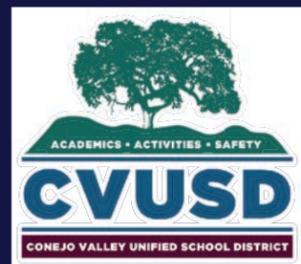




eARTH

CVUSD *Facilities Master Plan*

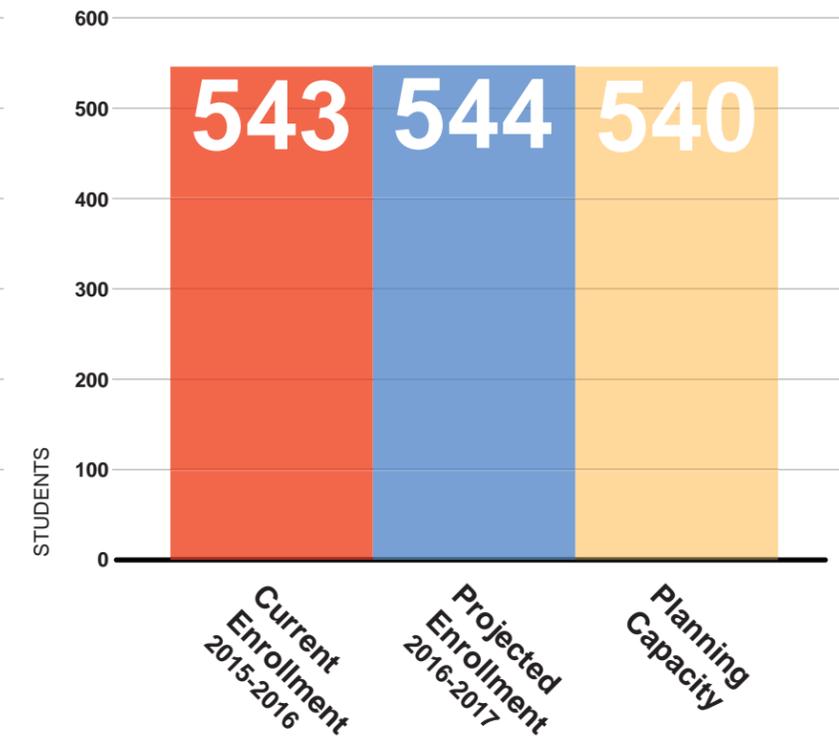
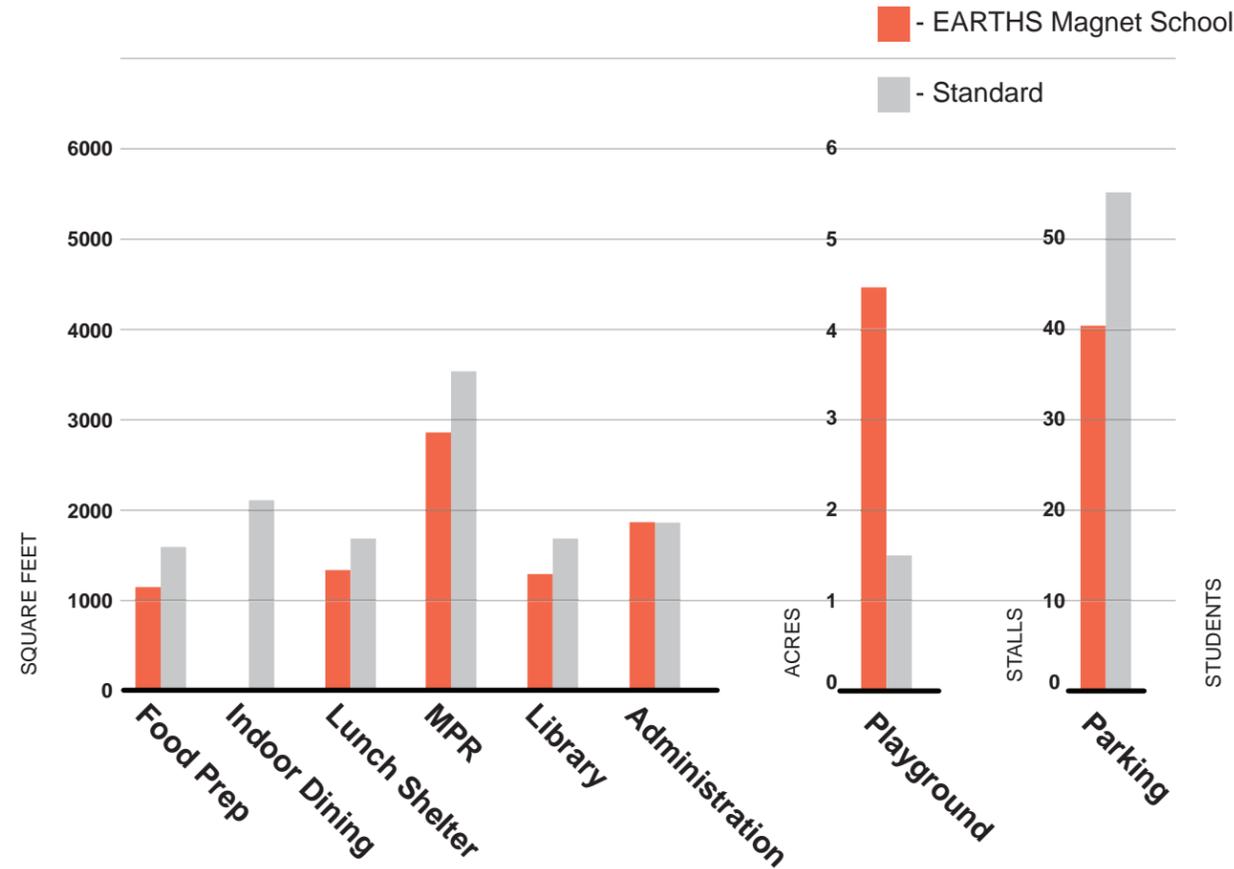
CVUSD - NEWBURY PARK CLUSTER



EARTHS Magnet School | *Conceptual Master Plan*

2626 Michael 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:

- Covered connection between most buildings but not all
- Insufficient shade for play areas and outdoor dining
- Congestion during drop-off and pick-up times
- Quantity of parking stalls is inadequate for staff and visitors
- Size of Multi-purpose Room
- Typical Accessibility challenges

Core Facilities Summary

Current facilities meet school's needs

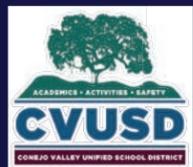
- Administration (+4 SF)
- Playground (+2.9 Acres)
- Library (-365 SF)
- Food Prep (-426 SF)
- Indoor Dining (-2160 SF)

Current facilities DO NOT meet school's needs

- Multi-Purpose Room (-779 SF)
- Lunch Shelter (-300 SF)
- Parking (-14 Stalls)

Enrollment Summary

Total Current Classrooms: 28
 Total Based on Projected Enrollment Classrooms: 28



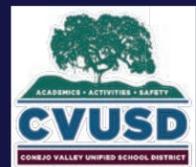


BUILDING KEY

- | | |
|---------------------------------------|-----------------|
| ① MULTI-PURPOSE/ ADMIN./ FOOD SERVICE | ⑦ CLASSROOMS |
| ② CLASSROOMS | ⑧ PRESCHOOL |
| ③ CLASSROOMS | ⑨ KINDERGARTEN |
| ④ CLASSROOMS | ⑩ STAFF LOUNGE |
| ⑤ PROFESSIONAL DEVELOPMENT SCHOOL | ⑪ CHILD CARE |
| ⑥ CLASSROOMS | ⑫ LUNCH SHELTER |
| | ⑬ CLASSROOMS |

LEGEND

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



EARTHS Magnet School | *Conejo Valley* Master Plan

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Existing Facilities



Project Groups

Project Group 1:
 Site Improvements

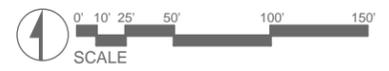
Project Group 2:
 Core Facilities

Project Group 3:
 Building Modernization

Project Group 4:
 New Classroom Building

Classrooms Counts

- Current classroom count: 28
- Classroom count based on projected enrollment: 28
- Master plan classroom count: 28

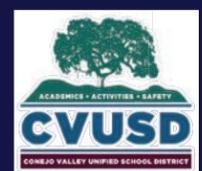


BUILDING KEY

- | | |
|---------------------------------------|-----------------|
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LEGEND

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

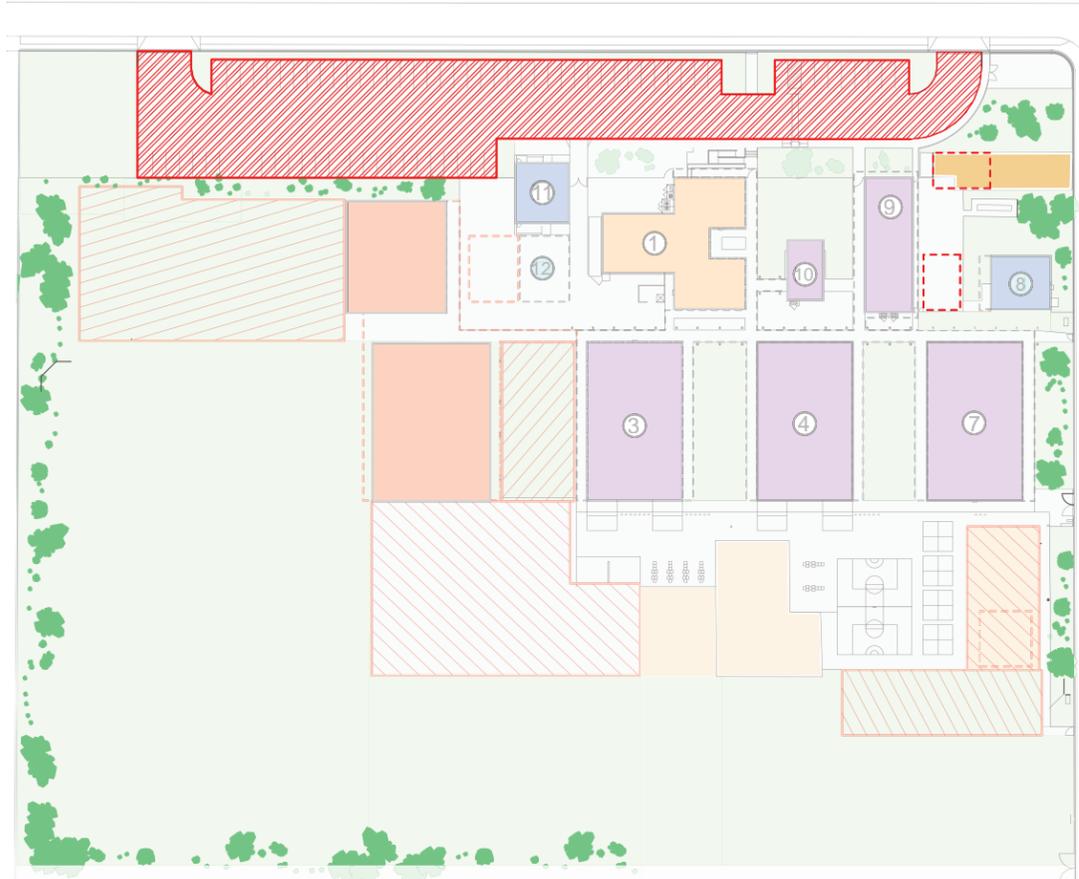


Project Group 1: Site Improvements



- Expanded Parking and Drop-Off
- Shade trees and landscaping along campus perimeter
- Shade structure at kindergarten play equipment
- Lunch shelter at kindergarten
- Repair/replace main water line
- Exterior lighting

Total Project Cost: \$1,756,602.40



BUILDING KEY

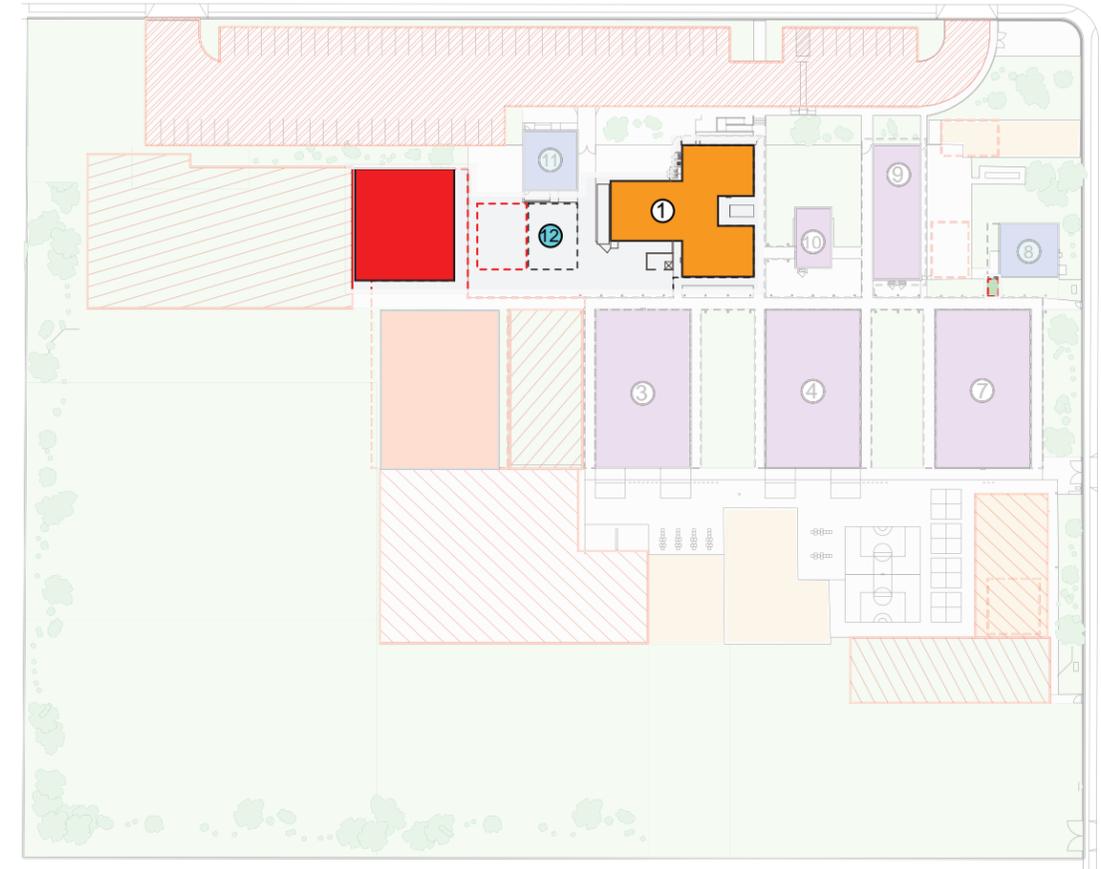
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|---------------------------------------|-----------------|
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Project Group 2: Core Facilities



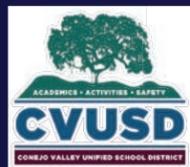
- High modernization to Building 1 to house administration and 4 classrooms
- New Multi-Purpose Room and Food Services Building
- Additional lunch shelter adjacent to existing one
- Expand covered walkway system

Total Project Cost: \$6,275,164



LEGEND

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



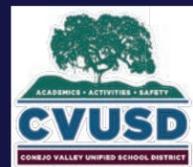
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Conejo Valley Unified School District
April 5, 2017

Project Groups 1 & 2

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
EARTH'S						
Project Group 1						
Lunch Shelter at Kindergarten	1,200	SF	1	1,200	\$138.00	\$ 165,600.00
New Trees	30	EA	1	30	\$450.00	\$ 13,500.00
New Landscape	20,000	SF	1	20,000	\$5.00	\$ 100,000.00
Shade Structure at Kindergarten	1,000	SF	1	1,000	\$80.00	\$ 80,000.00
Main Water Line Replacement	1	LS	1	1	\$150,000.00	\$ 150,000.00
Exterior Lighting	1	LS	1	1	\$50,000.00	\$ 50,000.00
AC Paving at Parking	29,443	SF	1	29,443	\$12.00	\$ 353,316.00
Drop-off Lane at Parking Lot	285	LF	1	285	\$780.00	\$ 222,300.00
Reconcile Accessibility Issues	1	LS	1	1	\$120,000.00	\$ 120,000.00
Total Construction Cost						\$ 1,254,716.00
Total Project Cost						\$ 1,756,602.40

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
EARTH'S						
Project Group 2						
New Construction - MPR/Food Service	5,600	SF	1	5,600	\$480.00	\$ 2,688,000.00
Bldg. 1 - Modernization (high)	5,950	SF	1	5,950	\$270.00	\$ 1,606,500.00
Lunch Shelter	1,320	SF	1	1,320	\$138.00	\$ 182,160.00
Covered Walkways	70	SF	1	70	\$80.00	\$ 5,600.00
Total Construction Cost						\$ 4,482,260.00
Total Project Cost						\$ 6,275,164.00



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Project Groups 1 & 2 - Cost Breakdown

Project Group 3: Building Modernization



- Low modernization for Buildings 8 and 11
- Medium modernization for Buildings 3, 4, 7, 9 and 10; includes new windows

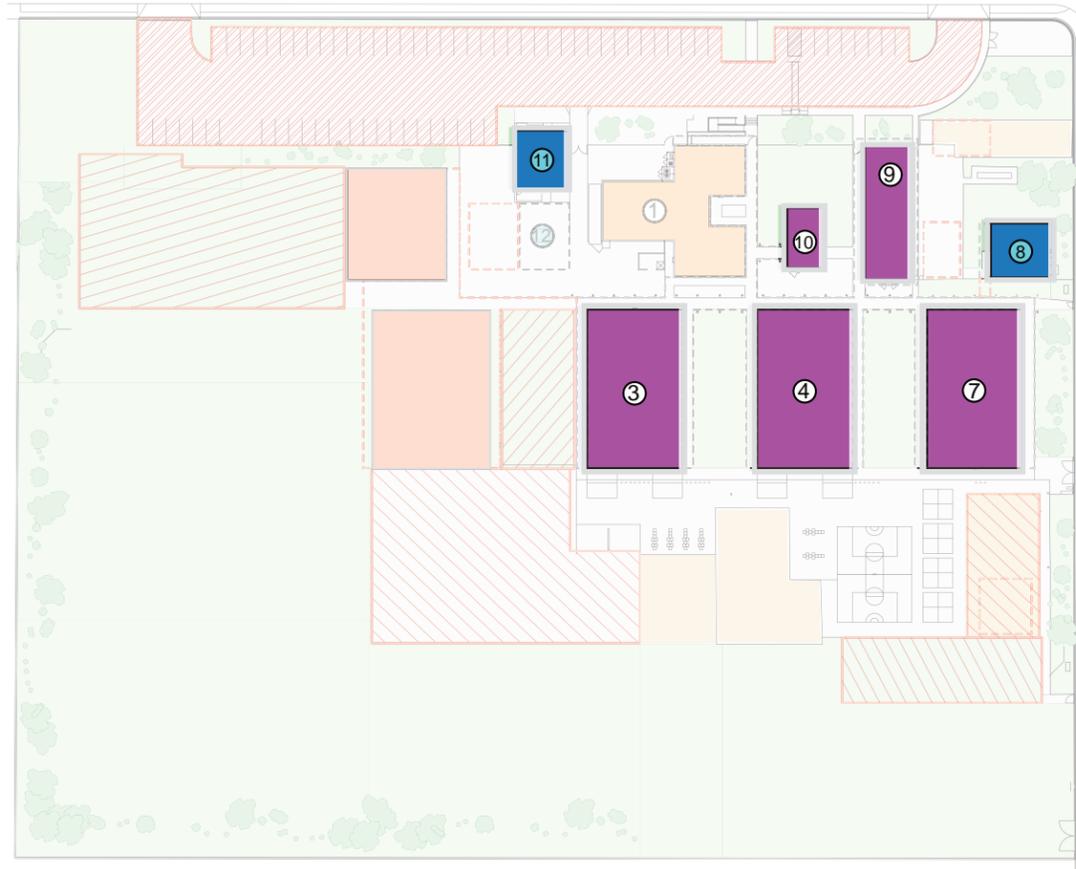
Total Project Cost: \$4,319,884.80

Project Group 4: New Classroom Building



- Remove Portable Buildings 2, 5, 6 and 13
- New Classroom Building to house 8 classrooms
- New sand play area with equipment and shade structure
- New hardcourt play area

Total Project Cost: \$5,003,516

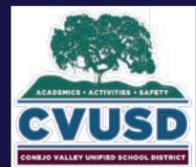


BUILDING KEY

- | | |
|---------------------------------------|-----------------|
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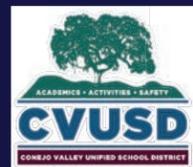
LEGEND

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



Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
EARTHS						
Project Group 3						
Bldgs. 3,4,7,9 & 10 Modernization (medium)	24,192	SF	1	24,192	\$126.00	\$ 3,048,192.00
Bldgs. 8 & 11 Modernization (low)	2,880	SF	1	2,880	\$13.00	\$ 37,440.00
Total Construction Cost						\$ 3,085,632.00
Total Project Cost						\$ 4,319,884.80

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
EARTHS						
Project Group 4						
New Classroom Building	8,000	SF	1	8,000	\$360.00	\$ 2,880,000.00
Play Surface	4,000	LF	1	16	\$780.00	\$ 12,480.00
Play Equipment	1	LF	1	1	\$60,000.00	\$ 60,000.00
Shade Structure	2,000	SF	1	2,000	\$80.00	\$ 160,000.00
Hardcourt Play Area	19,255	SF	1	19,255	\$12.00	\$ 231,060.00
Bldgs. 2,5,6 & 13 Removal	11,520	SF	1	11,520	\$20.00	\$ 230,400.00
Total Construction Cost						\$ 3,573,940.00
Total Project Cost						\$ 5,003,516.00



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Project Groups 3 & 4 - Cost Breakdown