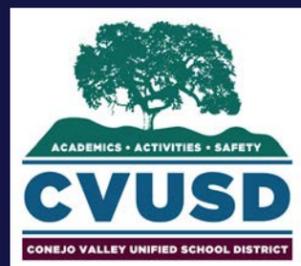


CVUSD | *Facilities Master Plan*

CVUSD - WESTLAKE CLUSTER



Colina Middle School | *Master Plan & Projects*

1500 E Hillcrest Dr, Thousand Oaks, CA 91362
Conejo Valley Unified School District
March 31, 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:

Colina Middle School is in Thousand Oaks, bound by East Hillcrest Drive to the north, residential uses to the west and south, and a church to the east. The campus is in a mixed multi-family residential/single-family residential area, and has Estella Park as a local resource. The closest major intersection is East Hillcrest Drive and Erbes Road.

Instruction:

Colina Middle School currently serves a total of 989 students from 6th through 8th grade. In addition to their general education instruction, the campus has strong band, science, computer technology and robotics programs. Continual enhancement of this specialty curriculum is a goal for the site. After school, many students spend their time at the adjacent Boys and Girls Club.

Summary of Facilities:

The campus was built as an elementary school between 1963 and 1969. It has since been converted to a middle school, with permanent and portable buildings added in the intervening years. Primarily of wood frame construction, most buildings appear to be in working condition, though interior and exterior finishes are aging. In particular, student locker rooms, administrative spaces, and multi-purpose room are in need of maintenance; locker rooms are currently undergoing changing station renovations.

The site is organized into three sections, with buildings occupying the northeast corner of campus, upper field and hardcourts to the southeast and lower plays fields to the west. While several mature trees dot the perimeter of the campus, the rest of the site lacks landscaping. The lunch shelter is the sole source of shade in the school's open areas.

Building Systems:

The building and site infrastructure was between 10-17 years old at the time the survey was taken. HVAC systems at the Administration Building and Multi-Purpose Building were noted to operate ineffectively. Plumbing concerns arise in the form of waterless urinals and the storm drain system, which necessitate frequent maintenance. Electrical infrastructure is in working condition. Roofing at the Multi-Purpose Building, Administration Building and Gymnasium Building require repair.

Technology:

Wireless internet access is available in the buildings, though not in exterior spaces where it would benefit physical education teachers. There are currently 28 desktop computers in the library, though laptops have been noted to be desirable. Enhancing technology to support the school's computer technology and robotics curriculum would be a great benefit to Colina Middle School.

Energy:

There are currently no renewable energy systems installed on campus. Gas and electricity use across the past 3 years are relatively consistent indicating similar demands and the unlikelihood of gas leaks and/or errant electricity use. Water use data for the past year indicates an increase in water use from 2015. As the HVAC equipment was noted to operate ineffectively at the Administration Building and Multi-Purpose Building, there is an opportunity to install more energy efficient models/systems to further reduce the demand for energy.

Site Attributes:

The site is situated in a diverse neighborhood, and as a result benefits from an equally diverse student population. With the adjacent Boys and Girls Club and joint use play fields, Colina Middle School is a well-recognized fixture in the community. Pockets of academic courts are slotted between buildings, giving students small-scaled spaces to rest. A mature oak tree shades one of these internal courts, and is a strong identifying element of the school. Large windows in the original classroom buildings provide natural daylighting, enhancing the function of instructional spaces. Murals are painted between these windows, acting as a reminder of the campus' long history.

Site Opportunities:

There are several opportunities for improving the campus environment. The play fields experience heavy use by the school and the community, and are an invaluable resource. These fields may be enhanced with formal seating areas for spectators, incorporation of ADA accessibility components and erosion control. Moreover, a formal campus quad and shade structures to promote varied outdoor activities would be a great advantage.

Cosmetic upgrades would be especially beneficial to the school. While carpeting was recently replaced in the library, the general condition of interior and exterior finishes is aging. One may also correct aging roofing, rooftop mounted HVAC equipment and leaky skylights simultaneously. Improving the appearance and functionality of the campus even further is a project that targets the face of the school along East Hillcrest Drive. Exploring solutions to the undersized parking and a more developed building front may be explored.

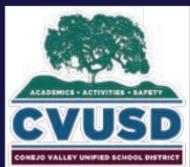
Table of Content

0.0	Cover Page
1.0	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 Site
5.1	Master Planning - Existing Facilities
5.2	Master Planning - Existing Enrollment & Facilities Data
5.3	Master Planning - Existing Site
6.0 - 6.8	Master Planning - Projects
7.0	Master Planning - Cost Breakdown

Enrollment Summary

Middle School

Student	SP ED	6	7	8	SDC	Total	Prior Month	Prior YR	Adopted Budget	+ or - Budget
<i>Colina Middle School</i>	48	340	308	293		989		977		



Master Planning Process Summary

Master Plan Goals

- Improve accessibility, safety and site drainage issues caused by topography
- Modernization of Administration Building and Multi-Purpose Building HVAC systems and roofing
- Modernization of aging interior and exterior finishes
- Modernization of aging portable buildings
- Expansion of parking lots & drop-off zones
- Additional conference rooms
- Resolve congested lunch time queuing
- Higher perimeter fencing around campus

Process

The Colina Middle School CVUSD School Site included in Westlake Cluster of the Measure I master planning effort and was studied with the Westlake Cluster family of schools.

ITEM 1- Survey

Colina Middle School was included in the Measure I master planning effort and was studied with the Westlake Cluster family of schools

The survey found that the campus currently houses 989 students in 2016, with enrollment projected to decline slightly to 980 by 2017. The CVUSD Planning Capacity for the campus is 1,299 students. Overall, the campus was found to be in relatively good condition. The visual survey confirmed several deficiencies in core facilities.

The food prep and serving areas are approximately 2,590 SF smaller than district standards and queuing in the serving area is congested

- There is no indoor dining on campus
- The lunch shelter area is approximately 2,280 SF smaller than required, but serves the needs of the campus
- The Library is approximately 2,920 SF smaller than district standards. More storage for this core facility is required

- The administrative core facilities are approximately 1,650 SF smaller than district standards and are located in the Administration Building as well as other areas of the campus to meet the needs of the school. There is currently no dedicated conference room for faculty and staff use
- The parking stall count is currently 19 stalls fewer than district standards and does not meet the needs
- Overall, the campus was found to contain sufficient playground area, 8.54 acres, to accommodate the needs of a 989 student population, and is used by the school as well as the wider community

Charrette #1

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

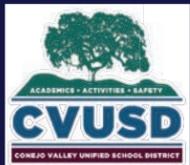
- the boys and girls locker rooms are in need of modernization
 - classroom support spaces, such as a wet lab for the science program and practice rooms for the music program are desired
 - the campus' portable buildings are in need of modernization
 - a communicating door between the center rooms of Building 6 is desirable
 - incorporation of a 6th grade corridor is desirable
 - parking and drop-off pose daily challenges
 - pickle ball courts on the south side of campus are desirable
 - integration of spectator seating between the upper and lower fields is desirable
- This feedback was captured in the final Survey

ITEM 2- Site Analysis

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.

- The campus is organized with multiple academic courtyards nestled between buildings. The zone between Buildings 8 and 11 may be improved into a "6th Grade Corridor," giving students a formalized place to play and learn. Moreover, students would greatly benefit from shade structures
- Multiple storage containers to serve the needs of the school occupy the site. More permanent and consolidated storage solutions may improve the aesthetics of the site, and provide opportunities for expansion of undersized servery, queuing and parking facilities
- A decorative block wall that surrounds storage containers is a safety concern, as it has ridges which students can climb on. This may be replaced with a flat-surfaced site wall



- Modernization of interior and exterior finishes, and replaced roofing and HVAC systems would improve the function and aesthetics of the campus. Most notably, the band classrooms, music practice rooms and multi-purpose room would benefit greatly from new finishes, lighting, sound and electrical infrastructure that cater to those rooms' specific needs
- Administrative spaces are undersized, and are especially deficient in conference room space. The addition of dedicated meeting rooms would improve collaboration amongst faculty and staff greatly.
- Integration of practice rooms for the music program and a wet lab for the science program would benefit the school's instructional goals
- The boy's and girl's locker rooms are in need of repair, and are not utilized to their fullest extent. Modernizing the facilities' finishes, furnishings, and ventilation systems, and re-evaluating the required number of student showers would enhance the spaces greatly. Portables on campus are also aging and in need of repair
- The 2-Story Modular Building is in need of accessibility modernization, which is currently in progress. This structure would also benefit from maintenance of exterior finishes

Charrette #2

The Site Analysis was presented to various stakeholders at a community meeting located in the library at Westlake High School. Campus users had the following input:

These options included:

- A maker space at the existing tech room is desirable
- The school was originally designed as an elementary school. What are the implications of this on the existing facilities?
- More drop-off is desirable at Hillcrest Drive. The crossing of pedestrian and vehicular circulation should be considered
- Classes are currently loaded at 38-42 students
- The administrative offices are in a maze-like configuration
- Colina Middle School wants to act as a central place for the community to gather; integration of pickle ball courts can aid this

The School supported these options and requested that the Project Team review the various classroom buildings to determine if modernization would be required correct classroom deficiencies.

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.

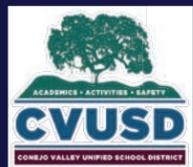
2 Alternate layouts were developed.

Alternate 1- Included:

- Expansion of MPR and food service with building addition
- Expansion administrative spaces
- Modernization of computer room for wet lab
- Modernization of Building 8 classrooms for maker space
- DSA certification of all buildings
- Higher decorative perimeter fencing
- Replacement of decorative site wall
- Addition of shade structures & enhancement of courtyards, including 6th grade corridor
- Expansion of parking & integration of continuous drop-off lane
- Sloped walkway at field transition with spectator seating
- Landscape/hardscape south of t-ball fields
- General accessibility upgrades

Alternate 2- Included:

- Expansion of MPR and food service with building addition
- Expansion of administrative spaces
- New Music, Wet Lab & Maker Space Building
- DSA certification of all buildings
- Higher decorative perimeter fencing
- Addition of shade structures & enhancement of courtyards, including 6th grade corridor
- Expansion parking & integration of continuous drop-off lane
- Sloped walkway at field transition with spectator seating
- Landscape/hardscape south of t-ball fields
- General accessibility upgrades



Charrette #3

Following the development of the Alternative Concepts, NAC Architecture presented draft master plans to stakeholders in a Charrette Review Meeting. The Charrette Review Meeting included the Westlake Cluster and took place at Westlake High School's library in February, 2017. NAC Architecture presented several potential projects to a Stakeholder Group consisting of the Westlake Elementary School Principal and representatives of the teachers and parents who were nominated 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:

- The proposed maker space location in Alternate Concept 1 interferes with the flow for 6th 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 the stakeholder feedback from the charrettes. The Conceptual Master was eventually a variation of Alternate Concept 2. 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 Master Plan were presented to include the following:

- High Modernization/Addition to Administration Building 1 & MPR Building 2, and Modernization of the Lunch Zone
- High Modernization to Classroom Building 10
- Modernization to the Main Classroom Building Zone
- New Parking Lot, Drop-Off & Trash Enclosure
- Modernization to Buildings 7 & 12
- Modernization to Classroom Building 6 & adjacent Courts
- Modernization to Buildings 15, 16 & 17
- Site Work

Charrette #4

The Conceptual Master Plan was presented at a Charrette Meeting, and 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 had specific input for campus improvements:

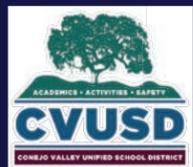
- Spaces used by students should be a made a priority

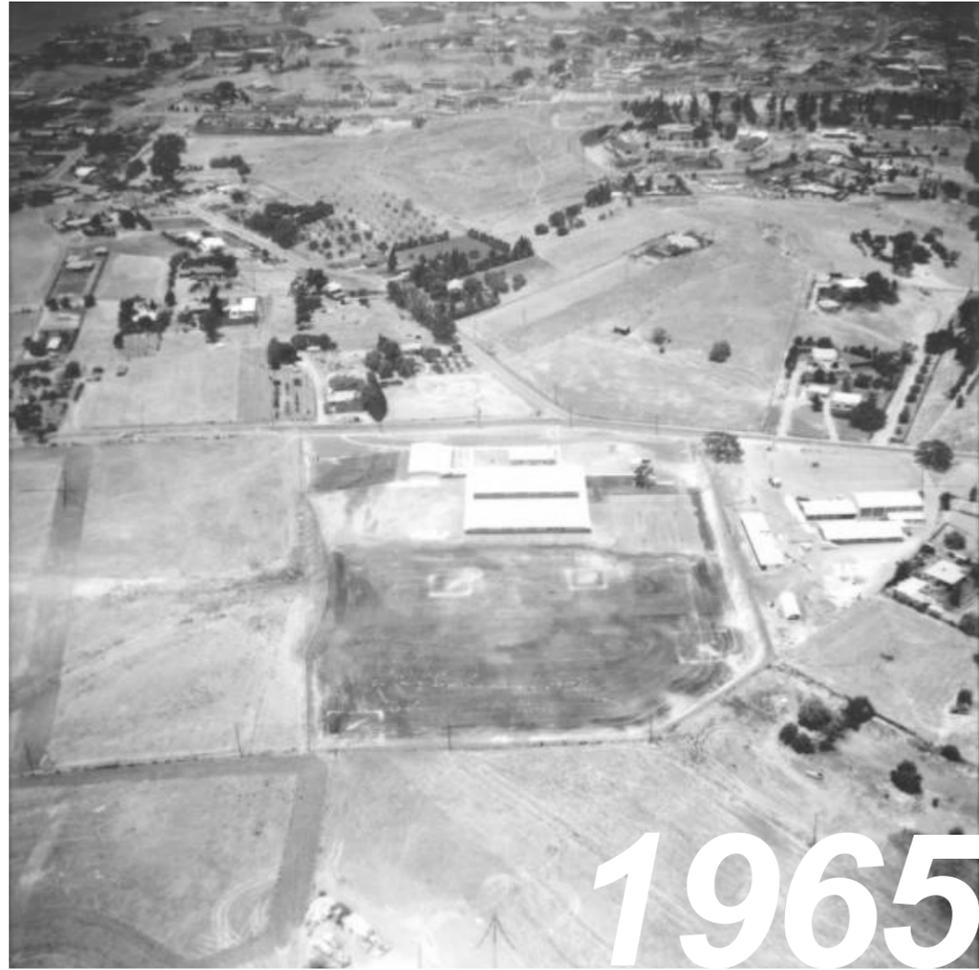
ITEM 5- Final Master Plan and Projects

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.



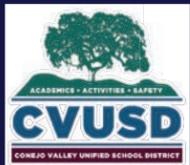


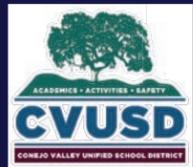
Knight, F. P. (n.d.). Colina School aerial, 1965 [Aerial view of Colina School on Hillcrest Dr.]. Retrieved March 29, 2017, from <http://contentdm.califa.org>



2016

- 1. Improve accessibility, safety and site drainage issues caused by topography**
- 2. Modernization of Administration Building and Multi-Purpose Building HVAC systems and roofing**
- 3. Modernization of aging interior and exterior finishes**
- 4. Modernization of aging portable buildings**
- 5. Expansion of parking lots & drop-off zones**
- 6. Additional conference rooms**
- 7. Resolve congested lunch time queuing**
- 8. Higher perimeter fencing around campus**





Colina Middle School | *Master Plan & Projects*

1500 E Hillcrest Dr, Thousand Oaks, CA 91362
Conejo Valley Unified School District
March 31, 2017

Master Planning - Existing Site

School District Site Name	Street Address	City	Zip Code St Plus Four	School District Building Name	Building Rating Classification	Square Footage	Fire Const. Code	Fire Const. Type	Roof Type	Year Built	Year Renovated Roof	Year Renovated HVAC	Electric	Plumbing	Status	Is Vacant Y/N
Colina Middle	1500 Hillcrest Drive	Thousand Oaks	CA 91362-2599	1- Administration	Intermediate/Middle	3,319	1	Frame	Composition	1963	2008	2003	2003	2003	Owned and occupied by the district	N
Colina Middle	1500 Hillcrest Drive	Thousand Oaks	CA 91362-2599	2- Multi-Purp/Library	Intermediate/Middle	7,051	1	Frame	Composition	1969	2008	2003	2003	2003	Owned and occupied by the district	N
Colina Middle	1500 Hillcrest Drive	Thousand Oaks	CA 91362-2599	3- Classroom	Portable	912	5	Modified Fire Resistive	Composition	1977	1985	1999	1999		Owned and occupied by the district	N
Colina Middle	1500 Hillcrest Drive	Thousand Oaks	CA 91362-2599	13- Classrooms 60	Portable	960	5	Modified Fire Resistive	Metal	2001	2001	2001	2001		Owned and occupied by the district	N
Colina Middle	1500 Hillcrest Drive	Thousand Oaks	CA 91362-2599	6- Classrooms 24-29	Portable*	5,760	5	Modified Fire Resistive	Metal	1999	1999	1999	1999	1999	Owned and occupied by the district	N
Colina Middle	1500 Hillcrest Drive	Thousand Oaks	CA 91362-2599	7- Shower/Locker Rms	Intermediate/Middle	7,502	2	Joisted Masonry	Composition	1973	1998	2003	2003	2003	Owned and occupied by the district	N
Colina Middle	1500 Hillcrest Drive	Thousand Oaks	CA 91362-2599	8- Classrooms 11-18	Intermediate/Middle	8,880	1	Frame	Composition	1963	2008	2003	2003	2003	Owned and occupied by the district	N
Colina Middle	1500 Hillcrest Drive	Thousand Oaks	CA 91362-2599	9- Classroom 30-36	Portable	8,789	1	Frame	Composition	1970	2006	2004	2004	2004	Owned and occupied by the district	N
Colina Middle	1500 Hillcrest Drive	Thousand Oaks	CA 91362-2599	10- Classroom 1-2	Intermediate/Middle	3,502	1	Frame	Composition	1963	1997	2003	2003	2003	Owned and occupied by the district	N
Colina Middle	1500 Hillcrest Drive	Thousand Oaks	CA 91362-2599	11- Classroom 3-10	Intermediate/Middle	8,880	1	Frame	Composition	1963	2008	2003	2003	2003	Owned and occupied by the district	N
Colina Middle	1500 Hillcrest Drive	Thousand Oaks	CA 91362-2599	12- Gymnasium	Intermediate/Middle	11,552	1	Frame	Composition	2001	2001	2001	2001	2001	Owned and occupied by the district	N
Colina Middle	1500 Hillcrest Drive	Thousand Oaks	CA 91362-2599	16 - 2 Story 40-47/50-57	Portable*	15,482	3	Non-Combustible	Composition	2006	2006	2006	2006	2006	Owned and occupied by the district	N

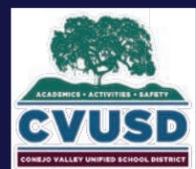
* Buildings noted here as Portable but observed on site to be modular construction have been identified as permanent buildings in the site plans.

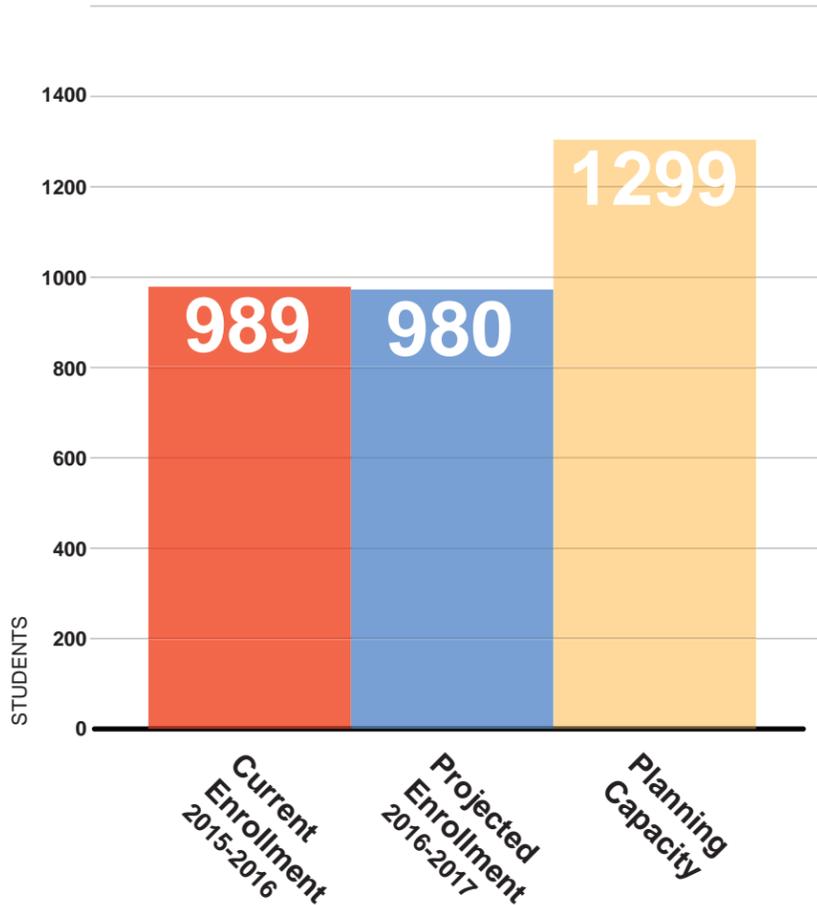
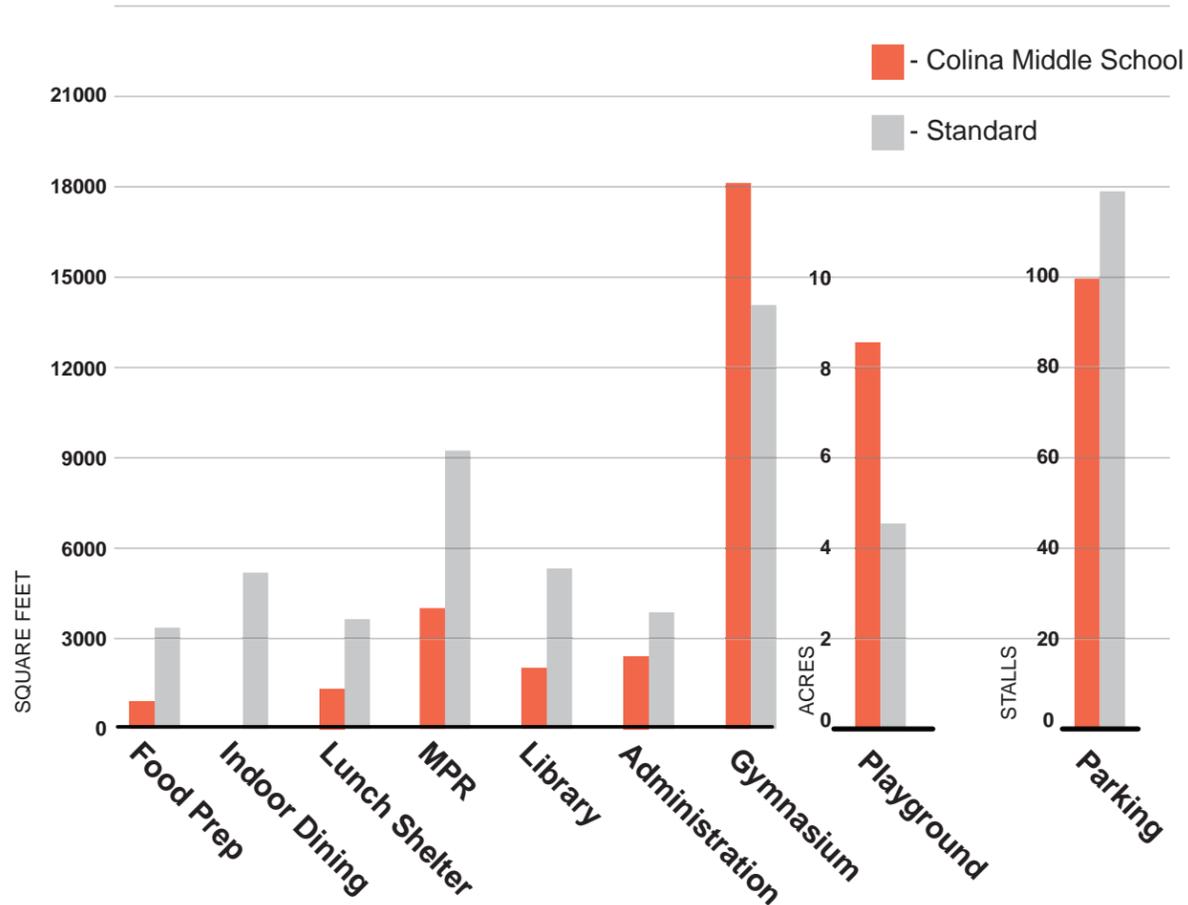


Existing Facilities:

- 7 buildings over 40 years old
- 1 building between 30 and 40 years old

The permanent buildings on the campus were between 15 and 53 years old at the time this survey was taken. The modular/portable buildings were between 10 and 46 years old. The building finishes were noted to be in aging condition. Roofing at permanent buildings is between 8 and 31 years old. Major building systems of permanent buildings are between 8 and 17 years old. HVAC systems and roofing at the Administrative Building and Multi-Purpose Buildings do not perform adequately. The skylight was noted to leak at the Gymnasium Building.





Challenges Summary:

- Topography presents accessibility, safety and site drainage challenges
- Administration Building and Multi-Purpose Building HVAC systems and roofing are aging
- Interior and exterior finishes are aging
- Portable buildings are aging
- Parking lots & drop-off zones are undersized
- Lack of conference rooms
- Congested lunch time queuing
- Campus perimeter fencing is low

Core Facilities Summary

Current facilities meet school's needs

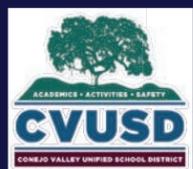
- Lunch Shelter (-2,277 SF)
- Indoor Dining (-5,196 SF)
- Gymnasium (+ 3,957 SF)
- Playground (+ 4.14 Acres)

Current facilities DO NOT meet school's needs

- Food Prep (-2,590 SF)
- Multi-Purpose Room (-5,143 SF)
- Library (-2,921 SF)
- Administration (-1,650 SF)
- Parking (-19 Stalls)

Enrollment Summary

Total Current Classrooms: 45
 Total Based on Projected Enrollment Classrooms: 41



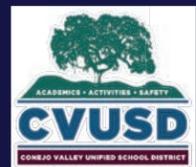


BUILDING KEY

- | | |
|-----------------------|------------------------------|
| ① ADMINISTRATION | ⑩ CLASSROOMS |
| ② MULTI-PURPOSE | ⑪ CLASSROOMS |
| ③ CLASSROOMS | ⑫ GYMNASIUM |
| ④ CLASSROOMS | ⑬ CLASSROOM |
| ⑥ CLASSROOMS | ⑭ LUNCH SHELTER |
| ⑦ SHOWERS/LOCKER ROOM | ⑮ BOYS & GIRLS CLUB |
| ⑧ CLASSROOMS | ⑯ 2-STORY CLASSROOM BUILDING |
| ⑨ CLASSROOMS | ⑰ CONCESSION BUILDING |

LEGEND

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



Colina Middle School | *Master Plan & Projects*

1500 E Hillcrest Dr, Thousand Oaks, CA 91362
 Conejo Valley Unified School District
 March 31, 2017

Master Planning - Existing Site



Project Groups

Project Group 1:

- ① High Modernization/Addition to Administration Building 1 & MPR Building 2, and Modernization of Lunch Zone

Project Group 2:

- ② High Modernization to Classroom Building 10

Project Group 3:

- ③ Modernization to Main Classroom Building Zone

Project Group 4:

- ④ New Parking Lot, Drop-Off & Trash Enclosure

Project Group 5:

- ⑤ Modernization to Buildings 7 & 12

Project Group 6:

- ⑥ Modernization to Classroom Building 6 & Courts

Project Group 7:

- ⑦ Modernization to Buildings 15, 16 & 17

Project Group 8:

- ⑧ Site Work

BUILDING KEY

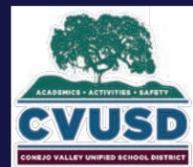
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|-----------------------|------------------------------|
| ① ADMINISTRATION | ⑩ CLASSROOMS |
| ② MULTI-PURPOSE | ⑪ CLASSROOMS |
| ③ CLASSROOMS | ⑫ GYMNASIUM |
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| ⑥ CLASSROOMS | ⑭ LUNCH SHELTER |
| ⑦ SHOWERS/LOCKER ROOM | ⑮ BOYS & GIRLS CLUB |
| ⑧ CLASSROOMS | ⑯ 2-STORY CLASSROOM BUILDING |
| ⑨ CLASSROOMS | ⑰ CONCESSION BUILDING |

LEGEND

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

Classrooms Counts

- Current classroom count: 27
- Classroom count based on projected enrollment: 25
- Master plan classroom count: 25



Colina Middle School | Master Plan & Projects

1500 E Hillcrest Dr, Thousand Oaks, CA 91362
 Conejo Valley Unified School District
 March 31, 2017

Master Planning - Projects

Project Group 1: High Modernization/Addition to Administration Building 1 & MPR Building 2, and Modernization of Lunch Zone



- high modernization to buildings, including entrance/frontage
- reconfigure, modernize and expand Administration Building 1; include new conference room
- reconfigure, modernize and expand MPR Building 2; include new storage and reconfiguration of lunch-time queuing circulation
- low modernization to Lunch Shelter 14
- remove exterior queuing rails
- remove exterior storage structures
- remove Portable Building 3

Total Construction (Direct) Cost\$4,250,260
Total Project (Direct & Indirect) Cost\$5,950,364
Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

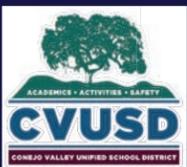
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|-----------------------|------------------------------|
| ① ADMINISTRATION | ⑩ CLASSROOMS |
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| ⑨ CLASSROOMS | ⑰ CONCESSION BUILDING |

LEGEND

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



CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes
Project Information						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						
						Functionality	Adequacy	Criticality	Certification	Special Funding or 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



Colina Middle School | Master Plan & Projects

1500 E Hillcrest Dr, Thousand Oaks, CA 91362
 Conejo Valley Unified School District
 March 31, 2017

Master Planning - Project Group 1

Project Group 2: High Modernization to Classroom Building 10



- modernize (e) band classrooms
- modernize (e) support spaces for formalized practice rooms

Total Construction (Direct) Cost\$1,166,400
Total Project (Direct & Indirect) Cost\$1,632,960

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

BUILDING KEY

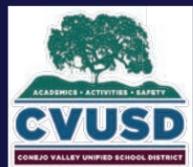
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|-----------------------|------------------------------|
| ① ADMINISTRATION | ⑩ CLASSROOMS |
| ② MULTI-PURPOSE | ⑪ CLASSROOMS |
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| ⑦ SHOWERS/LOCKER ROOM | ⑮ BOYS & GIRLS CLUB |
| ⑧ CLASSROOMS | ⑯ 2-STORY CLASSROOM BUILDING |
| ⑨ CLASSROOMS | ⑰ CONCESSION BUILDING |

LEGEND

- | | |
|------------------------------|----------------------|
| PERMANENT BUILDING (NO WORK) | NEW CONSTRUCTION |
| PORTABLE BUILDING (NO WORK) | 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	Functionality	Adequacy	Criticality	Certification	Special Funding or Criteria	Score	Notes
						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



Colina Middle School | Master Plan & Projects

1500 E Hillcrest Dr, Thousand Oaks, CA 91362
 Conejo Valley Unified School District
 March 31, 2017

Master Planning - Project Group 2

Project Group 3: Modernization to Main Classroom Building Zone



- medium modernization to Classroom Buildings 8 & 11
- medium modernization to Classroom Building 9, including modernization of (e) Computer Room for science wet lab
- construct new 6th Grade Corridor
- construct new science courtyard

Total Construction (Direct) Cost\$3,466,020
Total Project (Direct & Indirect) Cost\$4,852,428

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

BUILDING KEY

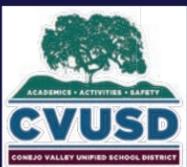
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|-----------------------|------------------------------|
| ① ADMINISTRATION | ⑩ CLASSROOMS |
| ② MULTI-PURPOSE | ⑪ CLASSROOMS |
| ③ CLASSROOMS | ⑫ GYMNASIUM |
| ④ CLASSROOMS | ⑬ CLASSROOM |
| ⑥ CLASSROOMS | ⑭ LUNCH SHELTER |
| ⑦ SHOWERS/LOCKER ROOM | ⑮ BOYS & GIRLS CLUB |
| ⑧ CLASSROOMS | ⑯ 2-STORY CLASSROOM BUILDING |
| ⑨ CLASSROOMS | ⑰ CONCESSION BUILDING |

LEGEND

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



CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes
Project Information						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



Colina Middle School | Master Plan & Projects

1500 E Hillcrest Dr, Thousand Oaks, CA 91362
 Conejo Valley Unified School District
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Master Planning - Project Group 3

Project Group 4: New Parking Lot, Drop-Off & Trash Enclosure



- construct new parking lot, drop-off & site retaining wall; to be contiguous with (e) parking lots
- construct new trash enclosure at (e) parking lot

Total Construction (Direct) Cost\$791,100
Total Project (Direct & Indirect) Cost\$1,107,540

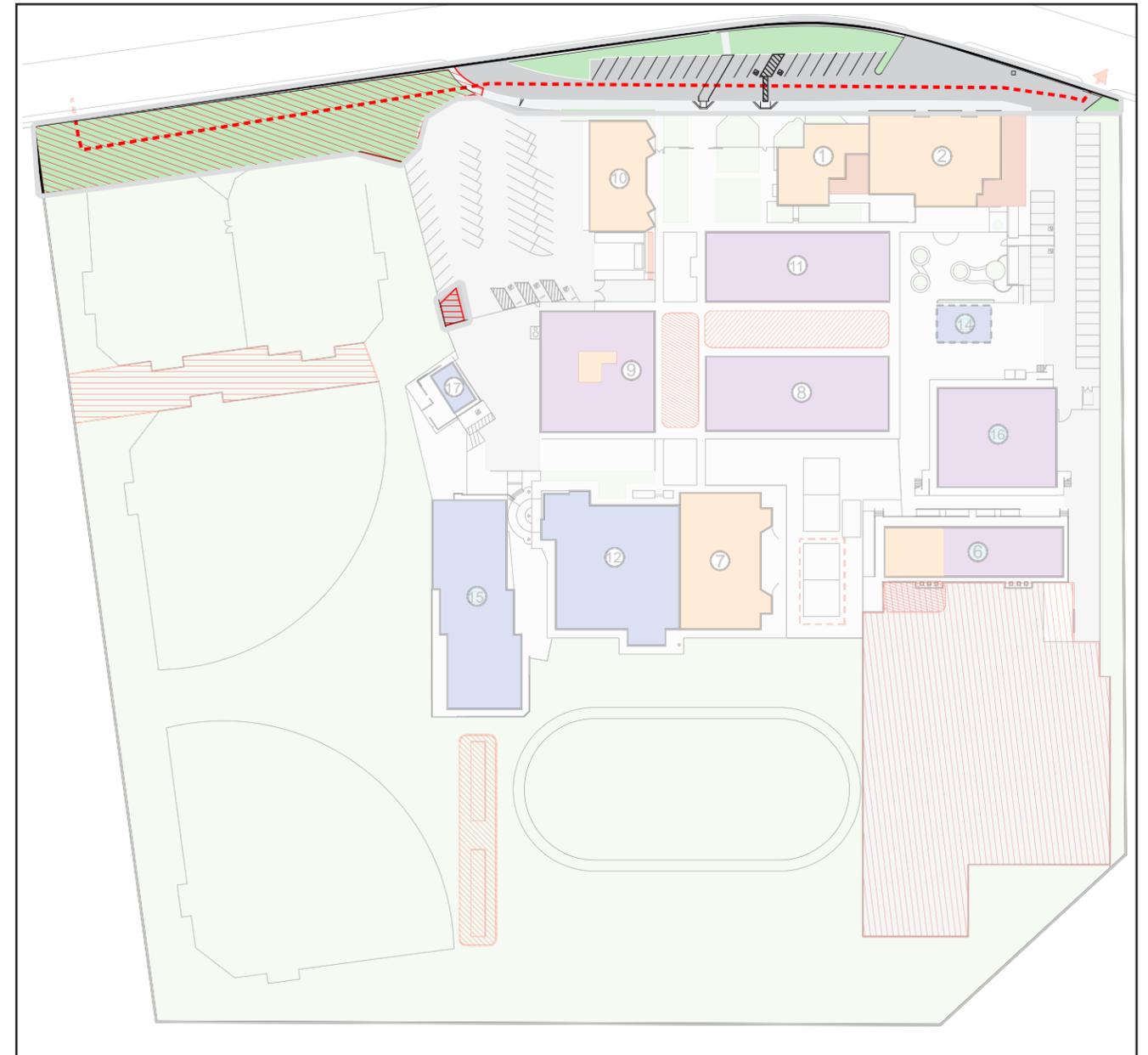
Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

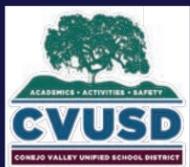
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| ① ADMINISTRATION | ⑩ CLASSROOMS |
| ② MULTI-PURPOSE | ⑪ CLASSROOMS |
| ③ CLASSROOMS | ⑫ GYMNASIUM |
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| ⑦ SHOWERS/LOCKER ROOM | ⑮ BOYS & GIRLS CLUB |
| ⑧ CLASSROOMS | ⑯ 2-STORY CLASSROOM BUILDING |
| ⑨ CLASSROOMS | ⑰ CONCESSION BUILDING |

LEGEND

- | | |
|------------------------------|----------------------|
| PERMANENT BUILDING (NO WORK) | NEW CONSTRUCTION |
| PORTABLE BUILDING (NO WORK) | 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	Functionality	Adequacy	Criticality	Certification	Special Funding or Criteria	Score	Notes
						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



Colina Middle School | Master Plan & Projects

1500 E Hillcrest Dr, Thousand Oaks, CA 91362
 Conejo Valley Unified School District
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Master Planning - Project Group 4

Project Group 5: Modernization to Buildings 7 & 12



- high modernization to Shower/Locker Building 7
- low modernization to Gymnasium Building 12

Total Construction (Direct) Cost\$2,168,650
Total Project (Direct & Indirect) Cost\$3,036,110

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

BUILDING KEY

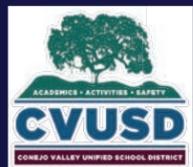
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| ② MULTI-PURPOSE | ⑪ CLASSROOMS |
| ③ CLASSROOMS | ⑫ GYMNASIUM |
| ④ CLASSROOMS | ⑬ CLASSROOM |
| ⑥ CLASSROOMS | ⑭ LUNCH SHELTER |
| ⑦ SHOWERS/LOCKER ROOM | ⑮ BOYS & GIRLS CLUB |
| ⑧ CLASSROOMS | ⑯ 2-STORY CLASSROOM BUILDING |
| ⑨ CLASSROOMS | ⑰ CONCESSION BUILDING |

LEGEND

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



CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes
Project Information						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		
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						0-100	0-100	0-100	0-100	0-100		Explanation of Project Rating



Colina Middle School | Master Plan & Projects

1500 E Hillcrest Dr, Thousand Oaks, CA 91362
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Master Planning - Project Group 5

Project Group 6: Modernization to Classroom Building 6 & Courts



- medium modernization to Classroom Building 6, including modernization of two (e) classrooms for a makerspace classroom, and communicating door between classrooms 603 and 604
- construct makerspace courtyard
- restripe (e) hardcourts for pickleball courts
- construct shade structure
- remove Portable Building 13

Total Construction (Direct) Cost\$429,120

Total Project (Direct & Indirect) Cost\$600,768

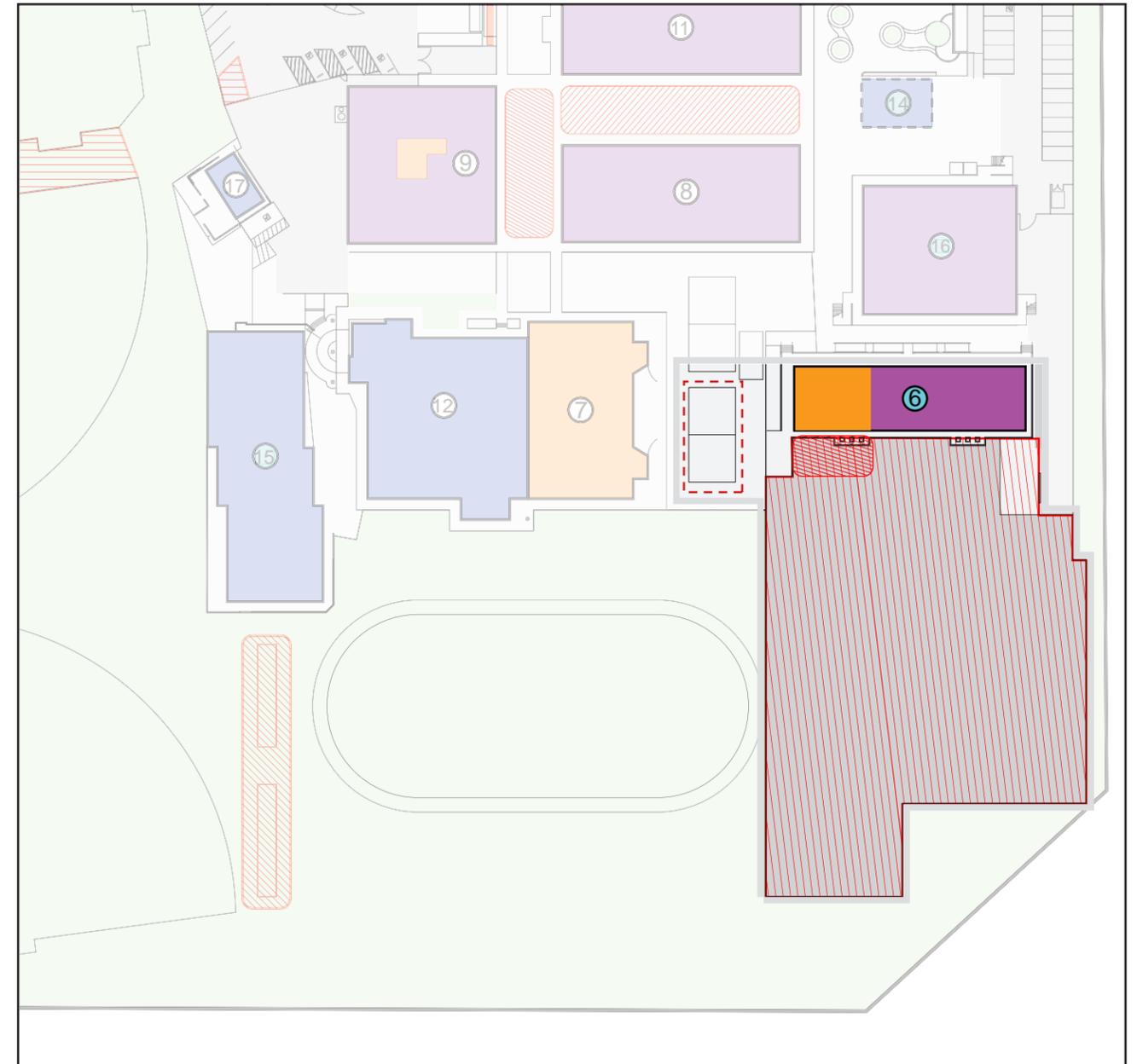
Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

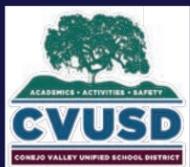
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| ① ADMINISTRATION | ⑩ CLASSROOMS |
| ② MULTI-PURPOSE | ⑪ CLASSROOMS |
| ③ CLASSROOMS | ⑫ GYMNASIUM |
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| ⑧ CLASSROOMS | ⑯ 2-STORY CLASSROOM BUILDING |
| ⑨ CLASSROOMS | ⑰ CONCESSION BUILDING |

LEGEND

- | | |
|------------------------------|----------------------|
| PERMANENT BUILDING (NO WORK) | NEW CONSTRUCTION |
| PORTABLE BUILDING (NO WORK) | 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	Functionality	Adequacy	Criticality	Certification	Special Funding or Criteria	Score	Notes
						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



Colina Middle School | Master Plan & Projects

1500 E Hillcrest Dr, Thousand Oaks, CA 91362
 Conejo Valley Unified School District
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Master Planning - Project Group 6

Project Group 7: Modernization to Portable Buildings & Shade Structure



- medium modernization to Portable Buildings 5 & 6
- low modernization to Shade Structure 9

Total Construction (Direct) Cost\$1,108,405
Total Project (Direct & Indirect) Cost\$1,551,767

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

BUILDING KEY

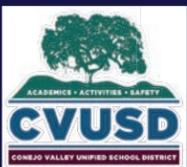
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| ② MULTI-PURPOSE | ⑪ CLASSROOMS |
| ③ CLASSROOMS | ⑫ GYMNASIUM |
| ④ CLASSROOMS | ⑬ CLASSROOM |
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| ⑧ CLASSROOMS | ⑯ 2-STORY CLASSROOM BUILDING |
| ⑨ CLASSROOMS | ⑰ CONCESSION BUILDING |

LEGEND

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



CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes	
Project Information						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



Colina Middle School | Master Plan & Projects

1500 E Hillcrest Dr, Thousand Oaks, CA 91362
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Master Planning - Project Group 7

Project Group 8: Site Work



- construct sloped walkway system and spectator seating at transition between high and low fields
- construct high decorative perimeter fencing
- integrate landscape/hardscape for erosion control at t-ball fields
- construct decorative screen at storage container zone
- remove stepped decorative wall at storage container zone

Total Construction (Direct) Cost\$878,350
Total Project (Direct & Indirect) Cost\$1,229,690

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

BUILDING KEY

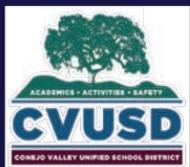
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| ① ADMINISTRATION | ⑩ CLASSROOMS |
| ② MULTI-PURPOSE | ⑪ CLASSROOMS |
| ③ CLASSROOMS | ⑫ GYMNASIUM |
| ④ CLASSROOMS | ⑬ CLASSROOM |
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LEGEND

- | | |
|------------------------------|----------------------|
| PERMANENT BUILDING (NO WORK) | NEW CONSTRUCTION |
| PORTABLE BUILDING (NO WORK) | 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



Colina Middle School | Master Plan & Projects

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Master Planning - Project Group 8

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Colina MS						
Project Group 1						
Bldg. 1 -Expansion of Adminstration Bldg.	800	SF	1	800	\$450.00	\$ 360,000.00
Bldg. 2 - Expansion of MPR	2,000	SF	1	2,000	\$480.00	\$ 960,000.00
Bldg. 1 & 2 - Modernization (high)	10,650	SF	1	10,650	\$270.00	\$ 2,875,500.00
Lunch Queueing Reconfiguration	1	SF	LS	1	\$8,000.00	\$ 8,000.00
Lunch Shelter Modernization (low)	1,320	SF	1	1,320	\$13.00	\$ 17,160.00
Queueing Rails Removal	1	LS	1	1	\$4,000.00	\$ 4,000.00
Exterior Storage Structures Removal	900	SF	1	900	\$8.00	\$ 7,200.00
Portable Bldg. 3 Removal	920	SF	1	920	\$20.00	\$ 18,400.00
Total Construction Cost						\$ 4,250,260.00
Total Project Cost						\$ 5,950,364.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Colina MS						
Project Group 2						
Bldg. 10 - Modernization (high)	4,320	SF	1	4,320	\$270.00	\$ 1,166,400.00
Total Construction Cost						\$ 1,166,400.00
Total Project Cost						\$ 1,632,960.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Colina MS						
Project Group 3						
Bldg. 9 Modernization (high)	575	SF	1	575	\$270.00	\$ 155,250.00
Bldgs. 8,9,11 - Modernization (medium)	25,645	SF	1	25,645	\$126.00	\$ 3,231,270.00
New 6th Grade Corridor	4,800	SF	1	4,800	\$8.00	\$ 38,400.00
New Science Courtyard	2,740	SF	1	2,740	\$15.00	\$ 41,100.00
Total Construction Cost						\$ 3,466,020.00
Total Project Cost						\$ 4,852,428.00

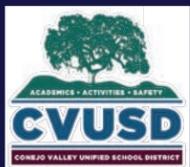
Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Colina MS						
Project Group 4						
<i>Parking/Drop-off Reconfiguration</i>						
AC Paving	18,350	SF	1	18,350	\$12.00	\$ 220,200.00
Drop-off Lane	360	LF	1	360	\$780.00	\$ 280,800.00
Site Retaining Wall	295	LF	1	295	\$780.00	\$ 230,100.00
New Trash Enclosure	1	LS	1	1	\$60,000.00	\$ 60,000.00
Total Construction Cost						\$ 791,100.00
Total Project Cost						\$ 1,107,540.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Colina MS						
Project Group 5						
Building 7 Modernization (high)	7,500	SF	1	7,500	\$270.00	\$ 2,025,000.00
Building 12 Modernization (low)	11,050	SF	1	11,050	\$13.00	\$ 143,650.00
Total Construction Cost						\$ 2,168,650.00
Total Project Cost						\$ 3,036,110.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Colina MS						
Project Group 6						
Bldg. 6 - Modernization (medium)	5,775	SF	1	5,775	\$126.00	\$ 727,650.00
New Maker Space Courtyard	1,200	SF	1	1,200	\$15.00	\$ 18,000.00
Re-stripe Hardcourts for Pickleball	46,900	SF	1	46,900	\$1.00	\$ 46,900.00
New Shade Structure	2,050	SF	1	2,050	\$80.00	\$ 164,000.00
Portable Bldg. 13 Removal	960	SF	1	960	\$20.00	\$ 19,200.00
Total Construction Cost						\$ 792,550.00
Total Project Cost						\$ 1,109,570.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Colina MS						
Project Group 7						
Bldg. 16 Modernization (medium)	7,680	SF	1	7,680	\$126.00	\$ 967,680.00
Bldgs. 15 &17 Modernization (low)	10,825	SF	1	10,825	\$13.00	\$ 140,725.00
Total Construction Cost						\$ 1,108,405.00
Total Project Cost						\$ 1,551,767.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Colina MS						
Project Group 8						
New Walkway	1	LS	1	1	\$120,000.00	\$ 120,000.00
Spectator Seating	1	EA	1	1	\$180,000.00	\$ 180,000.00
New High Decorative Fencing	1,400	LF	1	1,400	\$210.00	\$ 294,000.00
Erosion Control at T-ball Fields	8,775	SF	1	8,775	\$20.00	\$ 175,500.00
New Decorative Screen	1,555	SF	1	1,555	\$60.00	\$ 93,300.00
Stepped Decorative Wall Removal	1,555	SF	1	1,555	\$10.00	\$ 15,550.00
Total Construction Cost						\$ 878,350.00
Total Project Cost						\$ 1,229,690.00



Colina Middle School | Master Plan & Projects

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Master Planning - Cost Breakdown