,920	3%
	PORTABLE 132/133	132-133	1,920	
	PORTABLE 118	118	960	
	PORTABLE 119	119	960	
	PORTABLE 120	120	960	
	PORTABLE 121	121	960	
	PORTABLE 122	122	960	
1998	PORTABLE 123	123	960	3%
	PORTABLE 124	124	960	
	PORTABLE 125	125	960	
	PORTABLE 126	126	960	
	PORTABLE 127	127	960	
	PORTABLE 134	134	960	
	PORTABLE RESTROOM	T	480	
2002	PORTABLE RESTROOM	T	480	1%
	PORTABLE RESTROOM	T	480	
2003	CLASSROOM BUILDING	106-213	20,784	8%
2008	FIELD HOUSE	FIELD HOUSE	2,888	1%
2009	PORTABLE 128	128	960	1%
	PORTABLE 135	135	960	
		SUBTOTAL VENTURA HS	252,746	100%

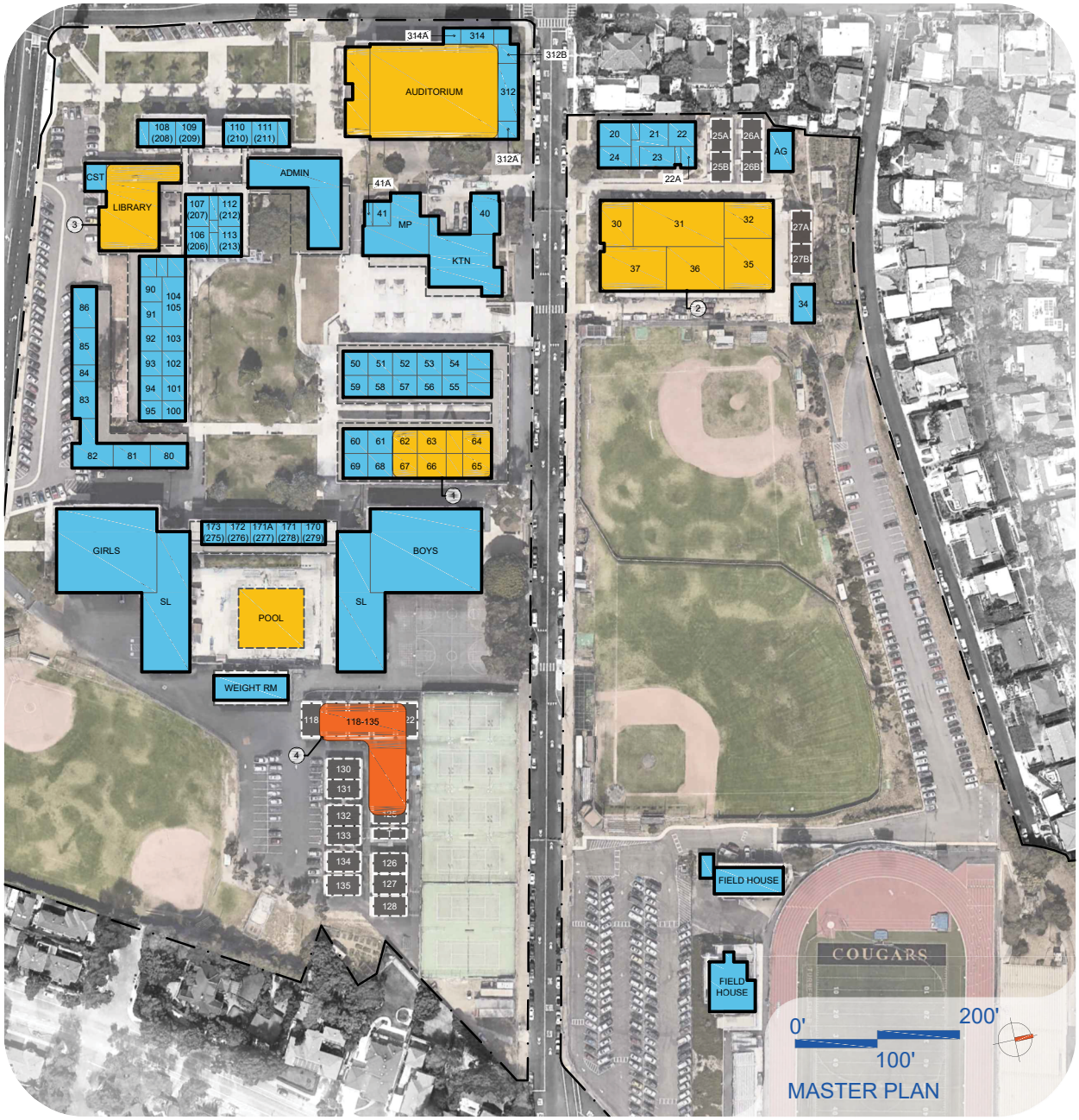


LEGEND

- Basic Classroom
- Specialty Classroom
- Science Classroom
- Small Room
- Classroom Support
- Athletic
- Library/Media
- Student Support
- Administrative
- Assembly
- Circulation
- Operational Support
- Food Service
- Kindergarten
- Special Education
- Day Care
- Covered Walkways
- Property Line


GRAHAM POOL
VENTURA


CLAIM
EVIDENCE
REASONING
MARS
EUROPA



LEGEND

Long-Range Facilities Master Plan - Priority 1 Recommendations

- Physical Plant Improvements
- Program Renovations
- New Construction
- # Planned Portable Removal

Property Line

1. Proposed STEM / Innovation Lab
2. Proposed CTE Renovation
3. Proposed Student Union
4. Proposed 2-Story Classroom Building

LONG-RANGE FACILITIES MASTER PLAN RECOMMENDATIONS - VENTURA HS	PRIORITY 1 (0 -9 Years)	PRIORITY 2 (10 -15 Years)
PHYSICAL PLANT		
SITE		
Civil		
Demolish condemned buildings	$ 608,438	
Subtotal	$ 608,438	
BUILDING		
Building Envelope		
Exterior and interior painting	$ 989,450	
Window replacement	$ 2,956,846	
Architecture		
New flexible and adaptable furniture for all classrooms	$ 1,030,288	
Replace interior flooring	$ 2,439,164	
Interior ceiling replacement		$ 284,048
Restroom renovations / plumbing fixture replacement		$ 4,304,852
HVAC		
HVAC System replacement / upgrades		$ 21,327,609
HVAC - Cafeteria	$ 1,527,665	
HVAC - Auditorium	$ 2,647,952	
Electrical		
Replace fire alarm system	$ 3,075,603	
Plumbing		
Replace drinking fountains / Provide hydration stations	$ 265,500	
Replace plumbing infrastructure (hot water, cold water and gas piping)		$ 11,072,169
Technology		
Replace intercom system / master clock	$ 690,563	
Life Safety & Security		
Addition of security cameras on campus	$ 446,188	
Athletics / Activities		
Create outdoor learning / gathering areas		$ 527,313
New Snackbar at stadium		$ 1,460,250
Nutrition Services		
Food service equipment upgrades		$ 567,875
Cafeteria renovations		$ 801,920
Subtotal	$ 16,069,219	
PROGRAM RENOVATIONS		
CTE Program renovations	$ 7,098,438	
Renovate Arts wing		$ 1,460,250
Auditorium renovations	$ 6,490,000	
Renovate Library into Student Union	$ 2,920,500	
Pool renovations	$ 1,580,315	
Renovate Science wing into STEM wing	$ 2,839,375	
Provide additional Special Education Program space		$ 811,250
Subtotal	$ 20,928,628	
NEW CONSTRUCTION		
Replace "Portable Village"	$ 9,812,880	
Subtotal	$ 9,812,880	
PRIORITY TOTALS	$ 47,419,165.00	$ 42,617,536


California
Street

4

Financial Overview

Demographics

SUPPLEMENTAL INFORMATION

SUPPLEMENTAL INFORMATION

VUSD

FOR THE FUTURE OF EVERY STUDENT

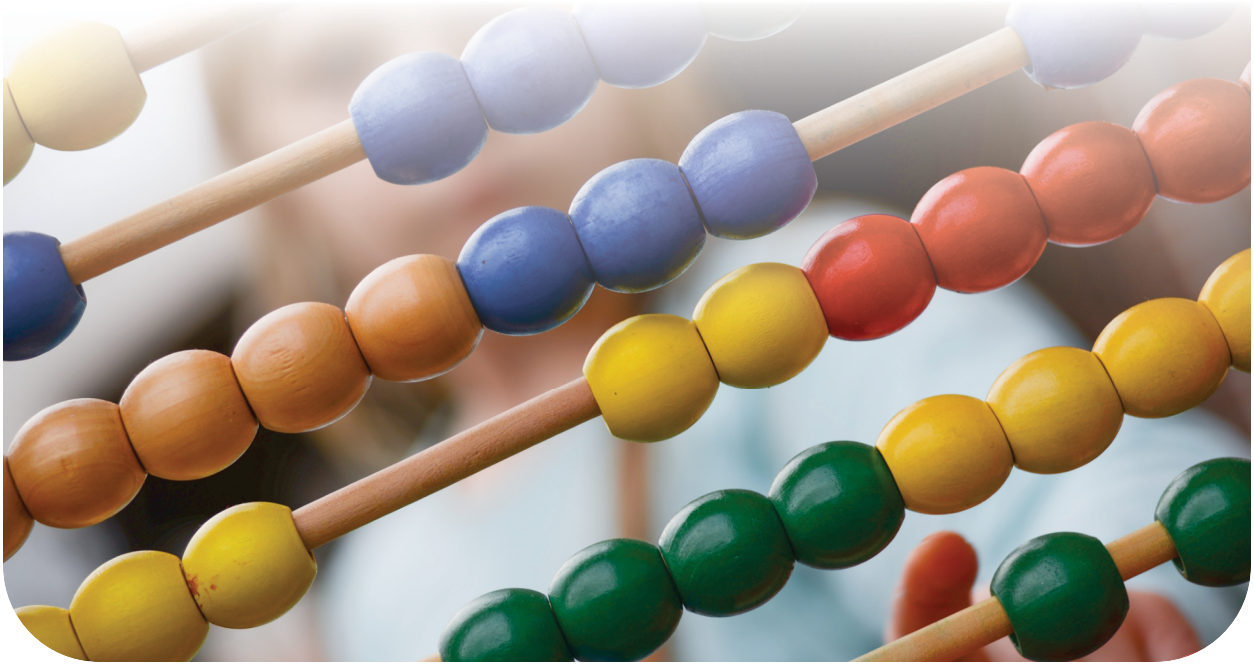
FINANCIAL OVERVIEW

State/Local/Federal Funding

Ventura Unified School District (VUSD) has previously been active in the California State School Building Program, bringing over $52 million to the District for both new construction and modernization work from previously completed projects under the State School Facilities Program (SFP). The District has been committed to leveraging the local investment of Measure M, the $81 million local bond passed by the voters in November 1997 and will pursue all available supplemental funding opportunities within the State and Federal programs to continue to supplement planned projects within this 2020 Long-Range Facilities Master Plan (LRFMP). The District currently has approximately $18 million in modernization SFP eligibility. Should the State of California pass a State-Wide facilities bond in the future, the Ventura Unified School District will continue pursue these funds.

The State Building Program funding comes from statewide facility bonds passed from 1982 to 2019. There have been 16 propositions attempted and 15 propositions passed statewide for facility funding bringing $61.68 billion in facility funding. The current SFP was implemented in 1998 under Proposition 1A with funding provided in the form of per-pupil-grants, with supplemental grants for site acquisition, multi-level construction, service site, off-site utilities, energy, small school and labor compliance, and 50-year old buildings. The total amount of facility funding needed for California schools during the next decade for new construction and modernization is expected to be $117 billion (in 2018 dollars); according to recent studies in California, we pay the highest cost-per-square-foot and have the smallest schools of the 10 most populous states.

The State Allocation Board (SAB) is responsible for determining the allocation of State resources including proceeds from State Bond issues and other designated State funds used for the new construction and modernization of state school facilities. The SAB is also charged with the responsibility for the administration of the State SFP. The SAB is the policy level body for the programs administered by the Office of Public School Construction (OPSC). The OPSC, as staff to the SAB, implements and administers the SFP and other programs. The OPSC is charged with the responsibility of verifying that all applicant school districts meet specific criteria based on the type of funding that is being requested. The OPSC prepares recommendations for the SAB's review and approval.



FINANCIAL OVERVIEW contd.

The SFP provides state funding assistance for two major types of facilities construction projects: new construction and modernization. The process for accessing the State assistance for this funding is divided into two steps: an “application for eligibility” and an “application for funding”.

Applications for eligibility are approved by the SAB and this approval establishes that a school district meets the criteria under law to receive assistance for new construction or modernization. Eligibility applications do not result in state funding. In order to receive the funding for eligible projects, a district must file a funding application with the OPSC for approval by the SAB.

For modernizations, it is site-specific with the building age — 20-year-old portables and 25-year-old permanent classrooms to become eligible. For new construction, a district must demonstrate that existing seating capacity is insufficient to house the pupils existing and anticipated in the district using a five-year projection of enrollment. Once the new construction eligibility is determined, a “baseline” is created that remains in place as the basis of all future applications. The baseline is adjusted for changes in enrollment and for facilities added by the district. Projecting enrollment into the future involves using current and historical California Basic Educational Data System (CBEDS) enrollment data for the district. The data collected is then projected into the future for five years using a method known as Cohort Survival Projection.

Applications for funding occurs after a district has established eligibility for a project and has the required 50-percent match for new construction and 40-percent match for modernization. The SAB 50.04 application for funding is approved after the district has acquired a site for a project and after the plans are approved by the Division of the State Architect (DSA) and the California Department of Education (CDE). For any new construction application, the request for funding must be submitted prior to occupancy of any classroom and there is no timeline for site-specific modernization applications.





- Passed on November 8, 2016, Proposition 51 funds are oversubscribed as of April 2020 by $2+ billion dollars. Proposition 13 — the March 4, 2020 State bond which included $15 billion dollars with $9 billion dollars going to Pre K-12 facilities, failed.

- In addition to the School Facilities Program (SFP), should housing or commercial development occur within the Ventura Unified School District boundaries, developer fees will be utilized for school projects impacted by such development.

- The Federal programs for school facilities are released annually, when money is available. Funding for projects that fit the Ventura Unified School District programs will be pursued.

DSA
DIVISION OF THE STATE ARCHITECT
DEPARTMENT OF GENERAL SERVICES

DEPARTMENT OF EDUCATION
STATE OF CALIFORNIA

OPSC
OFFICE OF PUBLIC SCHOOL CONSTRUCTION
DEPARTMENT OF GENERAL SERVICES



VENTURA UNIFIED SCHOOL DISTRICT LONG-RANGE FACILITIES MASTER PLAN RECOMMENDATIONS	PRIORITY 1 (0 -9 Years)	PRIORITY 2 (10 -15 Years)	PRIORITY 3 (15+ Years)
PHYSICAL PLANT			
ELEMENTARY SCHOOLS			
ATLAS	$ 8,515,678	$ 5,986,986	$ 5,138,926
BLANCHE REYNOLDS	$ 8,505,500	$ 11,192,264	$ 2,240,982
CITRUS	$ 3,742,389	$ 5,983,986	$ 16,384,374
ELMHURST	$ 11,126,120	$ 7,469,431	$ 4,236,583
EP FOSTER	$ 15,775,694	$ 4,693,884	$ 1,335,318
JUANAMARIA	$ 11,795,376	$ 6,780,363	$ 2,064,428
JUNIPERO SERRA	$ 16,861,909	$ 8,058,422	$ 1,111,453
LINCOLN ES	$ 4,423,056	$ 5,846,510	$ 3,936,185
LOMA	$ 12,513,907	$ 5,669,132	$ 1,659,006
MONTALVO	$ 14,872,639	$ 5,371,702	$ 693,456
MOUND	$ 11,304,949	$ 6,233,777	$ 5,227,244
PIERPONT	$ 4,038,799	$ 4,504,720	$ 2,205,367
POINSETTIA	$ 10,694,303	$ 4,890,561	$ 1,708,046
PORTOLA	$ 10,174,980	$ 6,226,548	$ 1,007,046
SHERIDAN WAY	$ 7,568,924	$ 9,779,733	$ 5,651,534
SUNSET	$ 5,694,301	$ 5,334,761	$ 5,200,544
WILL ROGERS	$ 4,528,606	$ 10,731,962	$ 9,996,040
SUB-TOTAL	$ 162,137,130	$ 114,754,742	$ 69,796,532
MIDDLE SCHOOLS			
ANACAPA MS	$ 13,407,915	$ 5,994,290	$ 10,126,524
BALBOA MS	$ 15,205,923	$ 12,629,695	$ 6,425,427
CABRILLO MS	$ 8,124,153	$ 11,744,063	$ 1,677,540
DEANZA MS	$ 8,535,999	$ 10,317,325	$ 1,598,779
SUB-TOTAL	$ 45,273,990	$ 40,685,372	$ 19,828,270
HIGH SCHOOLS			
BUENA HS	$ 26,914,072	$ 10,052,386	$ 69,663,023
EL CAMINO HS	$ 9,244,557	$ 1,124,394	$ 6,044,293
FOOTHILL HS	$ 5,149,443	$ 2,014,661	$ 11,371,064
PACIFIC HS	$ 7,923,394	$ 3,517,722	$ 2,127,565
VENTURA HS	$ 47,419,165	$ 42,617,536	$ 15,037,622
SUB-TOTAL	$ 96,650,631	$ 59,326,697	$ 104,243,567
TOTAL K-12 RECOMMENDATIONS	$ 304,061,751	$ 214,766,811	$ 193,868,369
DISTRICT FACILITIES			
District Office	$ 6,807,131	$ 48,095,000	$ 19,600,554
Facilities Service Department	$ 851,812	$ 1,934,675	$ 2,939,967
Project Secure	$ 1,181,722	$ 3,193,826	$ 1,893,279
Transportation	$ 808,290	$ 2,862,820	$ 4,178,295
Warehouse	$ 575,176	$ 720,390	$ 1,133,763
SUB-TOTAL	$ 10,224,131	$ 56,806,711	$ 29,745,858
TOTAL DISTRICT-WIDE FACILITY RECOMMENDATIONS	$ 314,285,882	$ 271,573,522	$ 223,614,227

*See Volume 2 Facility Needs Assessment (FNA) for detailed information on prioritized facility recommendations.

Phase 1 Facility Master Plan Recommendations

MASTER PLAN RECOMMENDATIONS - PRIORITY 1

DISTRICT-WIDE	SITE	BUILDING ENVELOPE	GENERAL WORK	HVAC	ELECTRICAL	PLUMBING
ELEMENTARY SCHOOLS	$ 4,727,339	$ 23,536,146	$ 17,221,833	$ 48,863,992	$ 10,027,022	$ 1,810,710
MIDDLE SCHOOLS	$ 4,131,779	$ 11,219,385	$ 6,828,373	$ -	$ 4,720,939	$ 798,270
HIGH SCHOOLS	$ 3,146,029	$ 5,979,914	$ 8,756,166	$ 7,798,282	$ 4,509,406	$ 966,420
SUB-TOTAL	$ 12,005,147	$ 40,735,445	$ 32,806,372	$ 56,662,274	$ 19,257,367	$ 3,575,400

MASTER PLAN RECOMMENDATIONS - PRIORITY 1

	ELEMENTARY CAMPUS	SITE	BUILDING ENVELOPE	GENERAL WORK	HVAC	ELECTRICAL	PLUMBING
1	ATLAS	$ 486,750	$ 1,516,982	$ 1,103,586	$ 3,366,687	$ 494,781	$ 97,350
2	BLANCHE REYNOLDS	$ 324,500	$ 2,059,956	$ 1,209,957	$ 405,625	$ 453,278	$ 97,350
3	CITRUS	$ 170,362	$ 323,178	$ 961,444	$ -	$ 663,282	$ 97,350
4	ELMHURST	$ 26,550	$ 1,515,570	$ 1,833,219	$ 4,754,046	$ 486,872	$ 136,290
5	EP FOSTER	$ 649,000	$ 1,430,112	$ 1,997,379	$ 3,127,595	$ 2,433,754	$ 58,410
6	JUANAMARIA	$ -	$ 3,496,160	$ 789,421	$ 5,025,693	$ 450,244	$ 97,350
7	JUNIPERO SERRA	$ 81,125	$ 1,983,260	$ 1,196,948	$ 5,187,113	$ 597,571	$ 97,350
8	LINCOLN ES	$ 485,128	$ 132,802	$ 571,618	$ 405,625	$ 252,550	$ 38,940
9	LOMA	$ 67,537	$ 3,505,006	$ 760,604	$ 3,311,523	$ 407,361	$ 136,290
10	MONTALVO	$ -	$ 3,006,168	$ 837,364	$ 5,147,207	$ 434,473	$ 155,760
11	MOUND	$ 950,785	$ 661,648	$ 791,845	$ 5,715,885	$ 491,435	$ 97,350
12	PIERPONT	$ -	$ 159,719	$ 524,550	$ 405,625	$ 450,244	$ 97,350
13	POINSETTIA	$ 405,625	$ 599,302	$ 903,740	$ 4,343,433	$ 445,985	$ 97,350
14	PORTOLA	$ 106,477	$ 503,393	$ 1,052,513	$ 6,451,060	$ 560,724	$ 97,350
15	SHERIDAN WAY	$ -	$ 329,343	$ 920,786	$ 405,625	$ 527,868	$ 97,350
16	SUNSET	$ 162,250	$ 2,054,840	$ 861,607	$ 405,625	$ 384,666	$ 214,170
17	WILL ROGERS	$ 811,250	$ 258,707	$ 905,252	$ 405,625	$ 491,934	$ 97,350
SUB-TOTAL ELEMENTARY SCHOOLS		$ 4,727,339	$ 23,536,146	$ 17,221,833	$ 48,863,992	$ 10,027,022	$ 1,810,710

(0-9 Years)

TECHNOLOGY	SAFETY & SECURITY	ATHLETICS / ACTIVITIES	NUTRITION SERVICES	PROGRAM RENOVATIONS	NEW CONSTRUCTION	TOTAL COST PRIORITY 1
$ 5,706,471	$ 101,020	$ 8,626,333	$ 557,066	$ 6,591,484	$ 34,367,714	$ 162,137,130
$ 2,439,751	$ -	$ -	$ -	$ 10,535,706	$ 4,599,787	$ 45,273,990
$ 2,719,884	$ 1,379,126	$ -	$ 464,846	$ 43,516,671	$ 17,413,887	$ 96,650,631
$ 10,866,106	$ 1,480,146	$ 8,626,333	$ 1,021,912	$ 60,643,861	$ 56,381,388	$ 304,061,751

(0-9 Years)

TECHNOLOGY	SAFETY & SECURITY	ATHLETICS / ACTIVITIES	NUTRITION SERVICES	PROGRAM RENOVATIONS	NEW CONSTRUCTION	TOTAL COST PRIORITY 1
$ -	$ -	$ 359,222	$ -	$ -	$ 1,090,320	$ 8,515,678
$ 362,619	$ -	$ 876,150	$ -	$ 2,716,065	$ -	$ 8,505,500
$ -	$ -	$ 436,453	$ -	$ -	$ 1,090,320	$ 3,742,389
$ 389,498	$ -	$ 488,130	$ -	$ 405,625	$ 1,090,320	$ 11,126,120
$ 395,826	$ -	$ 777,178	$ -	$ -	$ 4,906,440	$ 15,775,694
$ 283,938	$ -	$ 562,250	$ -	$ -	$ 1,090,320	$ 11,795,376
$ 478,055	$ -	$ 359,221	$ -	$ -	$ 6,881,266	$ 16,861,909
$ 303,408	$ 101,020	$ 489,995	$ -	$ 551,650	$ 1,090,320	$ 4,423,056
$ 488,373	$ -	$ 254,733	$ -	$ -	$ 3,582,480	$ 12,513,907
$ 405,508	$ -	$ 490,806	$ -	$ 397,513	$ 3,997,840	$ 14,872,639
$ 588,968	$ -	$ 551,650	$ -	$ 365,063	$ 1,090,320	$ 11,304,949
$ 253,110	$ -	$ 692,818	$ -	$ 365,063	$ 1,090,320	$ 4,038,799
$ 533,803	$ -	$ 405,625	$ -	$ -	$ 2,959,440	$ 10,694,303
$ -	$ -	$ 313,143	$ -	$ -	$ 1,090,320	$ 10,174,980
$ 632,775	$ -	$ 634,398	$ 557,066	$ 1,236,345	$ 2,227,368	$ 7,568,924
$ -	$ -	$ 520,823	$ -	$ -	$ 1,090,320	$ 5,694,301
$ 590,590	$ -	$ 413,738	$ -	$ 554,160	$ -	$ 4,528,606
$ 5,706,471	$ 101,020	$ 8,626,333	$ 557,066	$ 6,591,484	$ 34,367,714	$ 162,137,130

Phase 1 Facility Master Plan Recommendations contd.

MASTER PLAN RECOMMENDATIONS - PRIORITY 1

MIDDLE SCHOOL CAMPUS		SITE	BUILDING ENVELOPE	GENERAL WORK	HVAC	ELECTRICAL	PLUMBING
1	ANACAPA	$ 2,148,190	$ 611,141	$ 1,520,541	$ -	$ 994,856	$ 194,700
2	BALBOA	$ 216,686	$ 8,246,598	$ 1,908,751	$ -	$ 1,296,921	$ 194,700
3	CABRILLO	$ 1,766,903	$ 770,849	$ 1,668,607	$ -	$ 1,202,540	$ 214,170
4	DEANZA	$ -	$ 1,590,797	$ 1,730,474	$ -	$ 1,226,622	$ 194,700
SUB-TOTAL MIDDLE SCHOOLS		$ 4,131,779	$ 11,219,385	$ 6,828,373	$ -	$ 4,720,939	$ 798,270

MASTER PLAN RECOMMENDATIONS - PRIORITY 1

HIGH SCHOOL CAMPUS		SITE	BUILDING ENVELOPE	GENERAL WORK	HVAC	ELECTRICAL	PLUMBING
1	BUENA	$ 2,172,528	$ 1,488,153	$ 3,221,815	$ 2,141,700	$ -	$ 292,050
2	EL CAMINO	$ -	$ 134,396	$ 391,386	$ -	$ 127,440	$ 97,350
3	FOOTHILL	$ -	$ 179,631	$ 1,036,244	$ -	$ 858,931	$ 194,700
4	PACIFIC	$ 365,063	$ 231,438	$ 637,269	$ 1,480,965	$ 447,432	$ 116,820
5	VENTURA	$ 608,438	$ 3,946,296	$ 3,469,452	$ 4,175,617	$ 3,075,603	$ 265,500
SUB-TOTAL HIGH SCHOOLS		$ 3,146,029	$ 5,979,914	$ 8,756,166	$ 7,798,282	$ 4,509,406	$ 966,420

(0-9 Years)

TECHNOLOGY	SAFETY & SECURITY	ATHLETICS / ACTIVITIES	NUTRITION SERVICES	PROGRAM RENOVATIONS	NEW CONSTRUCTION	TOTAL COST PRIORITY 1
$ 527,313	$ -	$ -	$ -	$ 2,811,387	$ 4,599,787	$ 13,407,915
$ 533,312	$ -	$ -	$ -	$ 2,808,955	$ -	$ 15,205,923
$ 527,313	$ -	$ -	$ -	$ 1,973,771	$ -	$ 8,124,153
$ 851,813	$ -	$ -	$ -	$ 2,941,593	$ -	$ 8,535,999
$ 2,439,751	$ -	$ -	$ -	$ 10,535,706	$ 4,599,787	$ 45,273,990

(0-9 Years)

TECHNOLOGY	SAFETY & SECURITY	ATHLETICS / ACTIVITIES	NUTRITION SERVICES	PROGRAM RENOVATIONS	NEW CONSTRUCTION	TOTAL COST PRIORITY 1
$ 690,563	$ 446,188	$ -	$ -	$ 16,461,075	$ -	$ 26,914,072
$ 112,148	$ 81,125	$ -	$ -	$ 699,705	$ 7,601,007	$ 9,244,557
$ 689,562	$ 243,375	$ -	$ -	$ 1,947,000	$ -	$ 5,149,443
$ 537,048	$ 162,250	$ -	$ 464,846	$ 3,480,263	$ -	$ 7,923,394
$ 690,563	$ 446,188	$ -	$ -	$ 20,928,628	$ 9,812,880	$ 47,419,165
$ 2,719,884	$ 1,379,126	$ -	$ 464,846	$ 43,516,671	$ 17,413,887	$ 96,650,631

*See Volume 2 Facility Needs Assessment (FNA) for detailed information on Phase 2 and Phase 3 scope of work recommendations.





DEMOGRAPHICS

When it comes to strategic planning, district demographics and student enrollment data are essential sources of information. The demographic profile of a school district provides meaningful insight about the school community based on a variety of geographic, societal and economic factors.

Examining district demographics, student enrollment data and the changes in those measures observed over time assist in predicting future enrollment trends and related needs. This is particularly relevant because operational decisions regarding district facilities and staffing, educational programs, transportation, and departmental budgets are impacted by student enrollment.

For these reasons, in 2017 the Ventura Unified School District engaged **Decisioninsite of Irvine, California** to provide demographic and projected enrollment data for use during the Long-Range Facilities Master Planning process and for strategic planning and decision-making purposes. The summarized information contained herein is from the **Decisioninsite**, **"Analysis of Enrollment Projections", Fall 2020**, submitted to the VUSD on December 20, 2019 and are provided here for reference and informational purposes.

DISTRICT ENROLLMENT PROJECTIONS

Recent Change in Enrollment

Familiarity with recent historical enrollment patterns and trends establishes the foundation for understanding projected enrollment. Percentages in the table below compare the current year enrollment to that of three years ago.

4 YEAR HISTORY CHANGE

Kindergarten	99%
Gr K-5	94%
Gr 6-8	95%
Gr 9-12	98%
District (K-12)	95%

Data provided by DecisionInsite **Figure 1**

Kindergarten Impact

Kindergarten enrollment is a significant driver of overall future district-wide enrollment. A trend at Kindergarten from year to year, or a trend in the difference between the district's graduating cohort in a given year and the Kindergarten cohort the subsequent year, will eventually be reflected in the total district enrollment count. (Note that these projections reflect changes in age eligibility for California Kindergarten. The result is a diminished Kindergarten cohort in years 2012-2014, with similar reductions in other grade levels as those cohorts age through the system.)

In general, Kindergarten enrollment over the past three years has been relatively stable. The data in the table below also show that the difference between the graduating cohort and the incoming cohort has been relatively stable.

PERCENT CHANGE OF PREVIOUS YEAR

Year	2017	2018	2019
Kindergarten	103%	95%	100%
Grade 12 to K	88%	78%	86%
Total K-12	99%	97%	99%

note: percentages above 100% indicate growth, while percentages below 100% indicate decline

Data provided by DecisionInsite **Figure 2**

Live Birth Trends

Live birth trends have an impact in large geographies, and on long range projections.However, in smaller areas of study, such as a school district, population mobility is often a mitigating if not an overriding factor, thereby reducing the effectiveness of live births as a predictor of enrollment. Consequently, DecisionInsite has found that recent Kindergarten enrollment trends by sub-geographies to be a better, more reliable predictor of future Kindergarten enrollment.

AVERAGE COHORT CHANGE PAST THREE YEARS

Cohort	Percent	+/-	Significant
K > 1	100%		
1 > 2	100%		
2 > 3	100%		
3 > 4	100%		
4 > 5	99%		
5 > 6	99%		
6 > 7	100%		
7 > 8	99%		
8 > 9	106%	+ + + +	S S S S
9 > 10	98%	- - - -	
10 > 11	97%	- - - -	
11 > 12	100%		

Data provided by DecisionInsite **Figure 3**

Cohort Impact

A typical student cohort ages from grade to grade relatively unchanged from the previous year. By

contrast, the cohort matriculating from Kindergarten to Grade 1 is a common example of a cohort increase, typically attributable to students returning from a private school. In the previous table (Figure 3), cohort changes with more than a **2%** variance from static are marked (+/-) accordingly. Those with more than a **5%** change are marked as 'Significant' (S).

Incoming Out-Of-District Transfer Impact

The number of students served from outside the district boundaries can impact enrollment. It is a factor over which the district may have some control. For the past two years, the number of out-of-district students served annually has been approximately 748, and has been relatively stable.

MODERATE PROJECTION

Change by Level	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Kindergarten	1082	1102	1106	1107	1115	1130	1132	1130	1133	1130	1128
Pct Prev Yr	100%	102%	100%	100%	101%	101%	100%	100%	100%	100%	100%
5-Yr Change						104%					100%
Gr K-5	6658	6634	6662	6723	6829	6926	6927	6888	6885	6854	6841
Pct Prev Yr	98%	100%	100%	101%	102%	101%	100%	99%	100%	100%	100%
5-Yr Change						94%					102%
Gr 6-8	3646	3549	3519	3444	3430	3418	3447	3472	3509	3507	3475
Pct Prev Yr	98%	97%	99%	98%	100%	100%	101%	101%	101%	100%	99%
5-Yr Change						94%					102%
Gr 9-12	5160	5263	5232	5183	5140	5058	4963	4866	4810	4776	4816
Pct Prev Yr	101%	102%	99%	99%	99%	98%	98%	98%	99%	99%	101%
5-Yr Change						98%					95%
District (K-12)	15464	15446	15413	15350	15399	15402	15337	15226	15204	15137	15132
Pct Prev Yr	99%	100%	100%	100%	100%	100%	100%	99%	100%	100%	100%
5-Yr Change						100%					98%

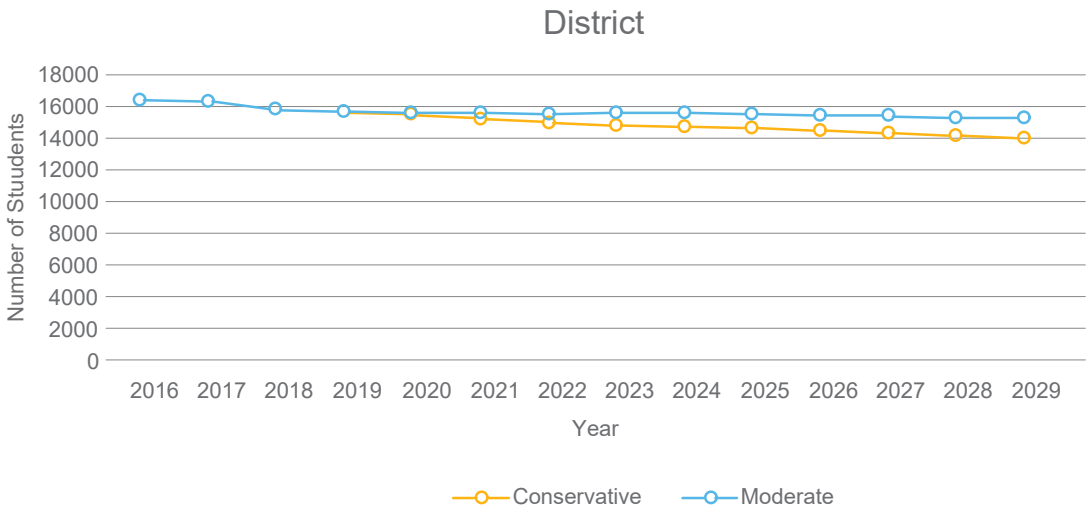
Data provided by DecisionInsite

Figure 4



Key Variables in Projecting District Enrollment

Both a Conservative and Moderate projection have been generated for the district. Assuming district revenue is generated on a per pupil basis, the Conservative projection is more suitable for budget planning purposes while the Moderate projection is more suitable for facilities planning purposes.

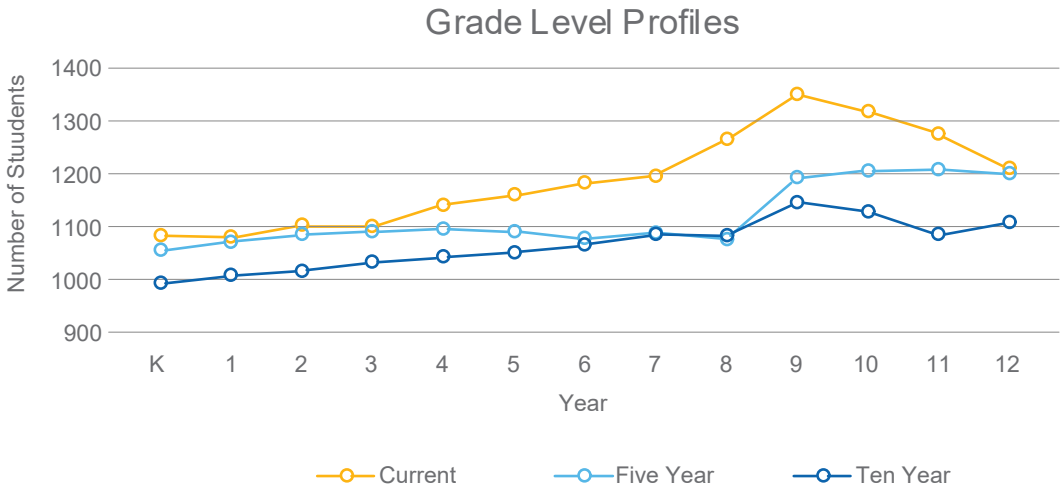


Moderate projection indicate a possible slight growth, District-Wide over the Projection Period.

Data provided by DecisionInsite

Grade Level Profile Comparison

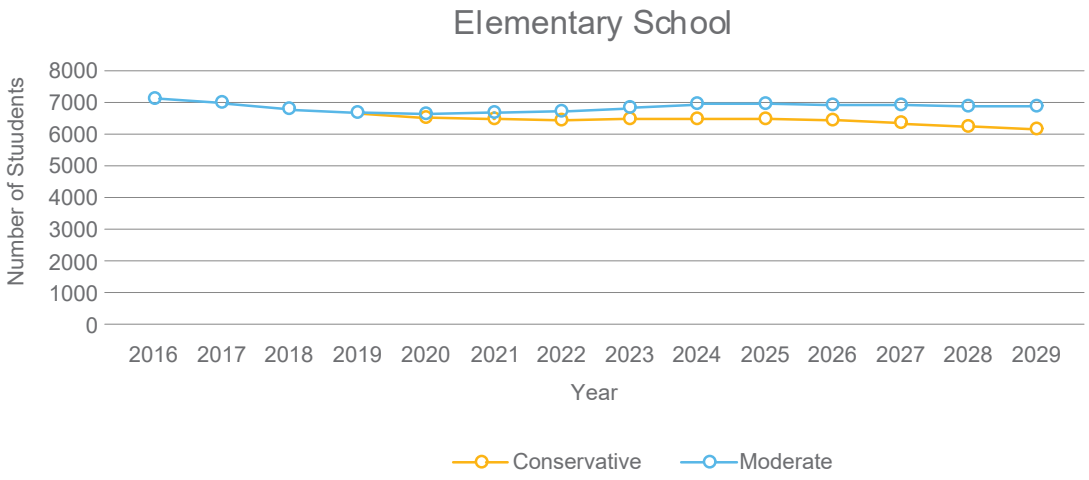
Another view of grade level enrollment can be seen in the chart below. The current grade level enrollment profile is compared with the projected grade level profile in the five and ten-year future.



Data provided by DecisionInsite

Elementary School Grade Level

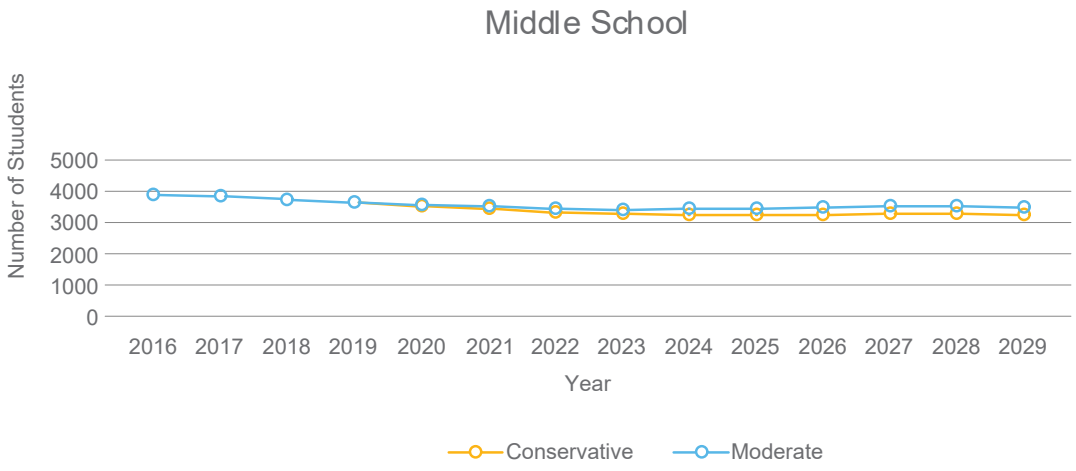
The projected elementary school enrollment shows a relatively stable trend.



Data provided by DecisionInsite

Middle School Grade Level

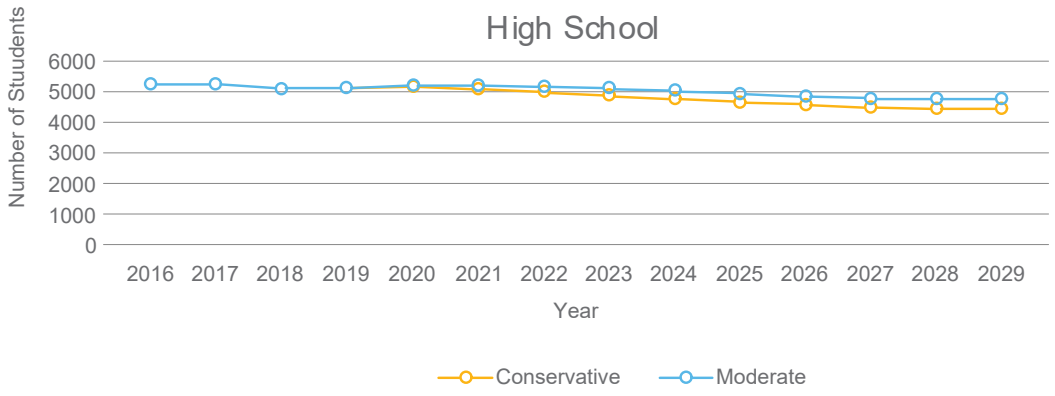
The projected middle school enrollment shows a decline.



Data provided by DecisionInsite

High School Grade Level

The projected high school enrollment shows a significant decline.



Data provided by DecisionInsite

PROJECTING SCHOOL ENROLLMENT

School projections are primarily a function of the proportion of district students who enroll at a given school, modified by intra-district transfers within a given school level that may occur subsequent to initial enrollment, and augmented by inter-district transfer students

- School Draw Impact - A draw rate is the percentage of students who enroll in a grade level in a school from a specified geographic area. Open enrollment among district schools is projected using this concept. Except for changes in school boundaries or other changes in policy, historical draw rates from a given geographic area to a specific school (including out-of-district students) are assumed in the projections

- Intra-District Transfers - Transfers within the district are incorporated into the projections in order to anticipate the movement of students from one district school to another within the same level, e.g., transfer from a neighborhood school to a special school. Recent historical transfer patterns are typically assumed in the projections.

- Inter-District Transfers - Transfers into the district by out-of-district students, sometimes referred to as ‘permit students’, are an integral part of the district and school projections. Recent historical transfer patterns are typically assumed in the projections.



IMPACT OF THE PROJECTIONS ON SCHOOLS

Facility challenges, if any, may exist if projected numbers exceed the current school capacity data. These challenges may also manifest differently in a Moderate or Conservative projection. The Moderate projection shows 7 schools with a potential capacity challenge.

School	5-Yr Pct Change	10-Yr Pct Change
Lincoln Elementary School	27%	28%
El Camino High School	-21%	-26%
DeAnza Academy of Tech & Arts	-16%	-20%
Citrus Glen Elementary School	-15%	-20%

Data provided by DecisionInsite **Figure 1**

Regional Demographics

With over 850,000 residents in 2018, Ventura County is the 13th largest County in the State of California out of 58 counties, with a growth rate since 2000 of **12.5%**. The California Department of Finance projected enrollment for Ventura County in 2030 is 922,001 people.

Ventura County spans from the Pacific coastline to the mountains in the northeast of the county, with coastal plains and rich agricultural farmland in between; encompassing a total of 1,843.13 square miles.

POPULATION AND ENROLLMENT TRENDS

Ventura has experienced several cycles of growth, with major growth in the 1950s and 1960s, followed by slower growth in the 1970s as the economic base changed, and then accelerating growth in the early 1980s until lack of water supplies and political pressure slowed housing development almost to a standstill. Since 1990 housing development has followed the recovery of the regional economy, within the strict limits of the City and County growth management programs. The population was 106,433 at the 2010 census, up from 100,916 at the 2000 census.

Ventura County Facts & Figures

Land Area	1,843 Square Miles
Population	850,967 (2018)

Race

• White	45%
• Hispanic or Latino	43%
• Asian	7.9%
• Black or African American	2.4%
• Other	1.8%
Language other than English spoken at home	38.6%

Education

• High School Grad	84%
• Bachelor's Degree	33%
No. of Households	270,046
Median Home Value	$520,300
Median Household Income	$81,972
Income per Capita	$35,771
Unemployment Rate	3.8%

Ventura City Facts & Figures

Population	109,067
Median Age	38.9
Families with children under 18	43%
English Speaking	73%
Spanish Speaking	22%
Median household Income	$70,541
Income per Capita	$33,465
Unemployed Rate	4.5%



Ventura Unified School District

Long-Range Facilities Master Plan (LRFMP)

2020-2030



April 28, 2020

Ventura Unified School District

Long-Range Facilities Master Plan

2020-2030

