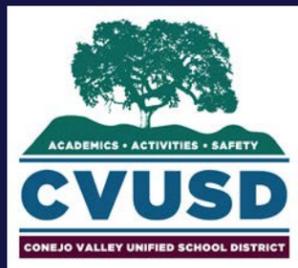


CVUSD | *Facilities Master Plan*



CVUSD - WESTLAKE CLUSTER



Conejo Elementary | *Master Plan & Projects*

280 North Conejo School Road | 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:

Conejo Elementary is located in Thousand Oaks, bound by North Conejo School Road to the northwest, Bayer Park to the west, and a church and residential properties to the east and south. The campus is in a mixed commercial/residential area, and is adjacent to Conejo Ridge Open Space. The closest major intersection is Thousand Oaks Boulevard and Erbes Road.

Instruction:

Conejo Elementary School currently serves a total of 362 students from Kindergarten through 5th grade. 110 of those students are in the Open Classroom Leadership Magnet (OCLM), which is an application based program. The campus also houses one building for a County Special Education program. In addition to their general education instruction, the campus places a strong emphasis on leadership. These values are integrated into everyday curriculum and are woven into the year through mentoring efforts and special projects. After school enrichment programs are available to students, as well as before and after school child care.

Summary of Facilities:

The campus was built between 1940 and 1973, with several portable buildings added between 1990 and 2003. The core campus buildings are constructed with steeply sloped gabled roofs that mimic the rooflines found in the surrounding neighborhood. Exposed wood beams support the exterior covered walkways, adding to the warm character of the campus. Large windows and high ceilings allow natural daylight to flood into classroom spaces in permanent buildings. While the structures appear to be in good working condition, the site is challenged by aging infrastructure.

The campus is organized into two halves, with the majority of play space to the west, buildings to the east, and several perimeter parking lots. The community and school share use of the adjacent play field. The site is populated with many mature trees and is well landscaped with several lawn courtyards. However, there are several grade changes throughout the campus, which is a challenge for the school and particularly for the students in the special education program. As a result of the sloping topography, drainage concerns have been noted.

Building Systems:

Being the first elementary school in Conejo Valley, and its oldest structure over 70 years old, the site infrastructure is aging. While maintenance has been done throughout the years, the plumbing system is prone to backing up and is in need of repairs. Galvanized plumbing is used in classrooms. Split system HVAC units that service classrooms are nearing the end of their useful life. Power upgrades are required for the campus, as well as better electrical distribution throughout all classroom spaces. Roofing at the Multi-Purpose building is due for replacement.

Technology:

New fiber and copper connections have been installed on the campus, and the site enjoys full Wi-Fi coverage. To support the school's growing need for laptops, additional charging stations would be beneficial. Digital signage throughout the school was noted to be a desired amenity.

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 erratic electricity use. Water use data for the past year indicates an increase in water use from 2015. As the current HVAC equipment is nearing the end of their useful life, there is an opportunity to install more energy efficient models/systems to further reduce the demand for energy.

Site Opportunities:

There are several opportunities for improving the campus environment. The sloping nature of the site results in drainage and accessibility concerns across the campus. Implementing solutions to water intrusion, noted to occur at Classroom Buildings 11, 12 & 16, as well as a holistic review of creating accessible paths of travel throughout the site would be of great benefit. Accessible and even distribution of restrooms may be remedied along with infrastructural upgrades to the school's aging plumbing and sewer lines. Though the campus is enclosed with perimeter fencing, it is noted that safety was a concern. There is an opportunity here to explore the use of landscaping, fencing and site lighting to enhance the school's security. Simultaneously, the campus' face to the neighborhood may also be modernized.

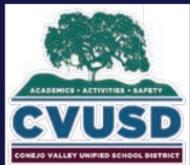
Table of Content

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
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
Conejo Elementary	49	66	57	63	66	61		362		408		



Master Planning Process Summary

Master Plan Goals

- Resolve accessibility, safety and site drainage challenges
- Modernization of aging campus building infrastructure and finishes
- Modernization of classroom furniture systems and technology
- New play structures
- New evenly distributed and age-specific restrooms
- Improve campus perimeter security
- Reconfiguration and expansion of main administrative offices

Process

Conejo Elementary School was included in the Measure I master planning effort and was studied with the Westlake Cluster family of schools.

ITEM 1- Survey

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

The survey found that the campus housed 362 students in 2016, with enrollment projected to decline slightly to 291 by 2017. The CVUSD Planning Capacity for the campus is 660 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 1,250 SF smaller than district standards, but meets the school's needs. Lunch time activities are staggered.
- There is no indoor dining on campus. The multi-purpose room is used during inclement weather.
- The multi-purpose room is approximately 2,360 SF smaller than district standards but meets the needs of the school.
- There are two lunch shelters on site: one for kindergarteners and another for the rest of the campus. These lunch areas are approximately 810 SF larger than district standards, and meet the needs of the school.
- The library is approximately 890 SF smaller than district standards and lacks storage.

- The administrative core facilities are approximately 455 SF larger than district standards, but does not meet the needs of the school. Circulation through the main administrative offices is especially difficult and the staff lounge is undersized. Spaces originally designed as classrooms are now used as office space and student support.
- The parking stall count is currently 24 stalls more than the district standards, but does not meet the needs of the school.
- Overall the campus was found to contain sufficient playground area, 2.95 acres, to accommodate the needs of a 362 student population. However, there is no accessible path of travel to this zone. Moreover, perimeter fencing between the campus and joint use play fields is lacking.

Charrette #1

Following the Survey, a summary of 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:

- Replacement of all play structures is a priority
- The adjacent play fields are used by the community after school; perimeter fencing between these fields and the campus is desired
- The configuration of fencing and gates at the main entrance are compressed; modernization of this area would improve safety and circulation
- Improvement of learning spaces with 21st century technology and furniture is desirable
- Storage at the multi-purpose room, library and classrooms is lacking
- More student and staff restrooms are needed at the south side of campus

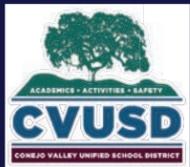
This feedback was captured in the final Survey

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.

- All playfields are shared between the school and the community after school hours. This presents safety and security concerns. Integration of fencing and gates at Buildings 2 & 3 may bolster the school's perimeter
- Students would greatly benefit from replacement play structures and much needed shade structures



- Multiple small parking lots serve the campus; deficient parking count may be improved by reconfiguring existing parking stall layouts and connecting lots where possible.
- Modernization of interior and exterior finishes, HVAC systems, plumbing infrastructure, power upgrades and electrical distribution would enhance the usability of the campus
- Integration of more, evenly distributed and age-appropriate restrooms would improve the campus environment. Currently, the only restroom serving the south side of the campus is difficult to access and is aging
- Instructional spaces would be greatly enhanced with modernized furniture and storage solutions, and 21st century teaching technology. Some classrooms currently utilize white boards and projectors, while others have aging Promethean boards. Other classrooms are equipped with audio-enhancing systems that project sound to the back of the room
- There are a number of aging portable buildings on campus; replacement of these portables with a permanent structure would improve the layout of the campus, improve supervision and provide the school with modern facilities
- The main administrative offices are undersized; expanding these facilities would improve the function of the school greatly. Moreover, reconfiguration of the adjacent entry gates would better safety and flow of circulation
- General ADA upgrades will allow the campus to be used as effectively as possible by all students, faculty and staff

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:

- Circulation into the campus from the main entry is inefficient
- The multi-purpose room is undersized
- The staff lounge is undersized
- Lunch time queuing zone is not effective or efficient
- Is there an opportunity to integrate solar energy onto the campus in the future?

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:

- Expansion of admin spaces & MPR/food service
- Restroom addition to Building 4
- DSA certification of all buildings
- Replacement of play structures, addition of shade structures & enhanced courtyards
- Expanded/restriped parking lots & dedicated drop-off
- Decorative fencing & pedestrian gates
- Covered flexible outdoor classroom
- General accessibility upgrades, including ramp system at fields

Alternate 2- Included:

- New MPR/Food Service Building with admin expansion & lunch shelter
- Modernization of existing Building 17 spaces for library/media center
- Modernization of existing Building 18 computer classroom for flex classroom
- Restroom addition to Building 4
- DSA certification of all buildings
- Replacement of play structures, addition of shade structures & enhanced courtyards
- Expanded/restriped parking lots & dedicated drop-off
- Decorative fencing & pedestrian gates
- General accessibility upgrades, including ramp system at fields

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 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 school principal and representatives of the teachers and parents who were nominated by the campus administration to participate.

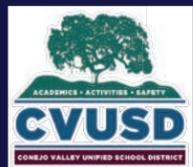
The Stakeholders supported these options and emphasized the need to provide for student needs first. The Stakeholders added specific input for campus improvements:

- Ensure the conceptual master plan includes new student and faculty restrooms
- Integration of a formal drop-off lane and/or curb cut may be difficult at Los Feliz Drive

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 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.



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

- Modernization to main entrance, play zones, academic & assembly courtyards, accessible pathway from Los Feliz Drive, and site work
- Modernization to administration building 1, classroom buildings 4,11, 12, 16, 17, 18 & kindergarten building 5, lunch shelter 19, cafetorium building 3 & parking lot
- Construction of new library/specialty classroom building, modernization to library building 2 and lunch shelter 20
- New classroom building, and removal of portable buildings

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:

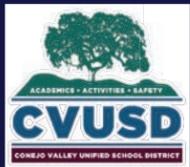
- New restroom facilities for both students and staff, and site fencing should be prioritized
- Integration of a maker space is not a priority
- Prioritizing the library would make an immediate impact on student learning

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.



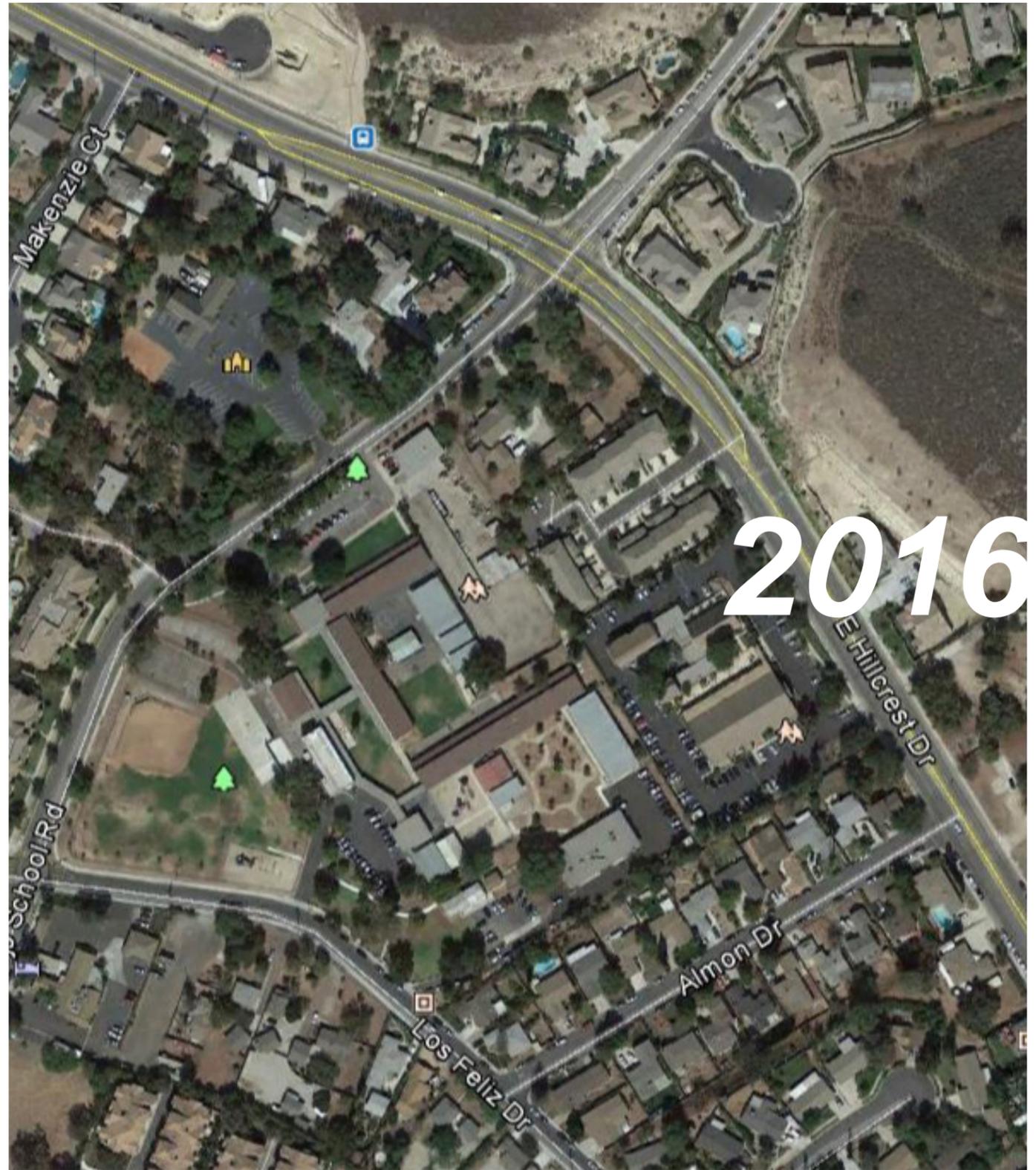


1966

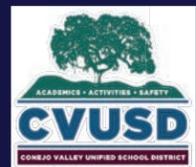
Knight, F. P. (n.d.). Conejo Elementary School aerial, 1966 [Aerial view of Conejo Elementary, looking south from Hillcrest and Conejo School Road.]. Retrieved March 29, 2017, from <http://contentdm.califa.org>



Knight, F. (n.d.). Conejo School Graduation [7th or 8th grade graduation at Conejo Elementary School. The school is in the background. A sign behind the students reads, "Conejo 1966".]. Retrieved March 29, 2017, from <http://contentdm.califa.org>



2016

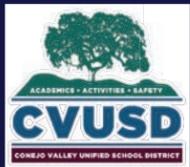


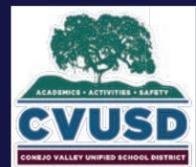
Conejo Elementary | Master Plan & Projects

280 N Conejo School Rd, Thousand Oaks, CA 91362
 Conejo Valley Unified School District
 March 31, 2017

Master Planning - Site Story

- 1. Resolve accessibility, safety and site drainage challenges**
- 2. Modernization of aging campus building infrastructure and finishes**
- 3. Modernization of classroom furniture systems and technology**
- 4. New play structures**
- 5. New evenly distributed and age-specific restrooms**
- 6. Improve campus perimeter security**
- 7. Reconfiguration and expansion of main administrative offices**





Conejo Elementary | *Master Plan & Projects*

280 N Conejo School Rd, Thousand Oaks, CA 91362
Conejo Valley Unified School District
March 31, 2017

Master Planning - Existing Site

5.0

School District Site Name	Street Address	City	Zip Code		School District Building Name	Building Rating Classification	Square Footage	Fire Const. Code	Fire Const. Type	Roof Type	Year Built	Year Renovated				Status	Is Vacant Y/N
			St	Plus Four								Roof	HVAC	Electric	Plumbing		
Conejo Elementary	280 Conejo School Road	Thousand Oaks	CA	91362-3199	1-Administration	Elementary	816	1	Frame	Composition	1954	2008	1999	1999	2000	Owned and occupied by the district	N
Conejo Elementary	280 Conejo School Road	Thousand Oaks	CA	91362-3199	2-Library	Elementary	1,762	1	Frame	Composition	1966	1998	1999	1999	2000	Owned and occupied by the district	N
Conejo Elementary	280 Conejo School Road	Thousand Oaks	CA	91362-3199	3-Multipurpose/Kitchen	Elementary	3,479	1	Frame	Composition	1940	2008	1999	1999	2000	Owned and occupied by the district	N
Conejo Elementary	280 Conejo School Road	Thousand Oaks	CA	91362-3199	4-Kindergarten	Elementary	1,488	1	Frame	Composition	1948	2010	1999	1999	2000	Owned and occupied by the district	N
Conejo Elementary	280 Conejo School Road	Thousand Oaks	CA	91362-3199	5-Child Care	Elementary	1,440	5	Modified Fire Resistive	Metal	1990	1990	1990	1990	1990	Owned and occupied by the district	N
Conejo Elementary	280 Conejo School Road	Thousand Oaks	CA	91362-3199	6-Restroom Bldg	Elementary	357	2	Joisted Masonry	Composition	1960	1960			1960	Owned and occupied by the district	N
Conejo Elementary	280 Conejo School Road	Thousand Oaks	CA	91362-3199	7-Special Ed (Triggs)	Elementary	3,270	5	Modified Fire Resistive	Metal	1973	2008	1973	1973	1973	Owned and occupied by the district	N
Conejo Elementary	280 Conejo School Road	Thousand Oaks	CA	91362-3199	8-Classrooms (4)	Elementary	3,840	5	Modified Fire Resistive	Metal	1999	1999	1999	1999	1999	Owned and occupied by the district	N
Conejo Elementary	280 Conejo School Road	Thousand Oaks	CA	91362-3199	9-Classroom (1)	Elementary	960	5	Modified Fire Resistive	Metal	1999	1999	1999	1999	1999	Owned and occupied by the district	N
Conejo Elementary	280 Conejo School Road	Thousand Oaks	CA	91362-3199	10-Kindergarten	Elementary	1,440	5	Modified Fire Resistive	Metal	1999	1999	1999	1999	1999	Owned and occupied by the district	N
Conejo Elementary	280 Conejo School Road	Thousand Oaks	CA	91362-3199	11-Classrooms (4)	Elementary	4,466	1	Frame	Composition	1957	1999	1999	1999	2000	Owned and occupied by the district	N
Conejo Elementary	280 Conejo School Road	Thousand Oaks	CA	91362-3199	12-Classrooms (3)	Elementary	3,287	1	Frame	Composition	1954	1999	1999	1999	2000	Owned and occupied by the district	N
Conejo Elementary	280 Conejo School Road	Thousand Oaks	CA	91362-3199	13-Classroom (1)	Elementary	960	5	Modified Fire Resistive	Metal	1998	1998	1998	1998	1998	Owned and occupied by the district	N
Conejo Elementary	280 Conejo School Road	Thousand Oaks	CA	91362-3199	14-Classroom (1)	Elementary	960	5	Modified Fire Resistive	Metal	1997	1997	1997	1997	1997	Owned and occupied by the district	N
Conejo Elementary	280 Conejo School Road	Thousand Oaks	CA	91362-3199	15-Classrooms (3)	Elementary	2,880	5	Modified Fire Resistive	Metal	1997	1997	1997	1997	1997	Owned and occupied by the district	N
Conejo Elementary	280 Conejo School Road	Thousand Oaks	CA	91362-3199	16-Classrooms (5) 21-26	Elementary	4,800	1	Frame	Composition	1954		1999	1999	2000	Owned and occupied by the district	N
Conejo Elementary	280 Conejo School Road	Thousand Oaks	CA	91362-3199	17-Classrooms (2)	Elementary	2,702	1	Frame	Composition	1948	1999	1999	1999	2000	Owned and occupied by the district	N
Conejo Elementary	280 Conejo School Road	Thousand Oaks	CA	91362-3199	18-Classrooms (2)	Elementary	2,289	1	Frame	Composition	1948	1999	1999	1999	2000	Owned and occupied by the district	N
Conejo Elementary	280 Conejo School Road	Thousand Oaks	CA	91362-3199	21 - Classroom	Elementary	960	5	Modified Fire Resistive	Composition	2002	2003	2003	2003		Owned and occupied by the district	N
Conejo Elementary	280 Conejo School Road	Thousand Oaks	CA	91362-3199	22 - Classroom	Portable	960	5	Modified Fire Resistive	Metal	2003	2003	2003	2003	2003	Owned and occupied by the district	N

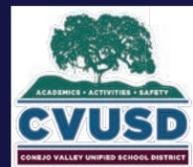


Existing Facilities:

11 buildings are over 40 years old

Analysis:

The permanent buildings on the campus were between 43 and 76 years old at the time this survey was taken. The portable buildings were between 13 and 26 years old. As some buildings, notably Building 12, are situated at the bottom of a slope, water intrusion has degraded some building components. The portable buildings are aging and require maintenance. Most roofing at permanent buildings is between 6 and 18 years old; roofing at Restroom Building 6 is original. Most major building systems of permanent buildings are between 17 and 18 years old. Building systems at Special Education Building 7 is original.



Conejo Elementary | Master Plan & Projects

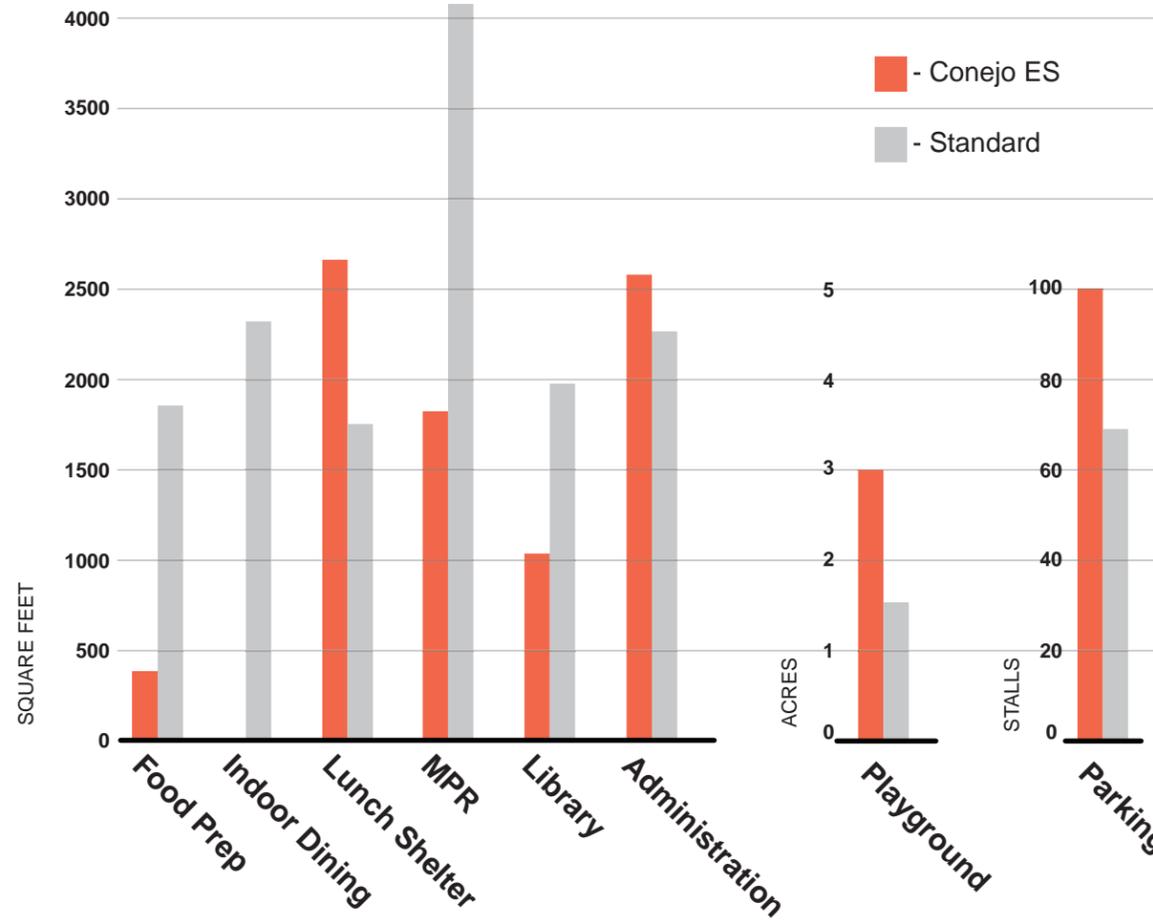
280 N Conejo School Rd, Thousand Oaks, CA 91362
Conejo Valley Unified School District
March 31, 2017

Master Planning - Existing Facilities



Challenges Summary:

- Topography presents accessibility, safety and site drainage challenges
- Campus building infrastructure and finishes are aging
- Classroom furniture systems and technology do not meet the school's needs
- Play structures are aging
- Evenly distributed and age-specific restrooms are lacking
- Campus perimeter security is lacking
- Main entry gate configuration is compressed
- Main administrative offices are undersized



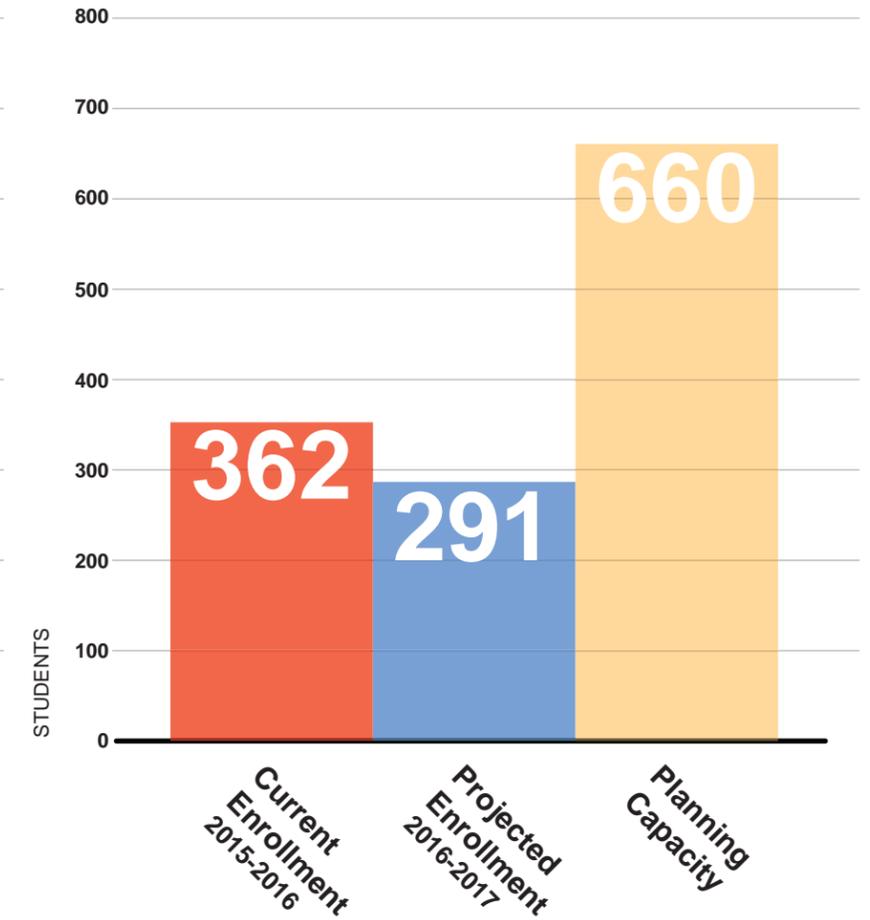
Core Facilities Summary

Current facilities meet school's needs

- Food Prep (-1,254 SF)
- Indoor Dining (-2,640 SF)
- Lunch Shelter (+810 SF)
- Playground (+1.34 Acres)

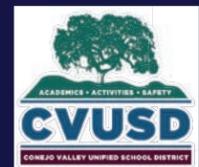
Current facilities DO NOT meet school's needs

- Multi-Purpose Room (-2,363 SF)
- Library (-810 SF)
- Administration (+455 SF)
- Parking (+24 Stalls)



Enrollment Summary

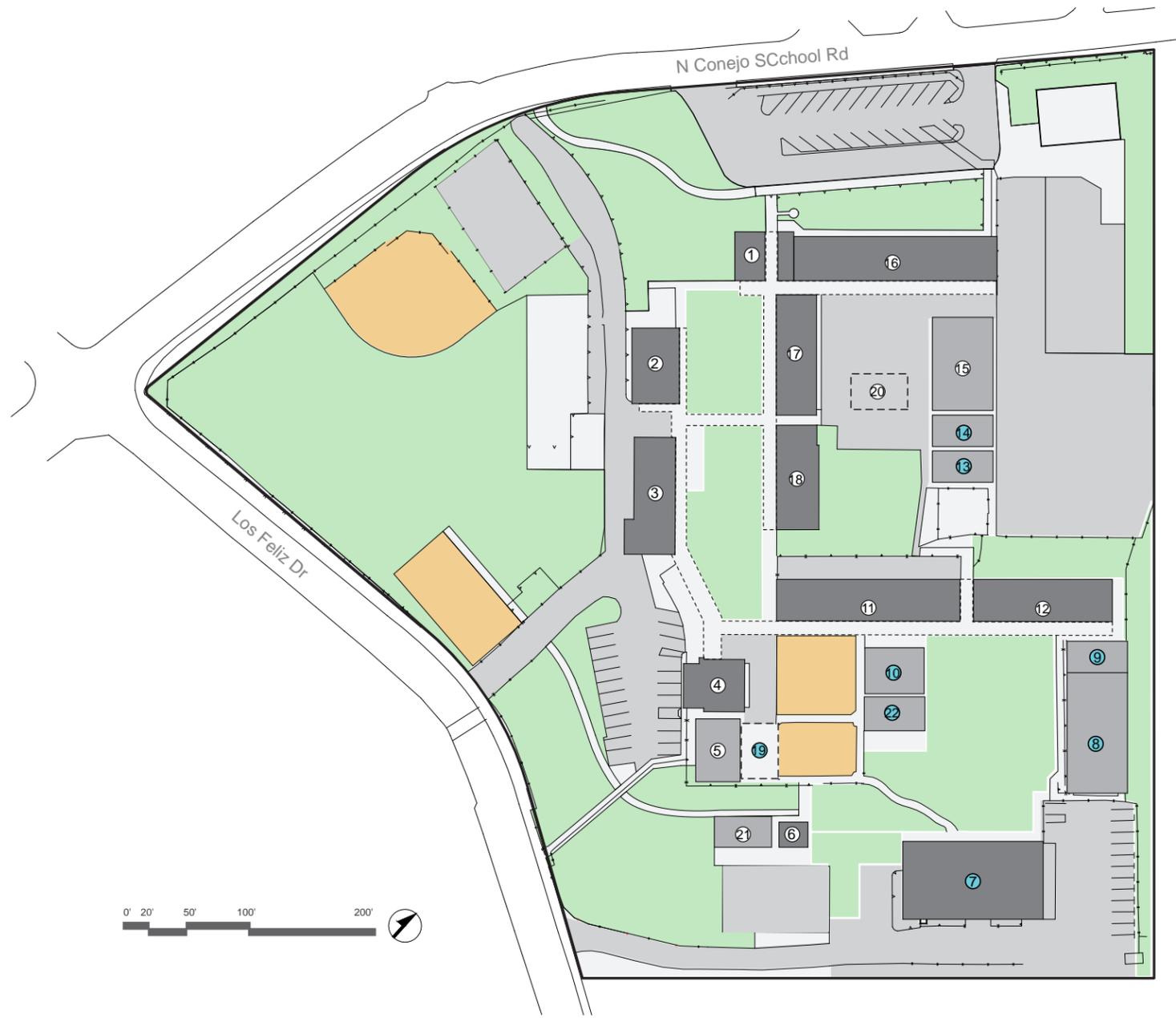
Total Current Classrooms: 25
 Total Based on Projected Enrollment Classrooms: 15



Conejo Elementary | Master Plan & Projects

280 N Conejo School Rd, Thousand Oaks, CA 91362
 Conejo Valley Unified School District
 March 31, 2017

Master Planning - Existing Enrollment & Facilities Data

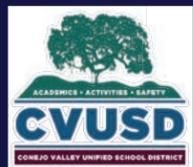


BUILDING KEY

- | | | |
|------------------------|----------------|-----------------|
| ① ADMINISTRATION | ⑨ CLASSROOMS | ⑰ CLASSROOMS |
| ② LIBRARY | ⑩ KINDERGARTEN | ⑱ CLASSROOMS |
| ③ MULTIPURPOSE/KITCHEN | ⑪ CLASSROOMS | ⑲ LUNCH SHELTER |
| ④ KINDERGARTEN | ⑫ CLASSROOM | ⑳ LUNCH SHELTER |
| ⑤ CHILDCARE | ⑬ CLASSROOMS | ㉑ CLASSROOM |
| ⑥ RESTROOM | ⑭ CLASSROOMS | ㉒ CLASSROOM |
| ⑦ SPECIAL EDUCATION | ⑮ CLASSROOMS | |
| ⑧ CLASSROOMS | ⑯ CLASSROOMS | |

LEGEND

- PERMANENT BUILDING
- PORTABLE BUILDING
- STRUCTURE ABOVE
- UNCERTIFIED



Conejo Elementary | Master Plan & Projects

280 N Conejo School Rd, Thousand Oaks, CA 91362
 Conejo Valley Unified School District
 March 31, 2017

Master Planning - Existing Site



Project Groups

Project Group 1:
 1 Modernization to Main Entrance, Play Zones, Academic & Assembly Courtyards, Accessible Pathway from Los Feliz Drive, and Site Work

Project Group 2:
 2 Modernization to Administration Building 1, Classroom Buildings 4, 16, 17, 18 & Kindergarten Building 5, Lunch Shelter 19, Cafetorium Building 3 & Parking Lot

Project Group 3:
 3 Construct New Library/Specialty Classroom Building, Modernization to Library Building 2, Lunch Shelter 20

Project Group 4:
 4 New Classroom Building, and removal of Portable Buildings

BUILDING KEY

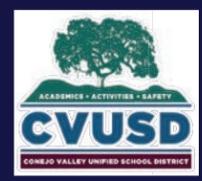
- | | | |
|------------------------|----------------|---|
| ① ADMINISTRATION | ⑨ CLASSROOMS | ⑰ CLASSROOMS |
| ② LIBRARY | ⑩ KINDERGARTEN | ⑱ CLASSROOMS |
| ③ MULTIPURPOSE/KITCHEN | ⑪ CLASSROOMS | ⑲ LUNCH SHELTER |
| ④ KINDERGARTEN | ⑫ CLASSROOM | ⑳ LUNCH SHELTER |
| ⑤ CHILDCARE | ⑬ CLASSROOMS | ㉑ CLASSROOM |
| ⑥ RESTROOM | ⑭ CLASSROOMS | ㉒ CLASSROOM |
| ⑦ SPECIAL EDUCATION | ⑮ CLASSROOMS | ㉓ NEW RESTROOM BUILDING |
| ⑧ CLASSROOMS | ⑯ CLASSROOMS | ㉔ NEW CLASSROOM LIBRARY/MULTIMEDIA/SCIENCE BUILDING |
| | | ㉕ NEW CLASSROOM 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: 25
- Classroom count based on projected enrollment: 15
- Master plan classroom count: 25



Project Group 1: Modernization to Main Entrance, Play Zones, Academic & Assembly Courtyards, Accessible Pathway from Los Feliz Drive, and Site Work



- high modernization to frontage & reconfiguring congested main entrance
- modernized assembly courtyard
- new play structures rubberized surface at kindergarten zone and main field
- construction of fencing & pedestrian gates between main campus and athletic fields
- construction of hardscape, landscape and sloped walkway(s) to mediate grade change between main campus & athletic fields
- formalize drop-off lane at Los Feliz Drive by including paved accessible walkway from street to campus
- patch paving & construct academic courtyard, accessible to main campus & County-run Special Ed Program
- new emergency storage container
- remove buildings 6 and 21
- new restroom building

Total Construction (Direct) Cost\$1,354,178
Total Project (Direct & Indirect) Cost\$1,895,849

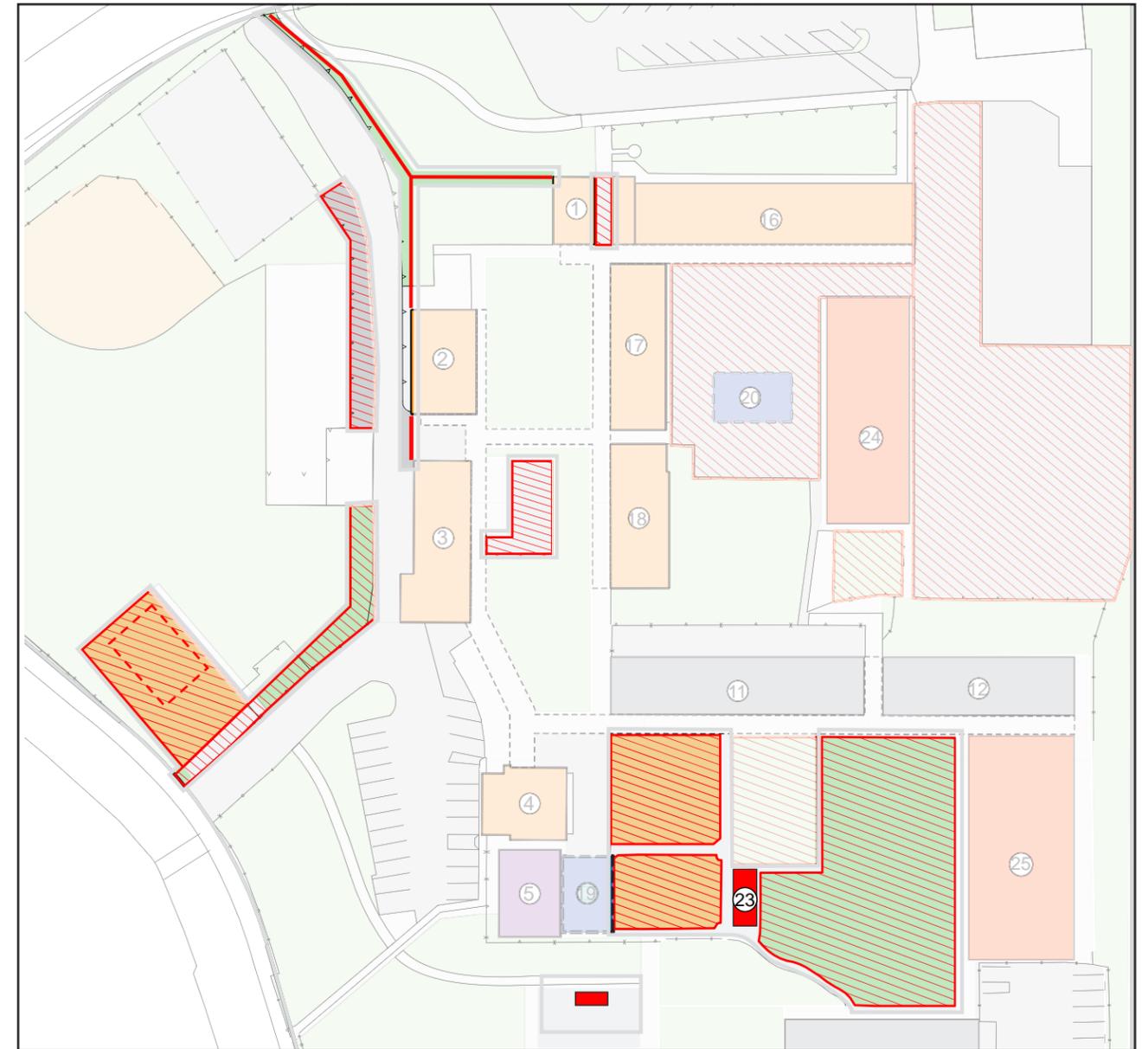
Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

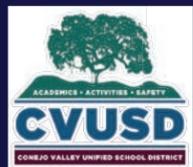
- | | | |
|------------------------|----------------|---|
| ① ADMINISTRATION | ⑨ CLASSROOMS | ⑰ CLASSROOMS |
| ② LIBRARY | ⑩ KINDERGARTEN | ⑱ CLASSROOMS |
| ③ MULTIPURPOSE/KITCHEN | ⑪ CLASSROOMS | ⑲ LUNCH SHELTER |
| ④ KINDERGARTEN | ⑫ CLASSROOM | ⑳ LUNCH SHELTER |
| ⑤ CHILDCARE | ⑬ CLASSROOMS | ㉑ CLASSROOM |
| ⑥ RESTROOM | ⑭ CLASSROOMS | ㉒ NEW RESTROOM BUILDING |
| ⑦ SPECIAL EDUCATION | ⑮ CLASSROOMS | ㉓ NEW CLASSROOM LIBRARY/
MULTIMEDIA/SCIENCE BUILDING |
| ⑧ CLASSROOMS | ⑯ CLASSROOMS | ㉔ NEW CLASSROOM 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



Conejo Elementary | Master Plan & Projects

280 N Conejo School Rd, Thousand Oaks, CA 91362
 Conejo Valley Unified School District
 March 31, 2017

Master Planning - Projects 1

Project Group 2: Modernization to Administration Building 1, Classroom Buildings 4,16, 17, 18 & Kindergarten Building 5, Lunch Shelter 19, Cafetorium Building 3 & Parking Lot



- interior reconfiguration of Administration Building 1
- correction of exterior drainage patterns at Classroom Building 16
- high modernization to Classroom Buildings 4, 16, 17 &18, including furniture, technology and storage system improvements
- high modernization to Cafetorium Building 3
- medium modernization to Kindergarten Building 5
- low modernization to Lunch Shelter 19
- restriped & repaved northeast parking lot, including improved signage/traffic markings at parking entrance

Total Construction (Direct) Cost\$5,788,200
Total Project (Direct & Indirect) Cost\$8,103,480

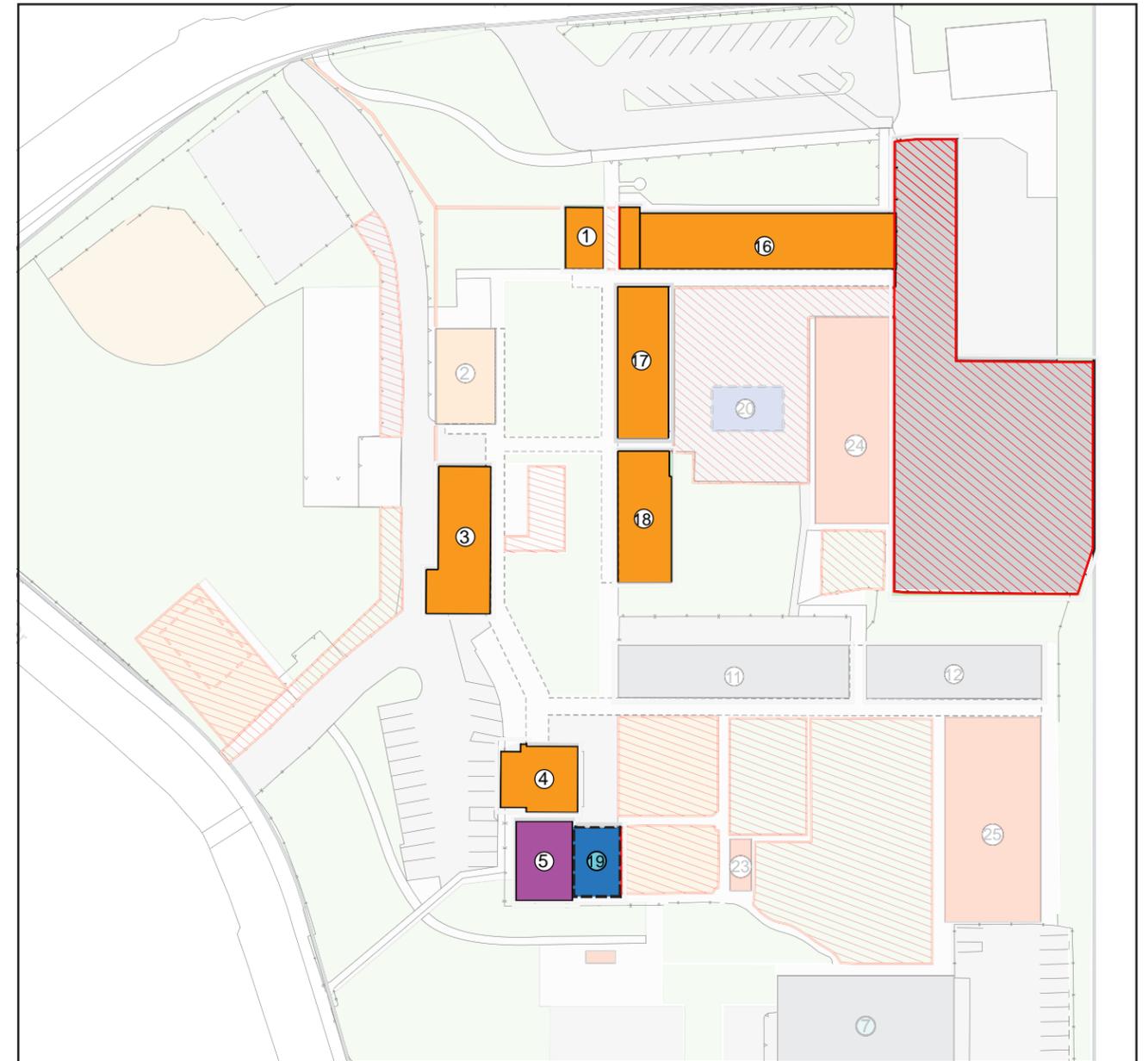
Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

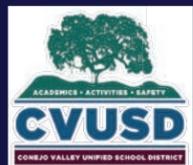
- | | | |
|------------------------|----------------|---|
| ① ADMINISTRATION | ⑨ CLASSROOMS | ⑰ CLASSROOMS |
| ② LIBRARY | ⑩ KINDERGARTEN | ⑱ CLASSROOMS |
| ③ MULTIPURPOSE/KITCHEN | ⑪ CLASSROOMS | ⑲ LUNCH SHELTER |
| ④ KINDERGARTEN | ⑫ CLASSROOM | ⑳ LUNCH SHELTER |
| ⑤ CHILDCARE | ⑬ CLASSROOMS | ㉑ CLASSROOM |
| ⑥ RESTROOM | ⑭ CLASSROOMS | ㉒ NEW RESTROOM BUILDING |
| ⑦ SPECIAL EDUCATION | ⑮ CLASSROOMS | ㉓ NEW CLASSROOM LIBRARY/
MULTIMEDIA/SCIENCE BUILDING |
| ⑧ CLASSROOMS | ⑯ CLASSROOMS | ㉔ NEW CLASSROOM 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
Project Cost					Project Estimated Total Cost	Functionality		Adequacy	Criticality	Certification	Special Funding or Criteria	Score	Notes
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame	Project Estimated Total Cost	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



Conejo Elementary | Master Plan & Projects

280 N Conejo School Rd, Thousand Oaks, CA 91362
 Conejo Valley Unified School District
 March 31, 2017

Master Planning - Projects 2

Project Group 3: Construct New Library/Specialty Classroom Building, Modernization to Library Building 2, Lunch Shelter 20



- Construct New Building
 - library/multimedia center
 - (1) music/flex classroom
 - (1) special education classroom
 - student/staff restrooms
- high modernization to Library Building 2 for administrative spaces
- modernized academic courtyard, modernized Learning Garden
- low modernization to Lunch Shelter 20
- remove Portable Buildings 13-15

Total Construction (Direct) Cost\$3,155,695
Total Project (Direct & Indirect) Cost\$4,417,973

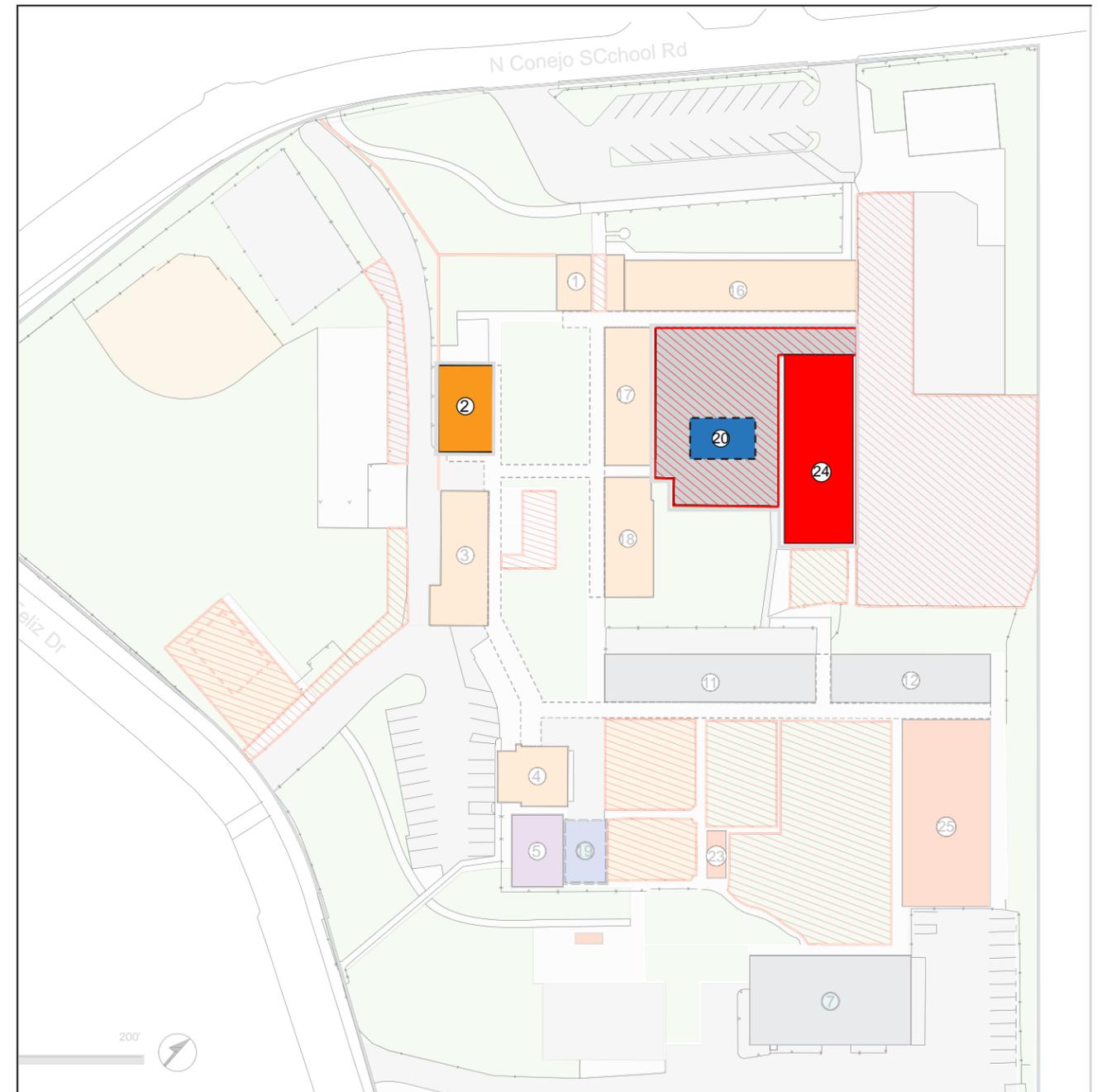
Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

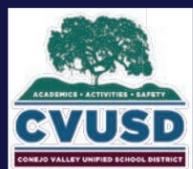
- | | | |
|------------------------|----------------|---|
| ① ADMINISTRATION | ⑨ CLASSROOMS | ⑰ CLASSROOMS |
| ② LIBRARY | ⑩ KINDERGARTEN | ⑱ CLASSROOMS |
| ③ MULTIPURPOSE/KITCHEN | ⑪ CLASSROOMS | ⑲ LUNCH SHELTER |
| ④ KINDERGARTEN | ⑫ CLASSROOM | ⑳ LUNCH SHELTER |
| ⑤ CHILDCARE | ⑬ CLASSROOMS | ㉑ CLASSROOM |
| ⑥ RESTROOM | ⑭ CLASSROOMS | ㉒ CLASSROOM |
| ⑦ SPECIAL EDUCATION | ⑮ CLASSROOMS | ㉓ NEW RESTROOM BUILDING |
| ⑧ CLASSROOMS | ⑯ CLASSROOMS | ㉔ NEW CLASSROOM LIBRARY/
MULTIMEDIA/SCIENCE BUILDING |
| | | ㉕ NEW CLASSROOM 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			



Conejo Elementary | Master Plan & Projects

280 N Conejo School Rd, Thousand Oaks, CA 91362
 Conejo Valley Unified School District
 March 31, 2017

Master Planning - Projects 3

Project Group 4: New Classroom Building. and removal of Portable Buildings



- remove Portable Buildings 8, 9, 10 & 22 (4 general classrooms, 1 science room, 1 kindergarten classroom, 1 speech pathologist office)
- Construct New Classroom building
 - (5) general classrooms
 - (1) science classroom
 - (1) speech office
 - student/staff restroom

Total Construction (Direct) Cost\$3,376,440
Total Project (Direct & Indirect) Cost\$4,727,016

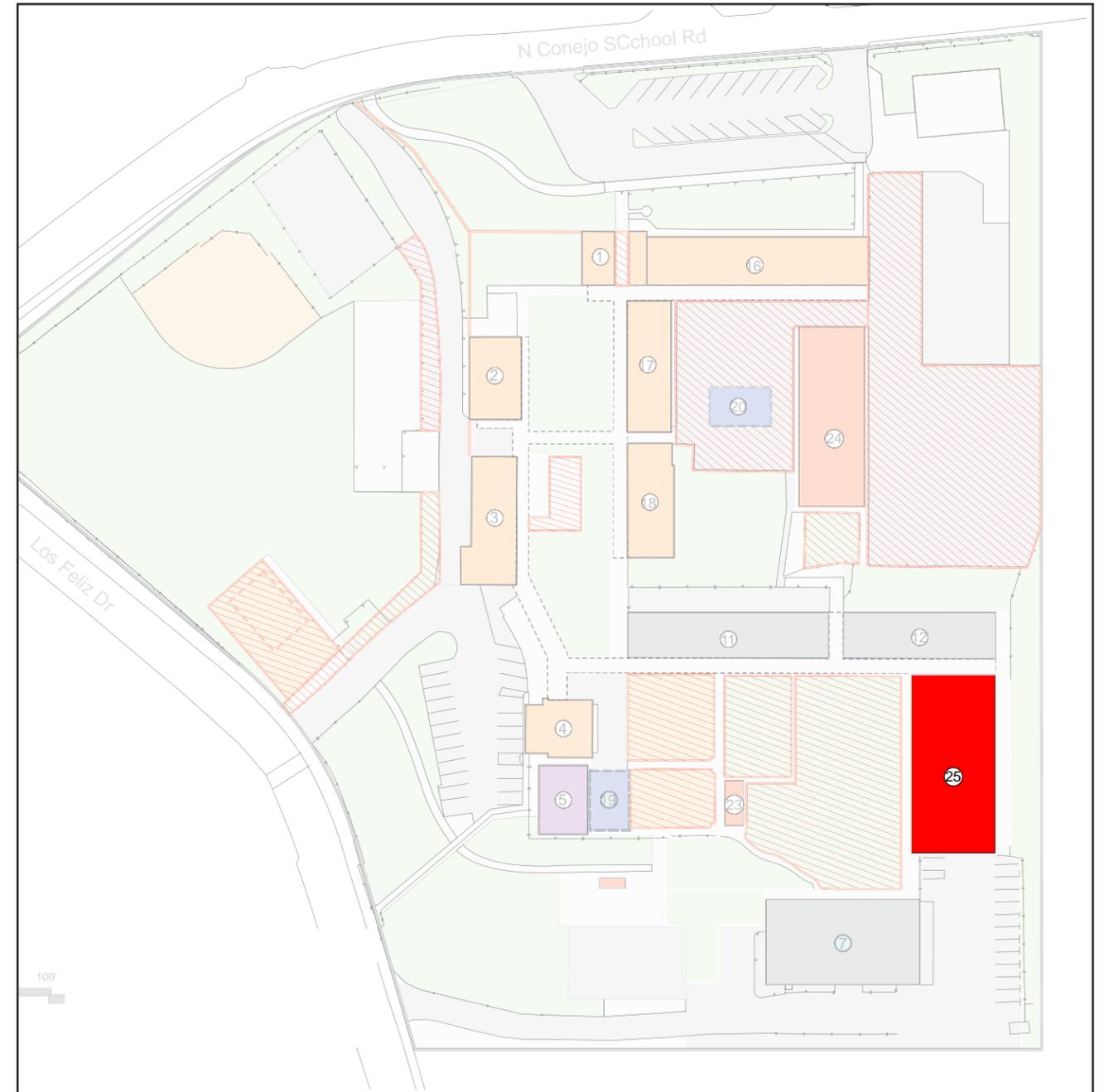
Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

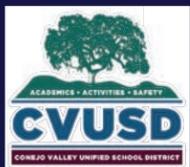
- | | | |
|------------------------|----------------|---|
| ① ADMINISTRATION | ⑨ CLASSROOMS | ⑰ CLASSROOMS |
| ② LIBRARY | ⑩ KINDERGARTEN | ⑱ CLASSROOMS |
| ③ MULTIPURPOSE/KITCHEN | ⑪ CLASSROOMS | ⑲ LUNCH SHELTER |
| ④ KINDERGARTEN | ⑫ CLASSROOM | ⑳ LUNCH SHELTER |
| ⑤ CHILDCARE | ⑬ CLASSROOMS | ㉑ CLASSROOM |
| ⑥ RESTROOM | ⑭ CLASSROOMS | ㉒ CLASSROOM |
| ⑦ SPECIAL EDUCATION | ⑮ CLASSROOMS | ㉓ NEW RESTROOM BUILDING |
| ⑧ CLASSROOMS | ⑯ CLASSROOMS | ㉔ NEW CLASSROOM LIBRARY/
MULTIMEDIA/SCIENCE BUILDING |
| | | ㉕ NEW CLASSROOM 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 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	0-500= High Score indicates the criticality of the project	Explanation of Project Rating
						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		



Conejo Elementary | Master Plan & Projects

280 N Conejo School Rd, Thousand Oaks, CA 91362
 Conejo Valley Unified School District
 March 31, 2017

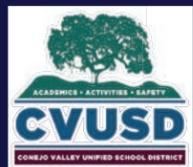
Master Planning - Projects 4

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Conejo ES						
Project Group 1						
Bldg. 1 - Main Entrance Modernization (high)	350	SF	1	350	\$270.00	\$ 94,500.00
New Shade Structure	1,695	SF	1	1,695	\$80.00	\$ 135,600.00
Resurface (3) Play Areas	11,553	SF	1	11,553	\$16.00	\$ 184,848.00
New Kindergarten Play Structure	2	EA	2	2	\$60,000.00	\$ 120,000.00
New Fencing/Gate	215	LF	1	215	\$210.00	\$ 45,150.00
New Hardscape/Landscape/Sloped Walkway	1,806	SF	1	1,806	\$15.00	\$ 27,090.00
Accessible Travel Path of Travel (Los Feliz Dr.)	2,145	SF	1	2,145	\$20.00	\$ 42,900.00
New Academic Courtyard	16,368	SF	1	16,368	\$15.00	\$ 245,520.00
New Assembly Courtyard	2,550	SF	1	2,550	\$15.00	\$ 38,250.00
Storage Container	1	EA	1	1	\$20,000.00	\$ 20,000.00
New restroom bldg(student)	370	SF	1	370	\$570.00	\$ 210,900.00
Reconfigured Bldg 11 - Staff Restroom	275	SF	1	275	\$570.00	\$ 156,750.00
Restroom Bldg. 6 Removal	357	SF	1	357	\$30.00	\$ 10,710.00
Portable Bldgs. 21 Removal	1,098	SF	1	1,098	\$20.00	\$ 21,960.00
Total Construction Cost						\$ 1,354,178.00
Total Project Cost						\$ 1,895,849.20

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Conejo ES						
Project Group 2						
Bldgs. 1,4,16,17,18 - Modernization (high)	15,063	SF	1	15,063	\$270.00	\$ 4,067,010.00
Drainage Corrections	255	LF	1	255	\$300.00	\$ 76,500.00
Bldg. 5 Modernization (Med)	1,440	SF	1	1,440	\$126.00	\$ 181,440.00
Lunch Shelter Modernization (low)	1,350	SF	1	1,350	\$13.00	\$ 17,550.00
Bldg. 3 Modernization (high)	3,460	SF	1	3,460	\$270.00	\$ 934,200.00
New Lunch Structure	1,750	SF	1	1,750	\$138.00	\$ 241,500.00
Restripe/repave Parking Lot	22,500	SF	1	22,500	\$12.00	\$ 270,000.00
Total Construction Cost						\$ 5,788,200.00
Total Project Cost						\$ 8,103,480.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Conejo ES						
Project Group 3						
New Library/Specialty Classroom Building	5,030	SF	1	5,030	\$480.00	\$ 2,414,400.00
Bldg. 2 - Modernization (high)	1,762	SF	1	1,762	\$270.00	\$ 475,740.00
Modernize Academic Courtyard	10,045	SF	1	10,045	\$15.00	\$ 150,675.00
Modernize Learning Garden	1,450	SF	1	1,450	\$10.00	\$ 14,500.00
Lunch Shelter Modernization (low)	1,260	SF	1	1,260	\$13.00	\$ 16,380.00
Portable Bldgs. 13,14,15 Removal	4,200	SF	1	4,200	\$20.00	\$ 84,000.00
Total Construction Cost						\$ 3,155,695.00
Total Project Cost						\$ 4,417,973.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Conejo ES						
Project Group 4						
Portable Bldgs. 8,9,10,22 Removal	7,542	SF	1	7,542	\$20.00	\$ 150,840.00
New Classroom Building	8,960	SF	1	8,960	\$360.00	\$ 3,225,600.00
Repave Academic Courtyard	4,347	SF	1	4,347	\$15.00	\$ 65,205.00
Total Construction Cost						\$ 3,376,440.00
Total Project Cost						\$ 4,727,016.00



Conejo Elementary | Master Plan & Projects

280 N Conejo School Rd, Thousand Oaks, CA 91362
 Conejo Valley Unified School District
 March 31, 2017

Master Planning - Cost Breakdown