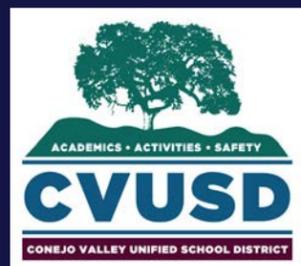




# CVUSD | *Facilities Master Plan*



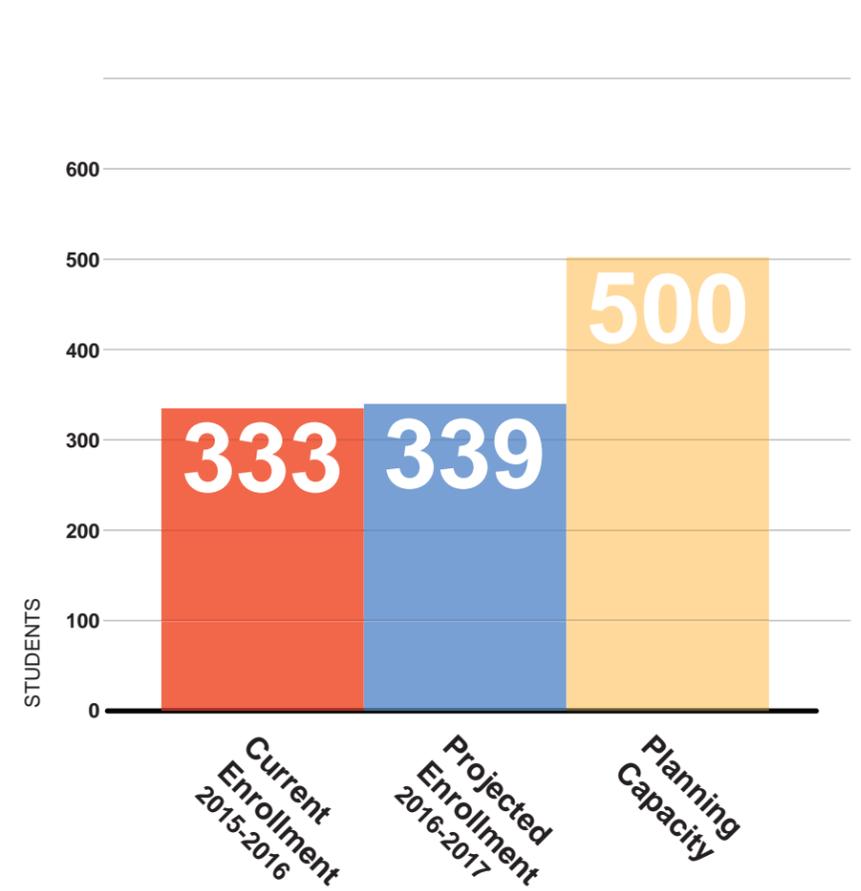
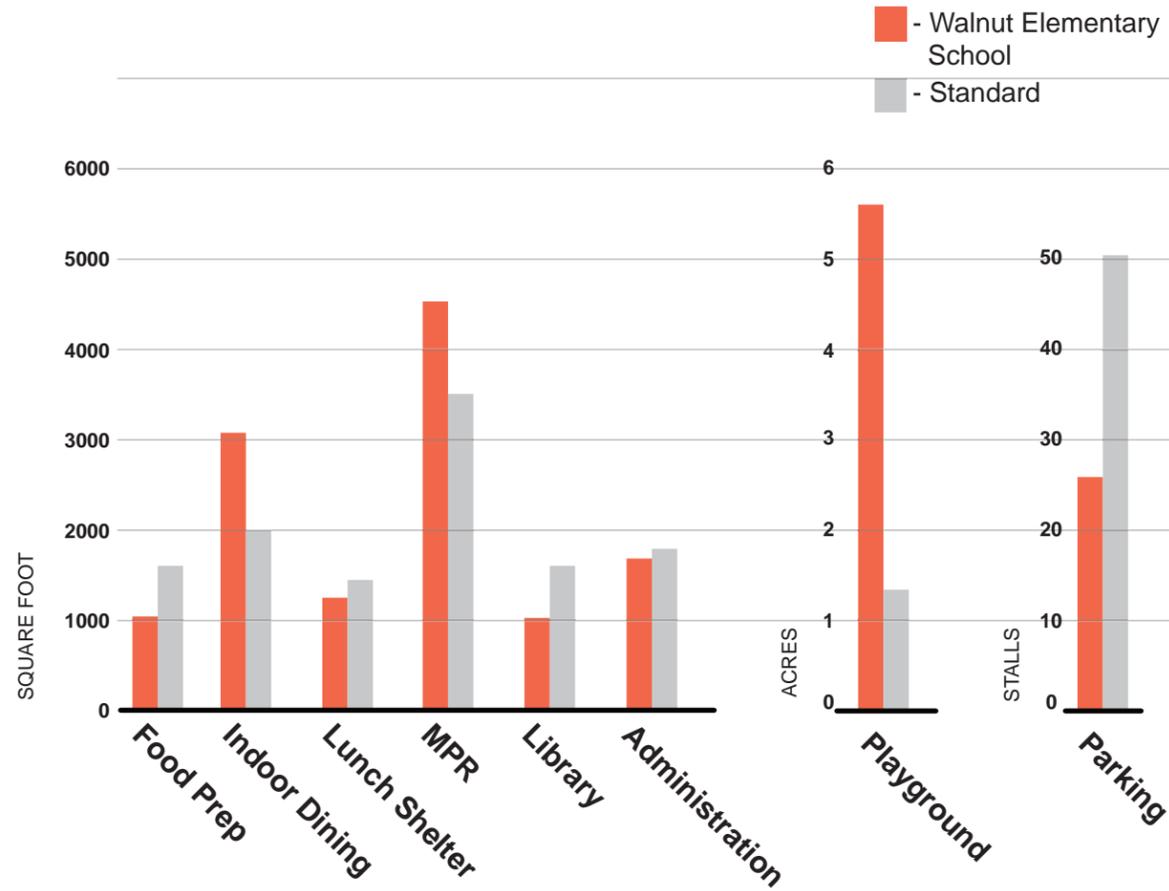
CVUSD - NEWBURY PARK CLUSTER



## Walnut Elementary | *Conceptual Master Plan*

581 Dena Drive | Newbury Park, CA 91320  
Conejo Valley Unified School District  
April 5, 2017

NAC Architecture  
837 North Spring Street, 3<sup>rd</sup> 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
- Inefficient shade for play areas and outdoor dining
- Typical accessibility challenges
- Disrepair, aged and inefficient windows

### Core Facilities Summary

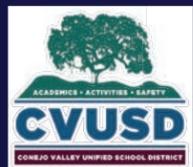
Current facilities meet school's needs

Current facilities DO NOT meet school's needs

- Indoor Dining (+1,035 SF)
- Multi-Purpose Room (+1,029 SF)
- Playground (+ 4.31 Acres)
- Food Prep (-533 SF)
- Library (-630 SF)
- Parking (-27 Stalls)
- Lunch Shelter (-180 SF)
- Administration (-46 SF)

### Enrollment Summary

Total Current Classrooms 22  
 Total Based on Projected Enrollment Classrooms 16



## Walnut Elementary | Conceptual Master Plan

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# Enrollment & Facilities Data

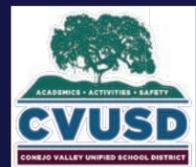


**BUILDING KEY**

- |                      |                      |
|----------------------|----------------------|
| ① ADMINISTRATION     | ⑪ RESTROOMS          |
| ② KINDERGARTEN       | ⑫ CLASSROOM BUILDING |
| ④ CHILDCARE          | ⑬ CLASSROOM BUILDING |
| ⑤ CLASSROOM BUILDING | ⑭ MULTI-PURPOSE      |
| ⑥ CLASSROOM BUILDING | ⑮ LIBRARY            |
| ⑦ RESTROOMS          | ⑯ LUNCH SHELTER      |
| ⑧ CLASSROOM BUILDING |                      |
| ⑨ ELECTRICAL ROOM    |                      |
| ⑩ CLASSROOM BUILDING |                      |

**LEGEND**

- PERMANENT BUILDING
- PORTABLE BUILDING
- STRUCTURE ABOVE
- UNCERTIFIED



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Existing Facilities



**Project Groups**

**Project Group 1:**  
Site Improvements  
1

**Project Group 2:**  
Building Modernization  
2

**Project Group 3:**  
Administration  
3

**Project Group 4:**  
New Construction  
4

**BUILDING KEY**

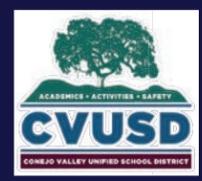
- |                      |                      |
|----------------------|----------------------|
| ① ADMINISTRATION     | ⑩ CLASSROOM BUILDING |
| ② KINDERGARTEN       | ⑪ RESTROOMS          |
| ④ CHILDCARE          | ⑫ CLASSROOM BUILDING |
| ⑤ CLASSROOM BUILDING | ⑬ CLASSROOM BUILDING |
| ⑥ CLASSROOM BUILDING | ⑭ MULTI-PURPOSE      |
| ⑦ RESTROOMS          | ⑮ LIBRARY            |
| ⑧ CLASSROOM BUILDING | ⑯ LUNCH SHELTER      |
| ⑨ ELECTRICAL ROOM    | ⑰ NEW BUILDING       |

**LEGEND**

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

**Classroom Counts**

- Current classroom count: 22
- Classroom count based on projected enrollment: 16
- Master plan classroom count: 23



## Project Group 1: Site Improvements



- New fencing, shade trees and landscaping along campus perimeter
- Running Track
- Develop courtyards to serve as expanded teaching and play zones
- Resolve water drainage issues between Buildings 12 and 13
- Shade structures at two play equipment zones
- Additional lunch shelter
- New ramps for Portable Buildings 4 and 5

Total Project Cost: \$1,854,904



### BUILDING KEY

- |                      |                      |
|----------------------|----------------------|
| ① ADMINISTRATION     | ⑩ CLASSROOM BUILDING |
| ② KINDERGARTEN       | ⑪ RESTROOMS          |
| ④ CHILDCARE          | ⑫ CLASSROOM BUILDING |
| ⑤ CLASSROOM BUILDING | ⑬ CLASSROOM BUILDING |
| ⑥ CLASSROOM BUILDING | ⑭ MULTI-PURPOSE      |
| ⑦ RESTROOMS          | ⑮ LIBRARY            |
| ⑧ CLASSROOM BUILDING | ⑯ LUNCH SHELTER      |
| ⑨ ELECTRICAL ROOM    | ⑰ NEW BUILDING       |

## Project Group 2: Building Modernization



- Low modernization for Buildings 7, 9, 11, 13, and 14
- Medium modernization for Buildings 2, 6, 8, 10, 12, and 15; includes new windows
- Expansion of covered walkways between buildings

Total Project Cost: \$3,687,420

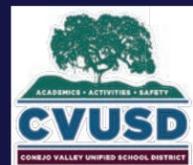


### LEGEND

- |                              |                      |
|------------------------------|----------------------|
| 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             |
|--------------------------------|----------|------|-------|--------|-------------|------------------------|
| <b>Walnut ES</b>               |          |      |       |        |             |                        |
| <b>Project Group 1</b>         |          |      |       |        |             |                        |
| Permanent Ramp Addition        | 240      | SF   | 1     | 240    | \$60.00     | \$ 14,400.00           |
| Playground Shade Structures    | 5,600    | SF   | 1     | 5,600  | \$80.00     | \$ 448,000.00          |
| Lunch Shelter                  | 1,000    | SF   | 1     | 1,000  | \$138.00    | \$ 138,000.00          |
| Courtyard Development          | 16,761   | SF   | 1     | 16,761 | \$12.00     | \$ 201,132.00          |
| Construction of Running Track  | 15,600   | SF   | 1     | 15,600 | \$8.00      | \$ 124,800.00          |
| Resolve Water Drainage Issues  | 1        | LS   | 1     | 1      | \$50,000.00 | \$ 50,000.00           |
| Fencing Along Campus Perimeter | 1,260    | LF   | 1     | 1,260  | \$210.00    | \$ 264,600.00          |
| New Trees                      | 20       | EA   | 1     | 20     | \$450.00    | \$ 9,000.00            |
| New Landscape                  | 15,000   | SF   | 1     | 15,000 | \$5.00      | \$ 75,000.00           |
| <b>Total Construction Cost</b> |          |      |       |        |             | <b>\$ 1,324,932.00</b> |
| <b>Total Project Cost</b>      |          |      |       |        |             | <b>\$ 1,854,904.80</b> |

| Description                                      | Quantity | Unit | Count | Total  | Unit Cost | Total Cost             |
|--------------------------------------------------|----------|------|-------|--------|-----------|------------------------|
| <b>Walnut ES</b>                                 |          |      |       |        |           |                        |
| <b>Project Group 2</b>                           |          |      |       |        |           |                        |
| Bldgs. 2,6,8,10,12 & 15 - Modernization (medium) | 19,260   | SF   | 1     | 19,260 | \$126.00  | \$ 2,426,760.00        |
| Bldgs. 7,9,11,13 & 14 - Modernization (low)      | 11,728   | SF   | 1     | 11,728 | \$13.00   | \$ 152,464.00          |
| Covered Walkway Extension                        | 396      | SF   | 1     | 396    | \$138.00  | \$ 54,648.00           |
| <b>Total Construction Cost</b>                   |          |      |       |        |           | <b>\$ 2,633,872.00</b> |
| <b>Total Project Cost</b>                        |          |      |       |        |           | <b>\$ 3,687,420.80</b> |



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## Project Groups 1 & 2 - Cost Breakdown

### Project Group 3: Administration



- High modernization to Building 1
- Addition to Building 1 to house additional administration space

Total Project Cost: \$1,135,638

### Project Group 4: New Construction



- Remove Portable Buildings 4 and 5
- New Permanent Building to house Art/Music/Flex classrooms and Child Care

Total Project Cost: \$3,160,640

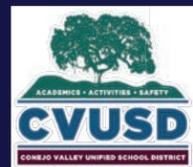


#### BUILDING KEY

- |                      |                      |
|----------------------|----------------------|
| ① ADMINISTRATION     | ⑩ CLASSROOM BUILDING |
| ② KINDERGARTEN       | ⑪ RESTROOMS          |
| ④ CHILDCARE          | ⑫ CLASSROOM BUILDING |
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| ⑦ RESTROOMS          | ⑮ LIBRARY            |
| ⑧ CLASSROOM BUILDING | ⑯ LUNCH SHELTER      |
| ⑨ ELECTRICAL ROOM    | ⑰ NEW BUILDING       |

#### LEGEND

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



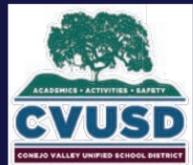
## Walnut Elementary | Conceptual Master Plan

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April 5, 2017

## Project Groups 3 & 4

| Description                    | Quantity | Unit | Count | Total | Unit Cost | Total Cost             |
|--------------------------------|----------|------|-------|-------|-----------|------------------------|
| <b>Walnut ES</b>               |          |      |       |       |           |                        |
| <b>Project Group 3</b>         |          |      |       |       |           |                        |
| Bldg. 1 Expansion              | 1,025    | SF   | 1     | 1,025 | \$450.00  | \$ 461,250.00          |
| Bldg. 1 Modernization (high)   | 1,296    | SF   | 1     | 1,296 | \$270.00  | \$ 349,920.00          |
| <b>Total Construction Cost</b> |          |      |       |       |           | <b>\$ 811,170.00</b>   |
| <b>Total Project Cost</b>      |          |      |       |       |           | <b>\$ 1,135,638.00</b> |

| Description                    | Quantity | Unit | Count | Total | Unit Cost | Total Cost             |
|--------------------------------|----------|------|-------|-------|-----------|------------------------|
| <b>Walnut ES</b>               |          |      |       |       |           |                        |
| <b>Project Group 4</b>         |          |      |       |       |           |                        |
| New Arts/Child Care Building   | 5,500    | SF   | 1     | 5,500 | \$400.00  | \$ 2,200,000.00        |
| Bldgs. 4 & 5 Removal           | 2,880    | SF   | 1     | 2,880 | \$20.00   | \$ 57,600.00           |
| <b>Total Construction Cost</b> |          |      |       |       |           | <b>\$ 2,257,600.00</b> |
| <b>Total Project Cost</b>      |          |      |       |       |           | <b>\$ 3,160,640.00</b> |



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## Project Groups 3 & 4 - Cost Breakdown