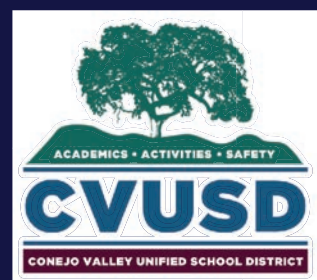




CVUSD | *Facilities Master Plan*



CVUSD - NEWBURY PARK CLUSTER



Banyan Elementary | *Conceptual Masterplan*

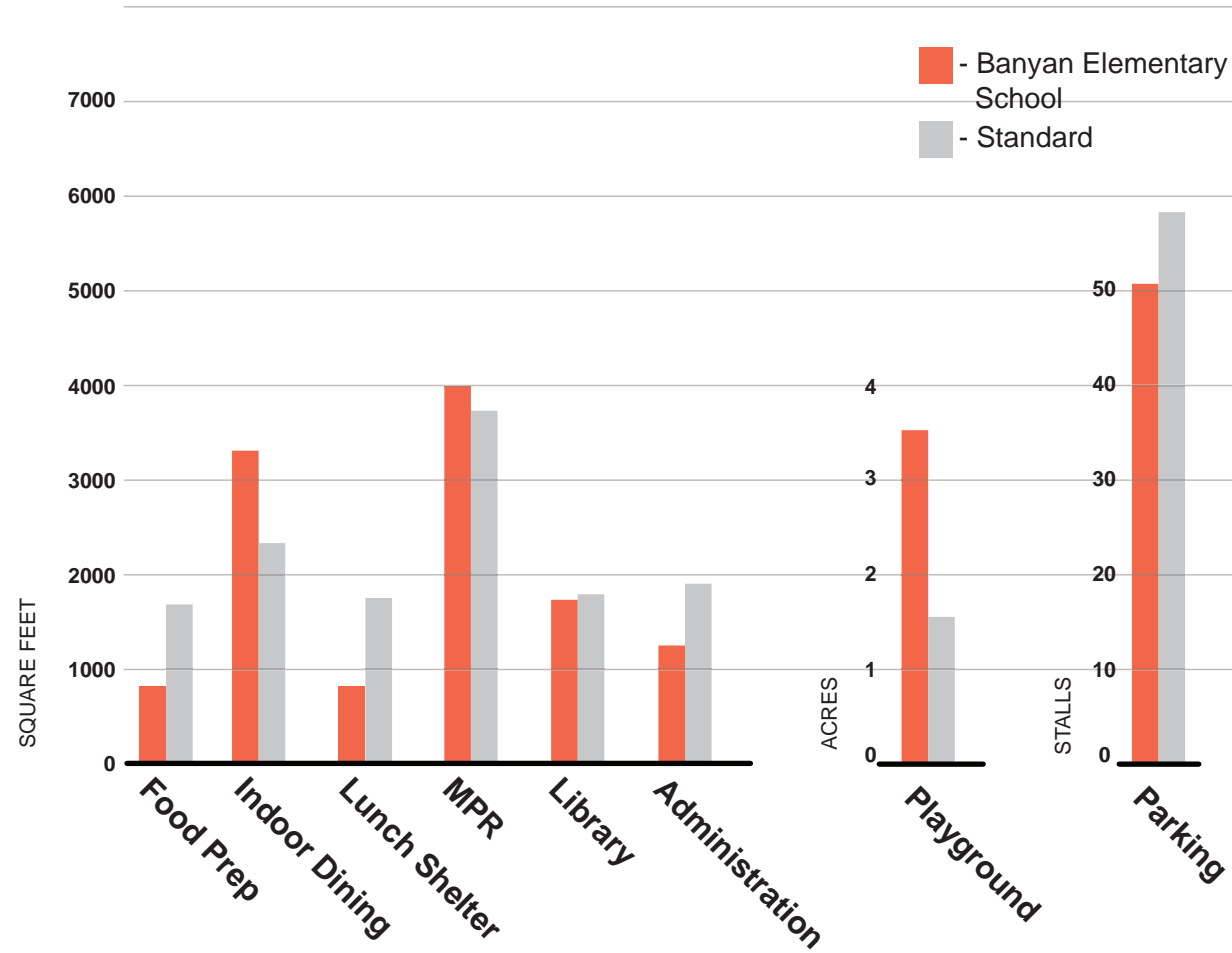
1120 Knollwood Dr | Newbury Park, CA 91320
Conejo Valley Unified School District
April 5, 2017

NAC Architecture
837 North Spring Street, 3rd Floor
Los Angeles, CA 90012
Contact: 323.475.8075
E-mail: lochoa@nacarchitecture.com
Website: www.nacarchitecture.com



Challenges Summary:

- Building layouts form pleasant courtyards for play and extended learning but also create supervision challenges
- Underused classrooms in renovated buildings
- Lack of administration space
- Congestion at parking lot
- Typical accessibility challenges



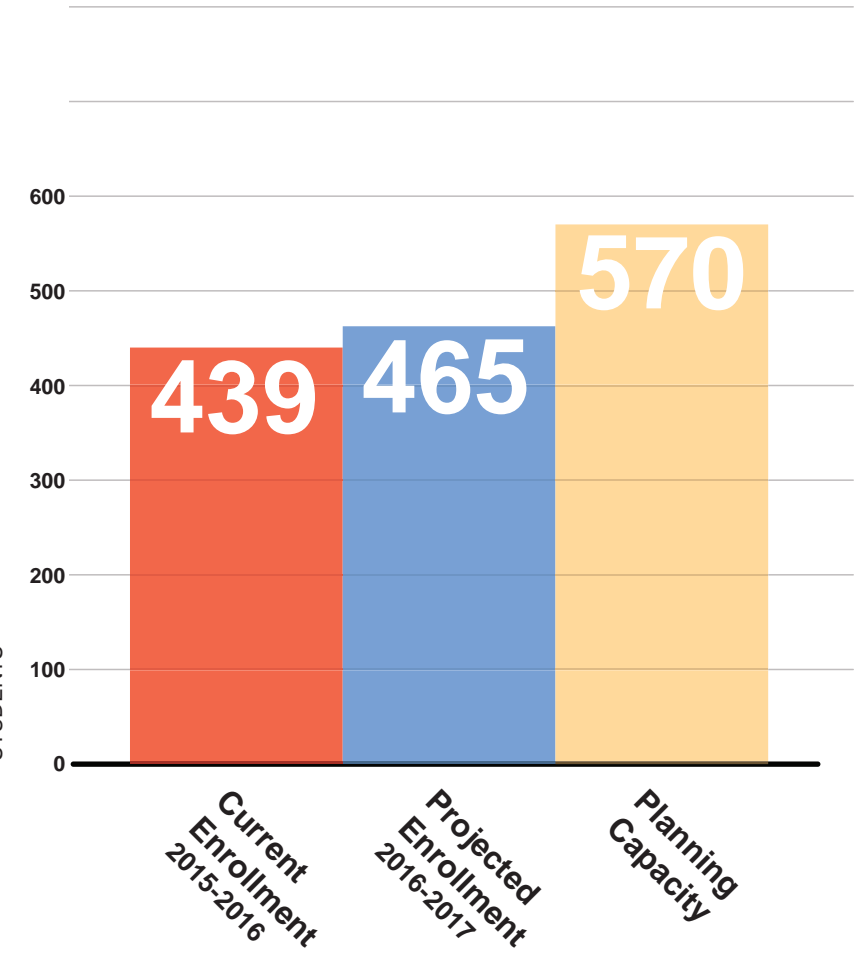
Core Facilities Summary

Current facilities meet school's needs

- Food Prep (-787 SF)
- Indoor Dining (+1,080 SF)
- Multi-Purpose Room (+220 SF)
- Playground (+ 2.00 Acres)
- Library (-49 SF)

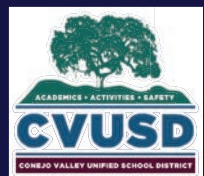
Current facilities DO NOT meet school's needs

- Lunch Shelter (-750 SF)
- Administration (-628 SF)
- Parking (-7 Stalls)



Enrollment Summary

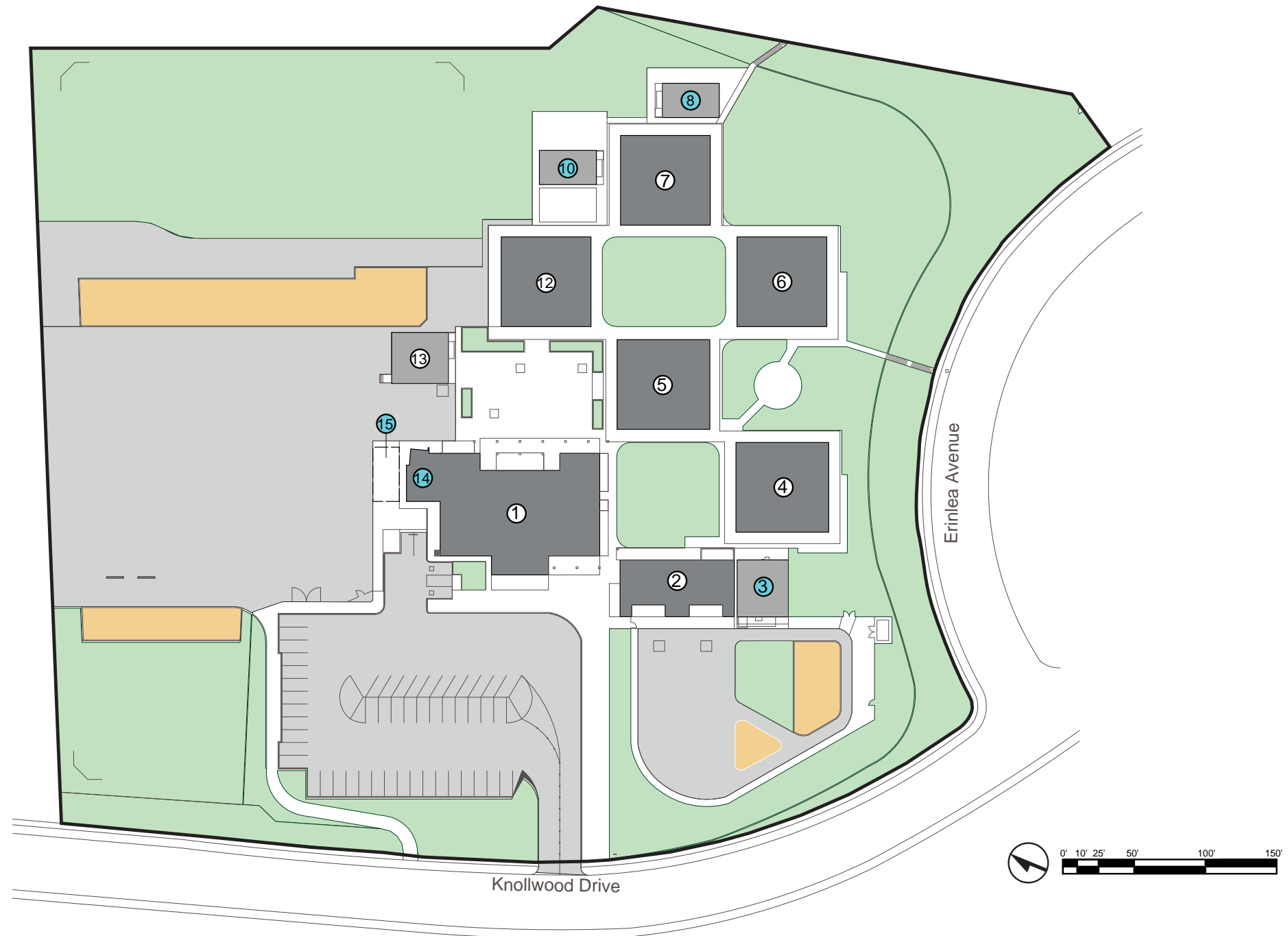
Total Current Classrooms 22
 Total Based on Projected Enrollment Classrooms 21



Banyan Elementary | Conceptual Master Plan

1120 Knollwood Dr, Newbury Park, CA 91320
 Conejo Valley Unified School District
 April 5, 2017





Enrollment & Facilities Data

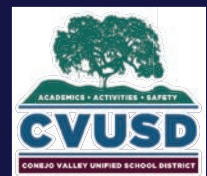


BUILDING KEY

- | | |
|-------------------------|-----------------------|
| ① MULTI-PURPOSE/ ADMIN. | ⑧ CLASSROOMS |
| ② KINDERGARTERN | ⑩ DOUBLE UNIT MODULAR |
| ③ KINDERGARTEN | ⑫ CLASSROOMS |
| ④ CLASSROOMS | ⑬ CHILDCARE PORTABLE |
| ⑤ CLASSROOMS | ⑭ LIBRARY |
| ⑥ CLASSROOMS | ⑮ LUNCH SHELTER |
| ⑦ CLASSROOMS | |

LEGEND

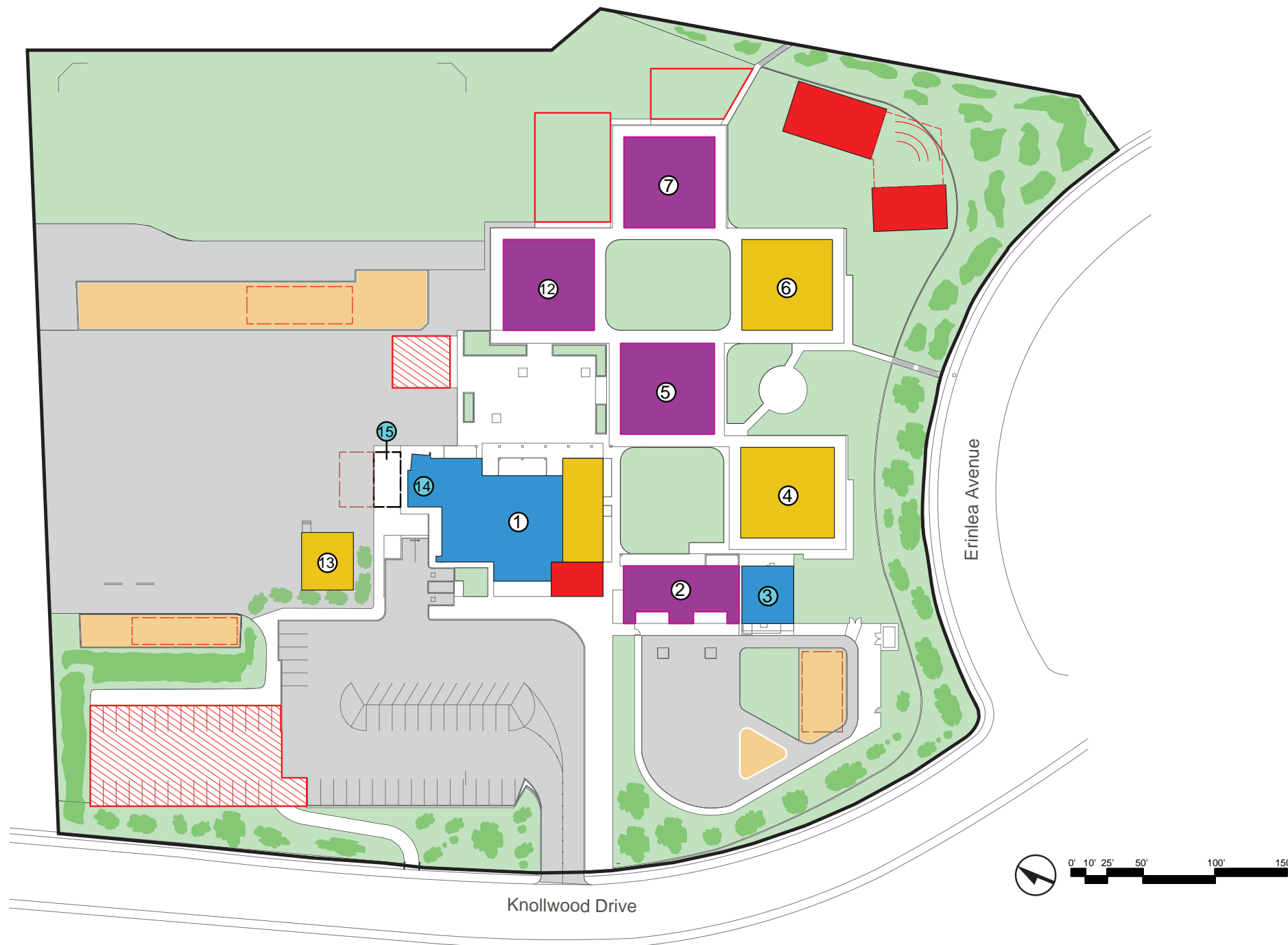
- | | |
|---|--------------------|
|  | PERMANENT BUILDING |
|  | PORTABLE BUILDING |
|  | STRUCTURE ABOVE |
|  | UNCERTIFIED |



Banyan Elementary | *Conceptual Master Plan*

1120 Knollwood Dr, Newbury Park, CA 91320
 Conejo Valley Unified School District
 April 5, 2017

Existing Facilities



- Project Group 1:**
 1 Site Improvements
- Project Group 2:**
 2 Building Modernization
- Project Group 3:**
 3 Core Facilities Modernization and Addition
- Project Group 4:**
 4 New Classroom Building

Project Groups

BUILDING KEY

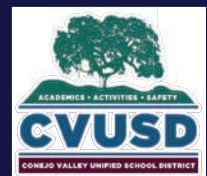
- | | |
|-------------------------|-----------------------|
| ① MULTI-PURPOSE/ ADMIN. | ⑧ CLASSROOMS |
| ② KINDERGARTERN | ⑩ DOUBLE UNIT MODULAR |
| ③ KINDERGARTEN | ⑫ CLASSROOMS |
| ④ CLASSROOMS | ⑬ CHILDCARE PORTABLE |
| ⑤ CLASSROOMS | ⑭ LIBRARY |
| ⑥ CLASSROOMS | ⑮ LUNCH SHELTER |
| ⑦ CLASSROOMS | |

LEGEND

- | | |
|--------------------------------|------------------------|
| ■ PERMANENT BUILDING (NO WORK) | ■ NEW CONSTRUCTION |
| ■ PORTABLE BUILDING (NO WORK) | ■ HIGH MODERNIZATION |
| - - - STRUCTURE ABOVE | ■ MEDIUM MODERNIZATION |
| ● UNCERTIFIED | ■ LOW MODERNIZATION |

Classrooms Counts

- Current classroom count: 22
- Classroom count based on projected enrollment: 21
- Master plan classroom count: 21



Banyan Elementary | Conceptual Master Plan

1120 Knollwood Dr, Newbury Park, CA 91320
 Conejo Valley Unified School District
 April 5, 2017

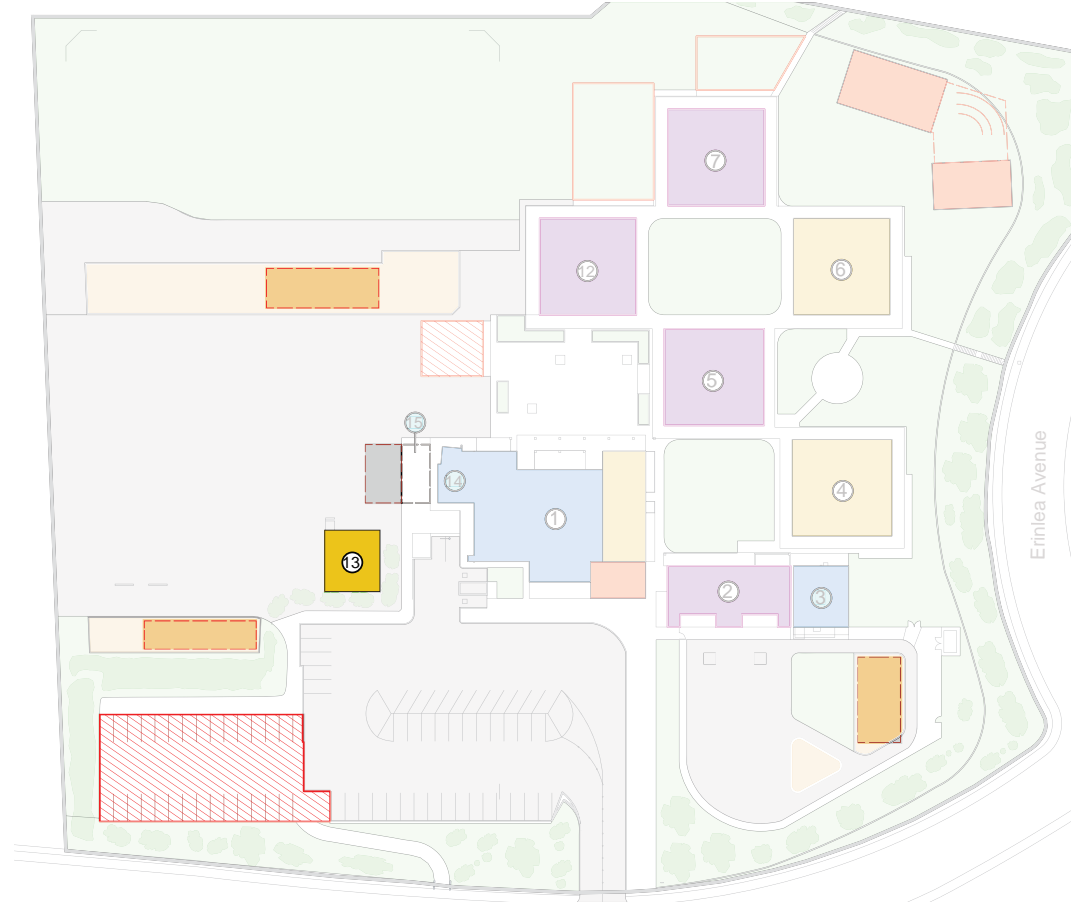
Conceptual Master Plan - Projects

Project Group 1: Site Improvements



- expand parking area
- shade trees and landscaping along campus perimeter
- improve pedestrian access points from Erinlea Avenue, Banyan Park, and Meadowcrest Street
- additional lunch shelter
- relocate Childcare Portable Building #13
- two shade structures for upper grade play equipment areas
- kindergarten play yard - new play equipment with shade structure; improve storm water drainage
- exterior lighting

Total Project Cost: \$1,741,740



BUILDING KEY

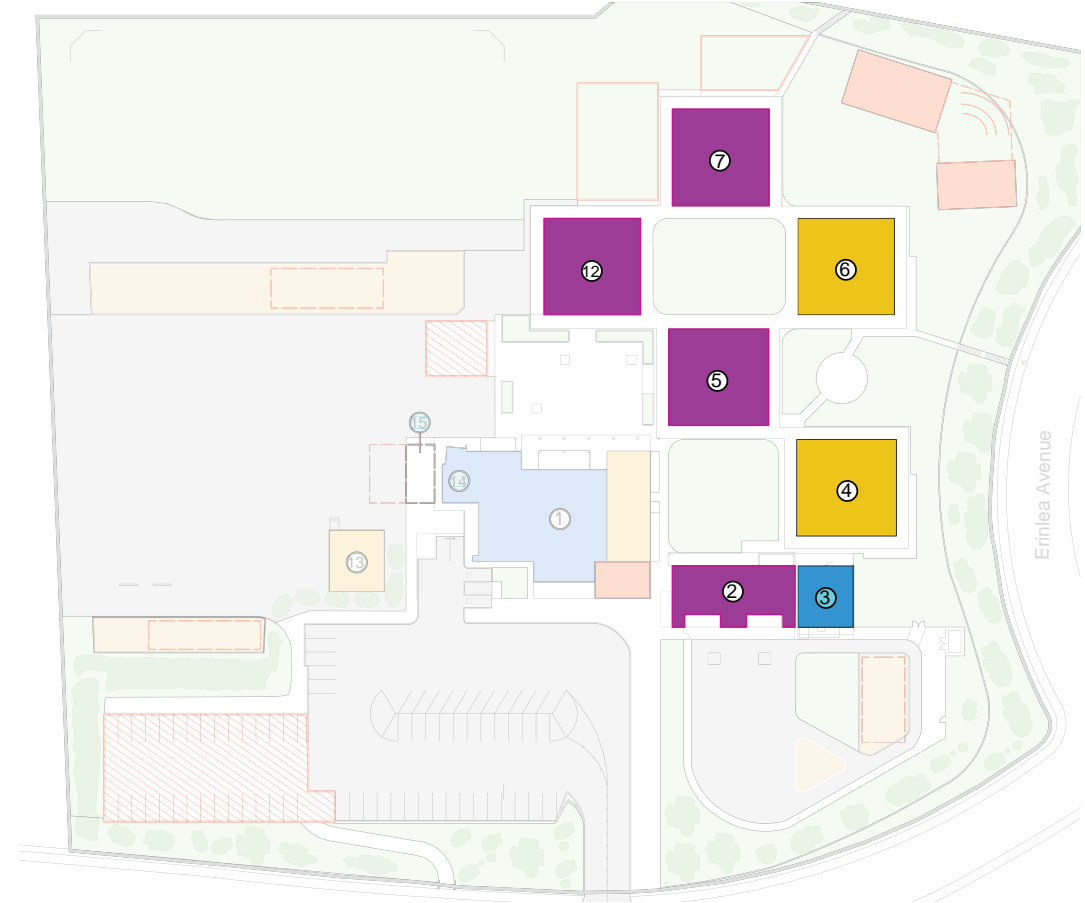
- | | |
|-------------------------|-----------------------|
| ① MULTI-PURPOSE/ ADMIN. | ⑧ CLASSROOMS |
| ② KINDERGARTEN | ⑩ DOUBLE UNIT MODULAR |
| ③ KINDERGARTEN | ⑫ CLASSROOMS |
| ④ CLASSROOMS | ⑬ CHILDCARE PORTABLE |
| ⑤ CLASSROOMS | ⑭ LIBRARY |
| ⑥ CLASSROOMS | ⑮ LUNCH SHELTER |
| ⑦ CLASSROOMS | |

Project Group 2: Classroom Building Modernization



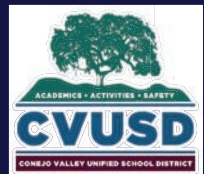
- low modernization for Building 3
- medium modernization for Buildings 2, 5, 7, and 12
- high modernization for Buildings 4 and 6

Total Project Cost: \$5,789,246



LEGEND

- | | |
|--------------------|----------------------|
| PERMANENT BUILDING | NEW CONSTRUCTION |
| PORTABLE BUILDING | HIGH MODERNIZATION |
| STRUCTURE ABOVE | MEDIUM MODERNIZATION |
| UNCERTIFIED | LOW MODERNIZATION |



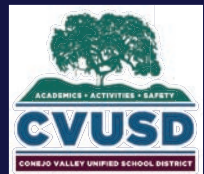
Banyan Elementary | Conceptual Master Plan

1120 Knollwood Dr, Newbury Park, CA 91320
Conejo Valley Unified School District
April 5, 2017

Project Groups 1 & 2

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Banyan ES						
Project Group 1						
Bldg. 13 Relocation	1,905	SF	1	1,905	\$20.00	\$ 38,100.00
New Lunch Shelter	940	SF	1	940	\$138.00	\$ 129,720.00
Kindergarten Play Equipment	1	EA	1	1	\$60,000.00	\$ 60,000.00
Kindergarten Shade Structure	1,400	SF	1	1,400	\$80.00	\$ 112,000.00
Kindergarten Play Area Surface	1,400	SF	1	1,400	\$16.00	\$ 22,400.00
Pedestrian Access Points Improvements	1	LS	1	1	\$150,000.00	\$ 150,000.00
New Trees	20	EA	1	20	\$450.00	\$ 9,000.00
New Landscape	20,000	SF	1	20,000	\$5.00	\$ 100,000.00
Shade Structures	1,500	SF	2	3,000	\$80.00	\$ 240,000.00
Exterior Lighting	1	LS	1	1	\$50,000.00	\$ 50,000.00
Reconcile Accessibility Conditions	1	LS	1	1	\$180,000.00	\$ 180,000.00
AC Paving at Parking	12,740	SF	1	12,740	\$12.00	\$ 152,880.00
Total Construction Cost						\$ 1,244,100.00
Total Project Cost						\$ 1,741,740.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Banyan ES						
Project Group 2						
Bldgs. 4 & 6 - Modernization (high)	8,192	SF	1	8,192	\$270.00	\$ 2,211,840.00
Bldgs. 2,5,7,12 - Modernization (medium)	15,116	SF	1	15,116	\$126.00	\$ 1,904,616.00
Bldg. 3 - Modernization (low)	1,440	SF	1	1,440	\$13.00	\$ 18,720.00
Total Construction Cost						\$ 4,135,176.00
Total Project Cost						\$ 5,789,246.40



Banyan Elementary | *Conceptual Master Plan*

1120 Knollwood Dr, Newbury Park, CA 91320
 Conejo Valley Unified School District
 April 5, 2017

Project Groups 1 & 2 - Cost Breakdown

Project Group 3: Core Facilities Modernization and Addition



- low modernization for Building 14
- low modernization for the MPR and Food Service in Building 1
- high modernization for the Administration suite in Building 1
- addition at Building 1 to house administrative meeting space

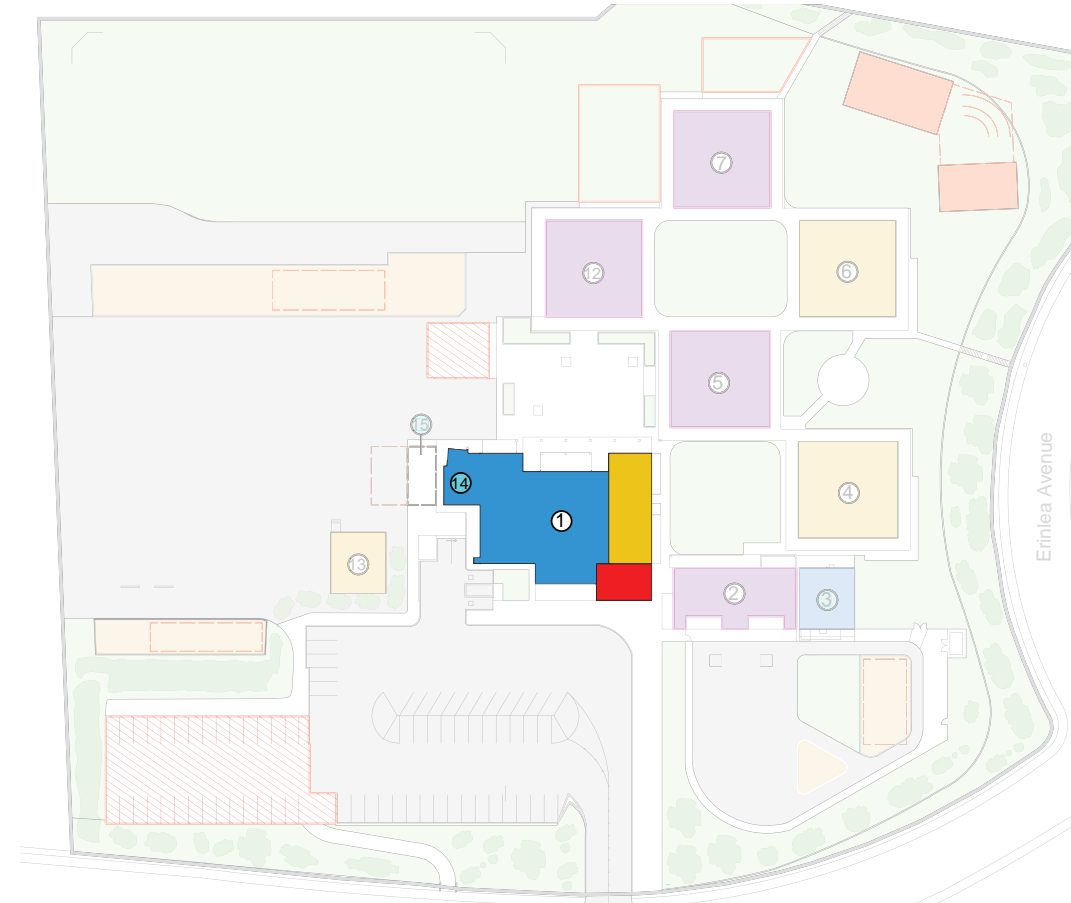
Total Project Cost: \$1,578,098

Project Group 4: New Classroom Building



- remove Portable buildings 8 and 10
- new classroom building with exterior covered flexible space

Total Project Cost: \$3,056,760



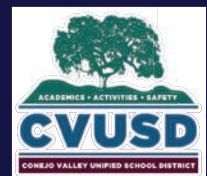
BUILDING KEY

- | | |
|-------------------------|-----------------------|
| ① MULTI-PURPOSE/ ADMIN. | ⑧ CLASSROOMS |
| ② KINDERGARTEN | ⑩ DOUBLE UNIT MODULAR |
| ③ KINDERGARTEN | ⑫ CLASSROOMS |
| ④ CLASSROOMS | ⑬ CHILDCARE PORTABLE |
| ⑤ CLASSROOMS | ⑭ LIBRARY |
| ⑥ CLASSROOMS | ⑮ LUNCH SHELTER |
| ⑦ CLASSROOMS | |



LEGEND

- | | |
|--------------------|----------------------|
| PERMANENT BUILDING | NEW CONSTRUCTION |
| PORTABLE BUILDING | HIGH MODERNIZATION |
| STRUCTURE ABOVE | MEDIUM MODERNIZATION |
| UNCERTIFIED | LOW MODERNIZATION |



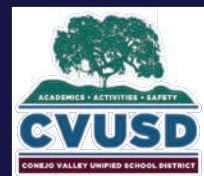
Banyan Elementary | Conceptual Master Plan

1120 Knollwood Dr, Newbury Park, CA 91320
 Conejo Valley Unified School District
 April 5, 2017

Project Groups 3 & 4

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Banyan ES						
Project Group 3						
Bldg. 1 Expansion	1,100	SF	1	1,100	\$450.00	\$ 495,000.00
Bldg. 1 (partial) Modernization (high)	2,016	SF	1	2,016	\$270.00	\$ 544,320.00
Bldgs. 1 (partial) & 14 Modernization (low)	6,761	SF	1	6,761	\$13.00	\$ 87,893.00
Total Construction Cost						\$ 1,127,213.00
Total Project Cost						\$ 1,578,098.20

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Banyan ES						
Project Group 4						
New Classroom Building	5,000	SF	1	5,000	\$360.00	\$ 1,800,000.00
New Covered Area	2,500	SF	1	2,500	\$138.00	\$ 345,000.00
Bldgs. 8 & 10 Removal	1,920	SF	1	1,920	\$20.00	\$ 38,400.00
Total Construction Cost						\$ 2,183,400.00
Total Project Cost						\$ 3,056,760.00



Banyan Elementary | *Conceptual Master Plan*

1120 Knollwood Dr, Newbury Park, CA 91320
 Conejo Valley Unified School District
 April 5, 2017

Project Groups 3 & 4 - Cost Breakdown