

Appendix A

Conejo Community Park Programming Assessment



**PROGRAMMING ASSESSMENT
CONEJO COMMUNITY PARK AND
CENTER PROGRAM SURVEY
ARCHITECTURAL, AND LANDSCAPE
ARCHITECTURAL ANALYSIS**

Conejo Recreation and Park District
Thousand Oaks, California
September 30, 2020



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Rendering of the proposed community center at Conejo Community Park. Andrew Goodwin Designs.

SECTION 1

PROJECT COMPONENTS



A. PROJECT ANALYSIS

The project components have been identified as: the community center, the park, and the accessory structures. The park and community center overlap their design efforts at the parking lot redesign, especially. This programming assessment will specifically analyze the community center and the park while only summarizing the accessory structures.

A.1 SCOPE OVERVIEW

AGD and KTUA have fully analyzed the project scope and program components, and have developed a sound schematic design based on these findings. Based on our experience, we have also found deficiencies in the original program plan from the Conejo Recreation and Parks District. This programming assessment document shows those areas and proposes adjustments.

The programming assessment document also shares thoughts of outdoor spaces proposed by KTUA, accessory buildings for restrooms/grounds maintenance staff, and the stage.



Rendering of the proposed community center at Conejo Community Park. Andrew Goodwin Designs

A.2 PROJECT VISION

The project to assess the Conejo Community Park and Center can be seen as a project to reinvigorate the community resources located in Conejo Community Park. Centrally located between Newbury Park and Thousand Oaks, and adjacent to many single family residences, this park is an anchor of activity for families and visitors alike. Our team's vision is to enhance the park's character through architectural and landscape features to provide for more attraction and opportunity for the Parks District to gather the neighboring communities more often to this wonderful site.

SENSE OF PLACE

Our team's vision to enhance the sense of place of the Conejo Community Park revolves around bringing a fresh, natural aesthetic to the new community center building while nodding to the architectural characteristics of the old building that will no longer remain. This new aesthetic will be mimicked by the new stage of the amphitheater. **We feel that providing this warm and naturally designed building and park will only enhance the feeling of safety and pride, becoming a welcoming place for all during the day.**

TOPOGRAPHY AND NATURAL FEATURES

There are not many community parks in Southern California that boast as many natural features and views as the Conejo Community Park. The sense of place described by members of the community extends to the trees, the rolling hills, and the natural vegetation surrounding this park. **Our team's vision for the park is to save these topographic and natural features while enhancing them by planting new native plants and enhancing the creek.** Many of the trees will be saved and utilized in organizing new outdoor space. **The community center is designed to be built into the landscape rather than on the landscape.**

SUSTAINABLE FUTURE

Lastly, AGD believes that it is our duty as architects, designers, and engineers to push the boundaries towards a clean and sustainable future for our families and our children's' families. We believe that this project at Conejo Community Park can be designed in a way to be sustainable, energy efficient, and environmentally sensitive. The community center can be powered by solar energy, and have battery backup systems to operate as an emergency operations center in the event of a disaster. This sustainable future is a resilient future where the park and community center will help the community endure hard times while being a symbol of how the community cares for each other.

A.3 CONSULTANT SCOPE OVERVIEW

ENVIRONMENTAL



- ARBORIST ANALYSIS

The arborist had prepared a tree survey identifying the size, species, and health of all the trees in and around the community center, stage, and creek.

- CEQA ANALYSIS

The environmental consulting group has begun their task of preparing CEQA documentation but awaits the decision of the final building placement.



ARCHITECTURE AND ENGINEERING (A/E)

- ARCHITECTURE

The design team has refined the original design from the RFP with multiple series of input from the client. The design has been analyzed for material choices for the exterior with no definitive answer yet.



- LANDSCAPE

The landscape team has refined the program at the park and made schematic design suggestions for plazas, playgrounds, creek, and walkways. Plantings have not definitively been chosen.



- CIVIL / SURVEY

The civil engineering team has been advising on parking lot configuration. The survey team has performed the initial survey.

- STRUCTURAL

The structural team has begun their analysis and has begun to make recommendations.



- MECHANICAL / ELECTRICAL / PLUMBING

The MEP team has begun to make recommend.

ADDED VALUE APPROACH

- FINANCIAL PROGRAM DOCUMENT

Our team knows the value of thinking outside the box. In this project we have prepared a financial programming document for the Parks District to analyze and utilize to inform the potential revenue streams available due to the park and community center. We have cross referenced the existing costs with that of similar parks districts (City of Newport Beach) to help show potential revenue streams in the future building.



- SUSTAINABLE DOCUMENTATION/CERTIFICATION

Another added value is that our team designs with the Living Building Challenge certification checklist in mind for all projects. We are trained that way. This means that during the design we will identify sustainable goals and bring the knowledge of LEED or Living Building Challenge design to the final product. The team has begun to analyze the building's formal design to help with solar power array orientation, rainwater management, and carbon neutral building products and methods.





Rendering of the proposed community center at Conejo Community Park. Andrew Goodwin Designs

SECTION 2

COMMUNITY CENTER PROGRAM



B. PROGRAM ANALYSIS

A THREE-STEP PROCESS

We define architectural programming as the research and decision making process that identifies the scope of work to be designed. This is a “problem seeking” process, and AGD’s team was brought into the process after the problems began to be determined. This document takes a three-step process in programming the community center. These steps include: **research and verification of project type, identification of strategies, and a summary of the program.**

RESEARCH

APPLICABLE CODES

2019 California Building Code
2019 California Mechanical Code
2019 California Plumbing Code
2019 California Electrical Code
2019 California Energy Code
2019 California Green Building Standards Code
City of Thousand Oaks Municipal Code, 2020 558 supplements, 2020 version.

SITE DATA

Address: 1175 Hendrix Ave, Thousand Oaks, CA
APN: 5240090255
Zoning: P-L (Public Industrial)
Lot Size: 48.37 acres

PARKING CODE

REQUIRED PARKING

CITY MUNICIPAL CODE			AREA / COUNT	RATIO	SPACES REQ.
INSTUTIONS	LIBRARIES, MUSEUM, ECT.	1 space / 225 S.F.	11,326 S.F.	1 / 225	50
				TOTAL	50

Total Existing Parking = Greater than 150 spaces

New/Proposed Parking = 164 spaces

RELEVANT RESEARCH

The following links are provided from the Whole Building Design Guide website as an analytical tool for the spaces of this building.

LOBBY - wbdg.org/space-types/lobby

CONFERENCE / CLASSROOM - wbdg.org/space-types/conference-classroom

CHILD CARE - wbdg.org/space-types/child-care

OFFICE - wbdg.org/space-types/office

PLAZA - wbdg.org/space-types/plaza

PROGRAM COMPONENTS

CATEGORICAL BREAKDOWN:

The following is a breakdown of the main program components of the community center. This helps to organize the building's function based on a larger scale definition.



BUSINESS

OFFICES AND RECEPTION DESK:

These spaces are not only important for the management and organization of the community center's activities, it is also the first point of contact for visitors. Here people are welcomed into the community and invited to participate in all that Conejo Community Center has to offer.



EDUCATION

CLASSROOMS AND GALLERIES:

Educational interaction can be flexible in a multipurpose building such as this. Galleries in lobbies and circulation corridors can provide new information and encouragement to all who enter the center. While classroom spaces can serve the changing needs of the community that uses them.



INDOOR GATHERING

MULTIPURPOSE ROOMS:

The large multipurpose halls can be extremely flexible depending on the demand of the community. The center could host large audiences for business conferences and educational seminars, while also accommodating receptions for weddings or school dances.



OUTDOOR GATHERING

PLAZAS, PLAYGROUNDS, AND LANDSCAPING:

The community center is not limited to the boundaries of its exterior walls. The activities indoors and outdoors can have direct contact with each other. The community could regularly gather in a large group from the stage to the plaza to the decks and into the community rooms.



SERVICE

MECHANICAL, GROUNDSKEEPING, AND STORAGE:

With such a high capacity for serving the community, the center and park also require upkeep and preparation space. Service areas allow for a variety of needs to be met with high levels convenience, which is important in considering the staff as well as the community.

PROGRAM COMPONENTS

ORIGINAL PROGRAM:

The following table illustrates the original program that the Conejo Recreation and Park District prepared for the building. Our team has broken down the spaces into categories per the previous page's analysis. One major consideration is that mechanical areas and circulation were not included in full during the Conejo Recreation and Park District's original analysis.

DESCRIPTION	CATEGORY	AREA (APPROX. SQ FT)		CAPACITY (BANQUET/ASSEMBLY)		NOTES
		EXISTING	PROPOSED	EXISTING	PROPOSED	
OVERALL CENTER		6,955	9,620	-	-	PROPOSED IS 138% AREA OF EXISTING CENTER
MULTI-PURPOSE ROOM (MP1)	INDOOR GATHERING	2,880	2,900	150/200	241/322	JAZZERCISE / FENCING / TABLE TENNIS WOOD/ACTIVE FLOOR SQUARE LAYOUT MAXIMIZE SPACE
STORAGE (MP1)	SERVICE	1,210	970	-	-	LARGE IN ONE LOCATION VS SMALLER IN MULTIPLE LOCATIONS
OFFICES	BUSINESS	400	310	-	-	SUPERVISOR/COORDINATOR/SPECIALISTS
STAFF AREA	BUSINESS	270	310	-	-	PARTTIME STAFF WORK AREA
LOBBY	BUSINESS	320	305	-	-	OPEN HALLWAY WITH SEATING
KITCHEN	SERVICE	505	300*	-	-	LOCATION DEPENDENT ON HEALTH DEPT.
RESTROOM (MP1)	SERVICE	315	400	-	-	MAIN 1ST FLOOR RESTROOM
CLASS 1 (PRE-SCHOOL)	EDUCATION	695	755*	50	55	PRIVATE ENTRY / ACCESS
STORAGE CLASS 1	SERVICE	-	55*	-	-	
CLASS 2 (PRE-K)	EDUCATION	360	600*	20	33	PRIVATE ENTRY / ACCESS
STORAGE CLASS 2	SERVICE	-	110*	-	-	
GROUND / MAINTENANCE	SERVICE	525**	755**	-	-	CONCEALED / CENTRAL LOCATION
OVERALL 1ST FLOOR		6,955	5,195	-	-	
MULTI-PURPOSE ROOM 2	INDOOR GATHERING	-	2,285	-	190/254	SPECIAL EVENT / RENTAL / MEETING ROOM - CARPET/PASSIVE FLOOR
STORAGE MP2	SERVICE	-	255	-	-	SIZED FOR TABLES/CHAIRS ONLY?
RESTROOMS MP2	SERVICE	-	180	-	-	SECONDARY 2ND FLOOR RESTROOMS
RESTROOMS JACK AND JILL	SERVICE	-	185	-	-	ACCESS FROM BOTH CLASSROOMS
OVERALL 2ND FLOOR		-	4,425	-	-	

*INCLUDED IN OVERALL 2ND FLOOR
**NOT INCLUDED IN OVERALL 1ST FLOOR



CONEJO COMMUNITY PARK ASSESSMENT CONCEPTUAL CENTER FLOORPLANS 2019 1127

The new program analysis of spaces and square footage can be found in Section 2B on pages 16-19. This analysis above has helped to inform and direct the design of the new community center.

STRATEGIES FOR PROGRAM

GOALS:

- FORM AND IMAGE

The CRPD has said that the community center must feel residential in nature based on its proximity to the neighborhood. The other desire is that from the grass amphitheater, the community center looks distinguished and provides a sense of pride for the community.

- FUNCTION

The CRPD has made it clear that this must remain a community center for the Conejo Community Park and provide the same services as before. This does not prevent allowing further services or opportunities but it must not take any existing function away. The existing center has preschool classrooms, offices, and multipurpose rooms.

- ORGANIZATION

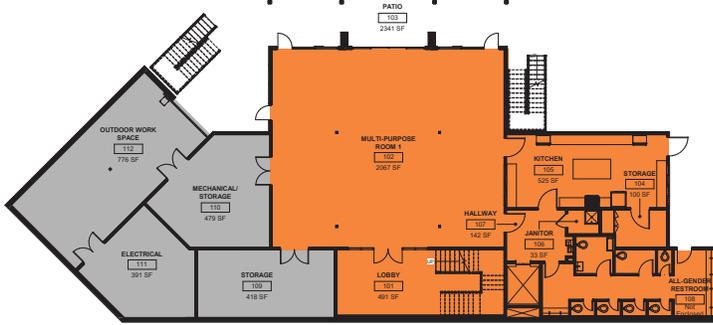
The design team believes it is pertinent to organize this building so that the spaces can be shut off as needed for security and systems efficiency. Portions of the building must remain semi-private for the safety of staff and the children.

- ECONOMIC GOALS

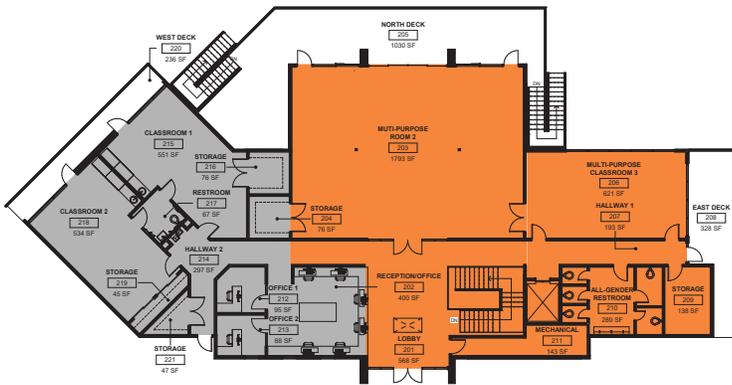
It is economical to analyze this building for potential use, rental, and flexibility of occupants. The building could be rented out for more events if it becomes desired by the community. It can also be designed very sustainable to hopefully keep maintenance and energy utility costs low.

The following pages help to illustrate the strategies the design team utilized in designing the community center. Section 2D will expand upon the function and use of the building and how this could economically benefit the CRPD.

PUBLIC VS PRIVATE DIAGRAM



LEVEL 1
NOT TO SCALE

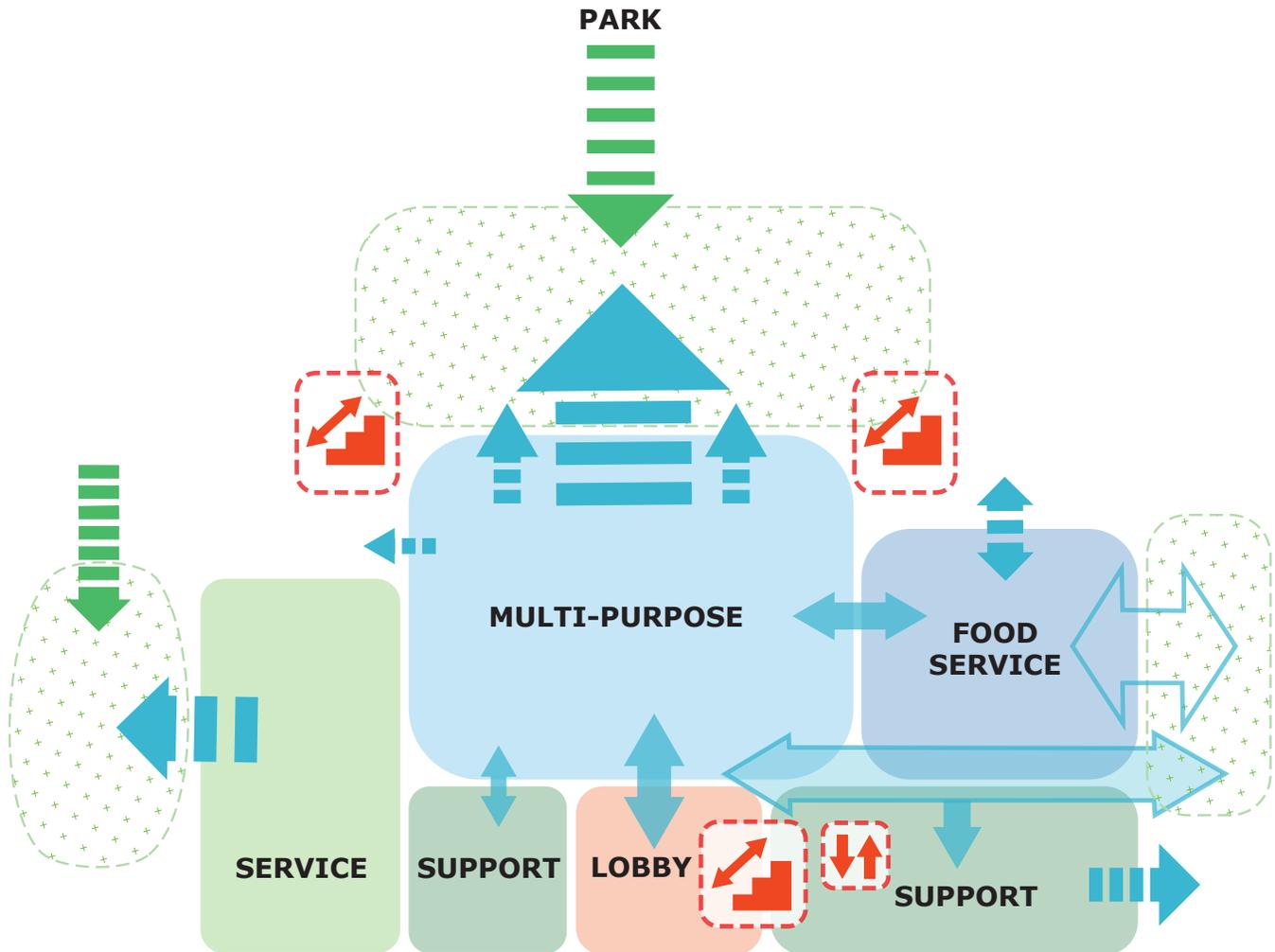


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PUBLIC
 PRIVATE

PROGRAM ADJACENCIES LEVEL 1



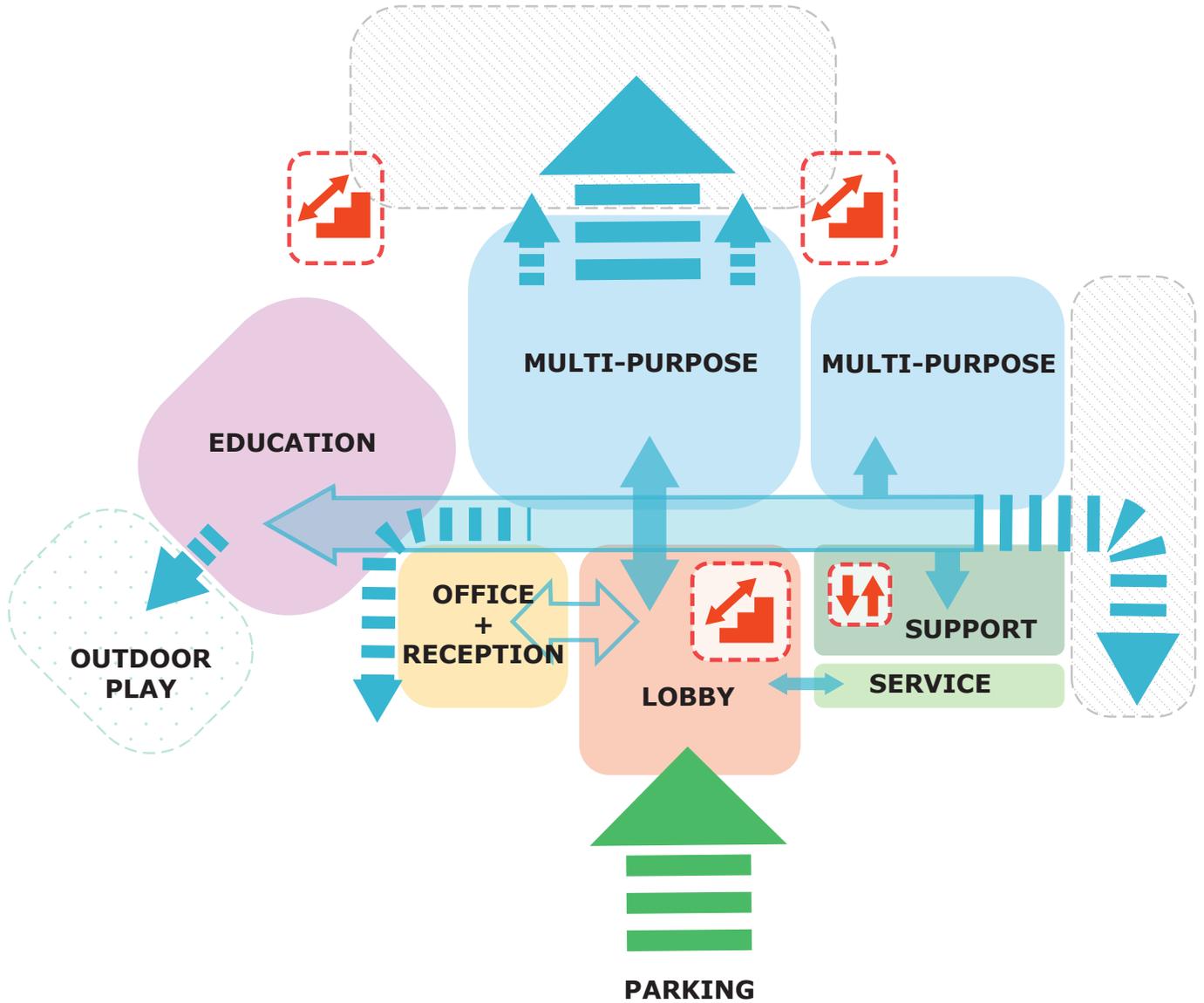
PROGRAM

LOBBY	SERVICE
OFFICE/RECEPTION	SUPPORT
MULTI-PURPOSE	OUTDOOR PLAY
FOOD SERVICE	COVERED PATIO
EDUCATION	DECK

CIRCULATION

STAIRS
ELEVATOR
INTERIOR TO INTERIOR
INTERIOR TO EXTERIOR
INTERIOR HALLWAY
SERVICE WINDOW
EXTERIOR TO INTERIOR

PROGRAM ADJACENCIES LEVEL 2



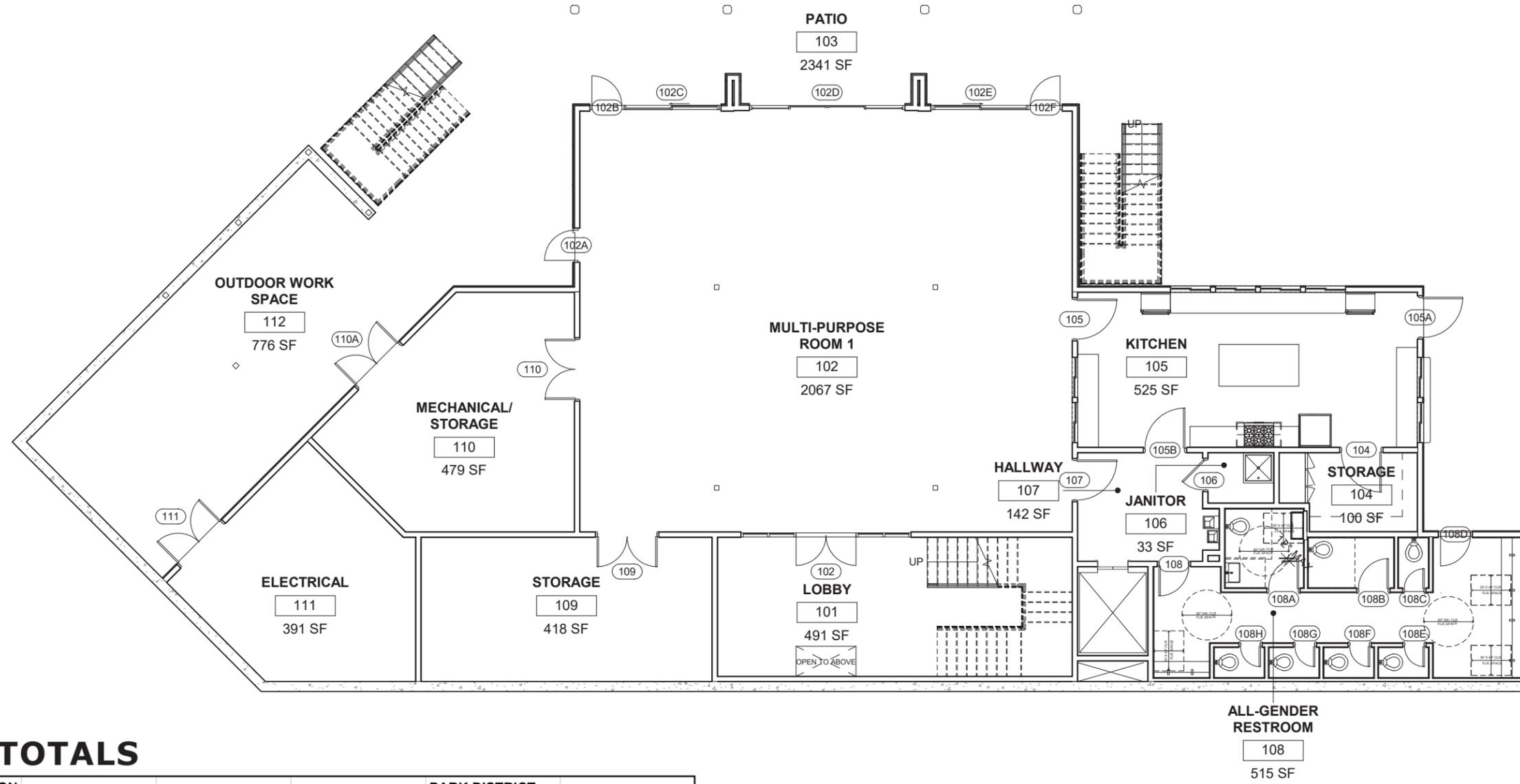
PROGRAM

 LOBBY	 SERVICE
 OFFICE/RECEPTION	 SUPPORT
 MULTI-PURPOSE	 OUTDOOR PLAY
 FOOD SERVICE	 COVERED PATIO
 EDUCATION	 DECK

CIRCULATION

 STAIRS
 ELEVATOR
 INTERIOR TO INTERIOR
 INTERIOR TO EXTERIOR
 INTERIOR HALLWAY
 SERVICE WINDOW
 EXTERIOR TO INTERIOR

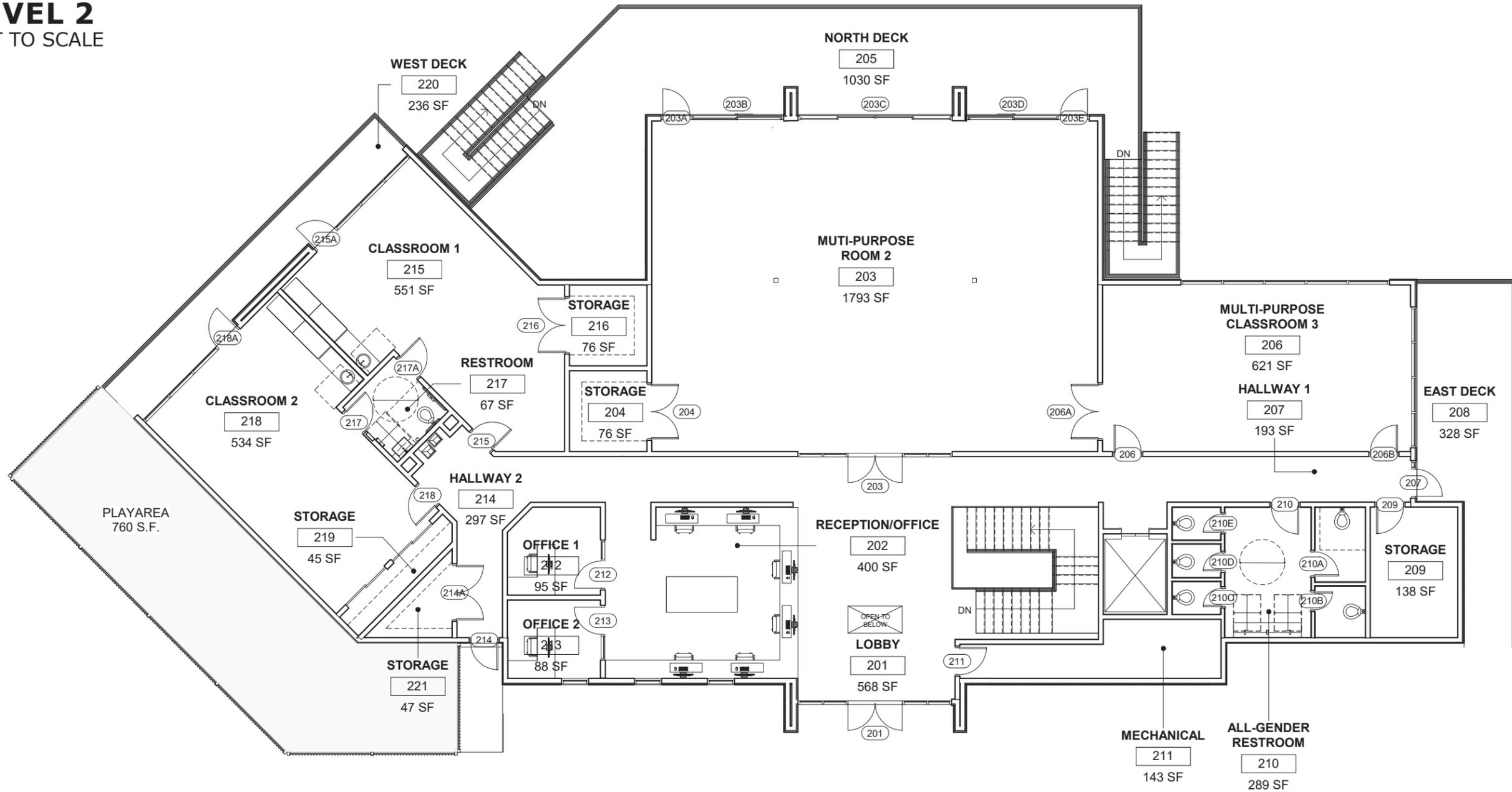
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AREA TOTALS

AGD DESIGN		PARK DISTRICT			
ROOM #	NAME	OCCUP. CLASS	AREA	Existing	Proposed
101	LOBBY	ASSEMBLY	491	-	-
102	MULTIPURPOSE 3	ASSEMBLY	2067	-	2285
103	PATIO	ASSEMBLY	2341	-	-
104	STORAGE	STORAGE	100	-	-
105	KITCHEN	KITCHEN	525	505	300
106	JANITOR	STORAGE	33	-	-
107	HALLWAY	ACCESSORY	142	-	-
108	RESTROOM	ACCESSORY	515	315	400
109	STORAGE	STORAGE	418	-	-
110	MECHANICAL	STORAGE	479	525	755
111	ELECTRICAL	STORAGE	391	-	-
112	OUTDOOR WORK	STORAGE	776	-	-
	Non Program SF	(hallways, etc)	2483		
		Storage total	2197		
		TOTAL LEVEL 1	8278		

LEVEL 2
NOT TO SCALE



AREA TOTALS

AGD DESIGN		PARK DISTRICT			
ROOM #	NAME	OCCUP. CLASS	AREA	Existing	Proposed
201	LOBBY	ASSEMBLY	568	320	305
202	RECEPTION	BUSINESS	400	270	310
203	MULTIPURPOSE 1	ASSEMBLY	1793	2880	2900
204	STORAGE	STORAGE	76	-	-
205	NORTH DECK	ASSEMBLY	1030	-	-
206	MULTI CLASSROOM	ASSEMBLY	621	-	-
207	HALLWAY 1	ACCESSORY	193	-	-
208	EAST DECK	ASSEMBLY	328	-	-
209	STORAGE	STORAGE	138	-	-
210	RESTROOM	ACCESSORY	289	-	185
211	MECHANICAL	STORAGE	143	-	-
212	OFFICE 1	BUSINESS	95	-	-

213	OFFICE 2	BUSINESS	88	400	310
214	HALLWAY 2	ACCESSORY	297	-	-
215	CLASSROOM 1	EDUCATION	551	695	755
216	STORAGE	STORAGE	76	-	55
217	RESTROOM	ACCESSORY	67	-	180
218	CLASSROOM 2	EDUCATION	534	360	600
219	STORAGE	STORAGE	45	-	110
220	WEST DECK	ASSEMBLY	236	-	-
221	STORAGE	STORAGE	47	-	-
222	PLAY AREA	ASSEMBLY	760	-	-
Non Program SF (hallways, etc)			2844		
Storage total			382		
TOTAL LEVEL 2			8375		
TOTAL BLDG:			16653		

C. BUILDING ACTIVITIES AND USES

In determining the potential activities that could fill the new community building and park, our team examined the current activities available at Conejo Community Center, as well as those offered by other communities in similar scale spaces.

The CRPD has made it clear that the existing classroom uses, the fencing and exercise use in the multipurpose rooms, and the seasonal camps must remain. The park will also continue to be used for camps and the summer concert series.

The introduction of newer activities comes mostly from the multipurpose rooms and the ability to use both indoor and outdoor spaces together. The multipurpose rooms could be used for conferences, receptions, and school events.

This expansion of new and existing activities within in the building and in the park will increase the frequency of interaction and the investment of ownership by the community as a whole.

PROPOSED ACTIVITIES



COMMUNITY CLASSES

Daily Preschool - *Existing Use*
Weekly Exercise Classes - *Existing Use*
Seasonal Youth Camps - *Existing Use*
Community Club Meetings - *Existing Use*



BUSINESS GATHERINGS

Large Conferences - *New Use*
Small Corporate Retreats - *New Use*



RECEPTIONS

School Dances and Fairs - *New Use*
Birthday Celebrations - *New Indoor Use*
Cultural Events - *New Use*
Wedding Rehearsals and Receptions - *New Use w/ Kitchen*



PARK CONNECTIONS

Weekly Concerts - *Existing Use*
Outdoor Movies - *New Use w/ Integral Screen at New Scale*
Food Truck Events - *New Use w/ Kitchen*
Weddings - *Outdoor or Outdoor + Indoor*

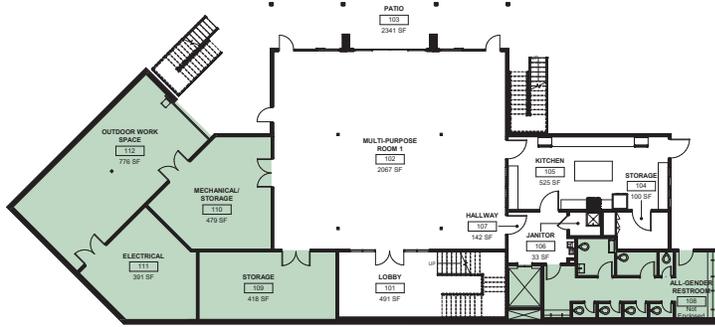
ADDING VALUE

The design team always thinks outside the box when it comes to community amenities. This building is designed to be flexible in use, and a resource that the residents of Conejo Valley can rent-out. The design of the building is currently organized to help promote operations by the Parks District to be efficiently located together while the rest of the design is oriented to allow for multiple scenarios of use.

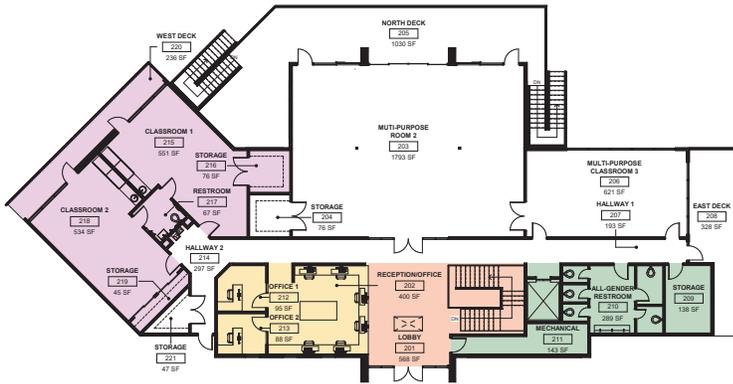
The following use scenarios are examples of many options that our team can use to help analyze the financial benefit this building can be to the Parks District. They include:

1. Daily Use
2. Business Conferences
3. Reception Venue
4. Concert Events

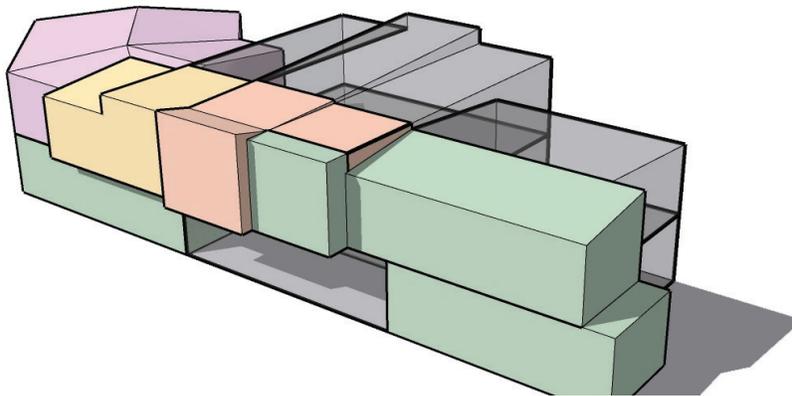
USE DIAGRAMS



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LEVEL 2
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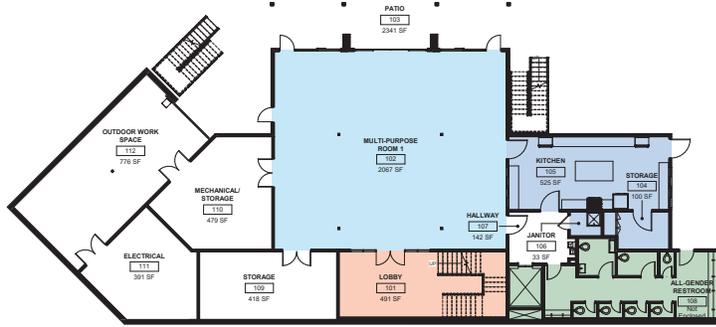


DAILY USE

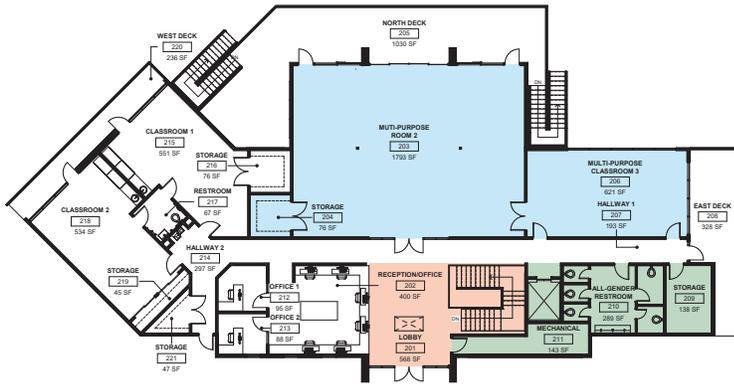
On a normal business day the facility will house offices for the park district staff. These office spaces and the classrooms that are used for preschool and other meetings are located on one side of the building so that the rest of the facility can stay in a "closed" state. This will help with promoting energy efficiency in the building and will keep down maintenance costs.

- MULTIPURPOSE**
- FOOD SERVICE**
- LOBBY**
- OFFICE / RECEPTION**
- EDUCATION**
- SUPPORT**

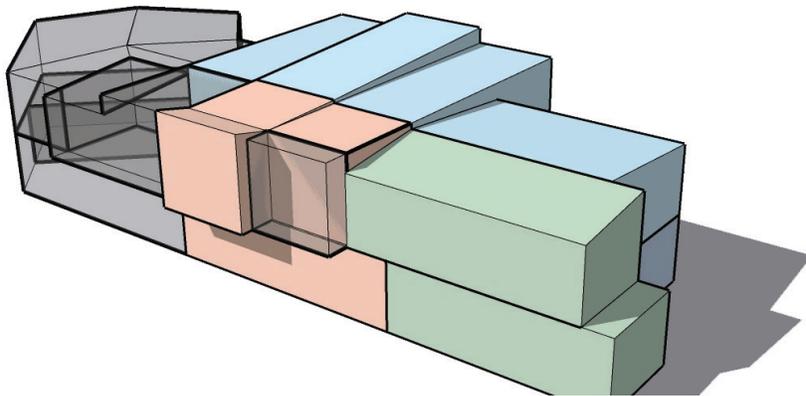
USE DIAGRAMS



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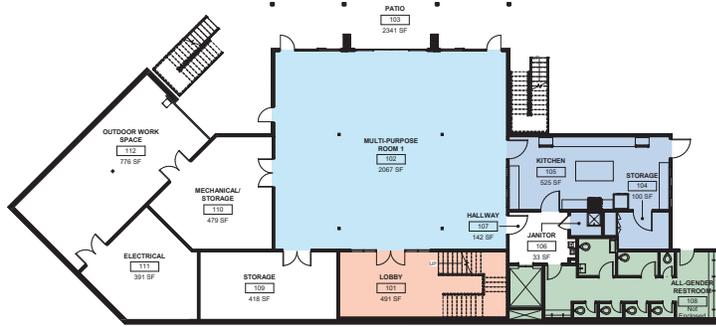


- MULTIPURPOSE**
- FOOD SERVICE**
- LOBBY**
- OFFICE / RECEPTION**
- EDUCATION**
- SUPPORT**

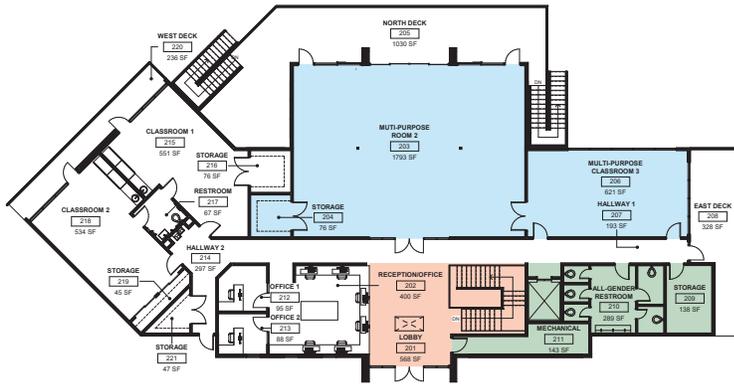
BUSINESS CONFERENCE

The top floor can be completely shut off for use during the day if an event calls for it. Not only can the multipurpose spaces be used for jazzercise, yoga, fencing, and many other existing programs, but it can also be rented as a business conference venue. Small business organization, large corporate companies, and professional service affiliations could all potentially rent out the space for day or weekend conferences.

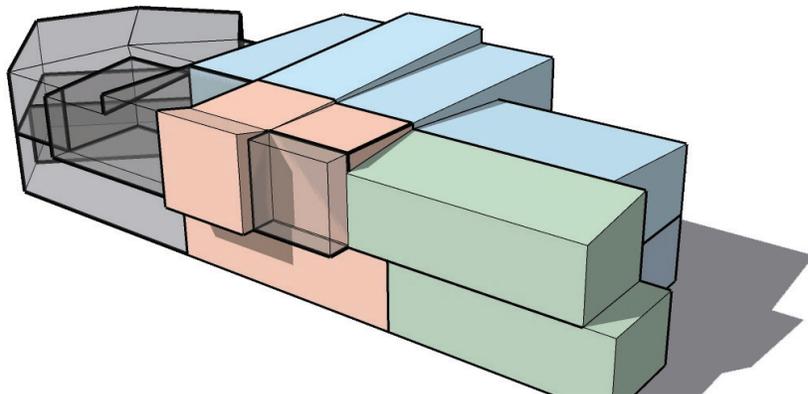
USE DIAGRAMS



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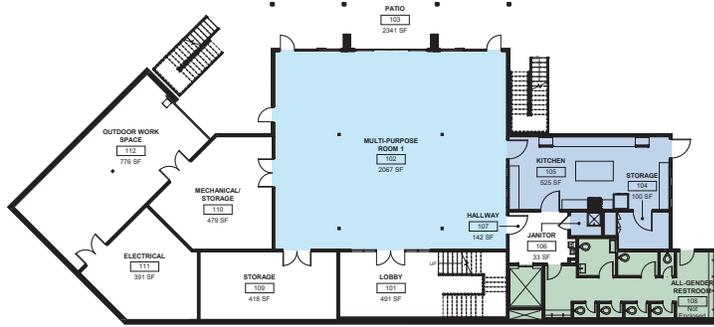


RECEPTION VENUE

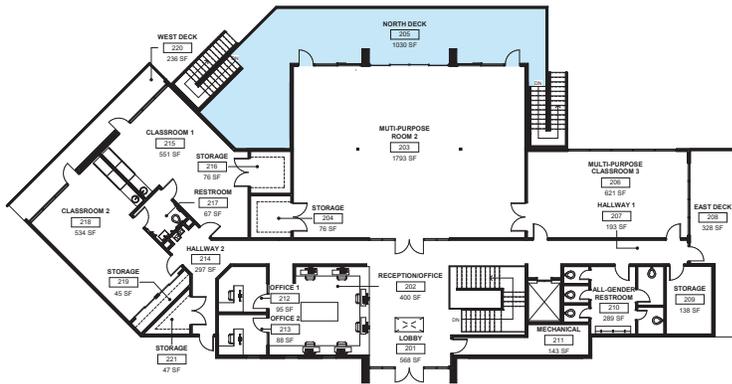
Weddings, birthdays, anniversaries, and many other ceremonies are always looking for venues. This park has the ability to host these events in an outdoor or indoor setting while ALSO using the community center building for a reception venue. The catering kitchen, the restrooms, and the large multi-purpose spaces are well organized to allow for any ceremony's reception to take place.

- MULTIPURPOSE**
- FOOD SERVICE**
- LOBBY**
- OFFICE / RECEPTION**
- EDUCATION**
- SUPPORT**

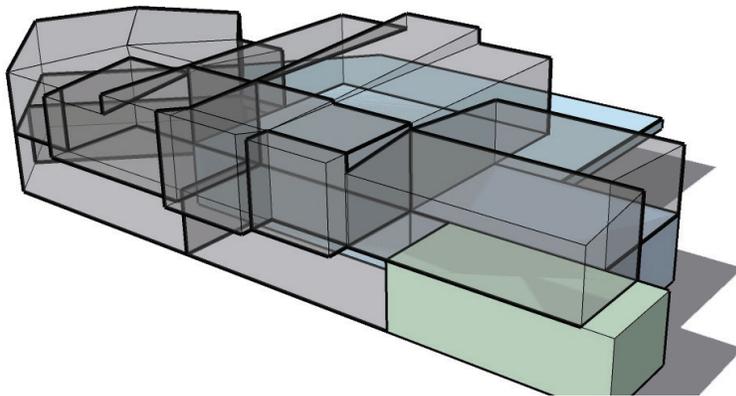
USE DIAGRAMS



LEVEL 1
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LEVEL 2
NOT TO SCALE



- MULTIPURPOSE**
- FOOD SERVICE**
- LOBBY**
- OFFICE / RECEPTION**
- EDUCATION**
- SUPPORT**

CONCERT VENUE

The summer concert series is a beloved event, and a great way to use the park. The building has been designed to allow for the lower floor to be open during the event as a gathering, refreshment, and relief space for the concert-goers. The upper floor's multi-purpose space can easily be incorporated to expand the event for local vendors and merchandise in an effort to grow the concert venue or potential performers.

D. FINANCIAL ANALYSIS

With the economic goal to add financial value to the community center, our design team has proposed a rate per square foot for each type of rentable space. These numbers come from research of the rental rates at community event centers in comparable city community park districts.

The financial analysis assumes the inclusion of kitchen services and equipment such as chairs, tables, podiums, speakers, projectors, etc. The outdoor deck and patio areas are included and will be adjacent uses.

We envision that there could be a need to rent kitchen space separately from the multipurpose rooms, particularly for concessions and vendors at outdoor events.

EXISTING RATES

CONEJO COMMUNITY CENTER			
TOTAL FACILITY RATE	\$130.50	\$87.00	\$65.50
MAIN HALL	\$74.50	\$49.50	\$37.00
KITCHEN	\$33.00	\$22.00	\$16.50
ROOM 1	\$25.50	\$17.00	\$13.00
ROOM 2	\$25.50	\$17.00	\$13.00
PICNIC AREA 1 (Capacity: 200)	\$58.50	\$39.00	\$29.50
PICNIC AREA 2 (Capacity: 40)	\$33.00	\$22.00	\$16.50
PICNIC AREA 3 (Capacity: 40)	\$33.00	\$22.00	\$16.50
PICNIC AREAS 4 or 5 or 6 (Flat Rate)	\$27.50	\$27.50	\$27.50

COMPARABLE RATES

The design team examined similar rates from the City of Newport Beach.

MARINA PARK COMMUNITY CENTER & PARK

AREA	COMMERCIAL		PRIVATE		NON-PROFIT		YOUTH SERVING ORG/NMUSD
	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Event Room	\$386/hour	\$709/hour	\$246/hour	\$421/hour	\$140/hour	\$316/hour	\$81/hour
Large Class Room	\$147/hour	\$261/hour	\$90/hour	\$157/hour	\$52/hour	\$116/hour	\$26/hour
Medium Class Room	\$111/hour		\$71/hour		\$40/hour		\$21/hour
Small Classroom	\$87/hour		\$54/hour		\$32/hour		\$14/hour
Grass Area*	\$253/hour	\$474/hour	\$81/hour	\$132/hour	\$72/hour	\$113/hour	\$54/hour
Picnic Area	\$220/hour		\$45/hour		\$39/hour		\$15/hour
ADDITIONAL FEES Admin fee/reservation: \$5 Cleaning fee: \$150 SECURITY GUARDS Events with alcohol require two guards (4 hour minimum): \$44.26/hour for two guards							
SECURITY DEPOSIT Picnic Area: \$100 Small Class Room: \$100 Medium Class Room: \$100 Large Class Room: \$185 Event Center - without alcohol: \$200 Event Center - with alcohol: \$400							
CANCELLATION FEES Less than 30 day notice: 25% of rental Less than 72 hours notice: Entire Rental Fee REFUND PROCESSING FEE \$10 - Facility rentals under \$75 \$20 - Facility rentals of \$75 and over							
*Grass area reservations require reserving the Event Room as well.							

OASIS COMMUNITY CENTER

AREA	COMMERCIAL		PRIVATE		NON-PROFIT		YOUTH SERVING ORG/NMUSD
	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Event Center	\$395/hour	\$709/hour	\$220/hour	\$362/hour	\$147/hour	\$225/hour	\$81/hour
Large Meeting Room	\$296/hour	\$571/hour	\$138/hour	\$270/hour	\$72/hour	\$144/hour	N/A
Small Classroom	\$175/hour	\$350/hour	\$86/hour	\$173/hour	\$54/hour	\$103/hour	N/A
ADDITIONAL FEES Admin fee/reservation: \$5 Cleaning fee: \$150							
SECURITY DEPOSIT Event Center - without alcohol: \$200 Event Center - with alcohol: \$400 Large Meeting Room: \$185 Small Classroom: \$100							
CANCELLATION FEES Less than 30 day notice: 25% of rental Less than 72 hours notice: Entire Rental Fee REFUND PROCESSING FEE \$10 - Facility rentals under \$75 \$20 - Facility rentals of \$75 and over							
SECURITY GUARDS Events with alcohol require two guards (4 hour minimum): \$44.26/hour for two guards Parties of 200 or more without alcohol require one guard (4 hour minimum): \$22.13/hour for one guard							

RENTAL FEE SCHEDULE

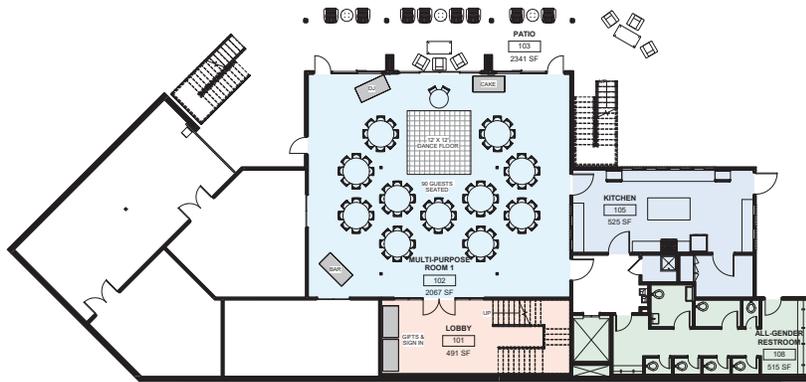
These are suggested rates based on our analysis.

				Non Resident	Resident	Non-Profit	Youth
EVENTS /PARTIES:	MULTIPURPOSE 1	138	2,067	\$310	\$207	\$103	\$62
	*PATIO	156	2,341				
	MULTIPURPOSE 2	120	1,793	\$269	\$179	\$90	\$54
	*NORTH DECK	69	1,030				
	MULTIPURPOSE 3	41	621	\$93	\$62	\$31	\$19
PRESCHOOL:	CLASSROOM 1	28	551	\$66	\$44	\$28	\$17
	CLASSROOM 2	27	534	\$64	\$43	\$27	\$16
	*PLAY AREA	51	760				
CLASSROOMS:	MULTIPURPOSE 3	41	621	\$75	\$50	\$31	\$19
	CLASSROOM 1	28	551	\$66	\$44	\$28	\$17
	CLASSROOM 2	27	534	\$64	\$43	\$27	\$16
	*PLAY AREA	51	760				
EXERCISE CLASS:	MULTIPURPOSE 3	41	621	\$124	\$93	\$62	\$37
	CLASSROOM 1	28	551	\$110	\$83	\$55	\$33
	CLASSROOM 2	27	534	\$107	\$80	\$53	\$32
	*WEST DECK	16	236				
	*PLAY AREA	51	760				
KITCHEN:	FULL SERVICE	-	525	\$158	\$105	\$79	\$42
	CONCESSIONS	-	525	\$32	\$21	\$16	\$11
	FOOD TRUCK	-	-	\$275	\$225	\$200	\$150
PICNIC:	TABLES	-	-	\$90	\$45	\$40	\$15
STAGE:	PERFORMANCE	-	-	\$500	\$300	\$100	\$50
	WEDDING	-	-	\$500	\$300	-	-

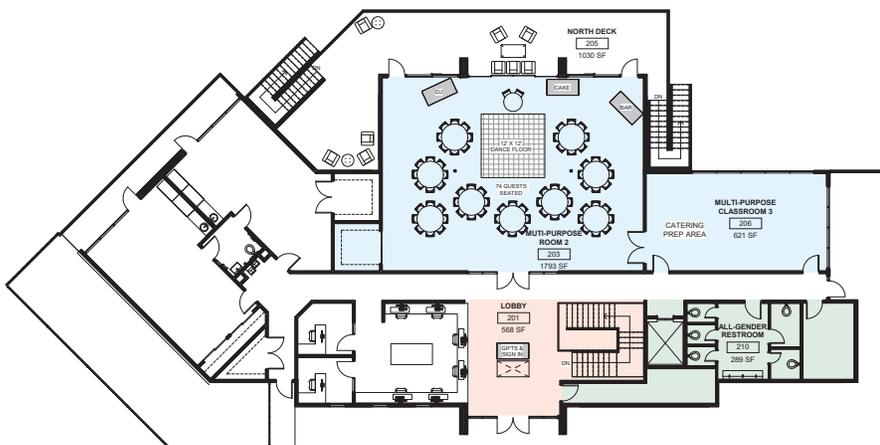
*Decks and play area will be included as accessory to adjacent use spaces.

	Rate per Square Foot			
	Non Resident	Resident	Non-Profit	Youth
Event Space	0.15	0.1	0.05	0.03
Outdoor	0.05	0.04	0.03	0.02
Preschool	0.12	0.08	0.05	0.03
Outdoor	0.05	0.04	0.03	0.02
Classrooms	0.12	0.08	0.05	0.03
Outdoor	0.05	0.04	0.03	0.02
Exercise Rooms	0.2	0.15	0.1	0.06
Outdoor	0.05	0.04	0.03	0.02
Full Kitchen	0.3	0.2	0.15	0.08
Concessions	0.06	0.04	0.03	0.02

FISCAL CASE STUDY



LEVEL 1
NOT TO SCALE



LEVEL 2
NOT TO SCALE

WEDDING VENUE

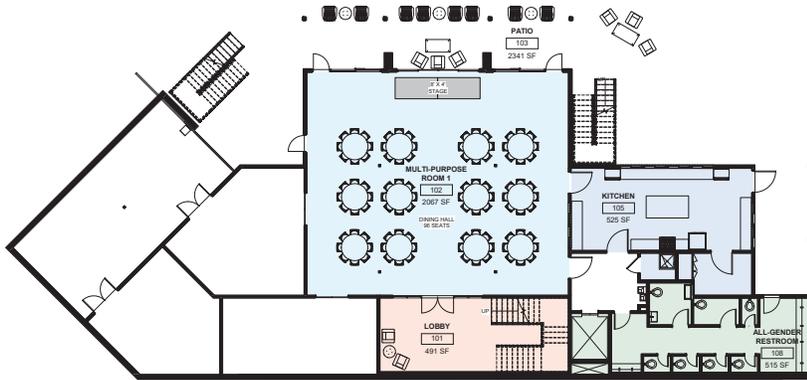


As wedding venue costs continue to rise, the Conejo Community Park could provide a wonderful option at a lower comparable rate.

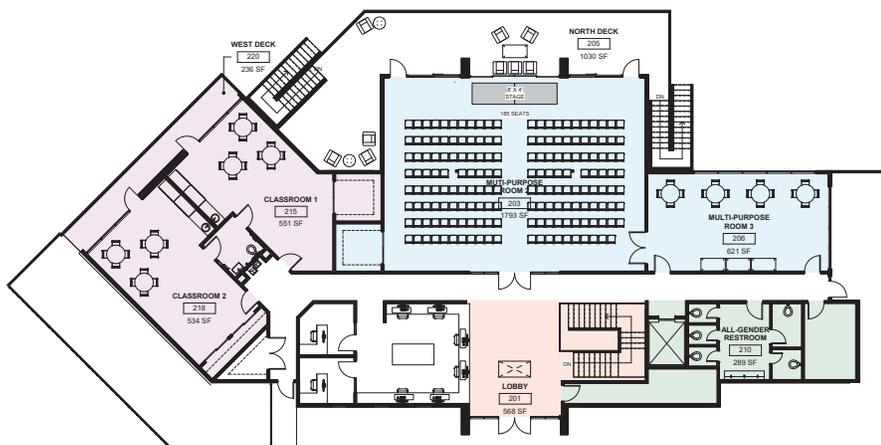
The multipurpose rooms could serve as dining and dance reception spaces, while the park could act as a ceremony site.

WEDDING VENUE		(max capacity)	(rentable s.f.)	RENTAL PRICE PER HOUR		(hours used)	TOTAL	
				Non Resident	Resident		Non Resident	Resident
CEREMONY:	STAGE/ GAZEBO	-	-	\$500	\$300	2	\$1,000	\$600
RECEPTION:	MULTIPURPOSE 2	74-90	1,793	\$325	\$250	8	\$2,600	\$2,000
	NORTH DECK	69	1,030					
KITCHEN:	FULL CATERING	-	525	\$200	\$150	8	\$1,600	\$1,200
ADDITIONAL FEES:	SECURITY (if alcohol)	-	-	\$44	\$44	8	\$352	\$352
	SET UP/CLEANING	-	-	-	-	-	\$200	\$200
							\$5,752	\$4,352

FISCAL CASE STUDY



LEVEL 1
NOT TO SCALE



LEVEL 2
NOT TO SCALE

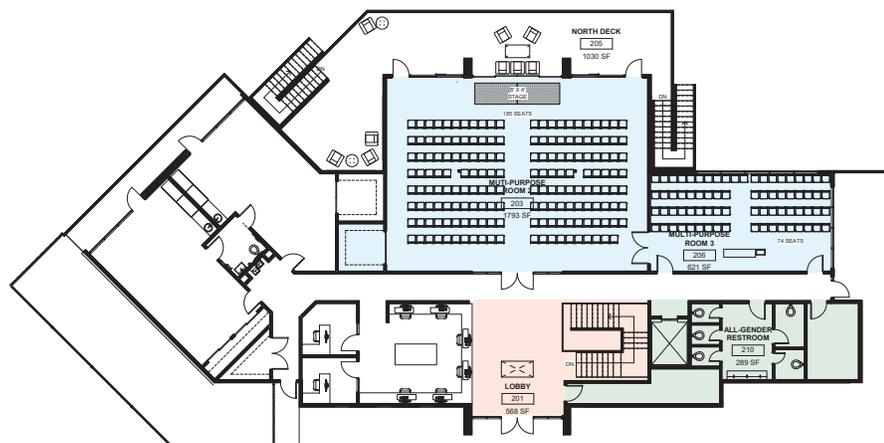
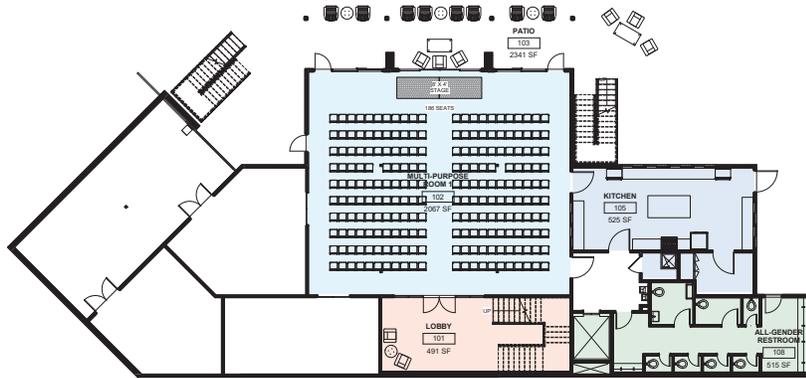
KIDS CAMP



Outside of the typical camps put on by CRPD, the center and park could be rented by outside organizations like the Boy Scouts, local churches, and STEM groups.

5-DAY SUMMER CAMP		(max capacity)	(rentable s.f.)	RENTAL PRICE PER HOUR		(hours used)	TOTAL	
				Non Profit	Youth		Non Profit	Youth
PERFORMANCE:	STAGE	-	-	\$100	\$50	30	\$3,000	\$1,500
EVENT SPACE:	MULTIPURPOSE 1	105	2,067	\$103	\$62	30	\$3,090	\$1,860
	MULTIPURPOSE 2	185	1,793	\$90	\$54	30	\$2,700	\$1,620
CLASSROOMS:	MUTI-PURPOSE 3	41	621	\$31	\$19	30	\$930	\$570
	CLASSROOM 1	28	551	\$28	\$17	30	\$840	\$510
	CLASSROOM 2	27	534	\$27	\$16	30	\$810	\$480
KITCHEN:	FULL CATERING	-	525	\$79	\$42	30	\$2,370	\$1,260
ADDITIONAL FEES:	SET UP/CLEANING	-	-	-	-	-	\$1,000	\$1,000
							\$14,740	\$8,800

FISCAL CASE STUDY



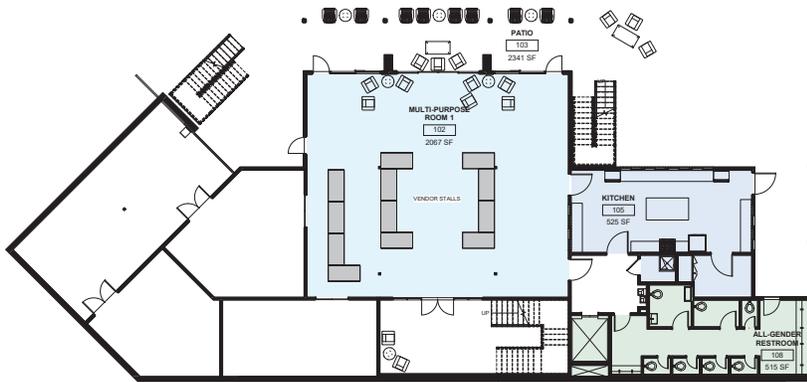
CONFERENCE



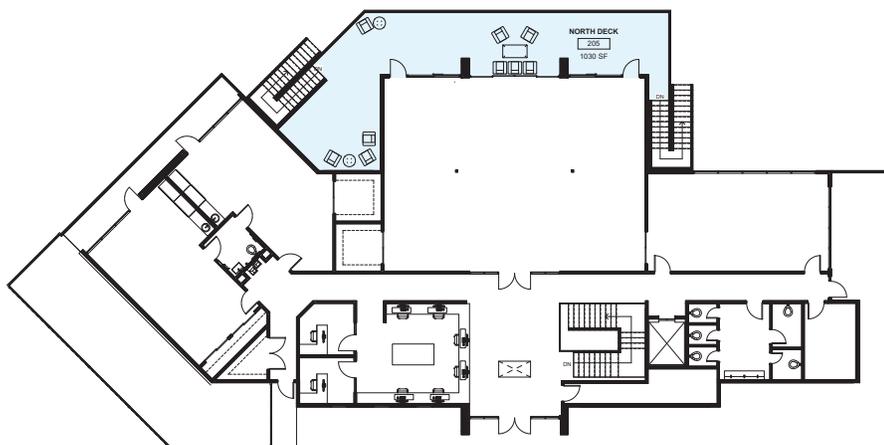
Large organizations and corporate structures are always looking for venues to hold conferences, dinners and ceremonies. A group could rent out all the multipurpose spaces and have speaking and learning events happening all day.

2-DAY BUSINESS CONFERENCE		(max capacity)	(rentable s.f.)	RENTAL PRICE PER HOUR		(hours used)	TOTAL	
				Non Resident	Resident		Non Resident	Resident
EVENT SPACE:	MULTIPURPOSE 1	186	2,067	\$310	\$207	20	\$6,200	\$4,140
	PATIO	156	2,341					
	MULTIPURPOSE 2	185	1,793	\$269	\$179	20	\$5,380	\$3,580
	NORTH DECK	69	1,030					
	MULTIPURPOSE 3	41	621	\$93	\$62	20	\$1,860	\$1,240
KITCHEN:	FULL CATERING	-	525	\$79	\$42	20	\$1,580	\$840
ADDITIONAL FEES:	SET UP/CLEANING	-	-	-	-	-	\$500	\$500
							\$15,520	\$10,300

FISCAL CASE STUDY



LEVEL 1
NOT TO SCALE



LEVEL 2
NOT TO SCALE

CONCERT VENUE

The concert series that already exists could be a perfect example for other concerts or more opportunities. The multipurpose space could be a V.I.P. area while the kitchen and food trucks can cater to the guests.

OUTDOOR CONCERT		(max capacity)	(rentable s.f.)	RENTAL PRICE PER HOUR		(hours used)	TOTAL	
				Non Resident	Resident		Non Resident	Resident
PERFORMANCE:	STAGE	-	-	\$500	\$300	12	\$6,000	\$3,600
RECEPTION:	MULTIPURPOSE 1	138	2,067	\$310	\$207	8	\$2,480	\$1,656
	MULTIPURPOSE 2	120	1,793	\$269	\$179	8	\$2,152	\$1,432
KITCHEN:	CONCESSIONS	-	525	\$32	\$21	6	\$192	\$126
	FOOD TRUCK	3	-	\$275	\$225	6	\$1,650	\$1,350
ADDITIONAL FEES:	SECURITY (if alcohol)	-	-	\$44	\$44	8	\$352	\$352
	SET UP/CLEANING	-	-	-	-	-	\$200	\$200
							\$13,026	\$8,716

E. PARKING ANALYSIS

AGD has worked in partnership with the civil engineering and landscape team members to design a parking scheme that not only suits the local zoning requirements, but also considers the changing demands of the community center and park.

We have accounted for 83 parking spaces, including 4 ADA spaces, a drop off zone at the front entry, and a driveway to the lower plaza area.

OVERALL PARK PARKING LOCATIONS

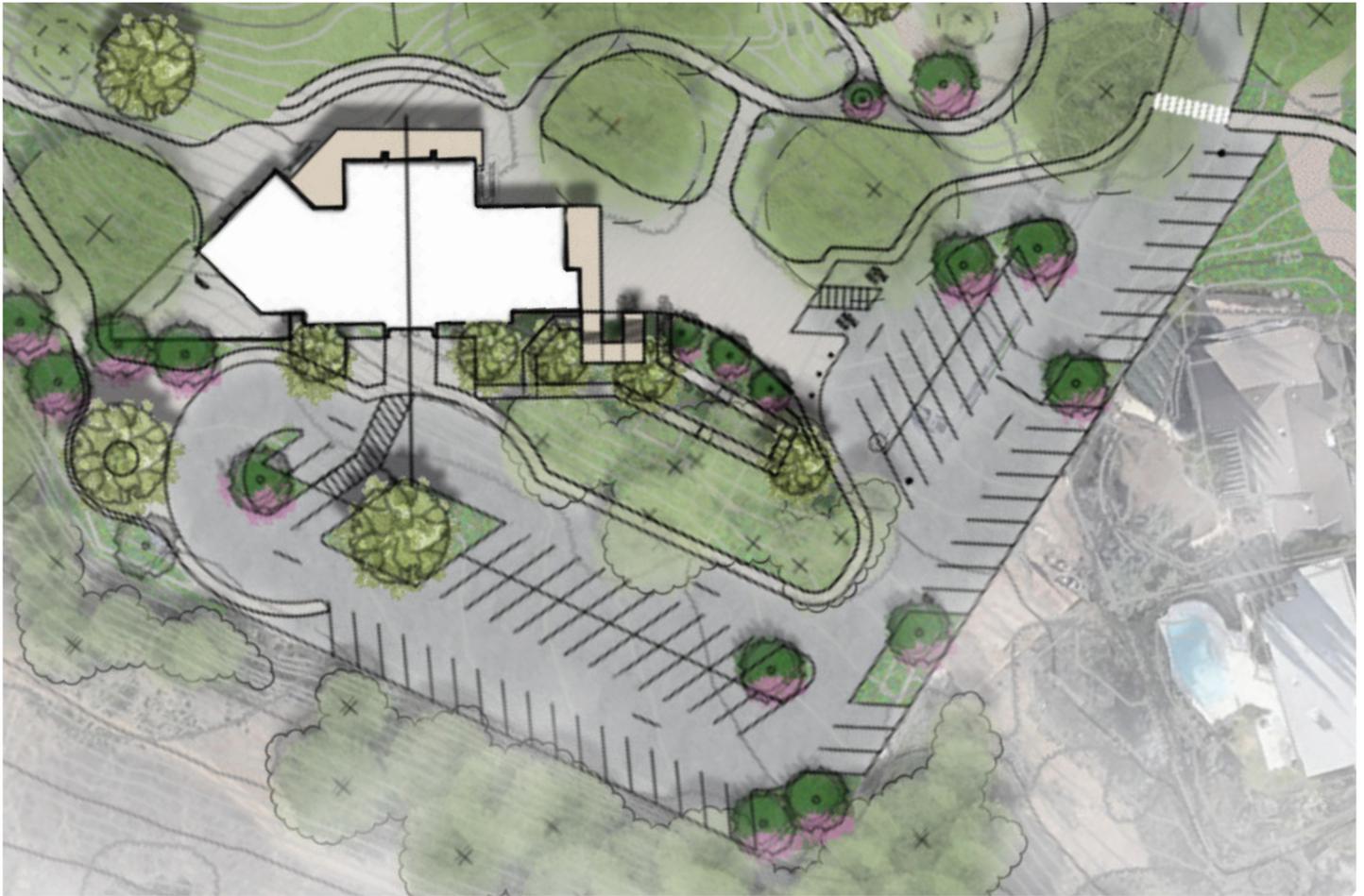


PARKING DESIGN

The existing park infrastructure has over 150 parking spaces throughout the park. There are ADA accessible spaces located in specific locations around the park and they are meant to service as much of the park with accessible paths of travel.

The new parking alterations will only occur around the community center. All other parking lots are being considered as adequate as they exist and will remain.

ENLARGED PARKING CONFIGURATION



NEW COMMUNITY CENTER PARKING

The parking lot configuration at the new community center has been altered to provide equal opportunity for accessibility around the building and landscape as well as new fire access for life safety services.

The upper (southern) parking lot will have a large turn-around location near the playground access that can be used for temporary drop off but is meant to accommodate the turning radius of the fire vehicles. The new accessible spaces and a few EV and low emitting vehicle spaces will be added at the upper lot.

The lower (east) parking lot will be built out into the area where the old community center was located. More parking, ADA accessible spaces, a drop off area, and a driveway access for park and food service vehicles have been added at this parking lot. This new lot at the east of the building will provide greater access to the picnic areas and new plaza.

F. ACCESSORY BUILDINGS

The community center is one component in the overall park. The scope of this project includes and has evolved to include multiple accessory buildings and spaces that have a significant effect on the overall park design, construction, and budget. These accessory components effect sight lines and circulation. They create new opportunities for landmarks and visual and aesthetic connectivity. These new accessory components include a new modular grounds maintenance staff building with attached public restrooms, a new stage structure, a new covered gazebo structure, and an enhanced baseball field.

OVERALL SITE PLAN - ACCESSORY BUILDINGS



ACCESSORY BUILDINGS

The park's operations will remain similar to what it always has been, but new accessory buildings will help to make some functions more permanent. These accessory buildings that will provide permanent homes for park functions include the new stage, a new covered gazebo, and a new grounds and maintenance shed for their shop. These three simple, single-use functions accessory buildings will be part of the larger scope of work on the project. Another structure that will be part of the project that our team considers accessory is the renovation of the baseball field. The fences of the baseball field will be relocated to make the field larger.

SITE DESIGN PRECEDENTS



STAGE

A new stage will be part of the scope of work. This stage will be positioned in the grass lawn by the oaks and creek bed. It will be covered and have power run for concerts.



GAZEBO

A new gazebo or covered structure is being proposed at the wisteria picnic table area adjacent to the new entry plaza. This structure will be accessible and located off the new/ improved walking paths.



GROUND / RESTROOM BUILDING

A new prefabricated building will be installed in the far west parking lot. This building will house the grounds and maintenance staff shop/office. It will also have 3 ADA accessible unisex restrooms that will be open to the public.



BASEBALL FIELD (REMODEL)

The existing baseball field will be improved by moving the outfield fence line further.



Rendering of the proposed community center at Conejo Community Park. Andrew Goodwin Designs

SECTION 3

EXTERIOR PARK PROGRAM



G. LANDSCAPE IMPROVEMENTS

The Conejo Community Park is home to beautiful, mature sycamore and oak trees and pockets of landscape that make it a welcome repose for the surrounding residents.

The team at KTUA will be enhancing the existing creek, designing new landscape areas throughout the park, and providing landscape improvements around the new community center.

The new planting and irrigation work will enhance and honor the existing park while being a sustainable and resilient addition to the CRPD's portfolio.

LANDSCAPE IMPROVEMENTS



PRESERVATION OF MATURE TREES

The existing mature oak and sycamore trees are one of the park's greatest assets. Park improvements will be designed to avoid and minimize disturbance to existing trees to the fullest extent possible. Smaller trees (less than 6" dia.) may be relocated within the park where improvements will impact these trees.



CREEK ENHANCEMENT

The main channel of the drainage creek feature that bisects the central lawn will be enhanced to replace the existing concrete lined channel with a more natural aesthetic to include more boulders, cobble, and plant material to soften the channel. The improvements will reflect the more natural look of the section of creek south of the baseball field and large group picnic pavilion.



LOW WATER-USE LANDSCAPE IMPROVEMENTS

The lawn at Conejo Park is an important functional amenity in that it supports large special events and concerts. The lawn will remain intact and functional. New landscape improvements associated with the new Community Center, parking lot improvements, plazas, and the replacement of the lawn adjacent to Hendrix Ave. will focus on Southern California native and adaptive ornamental species suited for our warm, dry climate. Plant palettes will be selected not only for water conservation, but also for aesthetics such as color, texture, and pattern that will enhance the park community edge and new internal park improvements.



NEW COMMUNITY CENTER LANDSCAPE IMPROVEMENTS

Development of the new community center provides opportunities to create new landscape areas with both aesthetic and functional value. A rain garden will be designed on the east side of the community center and serve as a focal point for the switchback ramp access between the exterior upper and lower levels of the community center. The rain garden is intended to mitigate storm water generated by the roof surfaces of the new building and the upper parking lot. Opportunities exist to also create themed garden areas to support the pre-school curriculum. Garden themes under consideration are a vegetable garden, native garden, and pollinator/butterfly garden.



IRRIGATION IMPROVEMENTS

Irrigation for new landscape areas will be designed with the latest high efficiency, water saving irrigation control and distribution technology. This will include the use of sub-surface, in-line drip irrigation and low-flow, high efficiency rotary spray heads. The existing irrigation controller(s) will be evaluated for potential upgrade or replacement to smart, weather-based technology.

H. PARK ACTIVITIES AND USES

The team at KTUA has identified seven major activities and uses that will be proposed enhancements for the Conejo Community Center. These include the arrival plaza at Dover Avenue, the picnic areas, the bridge over the creek, the playground, the baseball field, the path to Tarantula Hill, and the new Community Center.

Each enhancement will add opportunities for further use and exploration by the residents and users of the park.

PARK ACTIVITIES AND USES



ARRIVAL PLAZA

The arrival plaza is envisioned to be the focal point of the park greeting visitors as they arrive. The plaza provides a convenient passenger drop-off and pick-up point that will function nicely for special events during which access to parking lots within the park is restricted. The plaza will overlook the park and the creek. Informal boulders placed throughout the plaza will compliment the existing rock formations of the creek head and provide casual seating opportunities. Concrete paving will be enhanced with a water element theme to further the thematic connection to the existing park water feature.



ENHANCED PICNIC AREA

The picnic area will be enhanced and expanded to provide additional access and the opportunity for larger group picnic events. The wisteria picnic trellises will be preserved, and a new large group picnic pavilion will be added to offer additional picnic tables and offer a larger, rentable group facility. The picnic area will also be enhanced with new recreation amenities that may include precast concrete cornhole boards and precast concrete ping pong tables.



NEW BRIDGE AND IMPROVED PARK ACCESSIBILITY

A new accessible pedestrian bridge will replace the existing, non-accessible bridge spanning the creek. New accessible walkways will provide access from the north parking area, to new bridge and across the creek. A new system of walkways will provide accessible pedestrian routes connecting the bridge to the arrival plaza, the picnic area, and to the new community center. A new sidewalk connection will be improved across the lawn peninsula that exists between Hendrix Avenue and the picnic area. These new walkways will be carefully arranged to avoid disturbance to the park's mature existing trees.



NEW COMMUNITY CENTER SITE IMPROVEMENTS

Site improvements around the new community center will facilitate access and circulation to and around the new two-story facility. A drop-off plaza at the main entry on the upper level will be connected to the lower, east plaza via an accessible ramp traversing the slope on the east side of the building. The lower plaza is designed to be a multi-function space activated during special events with food trucks or event tents. The north side of the community center directly engages the new stage area and stepped amphitheater style seating will be integrated into the slope just off the north plaza. The southwest corner of the upper floor of the community center will have a spacious, secured outdoor play area deck supporting the preschool program. Improvements around the exterior of the new community center will be arranged to minimize disturbance to existing mature trees to the fullest extent possible. Smaller, younger trees that cannot be avoided will be relocated where practical.

PARK ACTIVITIES AND USES



PLAYGROUND IMPROVEMENTS

The existing playground will be enhanced to provide new play experiences and take advantage of in-used space adjacent to the playground. The most significant improvements will include new play amenities taking advantage of the slope on the north side of the playground. New at-graded slides and climbing features will be added to the slope to create play features on the previously unused space. In addition to the slides and climbing features, new stone steps and terraces will provide access from the bottom of the slope to the play area above and provide informal seating to view the stage and special events. A new arrival plaza for the playground will also be developed in conjunction with the parking lot improvements for the Community Center. The new plaza will serve as a drop-off/pick-up point for the playground and enhanced with a new seatwall and shade trees.



BASEBALL FIELD

The baseball field baseline will be extended from 195 ft to 200 ft to support regulation little league tournament play. The baseline extension will require relocating the outfield fence and constructing a small retaining wall just outside the right field foul pole to retain grades against the existing parking lot and driveway. The work will be coordinated with utilities that exist adjacent to the field including sewer access manhole and a water point of connection and backflow preventer. Additional field improvements will include replacement of the scoreboard, irrigation improvements, and re-freshing the brick dust infield and warning track.



PATH TO TARANTULA HILL

East of the baseball field parking lot, a new path connection to Tarantula Hill and W. Gainsborough Rd. will be improved. The path will include two forks, one adjacent to Jeanine Dr. and terminating at the intersection of W. Gainsborough Rd. The second fork will meander north through the large, empty parcel and connect to W. Gainsborough Rd. and the edge of the neighborhood near the intersection of Camino Manzanitas. A segment of path could also be improved along the south side of W. Gainsborough Rd. to align with the Tarantula Hill path on the north side of W. Gainsborough Rd., but this pedestrian connection would require a signalized pedestrian crosswalk to provide a safe crossing of W. Gainsborough Dr. The new path will be designed as a soft surface path, most likely constructed from decomposed granite and stabilized where necessary.