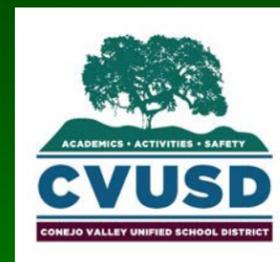


CVUSD | *Facilities Master Plan*



GLENWOOD ELEMENTARY SCHOOL

CVUSD - THOUSAND OAKS CLUSTER MASTER PLAN & PROJECTS



Glenwood Elementary School | *Master Plan & Projects*

1135 Windsor Drive | Thousand Oaks, CA 91360
Conejo Valley Unified School District
April 2017

Dougherty
3194 D Airport Loop
Costa Mesa, 92626
Contact: (714) 427 - 0277
E-mail: ericp@dougherty.us
Website: www.dougherty.us

Existing Site Summary

Neighborhood:

Glenwood Elementary School is located in the City of Thousand Oaks on a 10 acre site on Windsor Drive. The major intersection is Windsor Drive and East Janss Road. The 23 freeway runs immediately east of the campus.

Instruction:

The school serves TK to 5th grade. The average class size for K-3 is 22 and the average size for 4th and 5th is around 28 to 30 students. The school has a structured intervention program, which is unique in the district. In terms of special education, Glenwood Elementary School has 2 classes for emotionally disturbed students. One dedicated transitional room is in place to de-escalate tensions among those students. On the other hand, the school also has a small GATE program. There is a music program that features a school band for 3rd to 5th graders. There is also a chorus program for 1st to 5th graders.

Summary of Facilities:

The main core buildings such as classroom, administration and multi-purpose buildings on campus were built in 1962 and 1963. Over the years, many portable buildings were brought to the site and they remain in place today. Most of them were brought in toward the late 90's. Some portables are still in progress of DSA certification. No major construction of permanent buildings has occurred after the 1960's.

The latest projects were two portable buildings installed in 2010. Various campus wide HVAC, plumbing and electrical upgrades also took place as recently as in early 2000's.

Building Systems:

Most building systems have been upgraded since the original installation. The average age of the HVAC is around 15 years. While the oldest electrical system is 23 years.

Technology:

Each classroom has full Wi-Fi coverage. All classrooms have Promethean boards with exception of five classrooms. The iPads to student ratio is less than 1:2 for lower grade classes. The upper grades have a nearly 1:1 ratio with laptop computer. The projector in the MPR room needs a replacement.

Energy:

Energy consumption overall is decreasing for the campus partially due to continuous effort to replace inefficient light fixture and introducing energy saving sensors. Declining enrollment also plays a part. However, there is always opportunities to replace aging system with more energy efficient ones. There is also an opportunity for solar energy generation, which will further reduce energy consumption.

Site Attributes:

- Relatively new lunch shelter
- Grown trees providing shading in the quad areas
- Functioning cafeteria with efficient line

Site Deficiencies:

- Peeling paint and rotting wood throughout campus
- Lack of storage area
- Lack of shading in playground area
- Accessibility issues throughout the site
- Lack of PTA space
- No stage in MPR
- Insufficient work space for teachers' work room area
- Lack of lighting in parking area and north east portion of the field, presenting security concerns at night
- Lack of indoor flexible activity space
- Physical connection between classrooms desired in Building 5
- Single pane window with buckling mullions and non-matching glasses; lack of window blinds
- Not enough capacity of staff restroom
- No restroom inside TK classroom

Table of Contents:

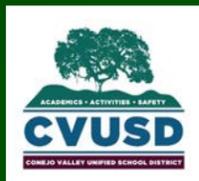
1	Table of Contents, Existing Site Summary
2	Master Planning – Existing Site
3-4	Master Planning – Existing Facilities
5-7	Master Planning – Process Summary
8	Master Planning – Campus Goals
9	Master Planning - Projects
10	Master Planning - Project Groups
11	Master Planning - Project Groups
12	Master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

Enrolment Summary :

ELEMENTARY SCHOOLS	PRIOR										ADOPTED		+OR-	
	JrK	K	1ST	2ND	3RD	4TH	5TH	SDC	TOTAL*	YR	BUDGET	BUDGET		
Elementary Students														
ACACIA	15	47	48	69	43	50	56	10	338	358	367	-29		

Master Planning Goal:

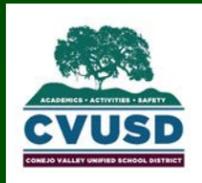
Repurpose/modernize existing buildings and classrooms to become a modern cutting edge educational space. Revitalize the campus with a cohesive beautification upgrade and enhancement of exterior spaces. Improve general site conditions to improve the educational experience. Address deferred maintenance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





Glenwood Elementary School | *Master Plan & Projects*
1135 Windsor Drive | Thousand Oaks, CA 91360
Conejo Valley Unified School District
April 2017

Master Planning- Existing Site



Facilities Issues:

Functional Deficiencies in Existing Facilities:

- Lack of storage area according to faculty.
- Lack of shading in playground area.
- Lack of PTA space according to faculty.
- No stage in the MPR.
- Insufficient work space for teachers' work room.
- Poor lighting quality in parking areas and the north-east portion of the field, presenting security concerns at night.
- No restroom inside TK classroom.

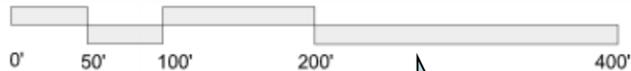
Spatial Deficiencies:

- Interior finishes in average condition.
- Lack of indoor flexible activity space.
- Expressed desire for connection between classrooms within Building 5.

Maintenance & Accessibility Issues:

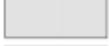
- HVAC and roofing requires replacement.
- Admin. Building HVAC needs optimization.
- Wood and paint condition is deteriorated throughout campus.
- Single pane windows have buckling mullions and mismatched panes; lack of window blinds.
- Many gates lack lever hardware that meet accessibility requirements.
- Other misc. ADA items (Door thresholds, Drinking Fountains, Sink height, Ramp Slope, Handrails...etc)

BUILDING CONDITIONS



LEGEND



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

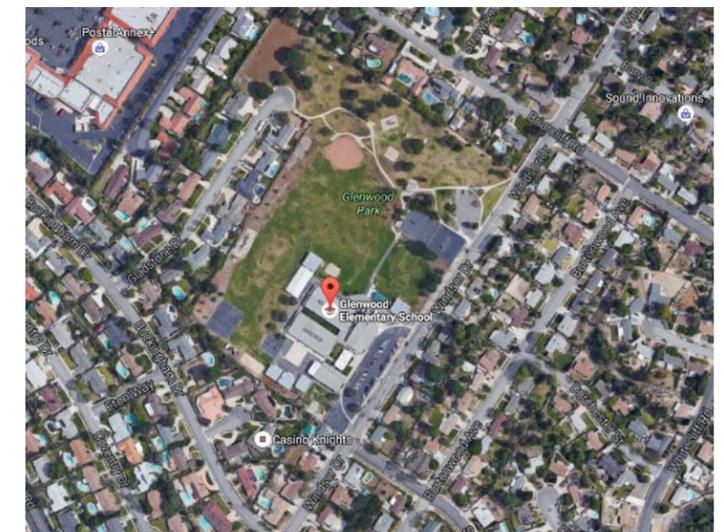


Campus Summary	
Current Usable Area	10 Acres
Current Playground Area	3.5 Acres
Playground Area Required	9.00 Acres
Total Classrooms	
Classrooms in Portables	13
Permanent Classrooms	31
Enrollment	
2-Semester Planning Capacity	620
Current Enrollment	338
Enrollment Used for Planning	367

BUILDING

- 1- ADMINISTRATION
- 2- MULTI PURPOSE
- 3- MAINTENANCE
- 4- CLASSROOMS
- 5- CLASSROOMS (MODULAR)
- 6- CLASSROOMS
- 7- CLASSROOMS (MODULAR)
- 8-CLASSROOMS (MODULAR)
- 9-CHILD CARE (MODULAR)
- 10-CLASSROOMS (MODULAR)
- 11-KINDERGARTEN
- 12- CLASSROOMS (MODULAR)

School District Site Name	School District Building Name	Building Rating Classification	Square Footage	Fire Const. Code	Fire Const. Type	Sprinkler	Fire	Alarm	Roof	Year	Year Renovated			Status	Vacant	Flood	Zone	Map Date	
						Yes/No	Yes/No	Local/Central	Type	Built	Roof	HVAC	Electric		Plumbing	Is Vacant Y/N	Risk		Code
Glenwood Elementary	12 - Classrooms 28-29	Portable	1,920	5	Modified Fire Resistive	No	Yes	L	Metal	2010	2010	2010	2010	2010	Owned and occupied by the district	N	NS	X	1/20/2010
Glenwood Elementary	13 - Classrooms 30-31	Portable	1,920	5	Modified Fire Resistive	No	Yes	L	Metal	2010	2010	2010	2010	2010	Owned and occupied by the district	N	NS	X	1/20/2010
Glenwood Elementary	1-Administration	Elementary	1,456	1	Frame	No	Yes	L	Composition	1962	1989	2002	1999	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Glenwood Elementary	2-Mult-Purp Library	Elementary	5,779	1	Frame	No	Yes	L	Composition	1963	1997	2002	1999	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Glenwood Elementary	3-Maintenance Building	Elementary	225	1	Frame	No	Yes	L	Composition	1963	1963	2002	1999	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Glenwood Elementary	4-Classroom 3-10	Elementary	8,392	1	Frame	No	Yes	L	Composition	1962	1999	2002	1999	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Glenwood Elementary	5-Classroom (23-26)	Elementary	3,840	5	Modified Fire Resistive	No	Yes	L	Metal	1999	1999	1999	1999	1999	Owned and occupied by the district	N	NS	X	1/20/2010
Glenwood Elementary	6-Classroom 11-18	Elementary	8,392	1	Frame	No	Yes	L	Composition	1962	1999	2002	1999	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Glenwood Elementary	7/8-Classroom (19-22)	Portable	2,880	5	Modified Fire Resistive	No	Yes	L	Metal	1997	1997	1997	1997	1997	Owned and occupied by the district	N	NS	X	1/20/2010
Glenwood Elementary	9-Childcare Portable	Portable	1,440	5	Modified Fire Resistive	No	Yes	L	Metal	1997	1997	1997	1997	1997	Owned and occupied by the district	N	NS	X	1/20/2010
Glenwood Elementary	10-Classroom Portable	Portable	960	5	Modified Fire Resistive	No	Yes	L	Metal	1993	1993	2000	1993	1993	Owned and occupied by the district	N	NS	X	1/20/2010
Glenwood Elementary	11-Kindergarten 1 & 2	Elementary	3,042	1	Frame	No	Yes	L	Composition	1962	1999	2002	1999	2000	Owned and occupied by the district	N	NS	X	1/20/2010



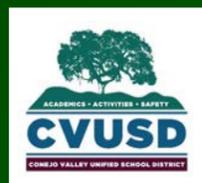
Existing Facilities:

5 buildings are over 40 years old

Analysis Summary:

Glenwood was constructed in 1962. Most buildings received several upgrades over the years, Most recent one being in 2002 when all of the permanent buildings received an HVAC system upgrade.

The greater issue on campus is the numerous portable buildings which are mostly in original condition. Rather than modernize and deal with DSA certification issues, the school should consider options to remove some portable buildings.



Master Planning Process Summary

Master Plan Goals

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

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

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

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

Process

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

ITEM 1- Survey

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

The survey found that the campus currently houses 338 students under the projected enrollment expected to increase slightly to 365 students by 2017-18. The CVUSD Planning Capacity for the campus is 620 students. Overall, the campus was found to be in fair condition. The visual survey confirmed several deficiencies in core facilities.

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

List of deficiencies:

- Peeling paint and rotting wood throughout campus
- Lack of storage area
- Lack of shading in playground area
- Accessibility issues throughout the site
- Lack of PTA space
- No stage in MPR

- Insufficient work space for teachers' work room area
- Lack of lighting in parking area and north east portion of the field, presenting security concerns at night
- Lack of indoor flexible activity space
- Physical connection between classrooms desired in Building 5
- Single pane window with buckling mullions and non-matching glasses; lack of window blinds
- Not enough capacity of staff restroom
- No restroom inside TK classroom

Overall the campus was found to contain sufficient site area, 10 acres, to accommodate the needs of a 340 student population, but various buildings require renovation, while underutilized site areas should be redeveloped to better serve student needs.

Charrette #1

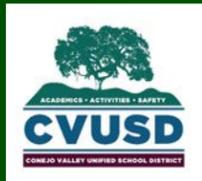
Following the Survey, a summary of the findings and draft survey were presented to the Principal, selected Maintenance Staff, and District Planning Staff to discuss priorities for the campus. These Campus Users provided additional input for campus improvements and the comments were included on final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

ITEM 2- Site Analysis

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

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

- The multi-purpose Building 2 may receive a permanent stage while the remaining space, including the immediate outdoor area may be re-configured to accommodate activities such as additional sheltered lunch area.
- The temporary classroom building 12 may be re-purposed for music or other activities while allowing Building 6 and 4 to have capacity of adding flexible activity spaces.
- Provide additional playground for transitional kindergarteners.
- Existing temporary classroom buildings may be removed and consolidated by a potential permanent building in the future, adding additional flexible indoor spaces and restoring much needed safe dispersal area outside.
- Additional shading may be added to playgrounds. Based on the solar analysis, those areas are under-protected by shade provided by either building or landscaping. Shading opportunities may be accomplished by either structure or landscaping. Play surfaces and equipment may also be upgraded as a part of the scope.



Charrette #2

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

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

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

ITEM 3- Alternative Concepts

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

3 Alternative layouts were developed.

Alternative 1- Included:

- Add shelter on the back side of the MPR building
- New flexible learning space in classroom building
- Some landscaping and beautification
- Remove existing portable building and replace with portable restroom building for transitional kindergarten
- Expand existing playground area by adding additional greenspace
- New DG walkway to safe dispersal area

Alternative 2- Included:

- Modernize MPR and add shelter on the back side of the building.
- New flexible learning space in classroom building.
- Some landscaping and beautification.

- Remove existing portable building and replace with portable restroom building for transitional kindergarten.
- Move existing portable building to new location to allow for increased kindergarten playground area.
- Expand existing playground area by adding additional greenspace.
- New DG walkway to safe dispersal area.
- New AC paving area with new play equipment on north side of campus.

Alternative 3- Included:

- Modernize MPR and add shelter on the back side of the building.
- New flexible learning space in classroom building.
- Some landscaping and beautification.
- Remove existing portable buildings and replace with permanent classroom building.
- Expand existing playground area by adding additional greenspace.
- New DG walkway to safe dispersal area.
- New AC paving area with new play equipment on north side of campus.

Extra Groups:

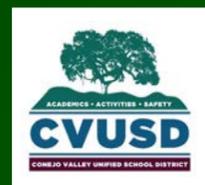
- New playground equipment with shading devices

Charrette #3

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

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

- The Priority for the playground area including new play structures, however the school did not feel there was any sufficient need for additional shading of the playground areas. Instead the shading elements that are currently present in conjunction with the new shading on the back of the multipurpose building would be sufficient to the campus needs.
- The other major priority is for an upgrade to the interior finishes, with an emphasis on installing new window coverings.
- Glenwood was satisfied with Concept One, with a primary desire being placed on classroom upgrades, new play equipment, window replacement and a new restroom for the TK area.



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

- The school would like to have a shading canopy north of the MPR building to provide additional lunch shelter area.
- Curb appeal is a high priority: Paints, roof edge fascia boards, doors and landscape all require improvement. The school would like the image of book cover painted on each door.
- The school would like to have window blinds for each classroom to increase security and increase readability of projector screens. Window replacement would also be a desirable project
- The school needs push bar exits at the gates
- TK classroom lacks a restroom and the school would like to have a restroom added inside.
- Room 7 and 8 may be combined and made into a maker/flexible learning space.
- The psychology room and the small conference room in the MPR building may be combined to make up a larger conference room.

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

ITEM 4- Conceptual Master Plan

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

Charrette #4

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

Within 2 weeks following the Charrette #4, the campus administration and staff reviewed the proposal and added additional input and suggestions:

- The school would like to add modernization scope to all permanent classroom spaces
- The priority for additional lunch shelter canopy north of MPR has been determined to be lower than classroom modernization.
- The priority for kindergarten playground has been determined to be lower than classroom modernization.
- The scope of lunch shelter will be remove while the scope of kindergarten playground upgrades will be deferred to later phases in order to free up funding for classroom modernization
- The school would like to allocate some classroom modernization funding to purchase new furniture.

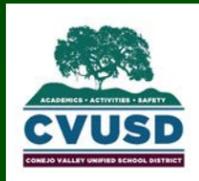
The additional Input was incorporated into the subsequent Master Plan.

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 funding sources. Each project group is accompanied by a cost estimate.

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

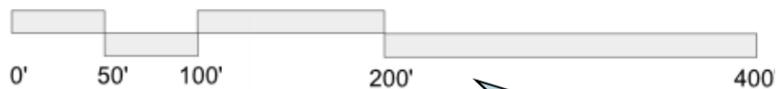
Projects will be prioritized by CVUSD based on the criticality, functionality and adequacy of facility needs.



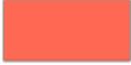
Master Plan – Campus Goals

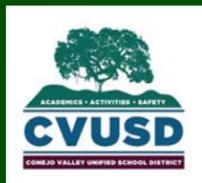
- Combine Room 7 and 8 an integrated computer/maker space.
- All classroom buildings to receive minimum level modernization.
- Basic level MPR modernization.
- Repurpose existing meeting room 2F into a classroom.
- Build new restrooms within existing room 12 for transitional kindergarten students.
- Expand existing T.K. playground area.
- Replace playground equipment with new equipment and rubberized surfacing.
- New D.G. pathway to connect to safe dispersal area.
- Entrance beautification and landscaping.
- New classroom building and removal of existing portables.
- New outdoor learning space and quad area.
- Expand A.C. paving for outdoor play and assembly in anticipation of reduced blacktop after additional classroom building is constructed
- Incorporate principals of sustainability into the design.
- Upgrade campus accessibility to be in line with current

EXISTING BASE PLAN

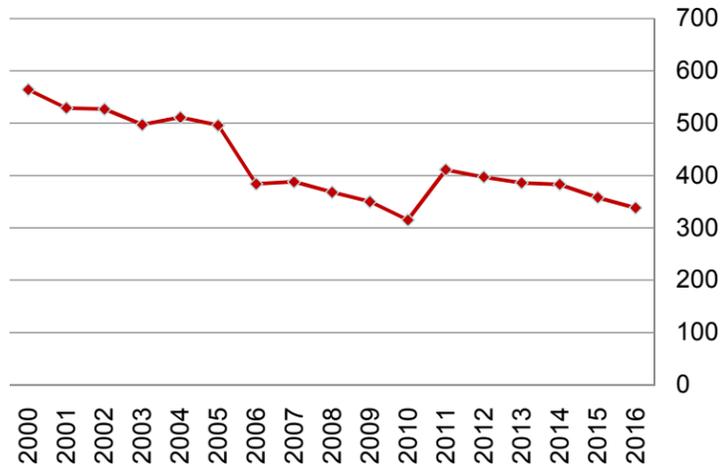


LEGEND

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



Glenwood Enrollment Trends



CVUSD ELEMENTARY SCHOOL	Location Code:	Campus Summary
Site Information	Totals	Total Planned Site Capacity:
Current Useable Area:	10 Acres	Current Enrollment:
Current Playground Area:	3.5 Acres	Planning 2-Semester Capacity:
		Enrollment to use for Planning:
Playground Area Required:	9.0 Acres	



LEGEND

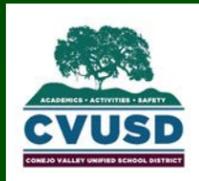
- MINIMUM LEVEL MODERNIZATION
- MEDIUM LEVEL MODERNIZATION
- EXTENSIVE LEVEL MODERNIZATION
- PORTABLE BUILDING
- NEW BUILDING CONSTRUCTION
- NEW CANOPY/ARCADE
- SCHOOL MAIN ENTRANCE



Master Planning: Projects

Master Plan: Projects

- Project Group 1 (Measure J)**
- 1 Project 1 – Maker Space**
Combine Room 7 and 8 for transition into an integrated computer/maker space. Building fire alarm upgrade.
- 2 Project 2 – Classroom Modernizations**
All classroom buildings to receive basic level modernization.
- 3 Project 3 – MPR Modernization**
Combine existing parent outreach and psychology spaces into a larger meeting space. Basic level MPR modernization.
- 4 Project 4 – Classroom**
Repurpose existing meeting room 2F into a classroom.
- 5 Project 5 – T.K. Restroom**
Build new restrooms within existing room 12 for transitional kindergarten students.
- 6 Project 6 – T.K. Playground**
Expand existing T.K. playground area.
- 7 Project 7 – Play Equipment**
Replace playground equipment with new equipment and rubberized surfacing.
- 8 Project 8 - Safe Dispersal Pathway**
New D.G. pathway to connect to safe dispersal area.
- 9 Project 9 – Beautification**
Entrance beautification and landscaping.
- Project Group 2**
- 11 Project 11 - New Classroom Building**
New classroom building and removal of existing portables.
- 12 Project 12 – Outdoor Learning/Quad Space**
New outdoor learning space and quad area.
- 13 Project 13 – Play Equipment**
Replace playground equipment and surfacing for new equipment and rubberized surfacing.
- 14 Project 14 – Blacktop Expansion**
Expand A.C. paving for outdoor play and assembly.





Master Planning: Project Group 1 (Measure I)

- ① Project 1 – Maker Space
Combine Room 7 and 8 for transition into an integrated computer/maker space. Building fire alarm upgrade.
- ② Project 2 – Classroom Modernizations
All classroom buildings to receive basic level modernization.
- ③ Project 3 – MPR Modernization
Combine existing parent outreach and psychology spaces into a larger meeting space. Basic level MPR modernization.
- ④ Project 4 – Classroom
Repurpose existing meeting room 2F into a classroom.
- ⑤ Project 5 – T.K. Restroom
Build new restrooms within existing room 12 for transitional kindergarten students.
- ⑥ Project 6 – T.K. Playground
Expand existing T.K. playground area.
- ⑦ Project 7 – Play Equipment
Replace playground equipment with new equipment and rubberized surfacing.
- ⑧ Project 8 - Safe Dispersal Pathway
New D.G. pathway to connect to safe dispersal area.
- ⑨ Project 9 – Beautification
Entrance beautification and landscaping.

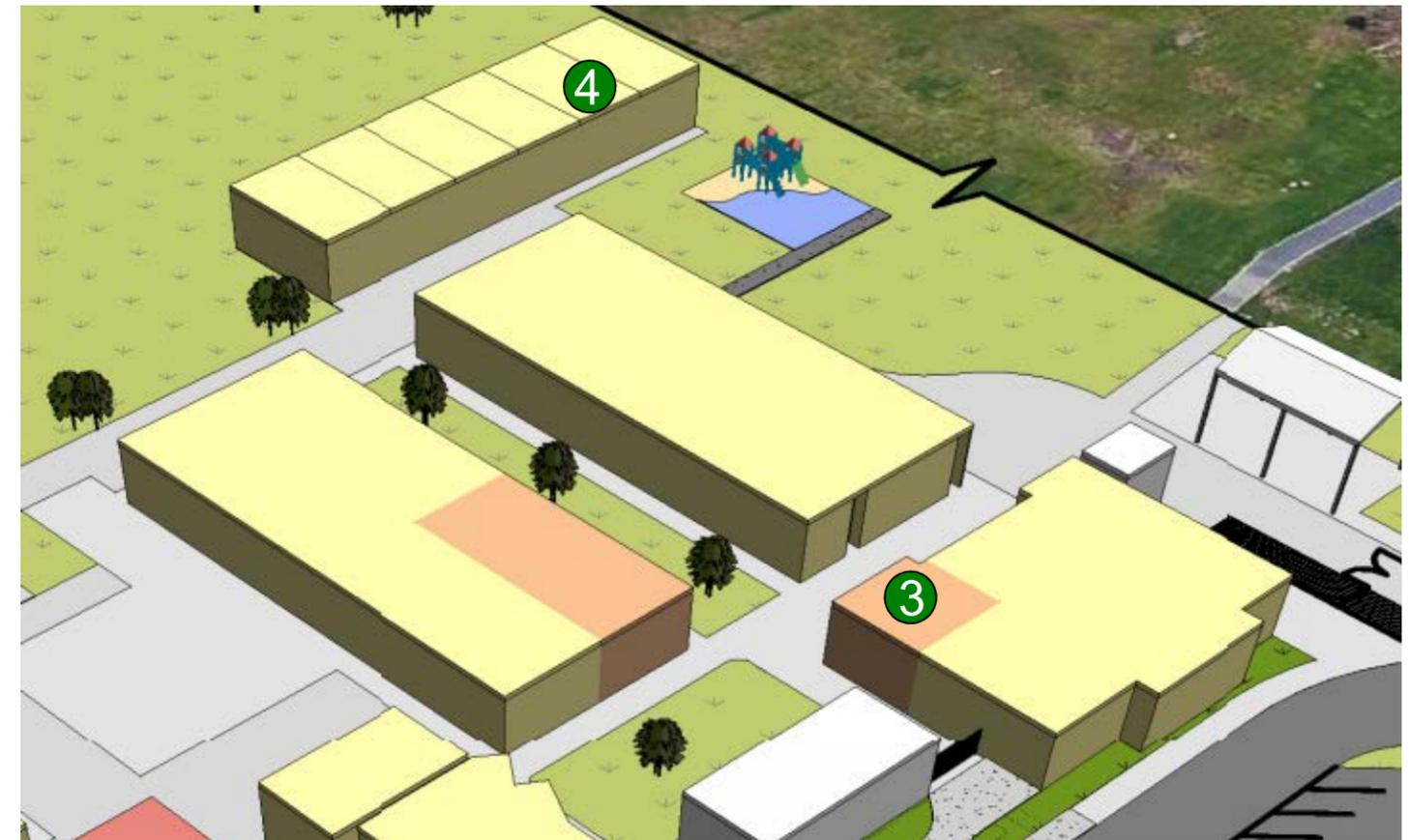
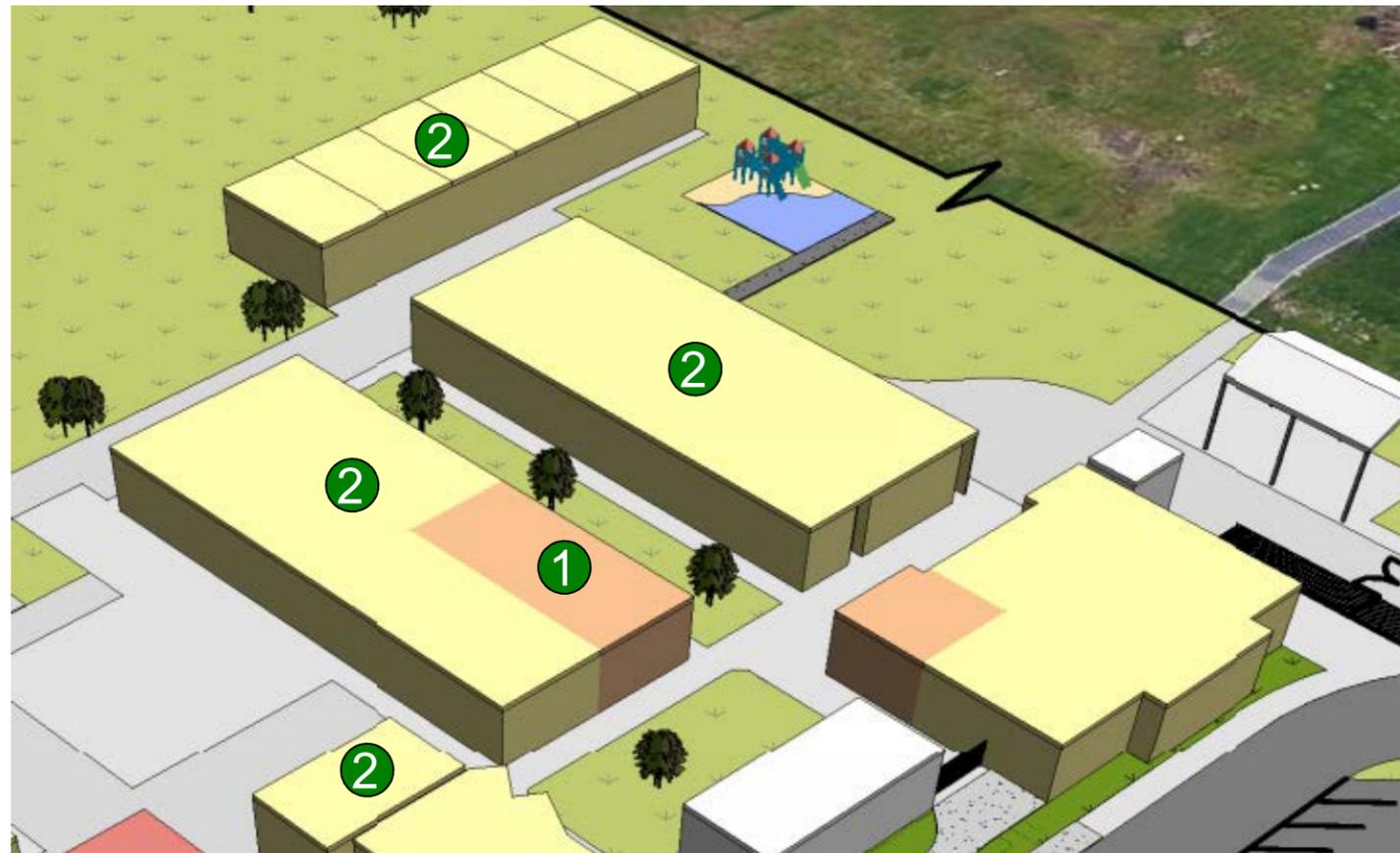
Project Location:

1 Project 1 – Maker Space \$200,000
 Combine Room 7 and 8 for transition into an integrated computer/maker space. Building fire alarm upgrade. Furniture for flexible room usages

2 Project 2 – Classroom Modernization \$800,000
 All classroom buildings to receive basic level modernization.

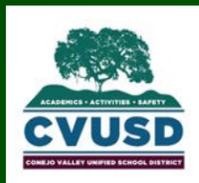
3 Project 3 – MPR Modernization \$350,000
 Combine existing parent outreach and psychology spaces into a larger meeting space. Basic level MPR modernization.

4 Project 4 – Reestablish Classroom \$16,000
 Repurpose existing meeting room 2F into a classroom.



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

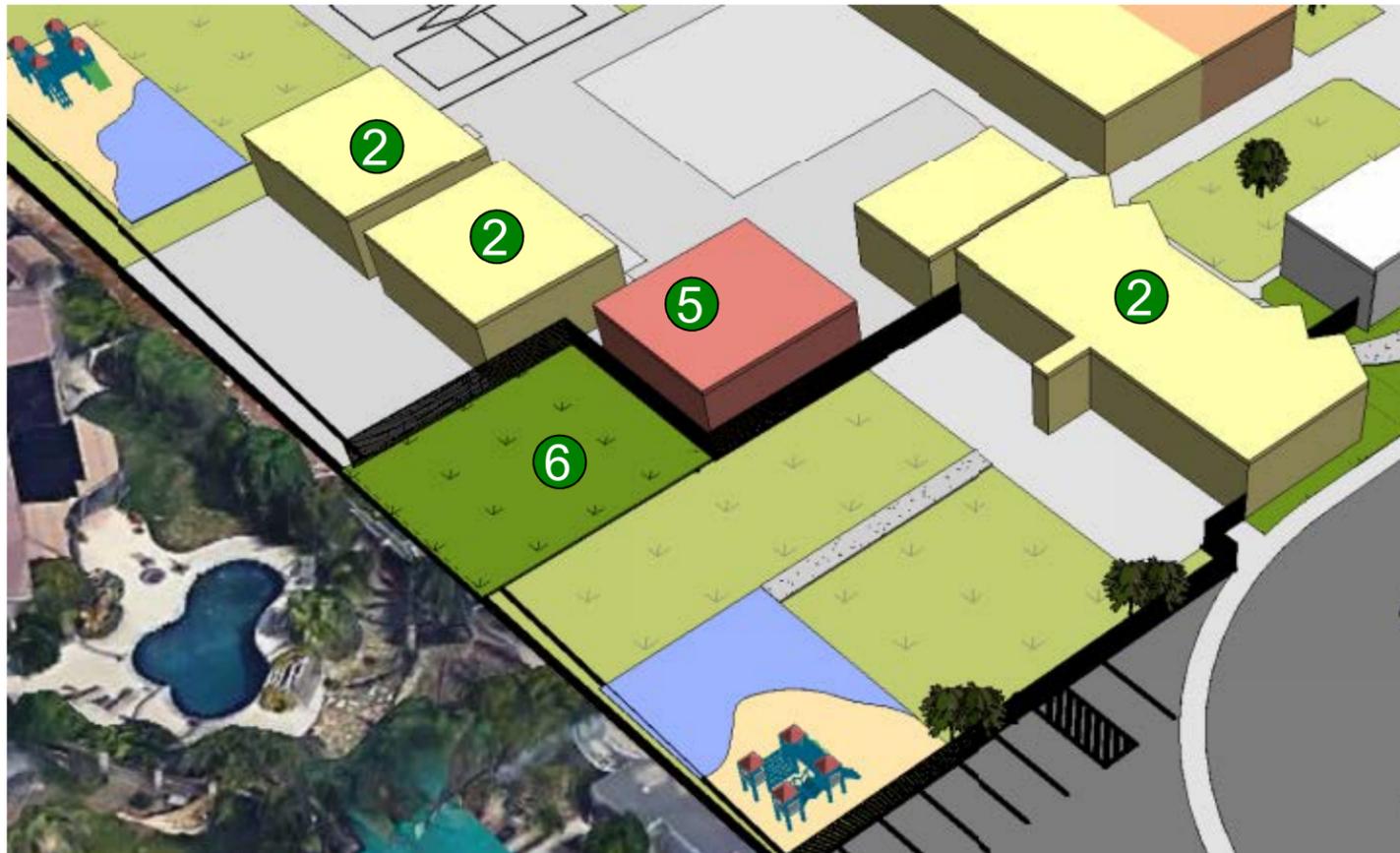
CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes
Project Information						Project Score						
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame	Project Estimated Total Cost	0-20=Optimum	21-40=Adequate	41-60=Fair	61-80=Poor	81-100=Unsatisfactory	Score	Notes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



Project Location:

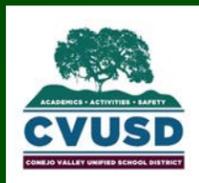
- 5** Project 5 – T.K. Restrooms
Build new restrooms within existing room 12 for transitional kindergarten students. \$85,000
- 6** Project 6 – T.K. Playground
Expand existing T.K. playground grass area. \$15,000

- 7** Project 7 – Play Equipment
Replace playground equipment with new equipment and rubberized surfacing. \$500,000
- 8** Project 8 – Safe Dispersal Pathway
New D.G. pathway to connect to safe dispersal area. \$4,000



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



Project Location:

9 Project 9 – Beautification
Entrance beautification and landscaping.

\$80,000



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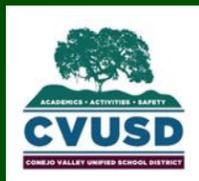
Total Cost of Projects I \$2,300,000.

Deferred Maintenance Allowance

- Replace windows, fencing and gates. Add roller shades to classrooms
- Repair HVAC and roofing and wood rot.
- Lighting improvements in parking and area bordering Glenwood Park.
- Add connecting door ways between classrooms within Building 5.
- Add panic hardware and lever hardware to gates.
- Repaint classroom doors and all exterior walls

\$300,000 (10%)

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
						0-100	0-100	0-100	0-100	0-100		





Master Planning: Project Group 2

- ⑪ **Project 11 - New Classroom Building**
New classroom building and removal of existing portables.
- ⑫ **Project 12 - Outdoor Learning/Quad Space**
New outdoor learning space and quad area.
- ⑬ **Project 13 - Play Equipment**
Replace playground equipment and surfacing for new equipment and rubberized surfacing.
- ⑭ **Project 14 - Blacktop Expansion**
Expand A.C. paving for outdoor play and assembly.

Master Plan: Project Group 2

Project Locations:

11 Project Group 11 - New Classroom Building
New classroom building and removal of existing portables.

\$3,500,000

13 Project Group 13- Play Equipment
Replace playground equipment and surfacing for new equipment and rubberized surfacing.

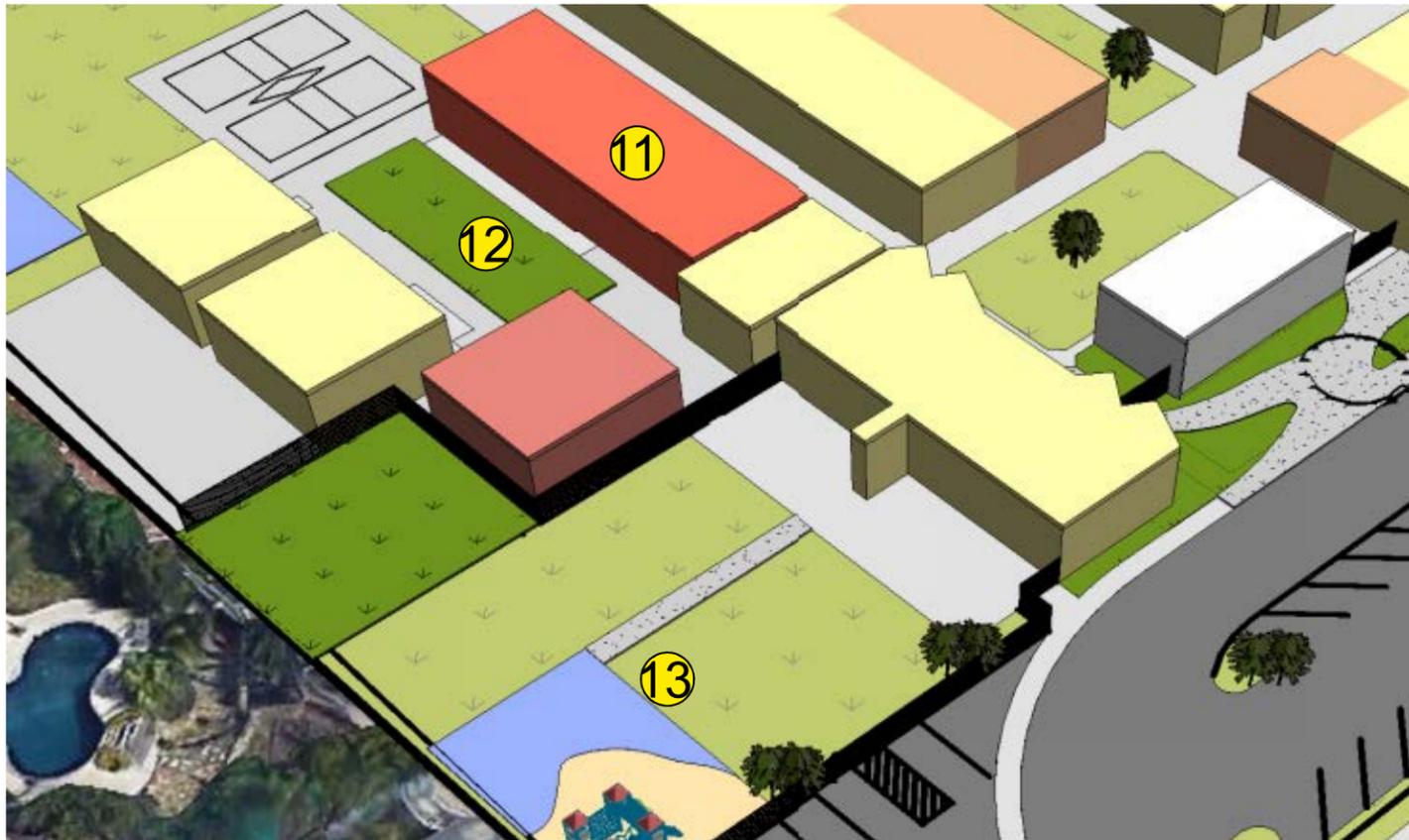
\$500,000

12 Project Group 12 - Outdoor Learning/Quad Space
New outdoor learning space and quad area.

\$20,000

14 Project Group 14- Blacktop Expansion
Expand A.C. paving for outdoor play and assembly.

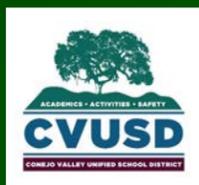
\$40,000



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

Total Cost of Projects I \$4,060,000

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





Façade and Entry Improvements

Existing:

Glenwood Elementary's façade and entry improvements will give the campus a much needed facelift.

Improvements include:

- New Paint
- Replacement of selective siding material
- New site work and paving
- New Landscaping
- Accessible Entrance
- New Signage
- Enhanced finishes on the façade of the buildings.

After Improvements:

New Façade and Entry

Master Planning Project Group – 1

The new façade of Glenwood Elementary will create a contemporary and updated look that will enhance the entry, signage and materials of the campus as well as incorporating new landscaping and paving.