

# CVUSD | *Facilities Master Plan*



CVUSD - THOUSAND OAKS CLUSTER MASTER PLAN & PROJECTS

**ACACIA**  
ELEMENTARY

## Acacia Elementary School | *Master Plan & Projects*

55 W Norman Ave | Thousand Oaks, CA 91360

Conejo Valley Unified School District

April 2017

**Dougherty**

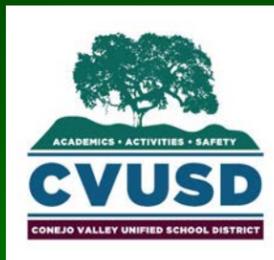
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## Existing Site Summary

### Neighborhood:

Acacia Elementary School is located in the City of Thousand Oaks on a 11.35 acre site bound by Dover Avenue (West), and West Norman Avenue (South). The major intersection is West Janss Road and Dover Avenue. The 23 freeway runs immediately East of the campus.

### Instruction:

The school serves TK through 5th grades. The campus includes a school wide enrichment model for all students which allows children to peruse different areas of interest. The school has a diverse demographic mix with 50 percent of the student population being Hispanic and 40 percent Caucasian and 10 percent other minorities. In addition there are 2 special education classes.

### Summary of Facilities:

The main core buildings on the campus were built in 1963 with a brick façade and soft brown tone accents. The campus has a very distinct look in the district that is very pleasing to see and experience, with large trees and green space throughout the entire campus. An enjoyable assembly building provides space for student activities. Additional classroom modular buildings remain on site today. No major construction of buildings has occurred after the 1960's. However, the school has received a substantial technology upgrade and now provides Wi-Fi and promethean boards in all the classrooms as well as classroom computers and Chromebooks, offering a dynamic and cutting edge teaching environment.

There is great community involvement on the campus including onsite PTA and an existing park and rec partnership which has after school programs on Tuesdays. The back gate is open on the weekends for softball.

### Building Systems:

The major building systems are original including, water, sewer and gas and are in working decently for their age. The HVAC system is roughly 17 years old and operating without too many issues however due to its age it is in need of a major overall or replacement within the next 10 years.

### Technology:

The site includes the Wi-Fi in every classroom, as well as promethean boards (interactive projection screen boards) and chrome books for the students to use in every classroom. The campus makes an effort to be on the cutting edge of technology advancements in curriculum tools to enrich the lives of the students.

### Energy:

The existing air handling units and cooling towers working nicely. While they can be replaced with newer more efficient systems they are functioning well and should not be needing replacement in the near future. There is an opportunity for solar electric power generation to reduce the carbon footprint of the school.

The campus has energy efficiency upgrades including LED lighting and occupancy sensor lighting that helps to improve the overall sustainability of the site.

### Site Attributes:

- Buildings have been well maintained and the structural condition of most of the buildings is in good condition.
- Well Planned Courtyards with Large Mature Foliage
- Large Auditorium / Multi purpose space with stage and wheel chair lift
- Durable Brick Facade that shows minimal fading or degradation.

### Site Deficiencies:

- Concrete Slab Lifting / Settling Issues in Multipurpose Building and Exterior Walkways
- Some fencing is in poor condition
- Playground Equipment and surfaces do not meet current safety and accessibility requirement.
- Large wall in front of office obstructs views to parking area
- Portable Building is in need of deferred maintenance
- Damages and cracks on interior finishes in Multi-Purpose building due to ground settlement.
- Drainage and ponding issues between building 3 and 4
- Basketball court A.C. paving is in poor condition.
- Lack of shading on the playground.

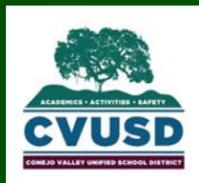
Table of Contents:	
1	Table of Contents, Existing Site Summary
2	Master Planning – Existing Site
3-4	Master Planning – Existing Facilities
5-7	Master Planning – Process Summary
8	Master Planning – Campus Goals
9	Master Planning - Projects
10	Master Planning - Project Groups
11	Master Planning - Project Groups
12	Master Planning - Long-Term Master Plan
13	Master Planning - Long-Term Master Plan
14	Master Planning - Façade and Entry Improvements

### Enrolment Summary :

ELEMENTARY SCHOOLS	PRIOR										ADOPTED	+OR-
	JrK	K	1ST	2ND	3RD	4TH	5TH	SDC	TOTAL*	YR		
Elementary Students												
ACACIA	20	48	44	58	50	50	53	15	338	324	320	+18

### Master Planning Goal:

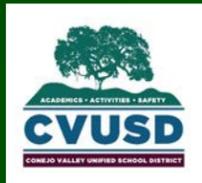
Repurpose/modernize existing buildings and classrooms to become a modern cutting edge educational space. Revitalize the campus with a cohesive beautification upgrade and enhancement of exterior spaces. Improve general site conditions to improve the educational experience. Address deferred maintenance issues and site accessibility issues.





Acacia Elementary School | *Master Plan & Projects*  
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## Master Planning- Existing Site



## Facilities Issues:

### Functional Deficiencies in Existing Facilities:

- Large wall in front of office that obstructs views to parking area
- Damages and cracks on interior finishes in Multi-Purpose building due to ground settlement.
- Basketball court A.C. paving is in poor condition.
- Lack of shading on the playground
- Playground Equipment and surfaces do not meet current safety and accessibility requirement.

### Spatial Deficiencies:

- Poor condition of interior finishes

### Maintenance & Accessibility Issues:

- HVAC and roofing requires replacement. Admin. Building HVAC needs optimization
- Concrete Slab Lifting / Settling Issues in Multipurpose Building and Exterior Walkways
- Some fencing in poor condition
- Many gates lack lever hardware that meet accessibility requirement.
- Drainage and ponding issues between building 3 and 4
- Other misc. ADA items (Door thresholds, Drinking Fountains, Sink height, Ramp Slope, Handrails...etc)

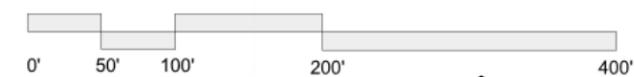


<b>Campus Summary</b>	
Current Usable Area	11.39 Acres
Current Playground Area	6.50 Acres
Playground Area Required	6.50 Acres
<b>Total Classrooms</b>	
Classrooms in Portables	1
Permanent Classrooms	24
<b>Enrollment</b>	
2-Semester Planning Capacity	430
Current Enrollment	338
Enrollment Used for Planning	320

## Building Key

- 1- MAIN BUILDING (CLRM - OFFICE)
- 2- KINDERGARTEN BUILDING (CLASSROOM)
- 3- CLASSROOMS
- 4- CLASSROOMS
- 5- CLASSROOMS
- 6- ADMINISTRATION AND CLASSROOM
- 7- MULTI PURPOSE BUILDING
- 8- LUNCH SHELTER
- 9- TWO/THREE UNIT RELOCATABLE
- 10- TWO/THREE UNIT RELOCATABLE

## BUILDING CONDITIONS



## LEGEND

	Good Condition Permanent Building
	Fair Condition Permanent Building
	Poor Condition Permanent Building
	Fair Condition Portable Building
	Poor Condition Portable Building
	Seismic Evaluation Required

School District Building Name	Building Rating Classification	Square Footage	Fire Const. Code	Fire Const. Type	Sprinkler	Fire	Alarm	Roof	Year	Year Renovated			Status	Flood	Zone	Map Date	
					Yes/No	Yes/ No	Local/ Central	Type	Built	Roof	HVAC	Elec.		Plumb	Risk		Code
1 - Administration	Elementary	2,071	4	Masonry Non- Combustible	No	Yes	L	Comp osition	1963	1984	2000	1999	2004	Owned and occupied by the district	NS	X	1/20/2010
2 - Kindergarten	Elementary	3,008	4	Masonry Non- Combustible	No	Yes	L	Comp osition	1963	2006	2000	1999	2004	Owned and occupied by the district	NS	X	1/20/2010
3 - Classrooms	Elementary	8,064	4	Masonry Non- Combustible	No	Yes	L	Comp osition	1963	1989	1999	1999	2004	Owned and occupied by the district	NS	X	1/20/2010
4 - Classrooms	Elementary	8,064	4	Masonry Non- Combustible	No	Yes	L	Comp osition	1963	1989	1999	1999	2004	Owned and occupied by the district	NS	X	1/20/2010
5 - Classrooms	Elementary	8,064	4	Masonry Non- Combustible	No	Yes	L	Comp osition	1963	1997	1999	1999	2004	Owned and occupied by the district	NS	X	1/20/2010
6 - Teachers Lounge	Elementary	960	4	Masonry Non- Combustible	No	Yes	L	Comp osition	1963	1984	2000	1999	2004	Owned and occupied by the district	NS	X	1/20/2010
7 - Multipurpose	Elementary	6,095	4	Masonry Non- Combustible	No	Yes	L	Comp osition	1963	2007	2000	1999	2004	Owned and occupied by the district	NS	X	1/20/2010
9 - Child Care	Portable	1,440	5	Modified Fire Resistive	No	Yes	L	Metal	1996	1996	1996	1996	1996	Owned and occupied by the district	NS	X	1/20/2010
10 - Classrooms	Portable	1,440	5	Modified Fire Resistive	No	Yes	L	Metal	2004	1989	2004	2004	2004	Owned and occupied by the district	NS	X	1/20/2010



### **Existing Facilities:**

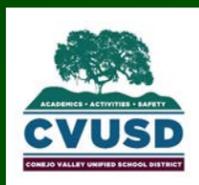
7 Number of buildings are over 50 years old  
3 Number of buildings are over 10 years old

### **Analysis Summary:**

Overall condition of the buildings is acceptable. Some minor maintenance issues are throughout the site. However there is a concrete slab settling issue occurring in the multi purpose building that is causing cracks in the floor and walls. In addition the settling issue continues on the exterior walkways around the same location. Further investigation should be undertaken.

The site has sufficient classroom space and 4 portable buildings on site which are already over 10 years old and showing some water damage at the base of the building in a few locations.

The interior finishes are in overall fair condition, some replacement of flooring and ceiling tiles would improve the overall experience in the classrooms.



# Master Planning Process Summary

## Master Plan Goals

The goal of the Master Planning process is to facilitate the formulation of the District's short term and long term goals and engage the school, stakeholders and community in the decision making process for each site. This was done by utilizing information and findings of the Site Survey, Site Analysis, site visit(s), as well as presentations and community feedback through the charrette process in order to provide a holistic Master Plan for each campus in the CVUSD Thousand Oaks Cluster.

The goals for the Master Plan for Acacia Elementary, as developed through the process documented in The Master Planning Process, are the following:

- Provide the correct number and type of instructional spaces for the campus population through the modernization of existing buildings.
- Provide the basic facilities needed for a population of approximately 338 students.
- Upgrade the face or "curb appeal" by redesigning the site work and landscaping of the existing front of the campus.
- Create quality and cohesive exterior spaces that are interconnected and well landscaped including upgraded courtyards and quads throughout the site while providing accessible paths of travel to buildings and site areas affected by the master plan.
- Upgrade and modernize permanent buildings, building systems and overall school site.

The following pages document: the master plan and the process through which it was developed; the projects needed to implement the master plan; and the estimated cost of these projects.

## Process

The master planning process includes 5 sequential items/deliverables and 4 charrettes following the first four steps.

### ITEM 1- Survey

The Campus Survey was completed in December of 2016 by Dougherty Architects.

The survey found that the campus currently houses 338 students under the projected enrollment expected to decrease slightly to 330 students by 2017-18. The CVUSD Planning Capacity for the campus is 430 students. Overall, the campus was found to be in less than acceptable condition. The visual survey confirmed several deficiencies in core facilities.

After the conclusion of the survey, a detailed list of potential projects had begun to emerge. These projects ranged in complexity and size from basic deferred maintenance projects, to large scale building modernizations.

List of deficiencies:

- Concrete Slab Lifting / Settling Issues in Multipurpose Building and Exterior Walkways
- Some fencing is in poor condition
- Playground Equipment and surfaces do not meet current safety and accessibility requirement.
- Large wall in front of office obstructs views to parking area
- Portable Building is in need of deferred maintenance
- Damages and cracks on interior finishes in Multi-Purpose building due to ground settlement.
- Drainage and ponding issues between building 3 and 4
- Basketball court A.C. paving is in poor condition.
- Lack of shading on the playground.

Overall the campus was found to contain sufficient site area, 11.35 acres, to accommodate the needs of a 338 student population, but various buildings require renovation, while underutilized site areas should be redeveloped to better serve student needs.

### Charrette #1

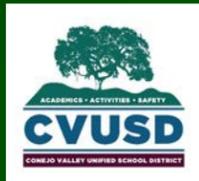
Following the Survey, a summary of the findings and draft survey were presented to the Principal, selected Maintenance Staff, and District Planning Staff to discuss priorities for the campus. These Campus Users provided additional input for campus improvements and the comments were included on final Survey.

### ITEM 2- Site Analysis

Site Analysis was completed in January of 2017 by Dougherty Architects.

Using the survey along with more traditional forms of site analysis, including, shading studies, views, circulation, etc., a series of broader project locations began to emerge.

- Investigation into the source of ground settlement should be conducted as soon as possible. Pending the result of the investigation, the school may be entitled to additional funding to retrofit the building. Works occurring inside building 7 may include both structural improvement, and refinishing of interior spaces.
- The area of improvement includes the possibility to improve line of sight from the administration office to the parking and drop-off area.
- In addition, site elements surrounding the main entry gate may be re-configured and refreshed to provide barrier free approach and aesthetically pleasing curb appeal. At north east entry point, possible improvement should reconfigure the gate and surrounding paving to comply with accessibility standard.
- To accommodate Schoolwide Enrichment Model program, additional flexible learning spaces may be created in Classroom Building 3 and 4.
- Additional shading and replacement of ground surface and equipment may improve the longevity and quality of the play area. Shading opportunities may be accomplished by either structure or landscaping.



## **Charrette #2**

Following the Site Analysis, a summary of the findings was presented to various stakeholders in January 2017 at a community meeting located in the Multipurpose Building at Thousand Oaks High School.

Dougherty Architects reviewed the points raised by the Campus and discussed the initial options for redevelopment and modernization. The School supported these options and requested that the Project Team review and provide additional input to be considered in the master plan including:

- There is a desire to increase the campus energy efficiency to promote green technologies in both the projects related to the master plan and the general educational environment.
- Priority was established that the money should be used to enhance the educational environment over beautification.
- Beautification in general is still a major priority but to be approached in a fiscally responsible manner.
- Removal of portable buildings in poor condition was set as a high priority, provided the campus has excess capacity for students.

## **ITEM 3- Alternative Concepts**

Following the Charrette, The Dougherty Architects developed a series of projects for the campus which included new facilities and the modernization of existing buildings to address the points raised by the campus user groups.

3 Alternative layouts were developed.

### **Alternative 1- Included:**

- Modernization of Multi Purpose Building and possible structural retrofit.
- Some landscaping improvement around administration building (10,000 SF)
- Paved concrete egress path and entry to campus.
- Remove or modify existing wall blocking view of administration building and beautify area.

### **Alternative 2- Included:**

- Modernization of Multi Purpose Building and possible structural retrofit.
- Landscaping improvement in front of school and throughout campus (18,000 SF)
- Paved concrete egress path and entry to campus.
- Remove or modify existing wall blocking view of administration building and beautify area.
- New flexible learning spaces in classroom buildings.

### **Alternative Concept 3:**

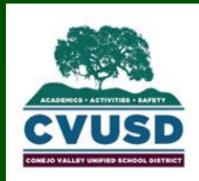
- Modernization of Multi Purpose Building and possible structural retrofit.
- Landscaping improvement in front of school and throughout campus (18,000 SF)
- Paved concrete egress path and entry to campus.
- Remove or modify existing wall blocking view of administration building and beautify area.
- New flexible learning spaces in classroom buildings

## **Charrette #3**

Following the development of the Alternative Concepts, Dougherty Architects developed a series of projects for the campus which included new facilities and the modernization of many existing buildings and facilities to address the points raised by the campus user groups. These projects in a draft master plan were reviewed with Stakeholders in public Charrette #3. The charrette took place on the Thousand Oaks High School campus in February, 2017. The Dougherty Architects presented potential projects to a Stakeholder Groups consisting of the CVUSD School Principals and representatives of the teachers and parents who were recommended by the campus administration to participate.

The Stakeholders supported these options and emphasized the need to provide for student needs first. The Stakeholders added specific input for campus improvements:

- A need for additional shading in the kindergarten playground area was expressed.
- Playground shading was given the high priority and a desire to have the shading integrated with the playground equipment was also expressed.



**Following the Charrette #3, the campus administration and staff reviewed the proposal and added additional input and suggestions:**

- *Priorities of the schools: (1) Structural evaluation of the multi-purpose building, (2) removal of the brick wall obstructing the administration building's view, (3) classrooms modernization, (4) Playground surface and equipment upgrades, (5) additional maker space, (6) Fencing and paving replacement/improvement, (7) AC paving replacement for basketball court and main playground.*
- *If structural assessment shows a real need to upgrade the structure of MPR building, the District will seek matching fund and the work to address the issues as well as other interior improvement inside this building will become the top priority.*
- *The condition of classroom sinks, casework and windows are in need of attention.*
- *The principal has indicate an unique opportunity to let students participate in the design process of the classroom spaces that may be modernized in Building 3.*
- *Room 4 and 8 in Building 3 are good locations for the additional maker space. The maker space may also become a part of the Genius hour design exercise for student participants.*

*The additional Input was incorporated into the subsequent Conceptual Master Plan.*

#### **ITEM 4- Conceptual Master Plan**

*The Conceptual Master Plan was developed based on the presentation and feedback from the Alternative concepts and the following feedback that had occurred during and after the charrette process. The Conceptual Master Plan was a hybrid of several alternatives. In this phase of the process, the solution was narrowed down to one plan for every site to include long-term and short-term plans. Projects were developed in this step with draft cost estimates.*

#### **Charrette #4**

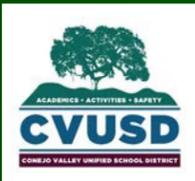
*The Conceptual Master Plan was presented to include projects and draft cost estimates at Charrette #4, Dougherty Architects revised the earlier reports to reflect the Stakeholder's input. The various stakeholders supported the direction taken by the master plan. Stakeholders were given an additional 2 weeks for final comments to be incorporated into the final Master Plan document.*

#### **ITEM 5- Master Plan and Projects**

*This document is the Master Plan based on the presentations and feedback from the Conceptual Master Plan and earlier reviews. This document includes a single short-term and long-term Master Plan vision which is shown in a series of projects to be completed under the current Measure I Bond and future funding sources. Each project group is accompanied by a cost estimate.*

*Documentation of the process and identification of the stakeholders who participated ensure that the master plan addresses the need for each site in an objective and comprehensive way.*

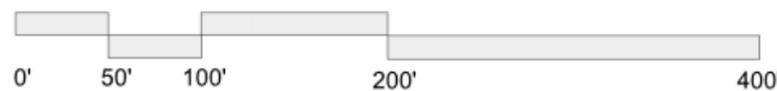
**Projects will be prioritized by CVUSD based on the criticality, functionality and adequacy of facility needs.**



## Master Plan – Campus Goals

- Removal of wall that is blocking the view from the administration building to the parking lot and drop off.
- Beautify campus entry to create a new revitalized and contemporary feel to the whole campus.
- Investigate differential settlement issues
- Modernize the current MPR building.
- Enhance courtyard between permanent classroom buildings to create outdoor learning spaces.
- Create new flexible learning classrooms.
- Permanent classroom modernizations to upgrade educational environment.
- New playground equipment, protective surfaces and shading.
- Incorporate principals of sustainability into the design.
- Upgrade campus accessibility to be in line with current standards.

### EXISTING BASE PLAN



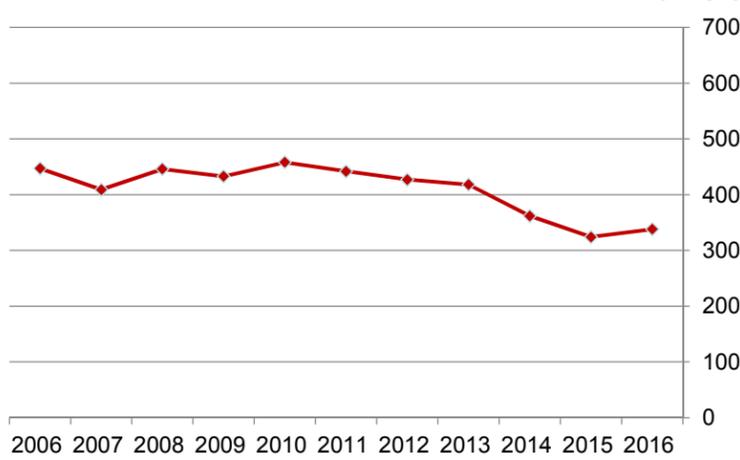
### LEGEND



	EXISTING BUILDING
	MODERNIZATION
	NEW CONSTRUCTION
	EXISTING LANDSCAPING
	EXISTING PAVING
	EXISTING AC PAVING



# Acacia Enrollment Trend



CVUSD ELEM. SCHOOL	Location Code: 1 010	Campus Summary	
<b>Site Information</b>	<b>Totals</b>	<b>Total Planned Site Capacity:</b>	<b>Totals</b>
Current Useable Area:	11.35 Acres	Current Enrollment:	338
Current Playground Area:	6.5 Acres	Planning 2-Semester Capacity:	430
		Enrollment to use for Planning	320
Playground Area Required:	6.5 Acres		



## LEGEND

- MINIMUM LEVEL MODERNIZATION
- MEDIUM LEVEL MODERNIZATION
- EXTENSIVE LEVEL MODERNIZATION
- PORTABLE BUILDING
- NEW BUILDING CONSTRUCTION
- NEW CANOPY/ARCADE
- SCHOOL MAIN ENTRANCE



## Master Plan: Projects

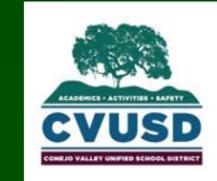
- 1** Project 1- Removal of Wall  
Demolish existing wall that is blocking views from the administration building to the parking lot.
- 2** Project 2- Beautification and Site Work  
Demolish and repave existing concrete at main entrance to campus to correct settlement issues. New landscaping and paint to entire campus. Correct some of the accessibility issues on site. New Fencing at the entry to campus.
- 3** Project 3- Playground Equipment  
New playground equipment, with shading and new fall protection surfaces. Play Equipment Area will be made current with accessibility standards.
- 4** Project 4- MPR Investigation  
Conduct investigation into current structural integrity of MPR building to determine if matching funds will be allocated.
- 5** Project 5- Classroom Modernization Medium Level  
Classrooms will get new paint, carpet, casework and sinks, including accessibility upgrades. The Enclosed breezeway will be converted to a flexible learning space.
- 6** Project 6- Classroom Modernization Medium Level  
Classrooms will get new paint, carpet, casework and sinks, including accessibility upgrades. The Enclosed breezeway will be converted to a flexible learning space.
- 7** Project 7- MPR Modernization  
Modernize MPR with new finishes.
- 8** Project 8- New Landscaping and Site Work  
Provide new landscape planting and enhanced paving to create exterior teaching areas to work in conjunction with flexible learning spaces. New A.C. paving for basketball courts.

Project Group 1 (Measure 1)

Project Group 2



# Master Planning: Projects



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## Master Planning- Projects



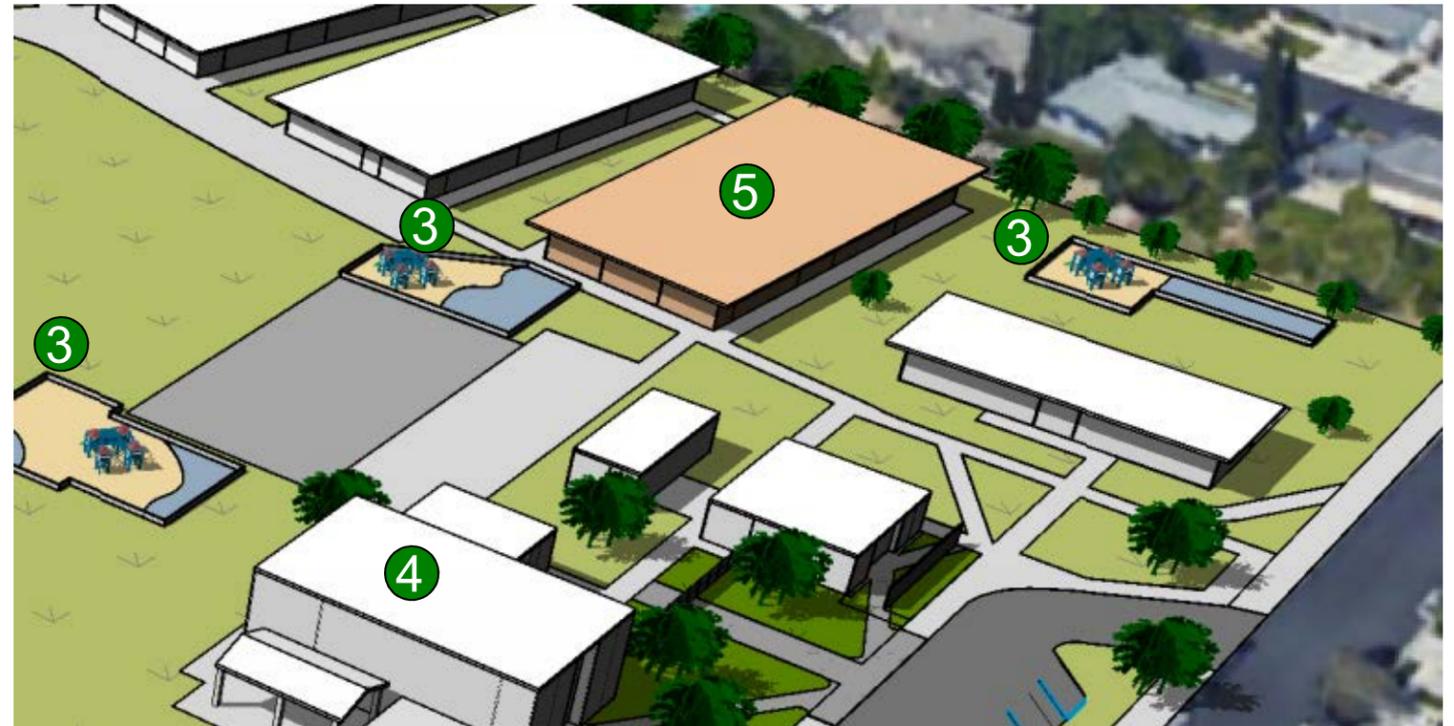
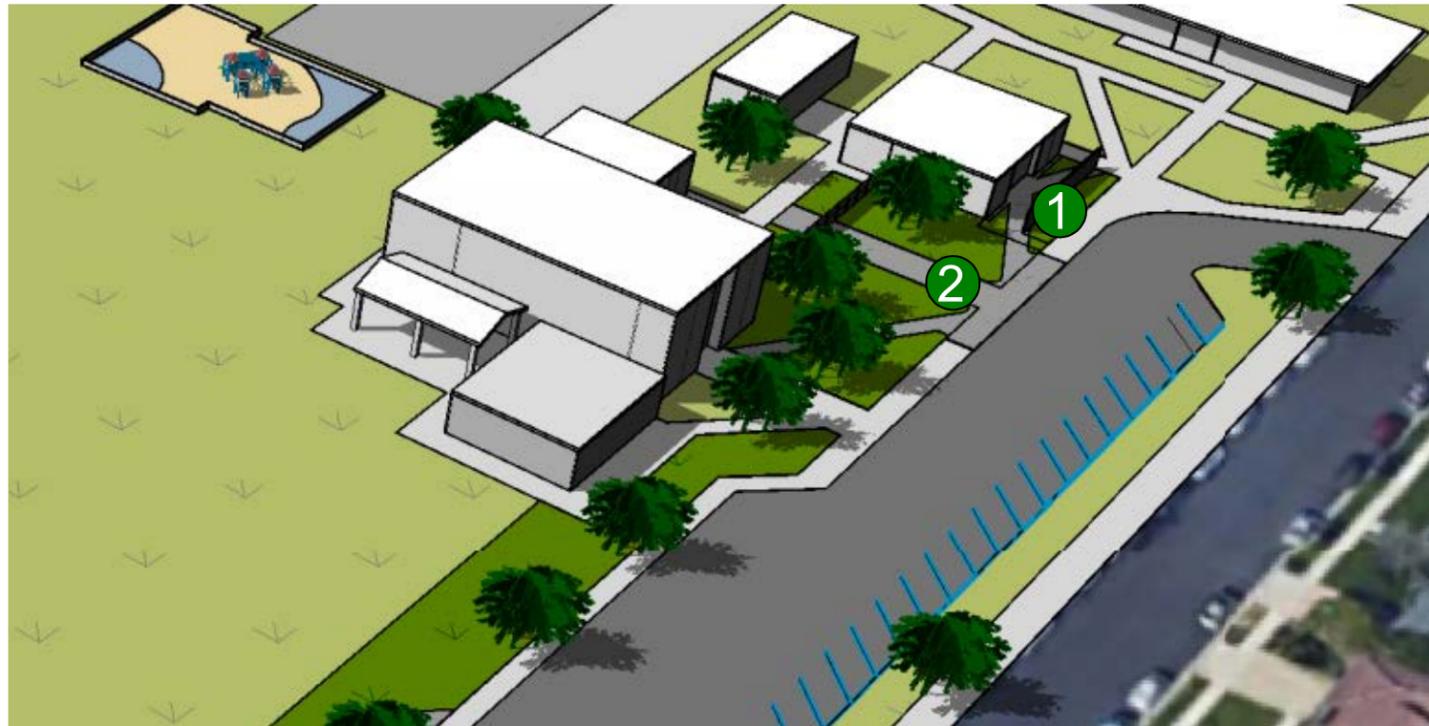
## Master Planning: Project Group 1 ( Measure I)

- ① **Project 1- Removal of Wall**  
Demolish existing wall that is blocking views from the administration building to the parking lot.
- ② **Project 2- Beautification and Site Work**  
Demolish and repave existing concrete at main entrance to campus to correct settlement issues. New landscaping and paint to entire campus. Correct some of the accessibility issues on site. New Fencing at the entry to campus.
- ③ **Project 3- Playground Equipment**  
New playground equipment, with shading and new fall protection surfaces. Play Equipment Area will be made current with accessibility standards.
- ④ **Project 4- MPR Investigation**  
Conduct investigation into current structural integrity of MPR building to determine if matching funds will be allocated.
- ⑤ **Project 5- Classroom Modernization Medium Level**  
Classrooms will get new paint, carpet, casework and sinks, including accessibility upgrades. The Enclosed breezeway will be converted to a flexible learning space.

## Project Locations:

- 1** Project Group 1- Removal of Wall \$5,000  
 Demolish existing wall that is blocking views from the administration building to the parking lot.
- 2** Project Group 2-Beautification and Site Work \$400,000  
 Demolish and repave existing concrete at main entrance to campus to correct settlement issues. New landscaping and paint to entire campus. Correct some of the accessibility issues on site. New Fencing to front of campus

- 3** Project Group 3-Playground Equipment \$900,000  
 New playground equipment, with shading and new fall protection surfaces. Play Equipment Area will be made current with accessibility standards.
- 4** Project Group 4-MPR Investigation \$200,000  
 Conduct investigation into current structural integrity of MPR building to determine if matching funds will be allocated.
- 5** Project Group 4-Classroom Modernization Medium Level \$850,000  
 Classrooms will get new paint, carpet, casework and sinks, including accessibility upgrades. The Enclosed breezeway will be converted to a flexible learning space.

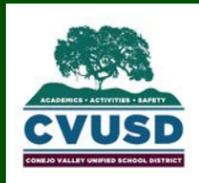


\*Estimates are complete project costs with 40% soft cost added to construction budgets over 1 million and 60% added to projects under 1 million.

**Total Cost of Projects I \$2,480,000.**

Differed Maintenance Allowance- 5% \$125,000  
 Campus wide window replacement, Improve site drainage, wood rot, replace flashings, replacing AC paving at the basketball court and lower playground.

CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes	
Project Information						Project Score							
Project Cost						0-20=Optimum	21-40=Adequate	41-60=Fair	61-80=Poor	81-100=Unsatisfactory	Score	Notes	
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame	Project Estimated Total Cost	Functionality	Adequacy	Criticality	Certification	Special Funding or Criteria			
						Codes, Growth & System Refresh, Deferred Maintenance	System/ Risk Obsolescence, Forward Thinking, Energy Savings & Sustainability, Proactive Routine/ Maintenance	Life Safety, Facility Criticality, Mission Alignment	Uncertified Project Status	Special Criteria			
						0-100	0-100	0-100	0-100	0-100			
												Explanation of Project Rating	





## Master Planning: Project Group 2

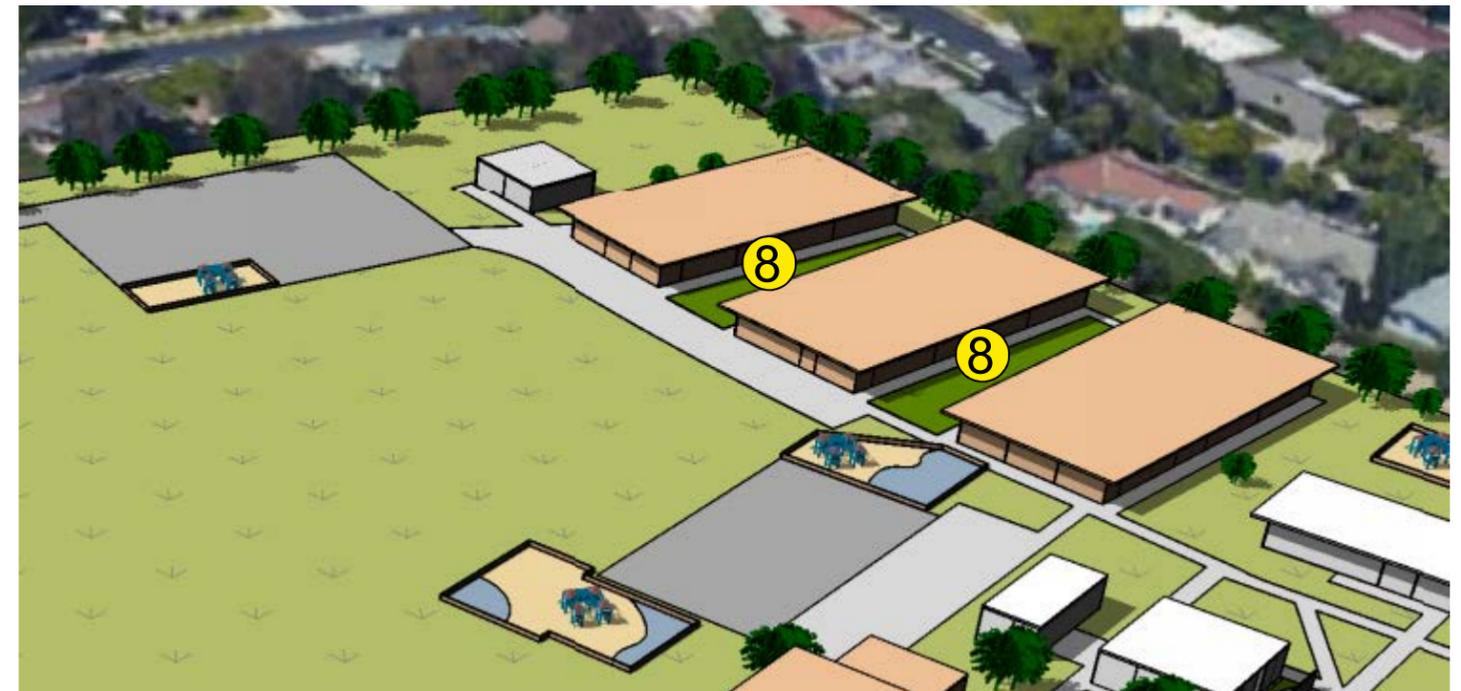
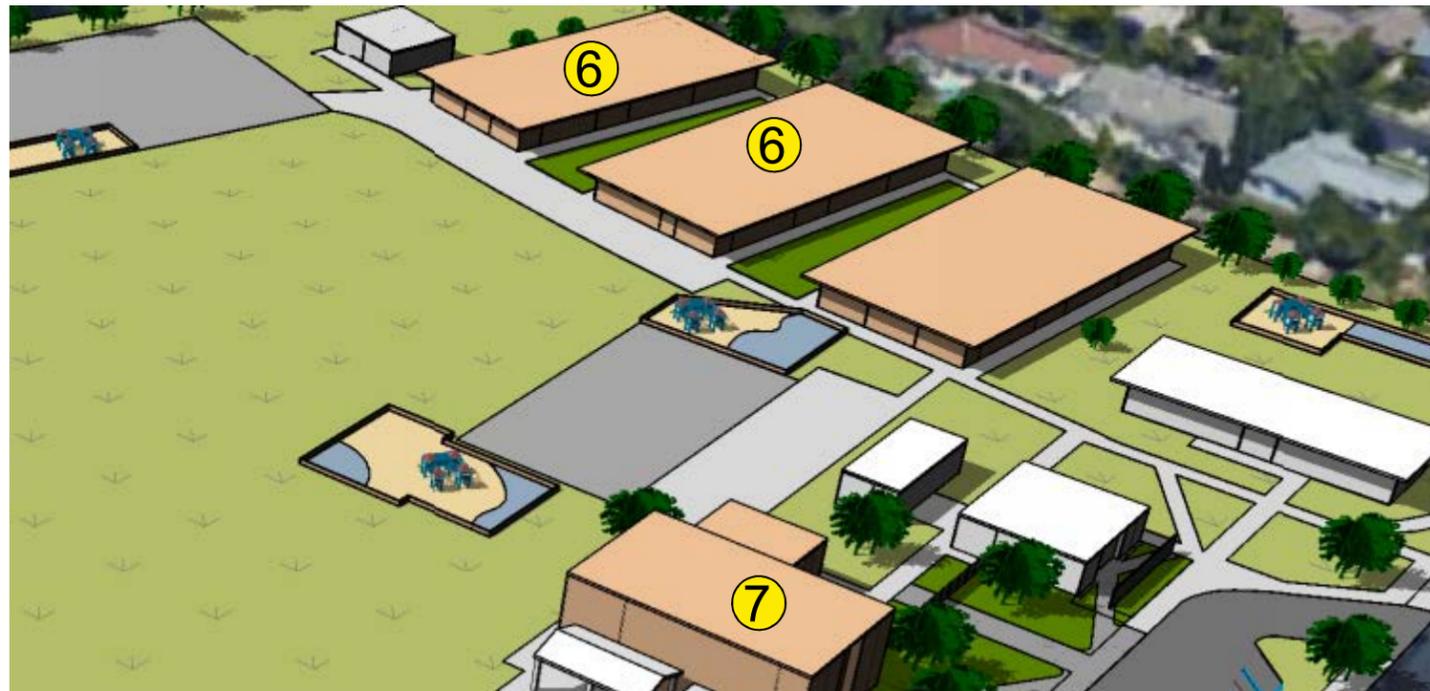
- ⑥ Project 6- Classroom Modernization Medium Level  
Classrooms will get new paint, carpet, casework and sinks, including accessibility upgrades. The Enclosed breezeway will be converted to a flexible learning space.
- ⑦ Project 7- MPR Modernization  
Modernize MPR with new finishes.
- ⑧ Project 8- New Landscaping and Site Work  
Provide new landscape planting and enhanced paving to create exterior teaching areas to work in conjunction with flexible learning spaces.  
New A.C. paving for basketball courts.

## Project Locations:

**6** Project 6-Classroom Modernization Medium Level **\$1,700,000**  
Classrooms will get new paint, carpet, casework and sinks, including accessibility upgrades. The Enclosed breezeway will be converted to a flexible learning space.

**8** Project 8- New Landscaping and Site Work **\$350,000**  
Provide new landscape planting and enhanced paving to create exterior teaching areas to work in conjunction with flexible learning spaces.

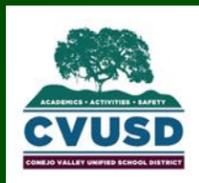
**7** Project 7-MPR Modernization **\$1,200,000**  
Modernize MPR with new finishes



\*Estimates are complete project costs with 40% soft cost added to construction budgets over 1 million and 60% added to projects under 1 million.

**Total Cost of Projects I \$3,250,000**

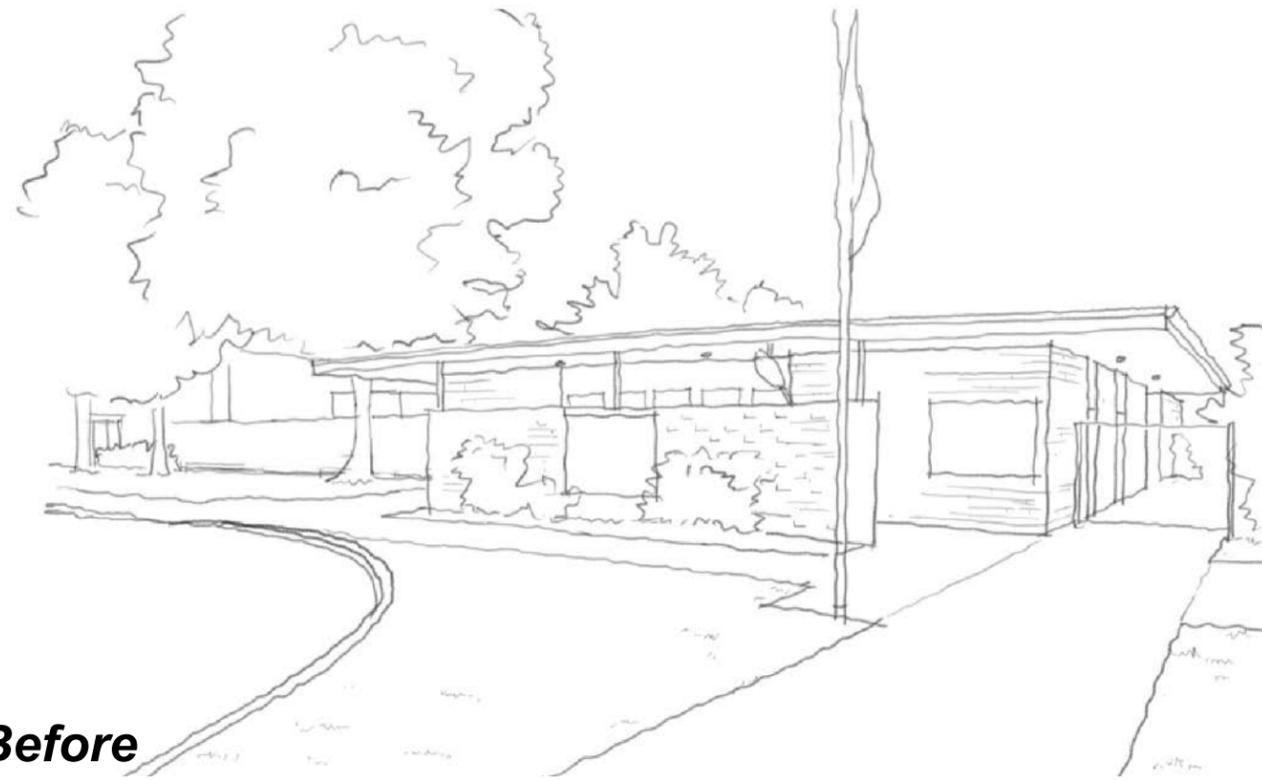
CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes
Project Information						Project Score						
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame	Project Estimated Total Cost	0-20=Optimum	21-40=Adequate	41-60=Fair	61-80=Poor	81-100=Unsatisfactory	Score	Notes
						Functionality	Adequacy	Criticality	Certification	Special Funding or Criteria		
						Codes; Growth & System Refresh; Deferred Maintenance	System/ Risk Obsolescence; Forward Thinking; Energy Savings & Sustainability; Proactive Routine/ Maintenance	Life Safety; Facility Criticality; Mission Alignment	Uncertified Project Status	Special Criteria		
						0-100	0-100	0-100	0-100	0-100		0-500= High Score indicates the criticality of the project
												Explanation of Project Rating



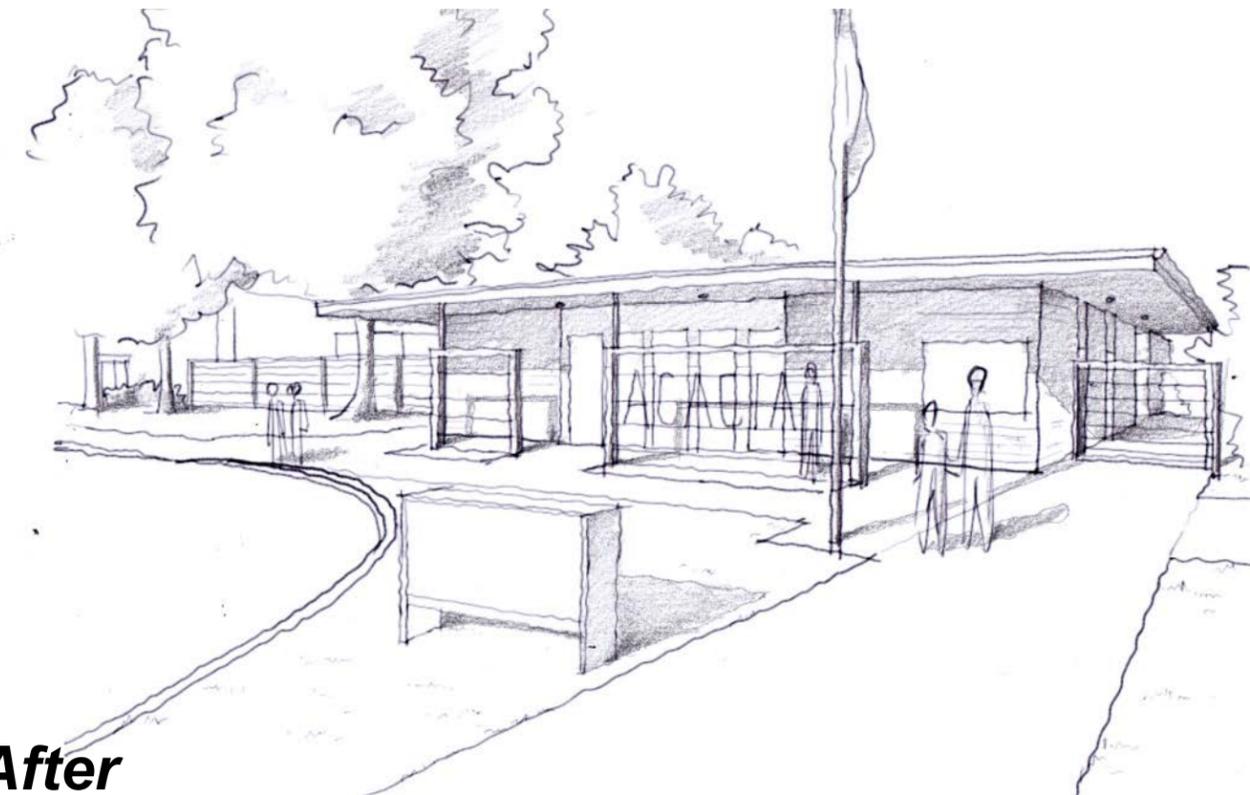
# Façade and Entry Improvements

## Existing:

The largest issue to improve to the façade of the school is the large brick wall that obstructs the view of the parking lot from the administration building. In addition there is a need for improved fencing and paving.



**Before**



**After**

## After Improvements:

New Façade and Entry

### **Master Planning Project Group – 1**

This project is aimed at one of the campus' top priorities of improving visibility and minimizing security risk by removing the wall in front of the administration building. In conjunction, there will be enhanced beautification that will occur at the front of the campus to help give the school an updated and new feel. Some of the enhancements include...

- Removal of Wall Blocking Views
- New Fencing
- New and enhanced landscaping
- New signs and lettering
- New painting
- New Free-Standing electronic marquee sign.