



Agenda Item Details

Meeting	Jun 06, 2017 - Regular Board Meeting
Category	5. ACTION ITEMS – GENERAL – BUSINESS SERVICES
Subject	A. Approval of Facilities Master Plan and Major Project List
Type	Action

ISSUE:

Should the Board of Education approve the Facilities Master Plan and the Major Projects List?

BACKGROUND:

Board Policy 7110 mandates that the Superintendent or designee shall develop, for Board approval, a master plan for District facilities that describes the District's anticipated short- and long-term facilities' needs and priorities. District facilities master plans are based on an assessment of the condition and adequacy of existing facilities, a projection of future enrollments, and alignment of facilities with the District's vision for the instructional program. The master plan should be regularly reviewed and updated as necessary to reflect changes in the educational program, existing facilities, finances, or demographic data.

To support the continued updating and modernization of School District facilities, voters in the Conejo Valley approved Measure I, a \$197 million general obligation bond, on November 4, 2014. The ballot language read: *"To upgrade/maintain Conejo Valley schools with funding that cannot be taken by the State, shall Conejo Valley Unified School District upgrade all science/career training labs, update/maintain classroom technology and network infrastructure, provide safe, well maintained classrooms, repair/replace electrical, plumbing/roofing, repair, construct, acquire/equip sites/facilities, and improve school safety/security by issuing \$197 million in bonds, at legal rates, with citizens' oversight, annual audits, no money for administrators, and without increasing current tax rates?"*

The District contracted with NAC Architects (\$211,000) and Dougherty Architects (\$140,000) to facilitate a comprehensive Facilities Master Plan which included project planning assistance and keeping the public informed about the process. After a series of site visits and community meetings, District staff, architects, and stakeholders compiled the information and data into a project plan running through 2024.

It is important to note that given the duration and complexity of the project(s), along with economic, environmental, and other uncertainties, this plan shall serve as the basic foundation, yet will remain flexible in the best interests of our students, staff, and the community. Projects and funds may be detailed and specific at this time, but must be open and adaptable to ensure balance between the best use of funds and district needs.

ALTERNATIVES:

1. Approve the Facilities Master Plan and 2017-18 project list, as submitted.
2. Approve the Facilities Master Plan and 2017-18 project list, as amended.
3. Do not approve the Facilities Master Plan and 2017-18 project list.

RECOMMENDATION:

Alternative #1

RATIONALE:

The proposed Facilities Master Plan reflects the District's facilities vision as clarified through stakeholder feedback.

Respectfully submitted,
Ann N. Bonitatibus, Ed.D.
Superintendent

Prepared by,
Pavan Bhatia, Executive Director, Facilities, Maintenance & Operations on behalf of
Victor P. Hayek, Ed.D., Assistant Superintendent, Business Services

ANB:VPH:PB:nb

[CVUSD Facilities Master Plan 2017-05-11.pdf \(52,425 KB\)](#)

[2017-18 Major Project List.pdf \(124 KB\)](#)

[CVUSD Facilities Master Plan - Board Presentation -05162017- Final.pdf \(7,165 KB\)](#)

Major Projects 2017-2018

ITEM #	SITE/LOCATION	DESCRIPTION	MANAGEMENT	ESTIMATED COST
#	MEASURE 'I' BOND FUNDS - BRICKS AND MORTAR			
1	ACA	Safety R/R Concrete - Gate @ Trash area	Planning & Facilities	\$ 12,000
2	ACA	Kitchen Upgrades	Planning & Facilities	\$ 8,000
3	ASP	Gutter Replacement - Rms 19-22	Planning & Facilities	\$ 5,000
4	ASP	Kitchen Upgrades	Planning & Facilities	\$ 5 000
5	BAN	Flooring Abate/Replace - rooms 1-8	Planning & Facilities	\$ 59 743
6	BAN	Kitchen Upgrades	Planning & Facilities	\$ 5,000
7	COL	Sand/Re-Finish Gym Flooring	Planning & Facilities	\$ 30,580
8	COL	Kitchen Upgrades	Planning & Facilities	\$ 9,000
9	CON	Roof and Gutter Replacement - MPR	Planning & Facilities	\$ 70 000
10	CON	Fencing/Gates - southwest corner	Planning & Facilities	\$ 10,000
11	CON	Storm/Slope Renovations	Planning & Facilities	\$ 100,000
12	CON	Asphalt - Patch	Planning & Facilities	\$ 2,000
13	CON	Kitchen Upgrades	Planning & Facilities	\$ 4,000
14	CVH	Relocation	Planning & Facilities	\$ 2,000,000
15	CYP	Roofing - Mansard wood shake	Planning & Facilities	\$ 90,000
16	CYP	Paint and Repair open roof structure	Planning & Facilities	\$ 55,000
17	EAR	Painting - Doors	Planning & Facilities	\$ 40 000
18	EAR	Plumbing - domestic water line	Planning & Facilities	\$ 85,000
19	EAR	Kitchen Upgrades	Planning & Facilities	\$ 6,000
20	GLN	Asphalt - Patch	Planning & Facilities	\$ 8,000
21	GLN	Kitchen Upgrades	Planning & Facilities	\$ 4 000
22	HHL	Fire Alarm Renovations	Planning & Facilities	\$ 500,000
23	LAD	Kitchen Upgrades	Planning & Facilities	\$ 2,000
24	LAD	Storm Drain Renovation	Planning & Facilities	\$ 150,000
25	LCR	Flooring Abate/replace rooms 39 & 40	Planning & Facilities	\$ 22 000
26	LCR	Site Drainage - Tennis Court area	Planning & Facilities	\$ 15,000
27	LCR	Kitchen Upgrades	Planning & Facilities	\$ 90,000
28	LRE	Lighting - exterior at basketball court and Bldg 1	Planning & Facilities	\$ 80 000
29	LRE	Fence/Gate Renovation	Planning & Facilities	\$ 2 500
30	LRE	Waterproofing at parapet walls	Planning & Facilities	\$ 100,000
31	MAD	Kitchen Upgrades	Planning & Facilities	\$ 18,000
32	MAP	Kitchen Upgrades	Planning & Facilities	\$ 5,000
33	Multi	Sport Endowment Grants (CTO)	Planning & Facilities	\$ 200,000
34	NPH	Pool Renovation	Planning & Facilities	\$ 1,500,000
35	NPH	Flooring R/R and Environmental testing replace C-4 polished	Planning & Facilities	\$ 19,127
36	NPH	Kitchen Upgrades	Planning & Facilities	\$ 15 000
37	POK	Kitchen Upgrades	Planning & Facilities	\$ 6,000
38	RED	Kitchen Upgrades	Planning & Facilities	\$ 11,000
39	SEQ	Roofing - Mansard wood shake	Planning & Facilities	\$ 225,000
40	SEQ	Kitchen Upgrades	Planning & Facilities	\$ 19,000
41	TOH	Gym Floor - Deep Sanding	Planning & Facilities	\$ 45 000
42	TOH	Flooring replace with polished concrete/apoxy floor rms E-6 E-7	Planning & Facilities	\$ 22 360
43	TOH	Demo existing portables- restore landscape H7 & H8	Planning & Facilities	\$ 75 000

Major Projects 2017-2018

ITEM #	SITE/LOCATION	DESCRIPTION	MANAGEMENT	ESTIMATED COST
44	TOH	Kitchen Upgrades	Planning & Facilities	\$ 15,000
45	TOH	Campus Security - Fence Renovations	Planning & Facilities	\$ 10,000
46	UNV	Asphalt - Seal Coat	Planning & Facilities	\$ 11,600
47	WAL	Painting - fascias and columns	Planning & Facilities	\$ 20,000
48	WAL	Asphalt - Seal Coat	Planning & Facilities	\$ 12,500
49	WAL	Kitchen Upgrades	Planning & Facilities	\$ 5,000
50	WFL	Kitchen Upgrades	Planning & Facilities	\$ 4,000
51	WHL	Kitchen Upgrades	Planning & Facilities	\$ 8,000
52	WHL	Playground Renovation & ADA Compliance	Planning & Facilities	\$ 150,000
53	WHS	Painting - Hand Rails	Planning & Facilities	\$ 35,000
54	WHS	Waterproofing and skylight replacement - Bldg 2	Planning & Facilities	\$ 175,000
55	WHS	Kitchen Upgrades	Planning & Facilities	\$ 22,000
56	WLE	Fencing - Kindergarten area	Planning & Facilities	\$ 10,000
57	WWD	Asphalt - Seal Coat	Planning & Facilities	\$ 11,500
58	WWD	Kitchen Upgrades	Planning & Facilities	\$ 4,000
59	WWD	Library Renovation	Planning & Facilities	\$ 250,000
Total Bond Funds				\$ 6,473,910
		SERIES A PROCEEDS - BRICKS AND MORTAR 2015		\$ 26,000,000
		14-15 Projects Completed		\$ (889,033)
		15-16 Projects Completed		\$ (8,855,628)
		16-17 Projects processed inclds PM, Salaries and Benefits through 12/31/2016		\$ (5,953,772)
		16-17 Projects in process 1/1/2017 to 6/30/2017 (inclds Salaries)		\$ (1,299,000)
		17-18 Project Reserve		\$ (2,000,000)
		17-18 Major Projects (from above)		\$ 6,473,910
		17-18 Allocation for Design Services		\$ 528,657

Major Projects 2017-2018

ITEM #	SITE/LOCATION	DESCRIPTION	MANAGEMENT	ESTIMATED COST
TOPASS FUNDS				
	NPH	Annual Dist Contribution to Track & Field Trust Fund		\$ 50,000
	TOH	Annual Dist Contribution to Track & Field Trust Fund		\$ 50,000
	WHS	Annual Dist Contribution to Track & Field Trust Fund		\$ 50,000
Total TOPASS Funds				\$ 150,000
OTHER ANNUAL EXPENDITURES - LEASES				
	CVHS	Modular Leases (TOPASS FUND)		\$ 18,720
	WHS	Modular Leases (TOPASS FUND)		\$ 17,580
	NPH	Modular Leases (TOPASS FUND)		\$ 2,490
	GLN	Modular Leases (Developer Donation Fund)		\$ 13,739
	NPH	Modular Leases (Developer Donation Fund)		\$ 4,380
	WAV	Modular Leases (General Fund)		\$ 3,100
Total Other Annual Expenditures				\$ 60,009
PROPOSITION 39				
55	LCR	HVAC Replacement		\$ 1,000,000
56	TOH	HVAC Replacement		\$ 1,000,000
57	Multi	HVAC Replacement - Thermostats		\$ 400,000
Total Proposition 39 Funds				\$ 2,400,000
Developer Donation				
	DON	Relication - South to North		\$ 1,000,000
2017-18 ESTIMATED EXPENDITURES				
				Measure I
				\$ 6,473,910
				TOPASS
				\$ 150,000
				Leases
				\$ 60,009
				Proposition 39
				\$ 2,400,000
Total Estimated Expenditures				\$ 9,083,919