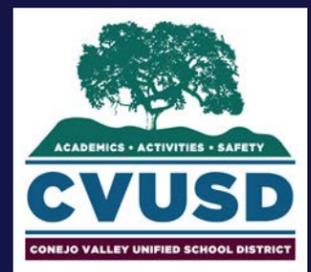




Banyan
Elementary School

CVUSD | *Facilities Master Plan*

CVUSD - NEWBURY PARK CLUSTER



Banyan Elementary | *Master Plan & Projects*

1120 Knollwood Drive | 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

Existing Site Summary

Neighborhood:

Banyan Elementary is located in Newbury Park on a 9.5 acre site, bound by Knollwood Street on the west and Erinlea Avenue on the south. The school is bound on the east by Banyan Park. The closest major intersection is Lynn Road and S. Reino Road to the northwest of the campus.

Instruction:

This neighborhood school serves Kindergarten through 5th grades. Banyan provides technology education throughout its grades, and also participates in CVUSD's GATE (Gifted and Talented Education) program. The school provides art classes to all its students, using its 'Art of the Masters' program to support this effort. The 'Art of the Masters' program is implemented by parent volunteers who serve as 'Art Docents' to educate the students about artists and their work.

Summary of Facilities:

The primary buildings on the campus were built in 1966 and appear to be in good shape. The buildings are concrete masonry wall and wood framed roof construction in a square layout. The interior rooms formed a 'pinwheel' layout where classrooms along the exterior walls shared a common workspace in the center of the building. The original building layouts provided classrooms of adequate sizes; however subsequent renovations divided 2 of the 5 main classroom buildings into 5 or 6 classrooms each instead of the original 4 classrooms resulting in substantially smaller classrooms. The layout of the 5 primary classroom buildings creates green courtyards within the campuses for use by the classes inside each building. The campus includes 3 portable buildings which house computer classrooms and child care and show areas of weathering and minor deterioration.

Building Systems:

Forced air furnaces using natural gas fuel provide heating and split systems provide cooling. The recently completed Facility Condition Assessment (FCA) (3/17/2016 draft version) notes that the cooling system may be undersized. The condensers for the cooling system are stacked vertically at the exterior of the building and consequently shut down due to excessive heat build-up on high-temperature days. Numerous problems are created on site when these shut-down as the school staff must shuffle classes around to rooms where cooling can be provided. The plumbing systems reportedly function adequately with no problems beyond typical maintenance issues. Electrical service to the site is original but still appears adequate. Per the FCA the switchgear, panel boards and circuit breakers were replaced in 1999. The Assessment recommends lifecycle replacement again in the near future. While electrical service to the campus is adequate, the site staff noted there is room for improvement in distribution particularly given the increasing need for charging hand-held devices.

Technology:

Banyan's principal noted that the school actively pursues progressive technology use in their education. SMART boards are utilized in every classroom. Numerous hand-held devices (charged via charging carts) permit students to complete individual or small group work. WiFi was recently installed campus-wide and performs well.

Energy:

There are currently no renewable energy systems installed on campus. Gas and electricity use across the past 3 years are relatively consistent with the sole exception of a significant spike in gas usage in January 2016 over previous usages during that month in 2014 and 2015. The otherwise relatively consistent use indicates similar demands and the unlikelihood of gas leaks and/or errant electricity use. Water use data for the past 3 years does not show such consistency. Due to the current state drought, water use would be expected to steadily decline from January 2014 until the present day however the data for Banyan does not show this. Recent water use at this site should be examined to determine if there is a means to return to previous lower usage levels given the ongoing drought conditions in the area.

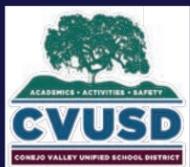
Table of Content

0.0	Cover Page
1.0 - 1.1	Existing Site Summary, Table of Contents
2.0 - 2.2	Master Planning Process Summary
3.0	Master Planning - Site Story
4.0	Master Planning - Goals
5.0	Master Planning - Existing
5.1	Master Planning - Existing Facilities
5.2	Master Planning - Existing Enrollment & Facilities Data
5.3	Master Planning - Existing Site
6.0 - 6.4	Master Planning - Projects
7.0	Master Planning - Cost Breakdown

Enrollment Summary

Elementary

Student	K	1	2	3	4	5	SDC	Total	Prior Month	Prior YR	Adopted Budget	+ or - Budget
Banyan Elementary	73	67	74	74	81	70		439		456		



Site Attributes:

Nestled in a residential neighborhood and bordering Banyan Park, Banyan Elementary School offers students a quiet peaceful campus with the ability to utilize the large park area and amenities when needed. The layout of the buildings create numerous courtyards to serve as small gathering spaces benefiting teachers and students alike with the opportunity to expand the education areas beyond the classrooms to the exterior. These courtyards offer quieter smaller-scale play areas as well. The play areas on the perimeter of the site provide plenty of larger-scale area to run and play in a 'louder' setting. The buildings themselves are solidly built and with sustained maintenance they will continue to serve the school well. The original interior layouts of the buildings that remain provide well-sized classrooms with shared support space at the center.

Site Opportunities:

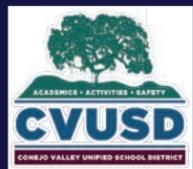
Access to the school is largely limited to the west (from Knollwood Drive) and a small portion from the south (from Erinlea Avenue) since the school's north boundary abuts residential properties and the school's east boundary abuts Banyan Park. Student drop-off and pick-up times are congested and create traffic issues as a result of this limited access. Opportunities exist to investigate improving additional entry points to the campus to encourage use of those access points instead of the main one along Knollwood Drive. Existing points of entry that could be improved include the stair from Erinlea Avenue and the access through Banyan Park. Investigating changing traffic patterns and the number of drop-off/pick-up lanes could be undertaken to alleviate pressure on the Knollwood entrance. Parking is adequate for staff but not for visitors, therefore increasing the number of total parking stalls available should be explored concurrently.

The portable classroom building used for Child Care blocks the view of the play areas from the primary courtyard on the site which causes supervision issues from both the courtyard and the play areas. Relocating this structure and providing shading mechanisms at the play area, either structures or trees, would create a more cohesive north end of this campus and improve supervision.

Improving the security of the school should be explored via the addition of exterior lighting and rehabilitation of the perimeter fencing.

The 'pinwheel' layout of the original classroom buildings provides appropriately sized classrooms and valuable shared support spaces. Returning the Green and Orange classroom buildings to this configuration internally would eliminate the numerous issues associated with the small size of the current classrooms in those buildings.

As noted previously the stacked condensers for the cooling systems shut down due to excessive heat build-up on high-temperature days. Alternate solutions to this layout should be explored that would permit these units to function correctly. Improvements in electrical power distribution should be explored to allow educators to make the best use of the increasing number of hand-held technology devices used in today's classrooms.



Master Planning Process Summary

Master Plan Goals

- Modernize classroom buildings 4 and 6 to provide standard sized classrooms
- Modernize interior & exterior finishes and correct HVAC systems
- Modernize and expand administrative space
- Provide additional shade for dining and play
- Improve staff supervision capabilities of play areas
- Improve traffic flow and parking availability
- Correct accessibility challenges

Process

Banyan Elementary School was included in the Measure I master planning effort and was studied with the Newbury Park Cluster family of schools.

ITEM 1 - Survey

The Banyan Elementary School Campus Survey was completed in December of 2016. The survey was done by NAC Architecture.

The survey found that the campus housed 439 students in 2016, with enrollment projected to increase slightly to 465 by 2017. The CVUSD Planning Capacity for the campus is 570 students. Overall, the campus was found to be in relatively good condition. The visual survey confirmed the following deficiencies in core facilities.

- The Food Prep and Serving Areas are 787 SF smaller than the district standards but meet the current needs of the school.
- There is no dedicated indoor dining on campus, however the Multi-purpose Room serves as indoor dining space for Kindergarten and 1st grades. Grades 2, 3, 4, and 5 have the option of eating in the MPR or outside.
- The lunch shelter is approximately 750 SF smaller than the district standards and does not serve the needs of the school.
- The Multi-Purpose Room is 220 SF larger than the district standards and adequately serves the current campus population.
- The Library is 49 SF smaller than the district standards but meets the needs of the school.

- The administrative spaces are 628 SF smaller than the district standards and do not meet the needs of the school's staff.
- The parking stall count is currently 7 stalls fewer than the district standards. The current parking on site adequately serves the school staff but does not accommodate visitors.
- Playground area at the school exceeds that of the district standards and adequately serves the current student population.

Overall the campus was found to adequately accommodate the needs of the current student population. Building modernization to restore standard classroom sizes along with building and site work to address the core facility needs noted above would provide students and staff at Banyan Elementary School with a more flexible and robust learning environment.

Charrette #1

Following the Survey, a summary of findings and draft survey were presented to the school Principal on December 15, 2016. Specific input clarifying the existing campus concerns and top priorities for improvement were discussed, and included the following:

- restoration of classrooms in Buildings 4 and 6 to standard size is a priority
- non-performance of HVAC units on high-heat days affects daily school operations
- improved vehicular circulation and additional parking is needed
- improved pedestrian access to the campus may alleviate some vehicular congestion
- additional administrative space would provide the flexibility to host meetings without relying on student areas being non-occupied

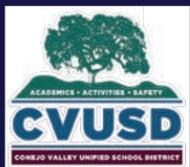
This feedback was captured in the final Survey.

ITEM 2 - Site Analysis

The Site Analysis was completed in January of 2017.

This report analyzed the site from multiple viewpoints, including campus circulation, the functionality of facilities and programmatic requirements. Preliminary suggestions for improvements geared towards supporting the school's educational mission were presented.

- Banyan's current parking lot layout (accessed from Knollwood Drive) does not adequately serve the parking needs for staff/visitors and creates congestion during drop-off and pick-up times when vehicular and pedestrian traffic mixes. The additional three pedestrian access points on the east and south have the potential to alleviate some congestion from the Knollwood access area if improved. Additional parking stalls and a re-design of traffic flows may provide improved circulation during the busiest times of the school day.
- Landscape improvements, exterior lighting and compliant stair/ramp additions to the three pedestrian access points along the south and east perimeter could incentivize parents to utilize those locations more frequently and, in turn, alleviate pressure on the Knollwood Drive entrance.
- Shade trees along the perimeters of the large hard and soft scape play areas may offer respite from the sun as well as added privacy from neighboring streets.



- The relocation of the Childcare Portable classroom building may improve and enhance student supervision caused by the building's current location where it blocks views to and from the primary courtyard and play areas.
- The 'pinwheel' layout of the original classroom buildings provides appropriately sized classrooms and valuable shared support spaces. This layout remains in three of the five buildings. The two remaining buildings (buildings 4 and 6) previously underwent a renovation that converted them into five or six smaller rooms each. Returning these buildings to their original internal configuration may eliminate numerous issues associated with the small size of the current classrooms.
- The addition of a conference room for use by the staff for meetings would permit groups to gather without relying on the availability of the MPR or Library.
- The stacked condensers along the exteriors of the buildings have a tendency to overheat and shut-down on days of extreme heat. A mechanical solution to separate the condensers from each other could eliminate this issue.
- Repair and new paint to the exterior wooden exposed beams, fascias and window infill panels may provide a fresh face-lift to the campus.

Charrette #2

The Site Analysis was presented to various stakeholders at a community meeting located in the library at Newbury Park High School on January 10, 2017. Campus users had the following input:

- An opportunity exists to provide an additional building to house art and music classrooms
- Existing child care building hinders supervision
- Shade is needed at the kindergarten play areas
- Kindergarten play equipment is aged and outdated
- Safety and security are ongoing topics to be addressed (not just at Banyan Elementary but at all schools across the district). These topics include fencing, single points of access, panic buttons, cameras, and lock blocks at doors.

The stakeholders supported these findings and requested that the Project Team integrate their feedback in the eventual conceptual master plan

ITEM 3 - Alternate Concepts

Following the Charrette, NAC Architecture developed a series of projects for the campus which included new facilities, modernization of buildings, and sitework to address the points raised by the campus user groups.

2 Alternate layouts were developed.

Alternate 1 Included:

- Expand parking and drop-off
- Add play equipment and shade structures
- Cosmetic Modernization to all buildings
- Relocate Childcare Building
- Site access/accessibility improvements

Alternate 2 Included:

- Expand parking and drop-off
- Add play equipment and shade structures
- Cosmetic Modernization to all buildings
- Relocate Childcare Building
- Site access/accessibility improvements
- Return buildings #4 & #6 to original layout
- Renovation of Admin Suite & Library/Media Center
- Remove portables #8 & #10
- Construct new building to house specialty classrooms, flexible maker space and outdoor shaded space

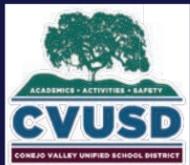
Charrette #3

Following development of the Alternate Concepts, NAC Architecture presented draft master plans to stakeholders in a Charrette Review Meeting. The Charrette included the Newbury Park Cluster and took place at Newbury Park High School's library on February 1, 2017. NAC Architecture presented several potential projects to a Stakeholder Group consisting of the school principal and representatives of the teachers and parents who were nominated by the campus administration to participate.

The Stakeholders supported these options and provided the following specific input:

- Investigate a different location for the new building to avoid taking up additional play area; the grass area to the southeast of Buildings 6 and 7 could work
- Investigate placing condenser units on the roof as a solution to over-heating issues
- An outdoor shaded learning space would be advantageous at the location of the two portable classroom buildings if those were removed.
- Curtains are needed in the MPR, although this is not a top priority
- Additional electrical outlets are needed in the classrooms
- Drainage at the kindergarten play area is problematic
- Carpet needs to be replaced in the 1st grade classrooms

Stakeholder Input was incorporated into the progress plans.



ITEM 4 - Conceptual Master Plan

The Conceptual Master Plan was developed based on the presentation and feedback from the Alternate Concepts and stakeholder feedback from the charrettes. 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.

The potential projects in the Conceptual Master Plan were presented to include the following:

- Site Improvements
- Building Modernization
- Core Facilities Modernization and Addition
- New Classroom Building

Charrette #4

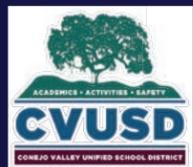
The Conceptual Master Plan was presented at a Charrette Meeting held on February 27, 2017 at Newbury Park High School's library. The plan included projects and draft cost estimates. NAC Architecture revised the earlier studies to reflect stakeholder input. The various stakeholders supported the general direction taken by the master plan, and emphasized that Project Group 2 (Building Modernization) is the school's top priority.

ITEM 5 - Final Master Plan and Projects

This document is the Final 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 Bond measures. 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 way.

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

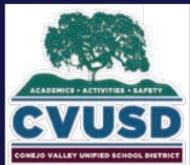


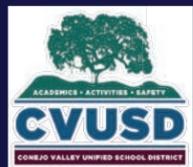


Knight, F. P. (n.d.). Banyan School aerial, 1968 [Aerial view of Banyan school at Knollwood and Erinlea. View looking to the east]. Retrieved April 3, 2017, from <http://contentdm.califa.org>



- 1. Modernize classroom buildings 4 and 6 to provide standard sized classrooms**
- 2. Modernize interior & exterior finishes and correct HVAC systems**
- 3. Modernize and expand administrative space**
- 4. Provide additional shade for dining and play**
- 5. Improve staff supervision capabilities of play areas**
- 6. Improve traffic flow and parking availability**
- 7. Correct accessibility challenges**





Banyan Elementary | *Master Plan & Projects*

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

Master Planning - Existing Site

School District	Street	City	St	Zip Code	School District	Building Rating	Square	Fire Const.	Fire	Roof	Year	Year Renovated				Status	Is Vacant Y/N
Site Name	Address	City	St	Plus Four	Building Name	Classification	Footage	Code	Const. Type	Type	Built	Roof	HVAC	Electric	Plumbing		
Banyan Elementary	1120 Knollwood	Newbury Park	CA	91320-5599	1-Adm. and Bldg. 1-4	Elementary	8,910	4	Masonry Non-Combustible	Composition	1966	2006	1999	1999	2004	Owned and occupied by the district	N
Banyan Elementary	1120 Knollwood	Newbury Park	CA	91320-5599	2 - Kindergarten	Elementary	2,828	4	Masonry Non-Combustible	Composition	1966	2007	1999	1999	2004	Owned and occupied by the district	N
Banyan Elementary	1120 Knollwood	Newbury Park	CA	91320-5599	3 - Kindergarten	Elementary	1,440	5	Modified Fire Resistive	Metal	1999	2007	1999	1999	1999	Owned and occupied by the district	N
Banyan Elementary	1120 Knollwood	Newbury Park	CA	91320-5599	4 - Classrooms 1-3	Elementary	4,096	4	Masonry Non-Combustible	Composition	1966	1998	1999	1999	2004	Owned and occupied by the district	N
Banyan Elementary	1120 Knollwood	Newbury Park	CA	91320-5599	5 - Classrooms 5-7	Elementary	4,096	4	Masonry Non-Combustible	Composition	1966	1997	1999	1999	2004	Owned and occupied by the district	N
Banyan Elementary	1120 Knollwood	Newbury Park	CA	91320-5599	6 - Classrooms 8-11	Elementary	4,096	4	Masonry Non-Combustible	Composition	1966	1997	1999	1999	2004	Owned and occupied by the district	N
Banyan Elementary	1120 Knollwood	Newbury Park	CA	91320-5599	7 - Classrooms 12-14	Elementary	4,096	4	Masonry Non-Combustible	Composition	1966	1996	1999	1999	2004	Owned and occupied by the district	N
Banyan Elementary	1120 Knollwood	Newbury Park	CA	91320-5599	8 - Classroom 12B	Elementary	960	5	Modified Fire Resistive	Metal	1996	1997	1997	1997	1997	Owned and occupied by the district	N
Banyan Elementary	1120 Knollwood	Newbury Park	CA	91320-5599	10 - Classroom 23	Elementary	960	5	Modified Fire Resistive	Metal	1999	1999	1999	1999	1999	Owned and occupied by the district	N
Banyan Elementary	1120 Knollwood	Newbury Park	CA	91320-5599	12 - Classrooms 15-18	Elementary	4,096	4	Masonry Non-Combustible	Composition	1966	1998	1999	1999	2004	Owned and occupied by the district	N
Banyan Elementary	1120 Knollwood	Newbury Park	CA	91320-5599	13 - Child Care	Elementary	1,440	5	Modified Fire Resistive	Metal	1989	1989	1989	1989	1989	Owned and occupied by the district	N
Banyan Elementary	1120 Knollwood	Newbury Park	CA	91320-5599	14- Lunch Shelter	Elementary	NA	NA	NA	Metal	NA	NA	NA	NA	NA	NA	NA

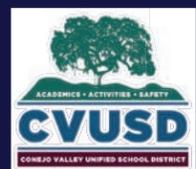


Existing Facilities:

7 buildings over 40 years old
 0 buildings between 30 and 40 years old

Analysis:

The oldest buildings at Banyan Elementary were 50 years old at the time of this survey. The durability of the original building materials have served the campus well and are still in good shape given their age. All portable building infrastructures are original.



Banyan Elementary | Master Plan & Projects

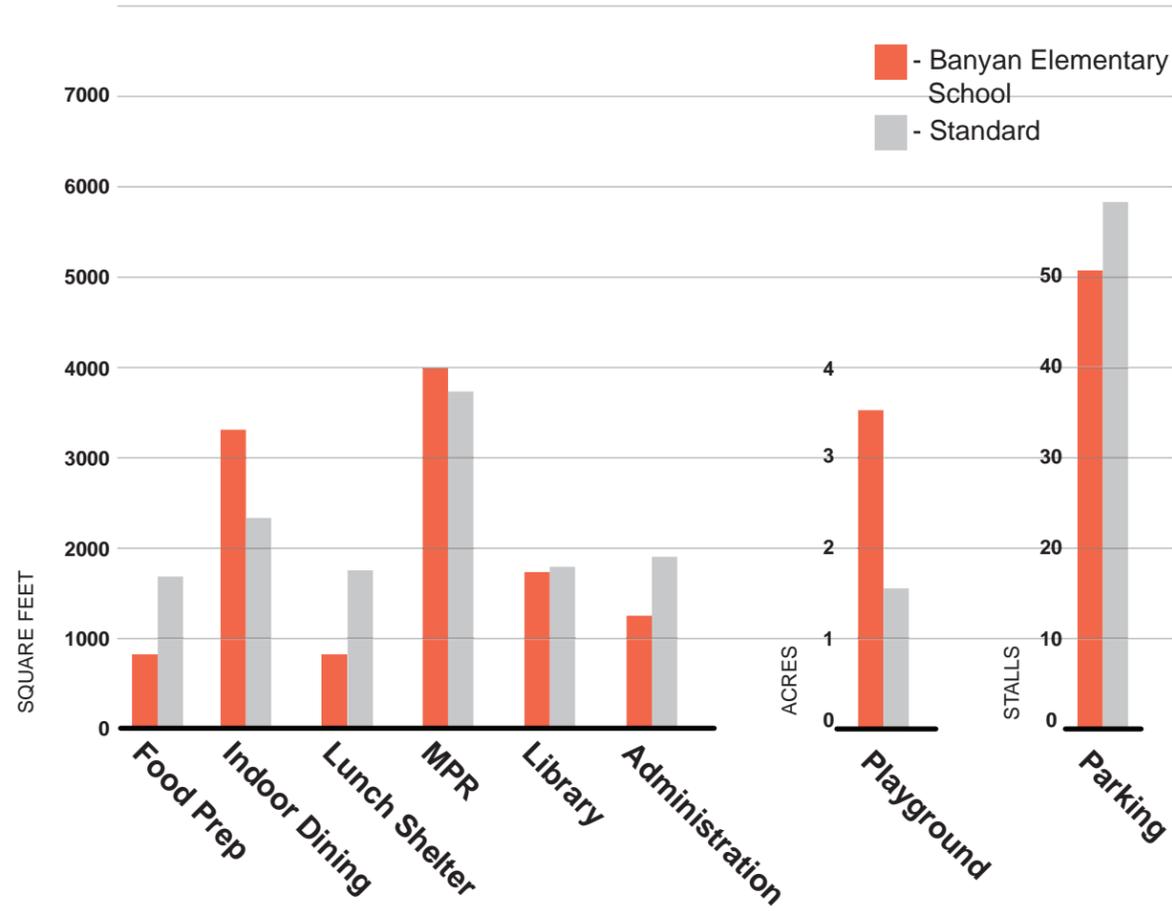
1120 Knollwood Drive | Newbury Park, CA 91320
 Conejo Valley Unified School District
 April 5, 2017

Master Planning - Existing Facilities



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



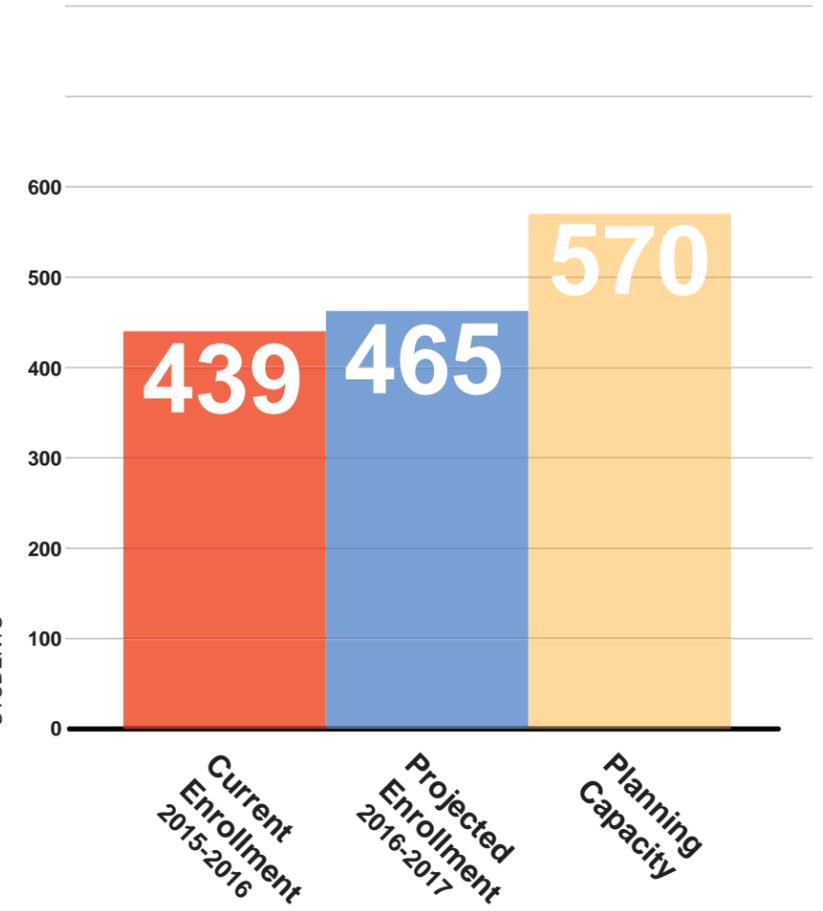
Core Facilities Summary

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)

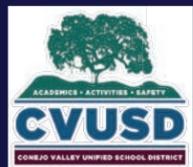
Current facilities DO NOT meet school's needs

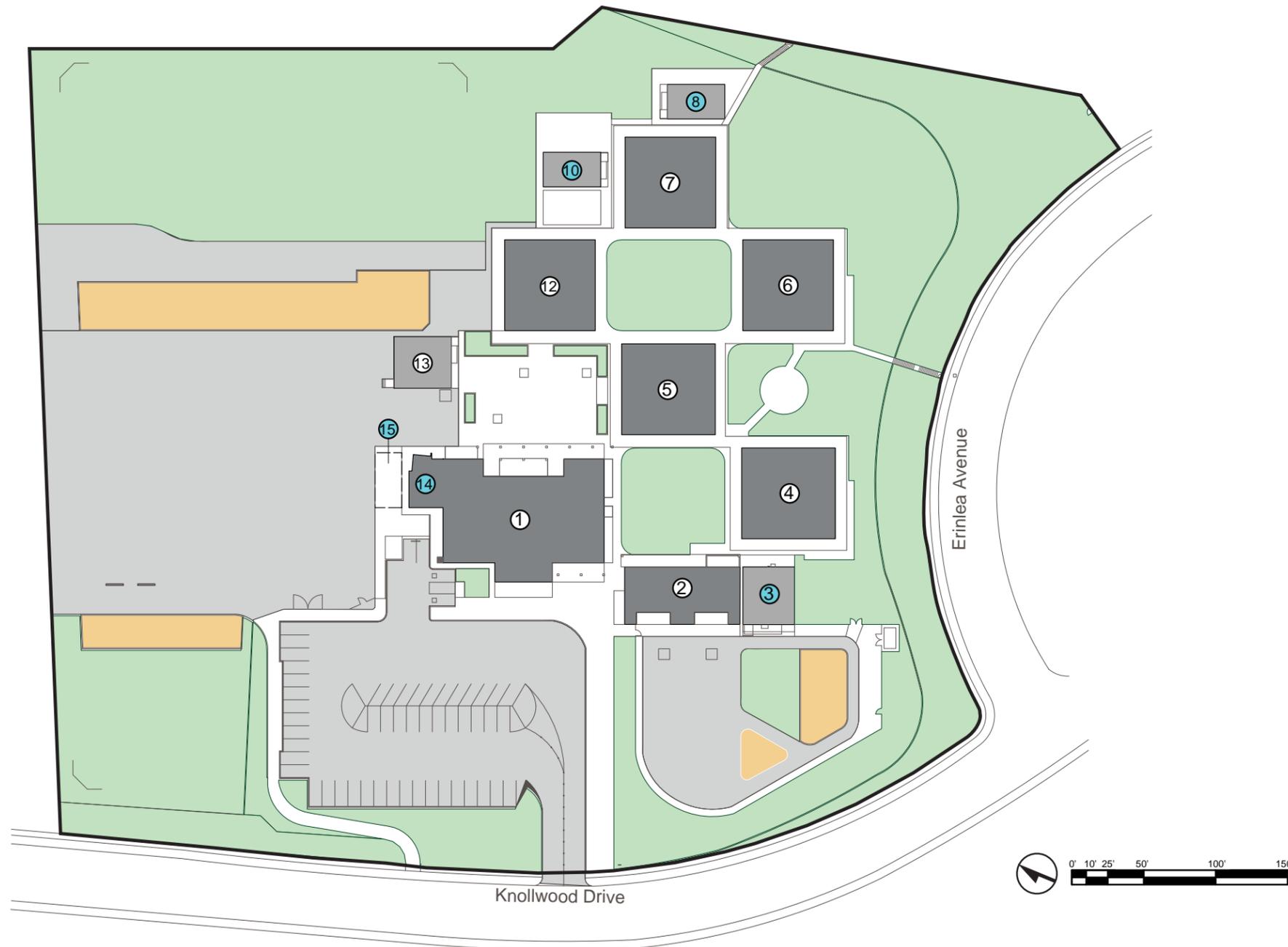
- Lunch Shelter (-750 SF)
- Administration (-628 SF)
- Parking (-7 Stalls)



Enrollment Summary

Total Current Classrooms 22
 Total Based on Projected Enrollment Classrooms 21



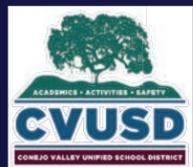


BUILDING KEY

- | | |
|-------------------------|-----------------------|
| 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 | Master Plan & Projects

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

Master Planning - Existing Site



Project Groups

Project Group 1:
Site Improvements
▲ 1

Project Group 2:
Building Modernization
▲ 2

Project Group 3:
Core Facilities Modernization and Addition
▲ 3

Project Group 4:
New Classroom Building
▲ 4

Classrooms Counts

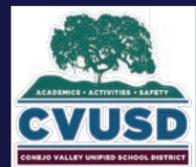
- Current classroom count: 22
- Classroom count based on projected enrollment: 21
- Master plan classroom count: 21

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 |



Banyan Elementary | Master Plan & Projects

1120 Knollwood Drive | 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 Construction (Direct) Cost\$1,244,100
Total Project (Direct & Indirect) Cost\$1,741,740

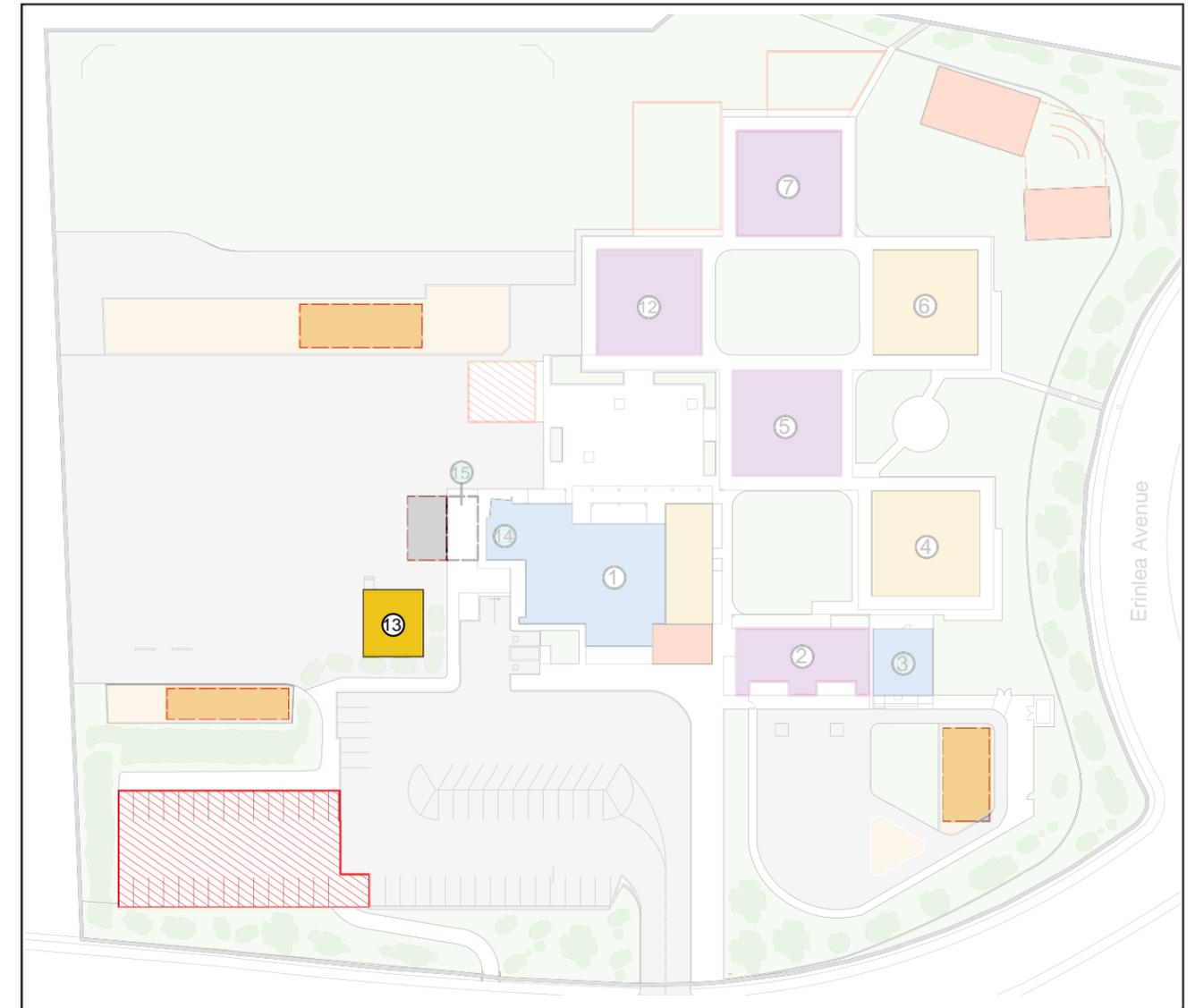
Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

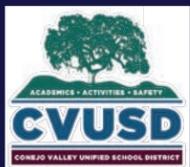
- | | |
|-------------------------|-----------------------|
| ① MULTI-PURPOSE/ ADMIN. | ⑧ CLASSROOMS |
| ② KINDERGARTERN | ⑩ DOUBLE UNIT MODULAR |
| ③ KINDERGARTEN | ⑫ CLASSROOMS |
| ④ CLASSROOMS | ⑬ CHILDCARE PORTABLE |
| ⑤ CLASSROOMS | ⑭ LIBRARY |
| ⑥ CLASSROOMS | ⑮ LUNCH SHELTER |
| ⑦ CLASSROOMS |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

LEGEND

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



CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes	
Project Information					Project Cost	0-20=Optimum	21-40=Adequate	41-60=Fair	61-80=Poor	81-100=Unsatisfactory			
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame	Project Estimated Total Cost	Project Score					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		0-500= High Score indicates the criticality of the project	
						0-100	0-100	0-100	0-100	0-100			Explanation of Project Rating



Banyan Elementary | Master Plan & Projects

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

Conceptual Master Plan - Project Group 1

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 6r

Total Construction (Direct) Cost\$4,135,176
Total Project (Direct & Indirect) Cost\$5,789,246

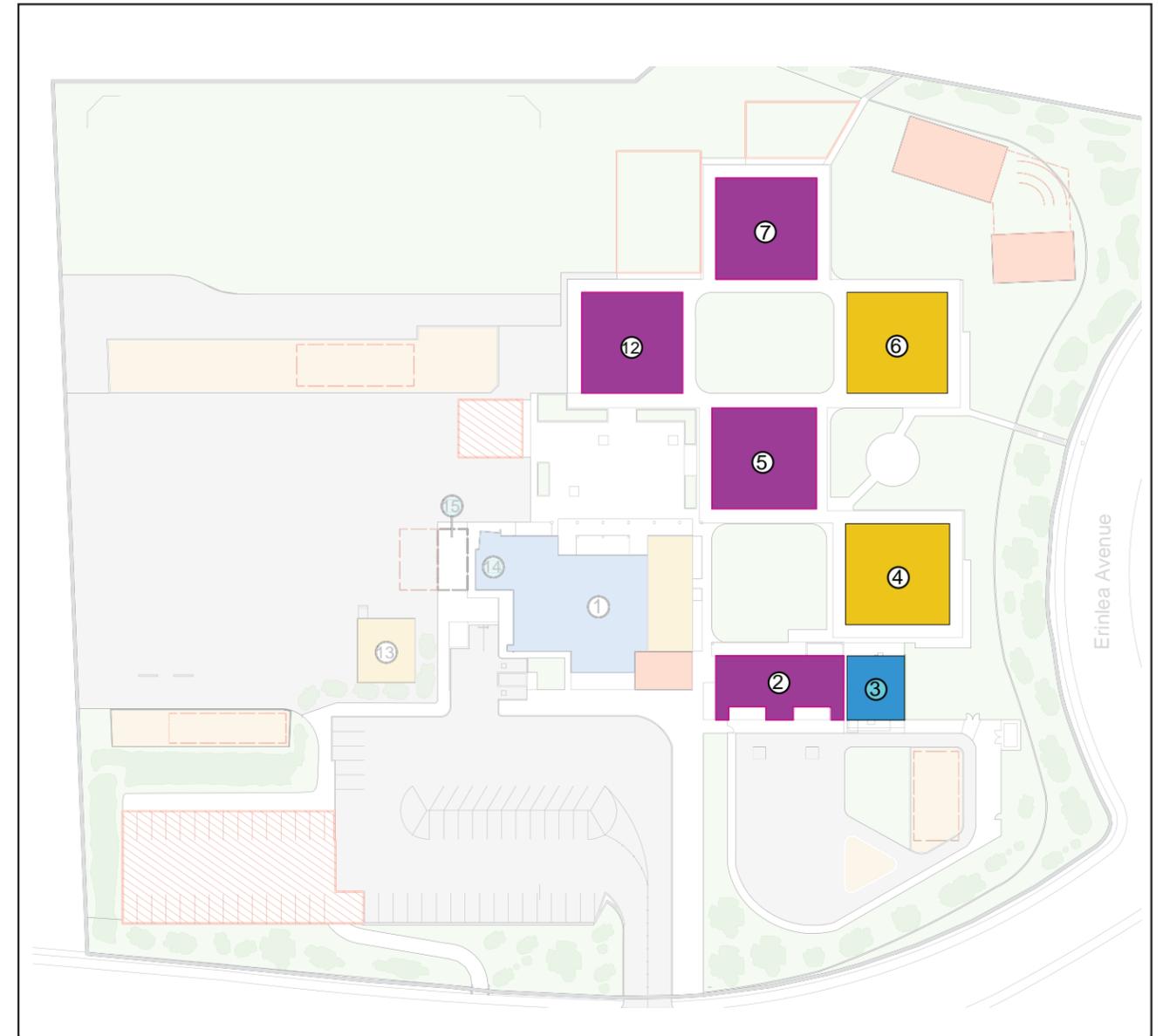
Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

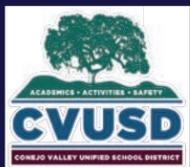
- | | |
|-------------------------|-----------------------|
| ① MULTI-PURPOSE/ ADMIN. | ⑧ CLASSROOMS |
| ② KINDERGARTERN | ⑩ DOUBLE UNIT MODULAR |
| ③ KINDERGARTEN | ⑫ CLASSROOMS |
| ④ CLASSROOMS | ⑬ CHILDCARE PORTABLE |
| ⑤ CLASSROOMS | ⑭ LIBRARY |
| ⑥ CLASSROOMS | ⑮ LUNCH SHELTER |
| ⑦ CLASSROOMS |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

LEGEND

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



CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes
Project Information					Project Cost	0-20=Optimum	21-40=Adequate	41-60=Fair	61-80=Poor	81-100=Unsatisfactory		
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame	Project Estimated Total Cost	Project Score					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	0-500= High Score indicates the criticality of the project	
						0-100	0-100	0-100	0-100	0-100		Explanation of Project Rating



Banyan Elementary | Master Plan & Projects

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

Conceptual Master Plan - Project Group 2

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 Construction (Direct) Cost\$1,127,213
Total Project (Direct & Indirect) Cost\$1,578,098

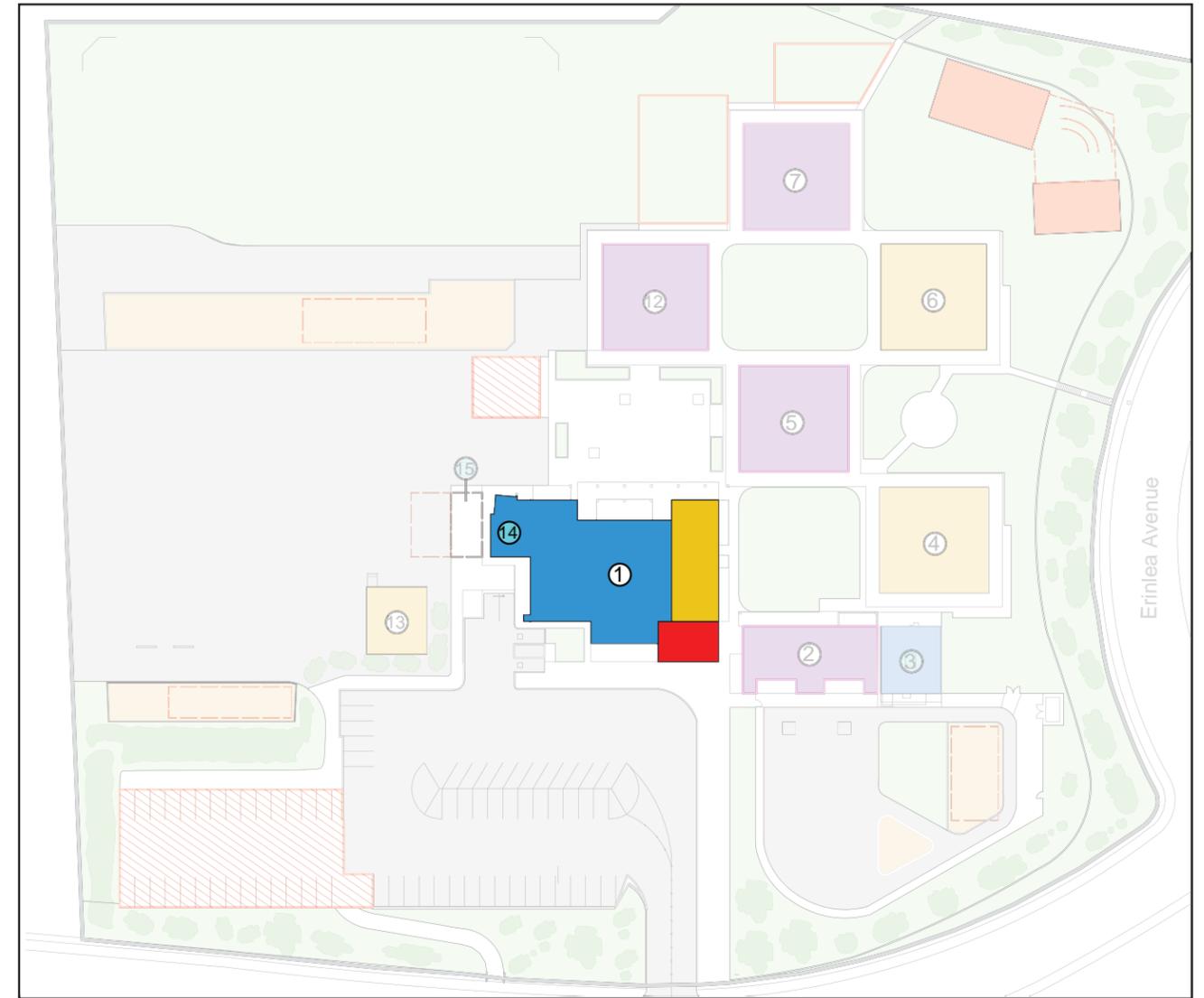
Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

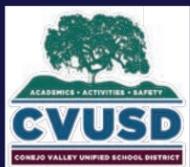
- | | |
|-------------------------|-----------------------|
| ① MULTI-PURPOSE/ ADMIN. | ⑧ CLASSROOMS |
| ② KINDERGARTERN | ⑩ DOUBLE UNIT MODULAR |
| ③ KINDERGARTEN | ⑫ CLASSROOMS |
| ④ CLASSROOMS | ⑬ CHILDCARE PORTABLE |
| ⑤ CLASSROOMS | ⑭ LIBRARY |
| ⑥ CLASSROOMS | ⑮ LUNCH SHELTER |
| ⑦ CLASSROOMS |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

LEGEND

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



CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes	
Project Information					Project Cost	0-20=Optimum	21-40=Adequate	41-60=Fair	61-80=Poor	81-100=Unsatisfactory			
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame	Project Estimated Total Cost	Project Score					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		0-500= High Score indicates the criticality of the project	
						0-100	0-100	0-100	0-100	0-100			Explanation of Project Rating



Banyan Elementary | Master Plan & Projects

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

Conceptual Master Plan - Project Group 3

Project Group 4: New Classroom Building



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

Total Construction (Direct) Cost\$2,183,400
Total Project (Direct & Indirect) Cost\$3,056,760

Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

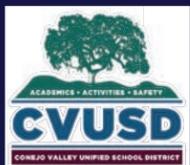
- | | |
|-------------------------|-----------------------|
| ① MULTI-PURPOSE/ ADMIN. | ⑧ CLASSROOMS |
| ② KINDERGARTERN | ⑩ DOUBLE UNIT MODULAR |
| ③ KINDERGARTEN | ⑫ CLASSROOMS |
| ④ CLASSROOMS | ⑬ CHILDCARE PORTABLE |
| ⑤ CLASSROOMS | ⑭ LIBRARY |
| ⑥ CLASSROOMS | ⑮ LUNCH SHELTER |
| ⑦ CLASSROOMS |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

LEGEND

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



CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes	
Project Information					Project Cost	0-20=Optimum	21-40=Adequate	41-60=Fair	61-80=Poor	81-100=Unsatisfactory			
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame	Project Estimated Total Cost	Project Score					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		0-500= High Score indicates the criticality of the project	
						0-100	0-100	0-100	0-100	0-100			Explanation of Project Rating



Banyan Elementary | Master Plan & Projects

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

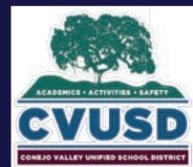
Conceptual Master Plan - Project Group 4

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

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 | Master Plan & Projects

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

Master Planning - Cost Breakdown