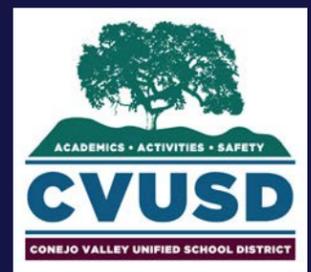




eArThS CVUSD | *Facilities Master Plan*

CVUSD - NEWBURY PARK CLUSTER



EARTH'S Magnet School | *Master Plan & Projects*

2626 Michael Dr, Newbury Park, CA 91320
Conejo Valley Unified School District
April 5, 2017

NAC Architecture
837 North Spring Street, 3rd Floor
Los Angeles, CA 90012
Contact: 323.475.8075
E-mail: lochoa@nacarchitecture.com
Website: www.nacarchitecture.com

Existing Site Summary

Neighborhood:

EARTHS Magnet School is located in Newbury Park on a 9.14 acre site. The campus sits just south of the 101 Ventura Freeway and is bound by Michael Drive on the north and by Redfield Avenue on the east. The school's southern and western edges are bordered with single-family residential properties. EARTHS is a half mile northeast of Sequoia Middle School. The closest major intersection is Borchard Road and the 101 Freeway.

Instruction:

EARTHS Magnet School is the Environmental Academy of Research Technology and Earth Sciences. EARTHS provides curriculum to Kindergarten through 5th grades that use environmental science and technology across subject matter to unify each student's learning experience. Students explore topics at deeper integrated levels to develop skills of independent thinking and inquiry. EARTHS does not operate as a typical neighborhood elementary school, but instead draws students from across the District via a School Choice lottery procedure.

Summary of Facilities:

The primary buildings on campus completed in 1963 are wood framed construction with brick, wood panel, and stucco exterior finishes. Deep overhangs on the buildings provide ample shaded and protected exterior walkways. The layout of the classroom buildings in a series creates generous courtyards between the classrooms with beautiful established trees. These original buildings appear to have been well-maintained over their life. Buildings added to the campus since the original construction include portables to house classrooms, child care, and a Professional Development School as well as a lunch shelter.

Building Systems:

The HVAC systems in the original campus buildings from 1963 were modernized in 1999 when additional buildings were added to the site. Split systems provide cooling and natural gas, forced air furnaces provide heating. Per the recently completed Facility Condition Assessment all units are in fair shape. Plumbing and electrical systems were also upgraded in 1999 during the campus modernization. The main water line feeding the campus had a major break recently. While that break was repaired, it is believed that additional breaks in the future are probable. The line should be repaired or replaced to prevent future breaks. Per the Assessment and as confirmed by site personnel, the electrical transformer(s) on site are due for replacement in the near future. Power distribution throughout the campus could be improved to facilitate more locations and easier access for charging hand-held educational technology devices.

Technology:

Recent Wi-Fi installation at EARTHS has enhanced the technology abilities on campus significantly. The school continues to utilize their Measure I funds to purchase hand-held devices (mainly Chromebooks and iPads) as well as Promethean Boards for classrooms. Charging for the hand-held devices is challenging due to the limited power distribution mentioned previously. Additional power locations should be investigated. The total electrical service to the campus is adequate though.

Energy:

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

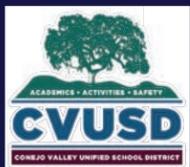
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Enrollment Summary

Elementary

Student	K	1	2	3	4	5	SDC	Total	Prior Month	Prior YR	Adopted Budget	+ or - Budget
<i>EARTHs Magnet School</i>	88	88	87	87	96	97		543		539		



Site Attributes:

EARTH'S' large site allows the different typologies of space that an elementary school site needs to be somewhat separated. Parking and entry to the campus are limited to the north end of the site. All the buildings on the site sit immediately south of the vehicular zone and are connected via covered walkways. Beyond the buildings at the southern end of the site sit the school's gardens, abutting the neighboring residential properties. Lastly, the primary play zones occupy the remaining western half of the site.

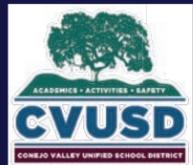
The layout of the original classroom buildings created two intimate courtyards with mature trees, providing beautiful shaded spaces for teachers to expand their education beyond the classrooms to the exterior. These courtyards can also be used as quieter smaller-scale play areas while the larger play areas mentioned previously provide plenty of larger-scale area to run and play in a 'louder' setting. The natural setting of the campus and the gardens that have been developed further the school's goals to develop a strong environmental curriculum for the students.

Site Opportunities:

The most significant opportunity for improvement on the EARTH'S' campus involves alleviating the traffic congestion surrounding student drop-off and pick-up and increasing the available parking on site. Currently, all vehicular access to the site is limited to the northern edge along Michael Drive. While this limited access on one side only is desirable because it allows the rest of the campus to be used for other functions, this design puts a strain on the surrounding neighborhood and traffic during peak times in the school day.

Another opportunity for improvement on the campus consists of measures to return building components to their original state. Glazing throughout the school no longer matches, with some panes still original glass, some replaced with plexi-glass, and other with different types of windows. At some locations the exterior covered walkways need attention to address wear and tear on the wood and metal components. New paint, asphalt patching / slurry and some landscape rework will offer the campus a fresh and new appearance.

The covered walkways connecting the campus's original buildings bring character to the campus. Continuing this logic to provide covered connections to the newer buildings as well will not only provide a functional improvement to the school but it will serve to aesthetically connect the newer disparate buildings to the whole. Exterior lighting additions would improve this aesthetic connection across the campus and provide added security measures at night.



Master Planning Process Summary

Master Plan Goals

- Provide a larger Multi-Purpose Room
- Add covered connections between buildings
- Add shade for play areas and outdoor dining
- Resolve congestion during drop-off and pick-up times and expand parking to provide additional stalls
- Reduce/eliminate the number of classrooms in portable buildings
- Resolve typical accessibility challenges

Process

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

ITEM 1 - Survey

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

The survey found that the campus housed 543 students in the 2015-2016, with enrollment projected to increase slightly to 544 by the 2016-2017. The CVUSD Planning Capacity for the campus is 540 students. Overall, the campus was found to be in relatively good condition. The visual survey confirmed the following findings in core facilities.

- The size of the food preparation facilities are smaller than the district standards but serve the needs of the school. Circulation from the food serving area to the exterior lunch shelter could be improved.
- There is no dedicated Indoor Dining space.
- The current lunch shelter is undersized for the current school population and is not located conveniently for kindergarten use.
- The Library occupies the equivalent of just over 1.5 classrooms in one of the original campus buildings. It serves the needs of the school
- The Administration suite is slightly undersized in comparison to the district's standards, but adequate.

- The hardscape and softscape play areas are more than amply sized for the current student population, approximately 2.9 acres over the standard
- The current parking is approximately 14 stalls under the standard and is not adequately serving the school's needs

Charrette #1

Following the Survey, a summary of findings and draft survey were presented to the school Principal on December 13, 2016. Specific input clarifying the existing campus concerns and top priorities for improvement were discussed, and included the following:

- The lack of adequate parking and the congestion during peak drop-off and pick-up times is the primary issue faced daily at the campus.
- The recent break in the main campus water line is very concerning since another is anticipated at some point and would likely cause significant damage to the campus site and buildings.
- Shade for dining and play is needed
- A large space for multiple uses would provide flexibility for when the MPR is in-use, which is very often

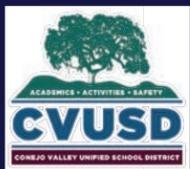
Overall the campus was found to accommodate the classroom needs of the current student population although the classes are at their maximum capacity and there are no spaces that are available for flexibility throughout the day. This is a result of the EARTHs being a magnet school that has full enrollment every year.

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.

- Additional parking stalls and a re-design of traffic flows may provide improved circulation.
- An additional access point to the campus along Redfield Avenue at the school's east edge for morning drop-off and afternoon pick-up could alleviate pressure on the Michael Drive entrance.
- Shade trees along the perimeters of the large hard and soft scape play areas may offer respite from the sun as well as added privacy from neighboring streets.
- Shade structures at all three locations of playground equipment may provide more opportunity for student use during the hottest school days.
- An additional lunch shelter may reduce congestion during busy lunch periods.
- The addition of a classroom space to the campus that could be used for multiple purposes – Makerspace, Lab, meeting space – would greatly enhance the operations of the school by providing a flexible space that is not otherwise occupied permanently.



- Window replacement on the original buildings will ensure that all glazing matches. Repair and new paint at the covered walkways will tie the campus together
- Additions to the covered walkway system may provide sheltered connection to the buildings that were added to the campus after the original construction
- Modified path of travel for students from cafeteria to lunch shelter may provide a more efficient path of travel

Charrette #2

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

- Science classrooms need sinks.
- Multi-Purpose Room feels too small for enrollment.
- Additional shade structures are needed.
- MPR is small for enrollment
- A large percentage of the school's buildings are portables. School staff inquire whether enrollment dictates whether these can be replaced with permanent buildings.

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:

- Expanded Parking and Drop-Off
- Shade structures at play equipment
- Landscape and shade trees
- Additional lunch shelter
- Multi-Use Outdoor Shaded Space
- Expand covered walkway system
- Repair/replace main water line
- Exterior lighting
- Improve electrical infrastructure
- Reconcile non-compliant accessibility conditions

Alternate 2 Included:

- Expanded Parking and Drop-Off
- Shade structures at play equipment
- Landscape and shade trees
- Additional lunch shelter
- Expand covered walkway system
- Repair/replace main water line
- Exterior lighting
- Improve electrical infrastructure
- Reconcile non-compliant accessibility conditions

- Remove Building 1 and construct a larger building to house MPR, Admin, and Food Services
- Remove portable buildings (2, 13, 5, 6)
- New permanent building to house 12 classrooms, flexible maker space, and multi-use outdoor shaded space

Charrette #3

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

The Stakeholders supported the projects shown and offered the following additional input:

- Parking is problematic and a concern but a larger Multi-Purpose Room is the main priority.
- Investigate placing a new Multi-Purpose Room building on the current hardcourts to the west. Administration could remain in the existing building.
- 90-degree parking may be tight

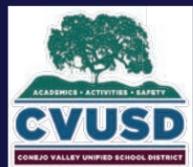
Stakeholder input was considered and influenced the development of the Conceptual Master Plan.

ITEM 4 - Conceptual Master Plan

The Conceptual Master Plan was developed based on the presentation and feedback from the Alternate Concepts and stakeholder feedback from the charrettes. In this phase of the process, the solution was narrowed down to one plan for every site to include long-term and short-term plans. Projects were developed in this step with draft cost estimates.

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

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



Charrette #4

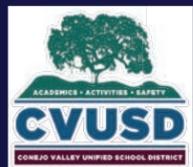
The Conceptual Master Plan was presented at a Charrette Meeting held on February 27, 2017 in Newbury Park High School's library. The plan included projects and draft cost estimates. NAC Architecture revised the earlier studies to reflect stakeholder input. The various stakeholders supported the general direction taken by the conceptual master plan and inquired about how much of the scope of work shown could be completed under the current bond measure funds.

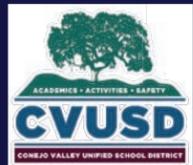
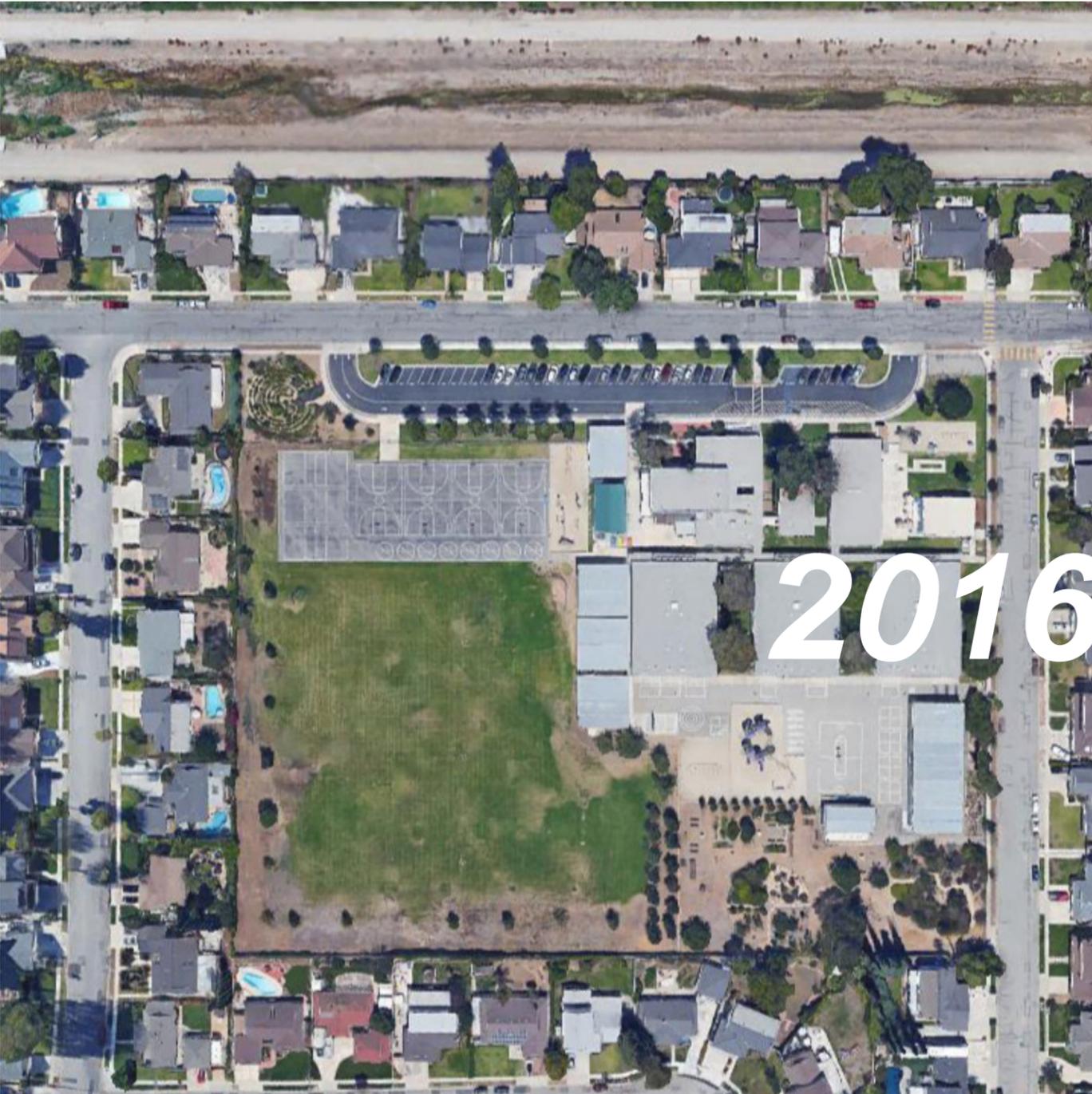
ITEM 5 - Final Master Plan and Projects

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.

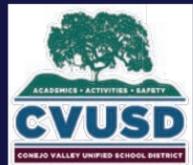
Documentation of the process and identification of the stakeholders who participated ensure that the master plan addresses the need for each site in an objective way.

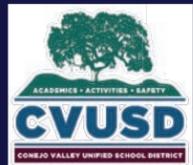
Projects will be prioritized by CVUSD based on the criticality, functionality and adequacy of facility needs.





- 1. Provide a larger Multi-Purpose Room**
- 2. Add covered connections between buildings**
- 3. Add shade for play areas and outdoor dining**
- 4. Resolve congestion during drop-off and pick-up times and expand parking to provide additional stalls**
- 5. Reduce/eliminate the number of classrooms in portable buildings**
- 6. Resolve typical accessibility challenges**



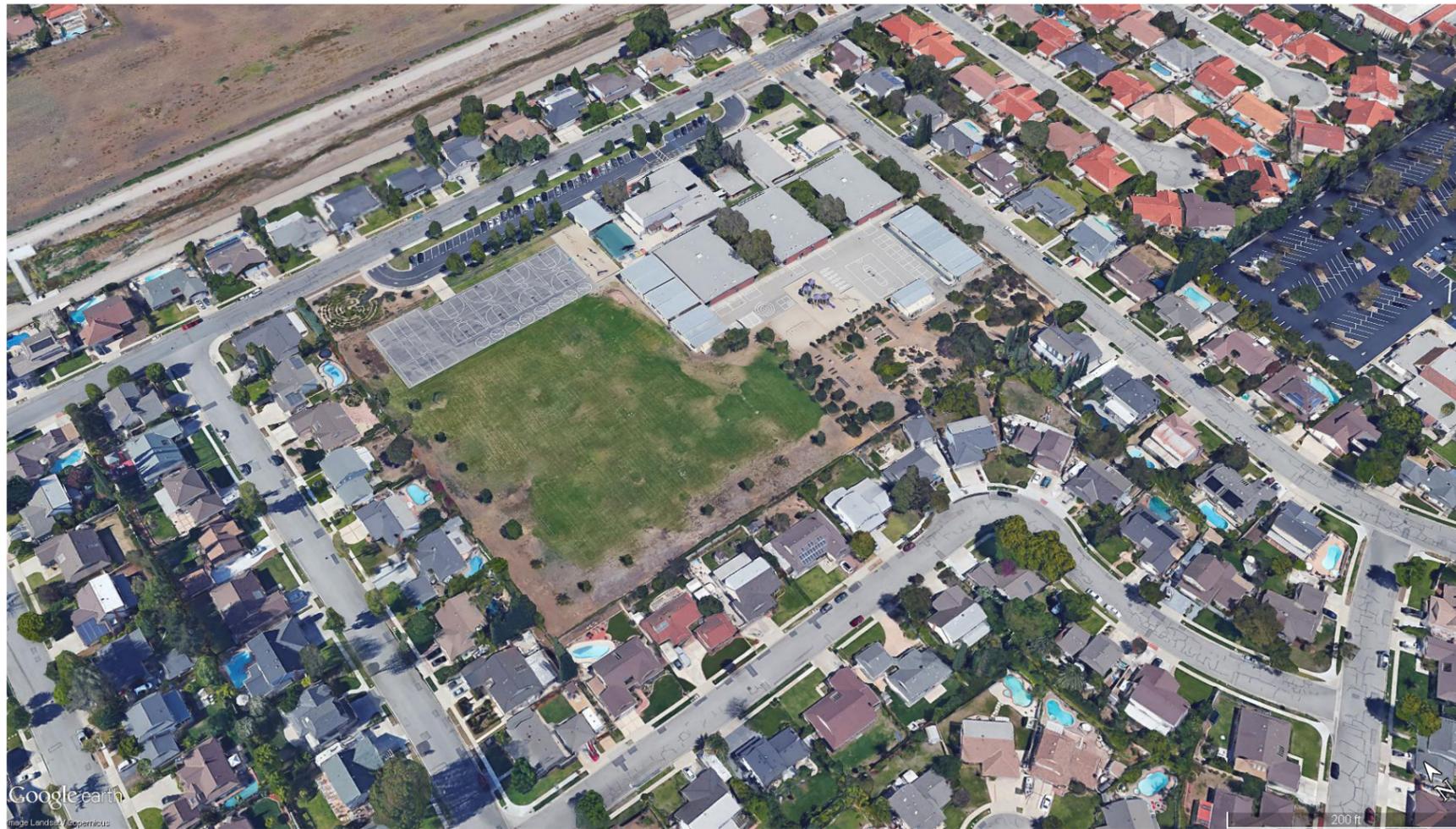


EARTHS Magnet School | *Master Plan & Projects*

2626 Michael Dr, Newbury Park, CA 91320
Conejo Valley Unified School District
April 5, 2017

Master Planning - Existing Site

Street Address	City	St	Zip Code Plus Four	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
											Roof	HVAC	Electric	Plumbing		
2626 Michael Drive	Newbury Park	CA	91320-3292	1 - Multi-Purp/Admin	Elementary	5,950	2	Joisted Masonry	Composition	1963	2006	1999	1999	2001	Owned and occupied by the district	N
2626 Michael Drive	Newbury Park	CA	91320-3292	2 - Classroom 19-22	Portable	3,840	5	Modified Fire Resistive	Metal	1998	1998	1999	1999	1999	Owned and occupied by the district	N
2626 Michael Drive	Newbury Park	CA	91320-3292	3 - Classroom 1-6	Elementary	6,784	2	Joisted Masonry	Composition	1963	2008	1999	1999	2001	Owned and occupied by the district	N
2626 Michael Drive	Newbury Park	CA	91320-3292	4 - Classroom 7-12	Elementary	6,784	2	Joisted Masonry	Composition	1963	2008	1999	1999	2001	Owned and occupied by the district	N
2626 Michael Drive	Newbury Park	CA	91320-3292	5 - Portable	Portable	960	5	Modified Fire Resistive	Metal	1990	1990	1990	1996		Owned and occupied by the district	N
2626 Michael Drive	Newbury Park	CA	91320-3292	6 - Classroom 23-26	Portable	4,800	5	Modified Fire Resistive	Metal	1999	1999	1999	1999	1999	Owned and occupied by the district	N
2626 Michael Drive	Newbury Park	CA	91320-3292	7 - Classroom 13-18	Elementary	6,784	2	Joisted Masonry	Composition	1963	2008	1999	1999	2001	Owned and occupied by the district	N
2626 Michael Drive	Newbury Park	CA	91320-3292	8 - Kindergarten	Elementary	1,440	5	Modified Fire Resistive	Metal	1999	1999	1999	1999	1999	Owned and occupied by the district	N
2626 Michael Drive	Newbury Park	CA	91320-3292	9 - Kindergarten	Elementary	2,880	2	Joisted Masonry	Composition	1963	2001	1999	1999	2001	Owned and occupied by the district	N
2626 Michael Drive	Newbury Park	CA	91320-3292	10 - Lounge	Elementary	960	2	Joisted Masonry	Composition	1965	2001	1999	1999	2001	Owned and occupied by the district	N
2626 Michael Drive	Newbury Park	CA	91320-3292	11 - Child Care	Portable	1,440	5	Modified Fire Resistive	Metal	2000	2000	2000	2000	2000	Owned and occupied by the district	N
2626 Michael Drive	Newbury Park	CA	91320-3292	12 - Lunch Shelter	NA	1,320	NA	NA	Metal	2005	2005	NA	NA	NA	Owned and occupied by the district	N
2626 Michael Drive	Newbury Park	CA	91320-3292	13 - Classrooms 22-23	Portable	1,920	5	Modified Fire Resistive	Metal	2009	2009	2009	2009	2009	Owned and occupied by the district	N

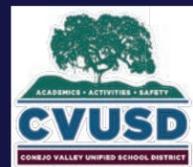


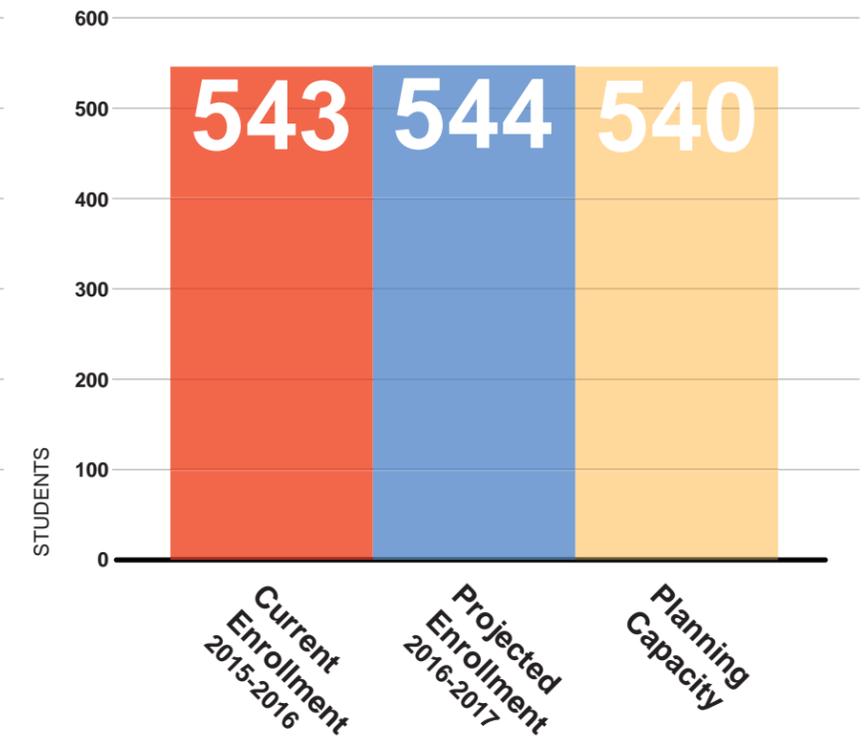
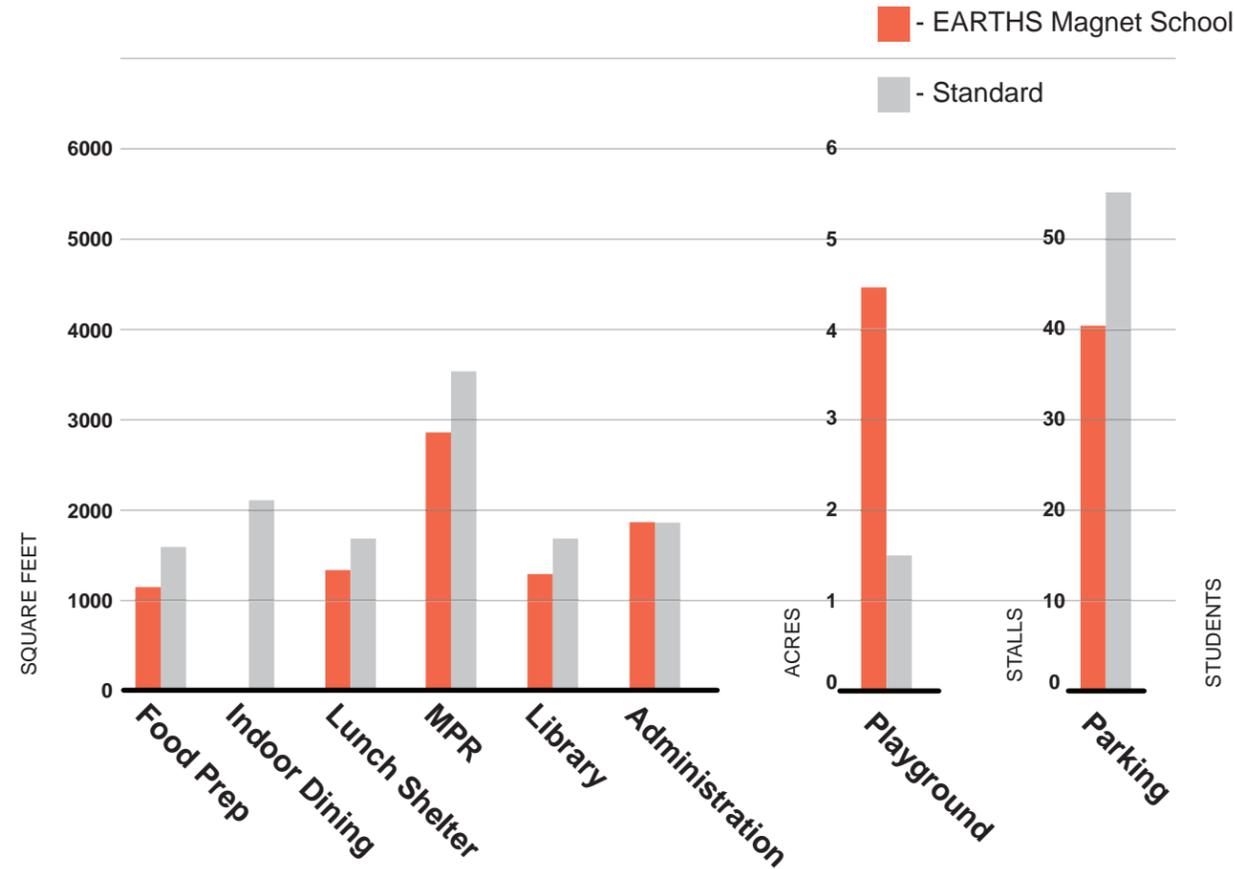
Existing Facilities:

6 buildings are over 40 years old

Analysis Summary:

The oldest buildings at EARTH'S Magnet School were 53 years old at the time of this survey. The durability of the original building materials have served the campus well and are still in good shape given their age.





Challenges Summary:

- Core red connection between most buildings but not all
- Inefficient layout for play areas and outdoor dining
- Congestion during drop-off and pick-up times
- Quantity of parking stalls is inadequate for staff and visitors
- Size of Multi-purpose Room
- Typical Accessibility challenges

Core Facilities Summary

Current facilities meet school's needs

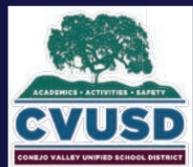
- Administration (+4 SF)
- Playground (+2.9 Acres)
- Library (-365 SF)
- Food Prep (-426 SF)
- Indoor Dining (-2160 SF)

Current facilities DO NOT meet school's needs

- Multi-Purpose Room (-779 SF)
- Lunch Shelter (-300 SF)
- Parking (-14 Stalls)

Enrollment Summary

Total Current Classrooms 28
 Total Based on Projected Enrollment Classrooms 28



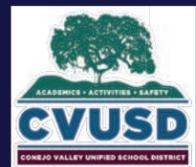


BUILDING KEY

- | | |
|---------------------------------------|-----------------|
| ① MULTI-PURPOSE/ ADMIN./ FOOD SERVICE | ⑦ CLASSROOMS |
| ② CLASSROOMS | ⑧ PRESCHOOL |
| ③ CLASSROOMS | ⑨ KINDERGARTEN |
| ④ CLASSROOMS | ⑩ STAFF LOUNGE |
| ⑤ PROFESSIONAL DEVELOPMENT SCHOOL | ⑪ CHILD CARE |
| ⑥ CLASSROOMS | ⑫ LUNCH SHELTER |
| | ⑬ CLASSROOMS |

LEGEND

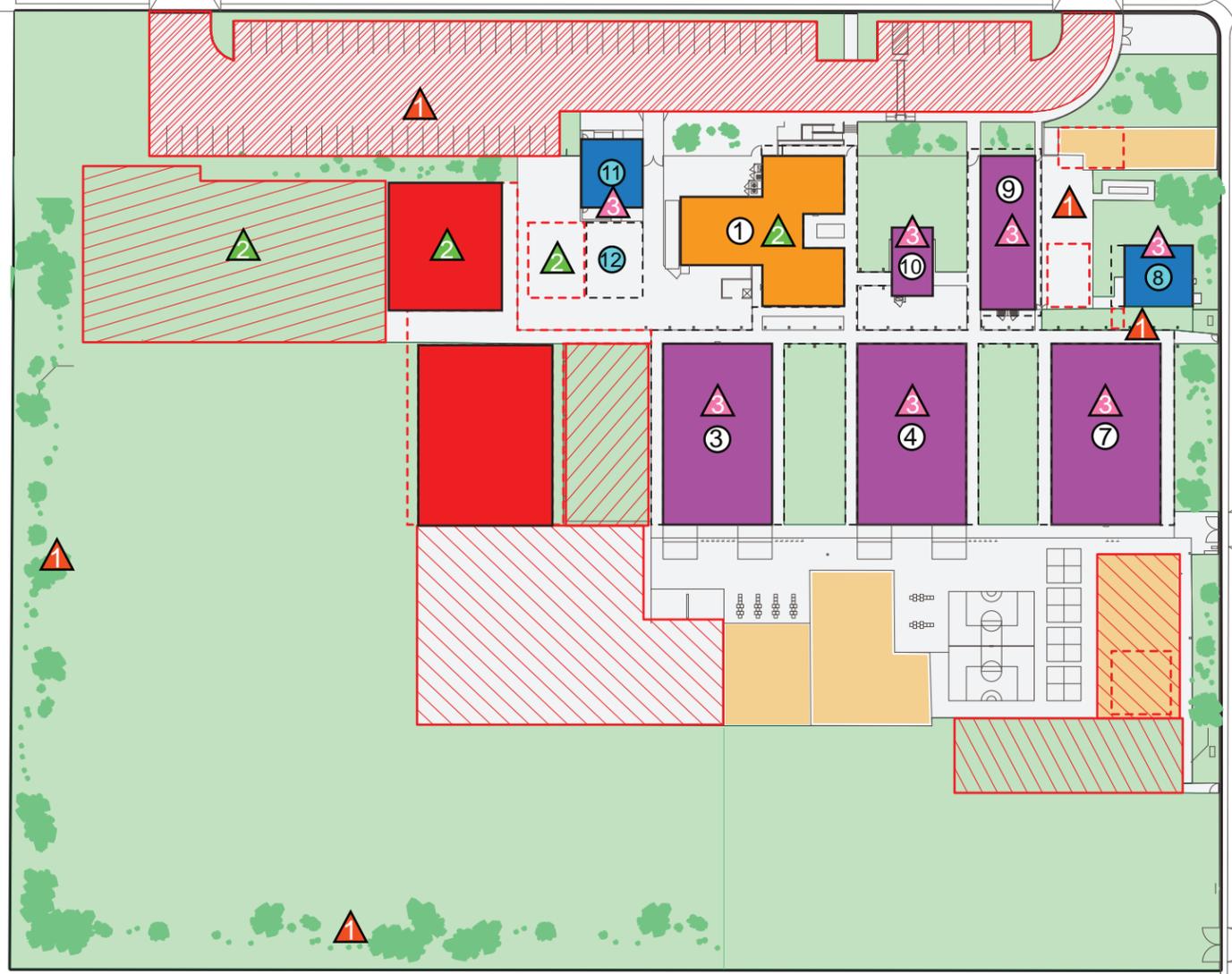
- PERMANENT BUILDING
- PORTABLE BUILDING
- STRUCTURE ABOVE
- UNCERTIFIED



EARTHS Magnet School | Master Plan & Projects

2626 Michael Dr, Newbury Park, CA 91320
 Conejo Valley Unified School District
 April 5, 2017

Master Planning - Existing Site



Project Groups

Project Group 1:
 Site Improvements

Project Group 2:
 Core Facilities

Project Group 3:
 Building Modernization

Project Group 4:
 New Classroom Building

Classrooms Counts

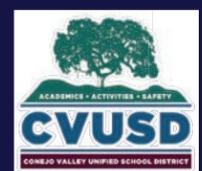
- Current classroom count: 28
- Classroom count based on projected enrollment: 28
- Master plan classroom count: 28

BUILDING KEY

- | | |
|---------------------------------------|-----------------|
| ① MULTI-PURPOSE/ ADMIN./ FOOD SERVICE | ⑦ CLASSROOMS |
| ② CLASSROOMS | ⑧ PRESCHOOL |
| ③ CLASSROOMS | ⑨ KINDERGARTEN |
| ④ CLASSROOMS | ⑩ STAFF LOUNGE |
| ⑤ PROFESSIONAL DEVELOPMENT SCHOOL | ⑪ CHILD CARE |
| ⑥ CLASSROOMS | ⑫ LUNCH SHELTER |
| | ⑬ CLASSROOMS |

LEGEND

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



Project Group 1: Site Improvements



- Expanded Parking and Drop-Off
- Shade trees and landscaping along campus perimeter
- Shade structure at kindergarten play equipment
- Lunch shelter at kindergarten
- Repair/replace main water line
- Exterior lighting

Total Construction (Direct) Cost\$1,254,716

Total Project (Direct & Indirect) Cost\$1,756,602

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

BUILDING KEY

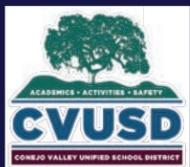
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|--------------------------------------|-----------------|
| ① MULTI-PURPOSE/ ADMIN/ FOOD SERVICE | ⑦ CLASSROOMS |
| ② CLASSROOMS | ⑧ PRESCHOOL |
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| ⑥ CLASSROOMS | ⑫ LUNCH SHELTER |
| | ⑬ CLASSROOMS |

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



EARTHS Magnet School | Master Plan & Projects

2626 Michael Dr, Newbury Park, CA 91320
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 April 5, 2017

Conceptual Master Plan - Project Group 1

Project Group 2: Core Facilities



- High modernization to Building 1 to house administration and 4 classrooms
- New Multi-Purpose Room and Food Services Building
- Additional lunch shelter adjacent to existing one
- Expand covered walkway system

Total Construction (Direct) Cost\$4,482,260
Total Project (Direct & Indirect) Cost\$6,275,164

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

BUILDING KEY

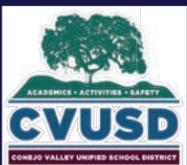
- | | |
|--------------------------------------|-----------------|
| ① MULTI-PURPOSE/ ADMIN/ FOOD SERVICE | ⑦ CLASSROOMS |
| ② CLASSROOMS | ⑧ PRESCHOOL |
| ③ CLASSROOMS | ⑨ KINDERGARTEN |
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| ⑤ PROFESSIONAL DEVELOPMENT SCHOOL | ⑪ CHILD CARE |
| ⑥ CLASSROOMS | ⑫ LUNCH SHELTER |
| | ⑬ CLASSROOMS |

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



EARTHS Magnet School | Master Plan & Projects

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 Conejo Valley Unified School District
 April 5, 2017

Conceptual Master Plan - Project Group 2

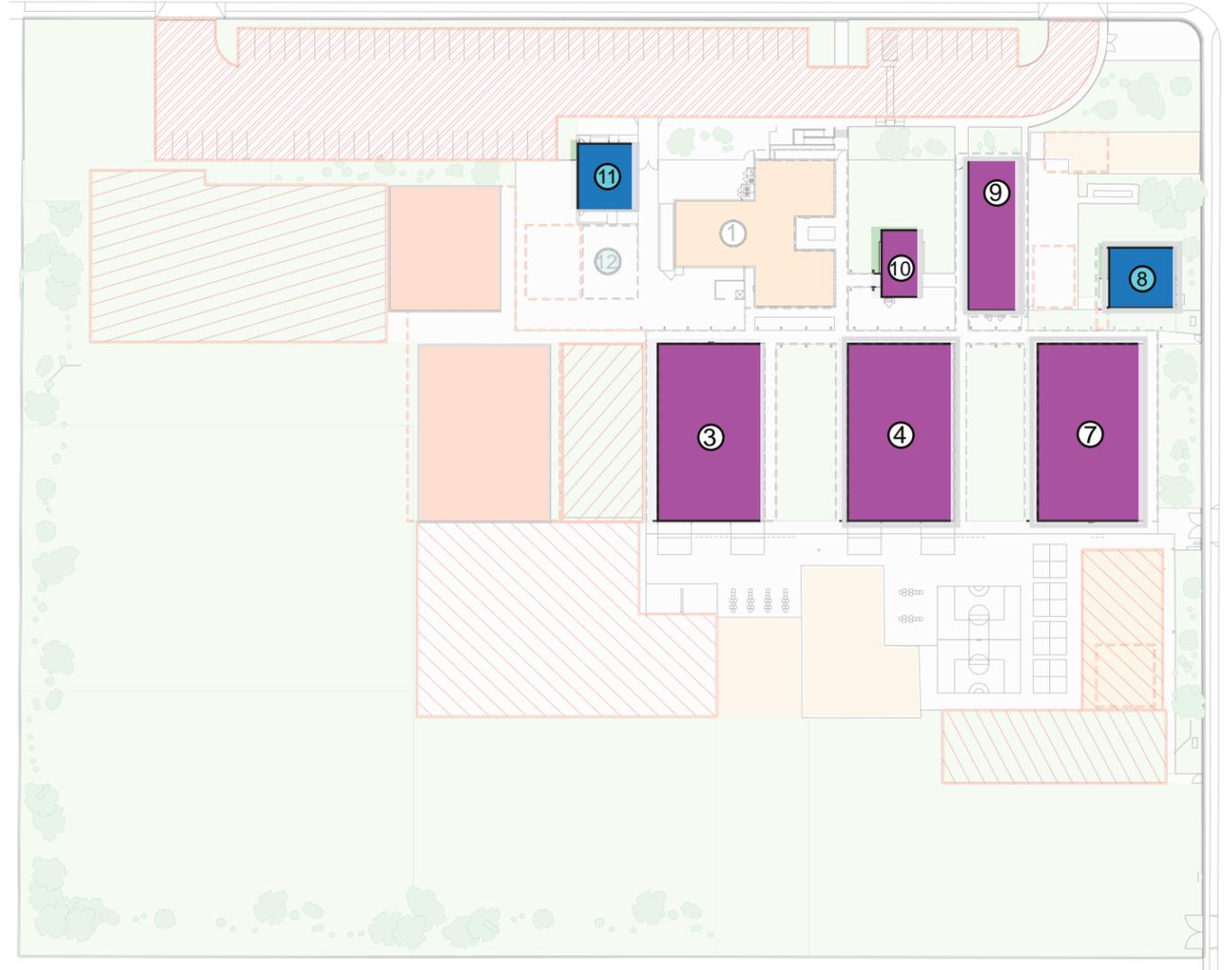
Project Group 3: Building Modernization



- Low modernization for Buildings 8 and 11
- Medium modernization for Buildings 3, 4, 7, 9 and 10; includes new windows

Total Construction (Direct) Cost\$3,085,632
Total Project (Direct & Indirect) Cost\$4,319,885

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



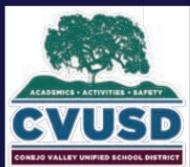
BUILDING KEY

- | | |
|--------------------------------------|-----------------|
| ① MULTI-PURPOSE/ ADMIN/ FOOD SERVICE | ⑦ CLASSROOMS |
| ② CLASSROOMS | ⑧ PRESCHOOL |
| ③ CLASSROOMS | ⑨ KINDERGARTEN |
| ④ CLASSROOMS | ⑩ STAFF LOUNGE |
| ⑤ PROFESSIONAL DEVELOPMENT SCHOOL | ⑪ CHILD CARE |
| ⑥ CLASSROOMS | ⑫ LUNCH SHELTER |
| | ⑬ CLASSROOMS |

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		
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						0-100	0-100	0-100	0-100	0-100		Explanation of Project Rating



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Conceptual Master Plan - Project Group 3

Project Group 4: New Classroom Building



- Remove Portable Buildings 2, 5, 6 and 13
- New Classroom Building to house 8 classrooms
- New sand play area with equipment and shade structure
- New hardcourt play area

Total Construction (Direct) Cost\$3,573,940

Total Project (Direct & Indirect) Cost\$5,003,516

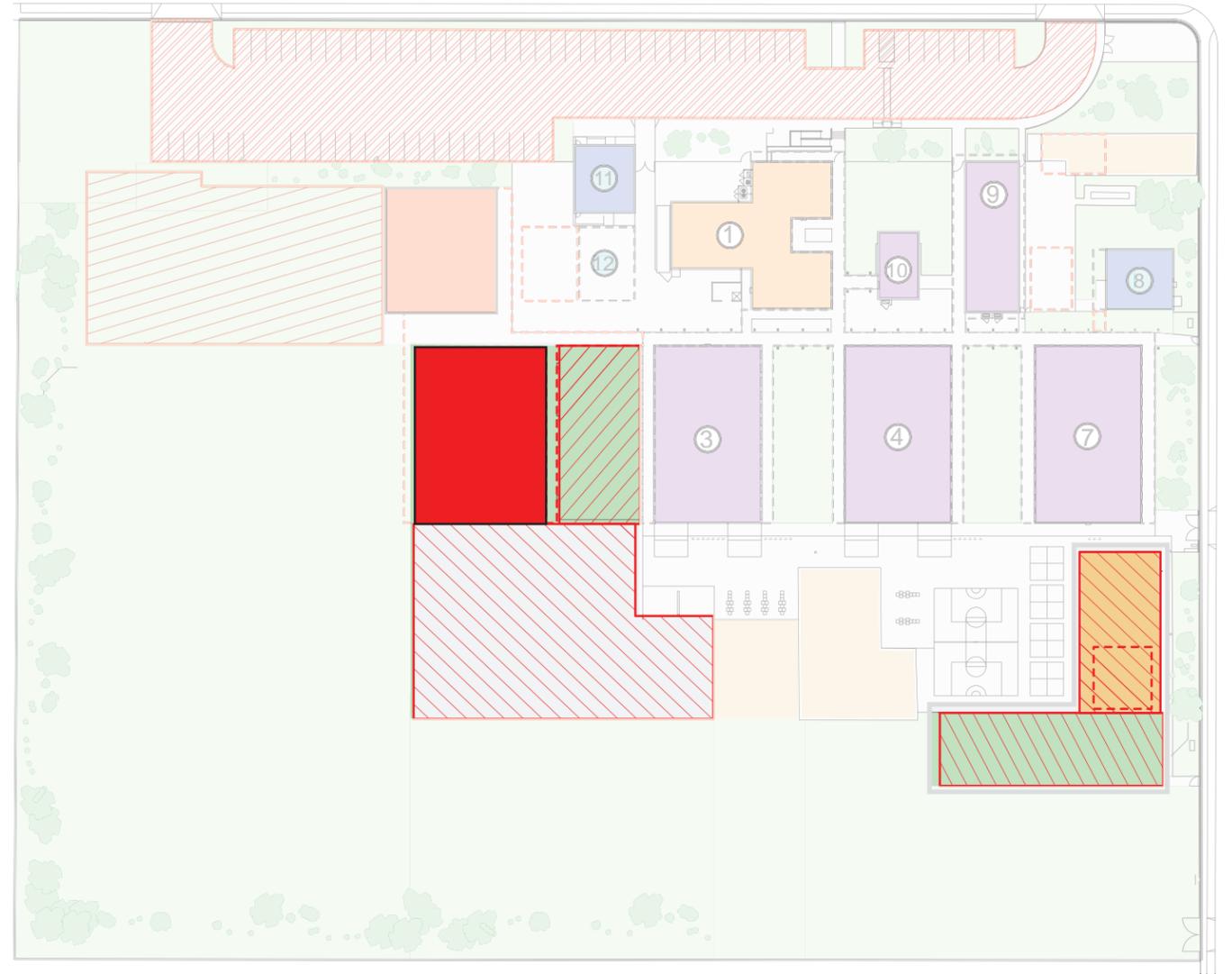
Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

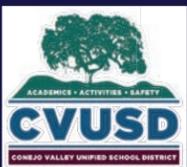
- | | |
|--------------------------------------|-----------------|
| ① MULTI-PURPOSE/ ADMIN/ FOOD SERVICE | ⑦ CLASSROOMS |
| ② CLASSROOMS | ⑧ PRESCHOOL |
| ③ CLASSROOMS | ⑨ KINDERGARTEN |
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| ⑥ CLASSROOMS | ⑫ LUNCH SHELTER |
| | ⑬ CLASSROOMS |

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



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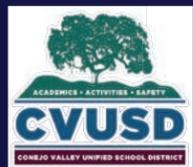
Conceptual Master Plan - Project Group 4

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
EARTHS						
Project Group 1						
Lunch Shelter at Kindergarten	1,200	SF	1	1,200	\$138.00	\$ 165,600.00
New Trees	30	EA	1	30	\$450.00	\$ 13,500.00
New Landscape	20,000	SF	1	20,000	\$5.00	\$ 100,000.00
Shade Structure at Kindergarten	1,000	SF	1	1,000	\$80.00	\$ 80,000.00
Main Water Line Replacement	1	LS	1	1	\$150,000.00	\$ 150,000.00
Exterior Lighting	1	LS	1	1	\$50,000.00	\$ 50,000.00
AC Paving at Parking	29,443	SF	1	29,443	\$12.00	\$ 353,316.00
Drop-off Lane at Parking Lot	285	LF	1	285	\$780.00	\$ 222,300.00
Reconcile Accessibility Issues	1	LS	1	1	\$120,000.00	\$ 120,000.00
Total Construction Cost						\$ 1,254,716.00
Total Project Cost						\$ 1,756,602.40

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
EARTHS						
Project Group 2						
New Construction - MPR/Food Service	5,600	SF	1	5,600	\$480.00	\$ 2,688,000.00
Bldg. 1 - Modernization (high)	5,950	SF	1	5,950	\$270.00	\$ 1,606,500.00
Lunch Shelter	1,320	SF	1	1,320	\$138.00	\$ 182,160.00
Covered Walkways	70	SF	1	70	\$80.00	\$ 5,600.00
Total Construction Cost						\$ 4,482,260.00
Total Project Cost						\$ 6,275,164.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
EARTHS						
Project Group 3						
Bldgs. 3,4,7,9 & 10 Modernization (medium)	24,192	SF	1	24,192	\$126.00	\$ 3,048,192.00
Bldgs. 8 & 11 Modernization (low)	2,880	SF	1	2,880	\$13.00	\$ 37,440.00
Total Construction Cost						\$ 3,085,632.00
Total Project Cost						\$ 4,319,884.80

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
EARTHS						
Project Group 4						
New Classroom Building	8,000	SF	1	8,000	\$360.00	\$ 2,880,000.00
Play Surface	4,000	LF	1	16	\$780.00	\$ 12,480.00
Play Equipment	1	LF	1	1	\$60,000.00	\$ 60,000.00
Shade Structure	2,000	SF	1	2,000	\$80.00	\$ 160,000.00
Hardcourt Play Area	19,255	SF	1	19,255	\$12.00	\$ 231,060.00
Bldgs. 2,5,6 & 13 Removal	11,520	SF	1	11,520	\$20.00	\$ 230,400.00
Total Construction Cost						\$ 3,573,940.00
Total Project Cost						\$ 5,003,516.00



EARTHS Magnet School | *Master Plan & Projects*

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Master Planning - Cost Breakdown