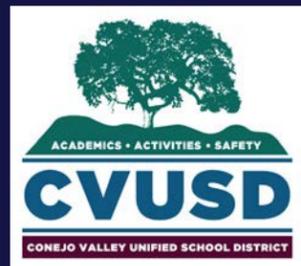


CVUSD | *Facilities Master Plan*

CVUSD - NEWBURY PARK CLUSTER



Maple Elementary | *Master Plan & Projects*

3501 Kimber Drive | Newbury Park, CA 91320
Conejo Valley Unified School District
April 5, 2017

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

Existing Site Summary

Neighborhood:

Maple Elementary is located in Newbury Park on an 8.9 acre site, bound by Baxter Street on the northeast and Kimber Drive on the southeast. The school is bound on the north and west by single-family residences. The closest major intersection is S. Reino Road and Kimber Drive to the southwest of the campus.

Instruction:

This neighborhood school provides education for Kindergarten through 5th grades and also provides Specialized Academic Instruction (SAI) for elementary students from across the District. Maple participates in CVUSD's GATE (Gifted and Talented Education) program and has offered the 'Meet the Masters Art Program' for the past three years.

Summary of Facilities:

The primary buildings on the campus were built in 1970 and appear to be in good structural shape. The buildings are concrete masonry walls and wood framed roof construction in a square layout. A combination of brick and plaster finishes on the exterior complement the aesthetics. The interior rooms formed a 'pinwheel' layout where classrooms along the exterior walls shared a common workspace in the center of the building. This original design has been maintained in all the buildings and provides classrooms of adequate sizes. The layout of the 5 primary classroom buildings along with the Multi-Purpose and Kindergarten buildings form green courtyards within the campus for use by the classes inside each building. The campus includes 2 portable buildings which house child care and small learning and support spaces for use by the SAI program.

Building Systems:

Forced air furnaces using natural gas fuel provide heating and split systems and heat pumps provide cooling. The condensers for the cooling system are stacked vertically at the exterior of the building and consequently shut down due to excessive heat build-up on high-temperature days. Per the recently completed Facility Condition Assessment the plumbing systems reportedly function adequately with no problems beyond typical maintenance issues.

Electrical service to the site and distribution within the school appears adequate. Per the FCA the fluorescent light fixtures will be due for lifecycle replacement again in the near future. Potential replacement with LED fixtures should be investigated.

Technology:

The school utilizes Promethean Boards in general education classrooms and projectors in Specialized Academic instruction classrooms. Wi-Fi was recently installed campus-wide and performs well.

Energy:

There are currently no renewable energy systems installed on campus. Gas and electricity use across the past 3 years are relatively consistent with the sole exception of a significant spike in gas usage in January 2016 over previous usages during that month in 2014 and 2015. The otherwise relatively consistent use indicates similar demands and the unlikelihood of gas leaks and/or errant electricity use. Water use data for the past 3 years does not show such consistency. Due to the current state drought, water use would be expected to have steadily declined from previous use however the data for Maple shows somewhat erratic use across the past three years. 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.

Site Attributes:

Nestled in a residential neighborhood, Maple Elementary School offers students a quiet peaceful campus. The layout of the buildings create numerous courtyards to serve as small gathering spaces benefiting teachers and students alike with the opportunity to expand the education areas beyond the classrooms to the exterior. These courtyards offer quieter smaller-scale play areas as well. The hardscape play area located at the south perimeter and the grass fields at a higher elevation at the west edge of the site provide plenty of larger-scale area to run and play in a 'louder' setting. The buildings themselves are solidly built and with sustained maintenance they will continue to serve the school well. The original interior layouts of the buildings remain in-tact and provide appropriately-sized classrooms with shared support space at the center.

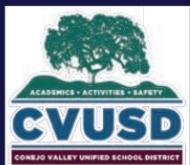
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Enrollment Summary

Elementary

Student	SP ED	K	1	2	3	4	5	SDC	Total	Prior Month	Prior YR	Adopted Budget	+ or - Budget
Maple Elementary	34	42	46	52	51	45	45		281		278		



Site Opportunities:

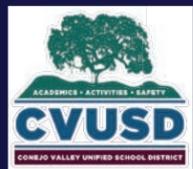
Access to the school is limited to the east corner of the site via the parking lot at the corner of Kimber Drive and Baxter Street. Student drop-off and pick-up times are congested and create traffic issues as a result of this limited access. Inadequate parking for staff and visitors add to the circulation and congestion difficulties. Opportunities exist to investigate additional entry points to the campus and additional parking that could alleviate the pressure on the sole access point at the corner of Kimber and Baxter. Improving the security of the school should be explored concurrently via the addition of exterior lighting and rehabilitation of the perimeter fencing. Design solutions to provide more privacy along the perimeter fencing will also benefit teachers and staff working with SAI students who often have a tendency to run when they see an opportunity to leave the school site.

Additional forms of shade on the campus would provide much-needed shelter from the sun on extreme heat days and shelter for dining on days with inclement weather. Shade provisions could take the form of structures and additional trees. An additional lunch shelter would supplement the area for exterior dining since Maple's current lunch shelter does not adequately serve the number of students for each lunch period.

ADA upgrades, including improvements to restrooms, hardware, signage, classroom plumbing fixtures, drinking fountains, and path of travel will ensure that all students, faculty and staff have access to the entire site. In particular door swings on restroom doors at this site are currently non-compliant and should be addressed. Improving the paths of travel to the upper field areas from the main campus and ensuring those are ADA compliant will provide alternate means of entry to the school to alleviate the congestion mentioned previously.

While the administration suite at Maple serves the office and health suite needs of the school, the staff lacks a true conference room that could be used for private meetings and as space for Professional Development. Locating this space within or adjacent to the Administration area would be the ideal scenario. The storage provisions within classrooms prove sufficient at Maple however additional general campus storage is needed for additional furniture, equipment and supplies.

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



Maple Elementary | *Master Plan & Projects*

3501 Kimber Drive | Newbury Park, CA 91320
Conejo Valley Unified School District
April 5, 2017

Master Planning Process Summary

Master Plan Goals

- Consolidate hard and soft play areas to upper field to permit the use of both at the same time under one supervisor
- Modernize interior & exterior finishes and correct HVAC systems
- Modernize and expand administrative space
- Provide additional shade for dining and play
- Improve traffic flow and parking availability
- Correct accessibility challenges

Process

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

ITEM 1 - Survey

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

The survey found that the campus housed 315 students in 2015-2016, with enrollment expected to decline slightly to 292 students by 2016-17. The CVUSD Planning Capacity for the campus is 380 students. Overall, the campus was found to be in relatively good condition. The visual survey confirmed the following deficiencies in core facilities:

- Food preparation facilities are undersized but appear adequate for the current demand
- There is no dedicated indoor dining on campus, however the Multi-purpose room serves as indoor dining space for Kindergarten. The MPR is also used for indoor dining for all students on inclement weather days. On normal days all students with the exception of the kindergarteners dine outside
- The current lunch shelter is significantly undersized for the school population. Additional outdoor shaded areas for lunch are needed
- The Multi-Purpose Room size adequately serves the current population of the school and is used for large gatherings, indoor dining, and student performances
- The library is adequately sized in comparison to the district's standard, however school staff report that a larger library would be beneficial to accommodate larger groups of students.

- The Administrative suite is adequately sized for core functions such as offices and health suite. The administration area is lacking a true conference room that can be used by staff and/or visitors for meetings and for Professional Development activities. The addition of this space would be ideal within the administration area, but welcome at any location on campus
- Hardscape and softscape play areas are appropriately sized for the current student population however additional shade at these areas would be beneficial
- The current quantity of parking on site would adequately serve the number of staff but not visitors. Means to provide additional stalls should be investigated

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

Charrette #1

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

- Non-performance of HVAC units on high-heat days affects daily school operations
- Improved vehicular circulation and additional parking is needed
- Additional administrative space for meeting spaces would provide flexibility
- General campus storage is needed
- Improved access to the upper field area would allow that space to be utilized more easily

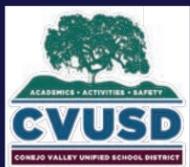
This feedback was captured in the final Survey

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.

- Maple's current parking lot layout does not adequately serve the parking needs for staff/visitors. Additional parking stalls and/or a re-design of traffic flows may provide improved circulation during the busiest times of the school day



- 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. Improvements to fencing along the perimeter may provide added security
- Exterior lighting throughout the site could offer added security and more flexibility for events at the campus beyond the typical school hours
- The addition of a conference room for use by the staff for meetings would permit groups to gather without relying on the availability of the MPR or Library. This may also provide a space for Professional Development. The campus also lacks a true staff lounge. Providing this space in addition to a meeting room would offer flexibility to the staff for both formal and informal meetings
- Increasing the size of the library may provide greater usage potential for larger groups of students
- The stacked condensers along the exteriors of the buildings have a tendency to overheat and shut-down on days of extreme heat. A mechanical solution to separate the condensers from each other could eliminate this issue
- Repair and new paint to the exterior wooden exposed beams, fascia and window infill panels may provide a fresh face-lift to the campus. The Multipurpose-administration building shows particular need
- General campus storage is lacking. Provisions for storing additional furniture or seasonal items could alleviate the clutter caused by storing such items in other usable spaces

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:

- The upper field is a large play area that is rarely used because it is not easily accessed and because it would require a separate supervisor from the hard court play areas at the lower level of the campus
- Expansion of the garden would be a beneficial addition to the school
- Shaded dining, play and learning space is needed
- A multi-use outdoor shaded space would alleviate the overused MPR
- Carpeting needs to be replaced
- Potential for additional parking should be investigated

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

ITEM 3 - Alternate Concepts

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

2 Alternate layouts were developed.

Alternate 1 Included:

- Expand parking and drop-off
- Add shade structures
- Cosmetic Modernization to all buildings
- Additional Lunch Shelter
- Site access/accessibility improvements

Alternate 2 Included:

- Expand parking and drop-off
- Add shade structures
- Cosmetic Modernization to all buildings
- Additional Lunch Shelter
- Site access/accessibility improvements
- Addition to Building #1
- New Permanent Building
- Relocated Childcare

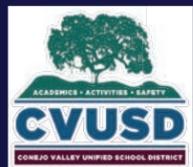
Charrette #3

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

The Stakeholders supported these options and emphasized the need to plan for the campus long-term. The Stakeholders added specific input for campus improvements:

- The split of the play areas between hard play on the lower level and soft play on the upper level means the upper level is not used because of lack of supervision. Consolidating all play areas to one location that can be supervised simultaneously would be very beneficial
- Investigate the best way to utilize the campus's property
- Upper field could house a running track
- A meandering learning path could be an interesting, purposeful means of safely accessing the upper field.
- Drawings should clearly distinguish between buildings and exterior covered areas.

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 Alternative concepts and the 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
- Classroom Building Modernization
- Core Facilities Modernization and Addition
- New Classroom Building

Charrette #4

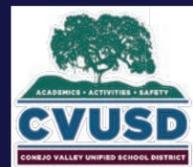
The Conceptual Master Plan was presented at a Charrette Meeting held on February 27, 2017 in Newbury Park High School's library. The plan included projects and draft cost estimates. Stakeholders confirmed that the Conceptual Master Plan documented all items that had been discussed in previous charrettes and inquired about the phasing of projects. District representatives and NAC Architecture clarified that the project groups listed in the Conceptual Master Plan do not represent the order in which projects need to be completed, but instead represent logical/efficient groupings of varying scopes of work.

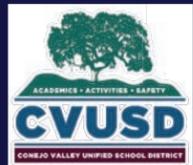
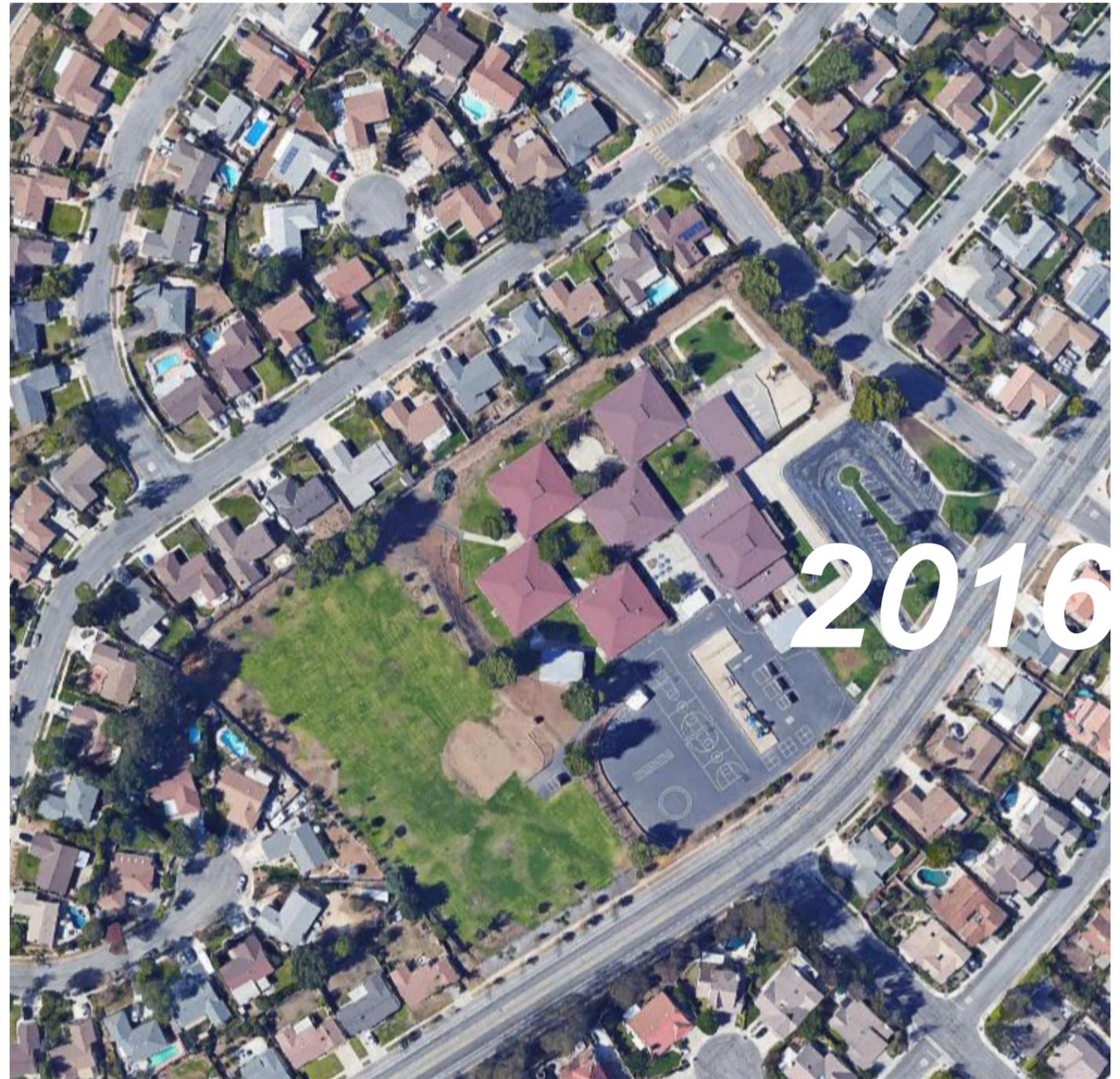
ITEM 5 - Final Master Plan and Projects

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.

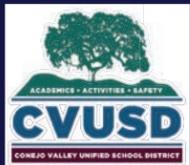
Documentation of the process and identification of the stakeholders who participated ensure that the master plan addresses the need for each site in an objective way.

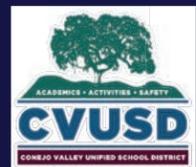
Projects will be prioritized by CVUSD based on the criticality, functionality and adequacy of facility needs.





- 1. Consolidate hard and soft play areas to upper field to permit the use of both at the same time under one supervisor**
- 2. Modernize interior & exterior finishes and correct HVAC systems**
- 3. Modernize and expand administrative space**
- 4. Provide additional shade for dining and play**
- 5. Improve traffic flow and parking availability**
- 6. Correct accessibility challenges**





Maple Elementary | *Master Plan & Projects*

3501 Kimber Drive | Newbury Park, CA 91320
Conejo Valley Unified School District
April 5, 2017

Master Planning - Existing Site

5.0

School District	Street	City	Zip Code	School District	Building Rating	Square	Fire Const.	Fire	Roof	Year	Year Renovated				Status	Is Vacant Y/N	
Site Name	Address		St Plus Four	Building Name	Classification	Footage	Code	Const. Type	Type	Built	Roof	HVAC	Electric	Plumbing			
Maple Elementary	3501 Kimber Drive	Newbury Park	CA	91320-4399	1 - Admin/M-P/Cafe	Elementary	8,032	2	Joisted Masonry	Composition	1970	2000	1999	1999	2004	Owned and occupied by the district	N
Maple Elementary	3501 Kimber Drive	Newbury Park	CA	91320-4399	2 - Child Care	Portable	1,440	5	Modified Fire Resistive	Metal	1998	1998	1998	1998	1998	Owned and occupied by the district	N
Maple Elementary	3501 Kimber Drive	Newbury Park	CA	91320-4399	3 - Kindergarten	Elementary	2,828	2	Joisted Masonry	Composition	1970	2000	1999	1999	2004	Owned and occupied by the district	N
Maple Elementary	3501 Kimber Drive	Newbury Park	CA	91320-4399	4 - Classroom 1-3	Elementary	4,096	2	Joisted Masonry	Composition	1970	2006	1999	1999	2004	Owned and occupied by the district	N
Maple Elementary	3501 Kimber Drive	Newbury Park	CA	91320-4399	5 - Classroom 4-7	Elementary	4,096	2	Joisted Masonry	Composition	1970	1998	1999	1999	2004	Owned and occupied by the district	N
Maple Elementary	3501 Kimber Drive	Newbury Park	CA	91320-4399	6 - Classroom 8-11	Elementary	4,096	2	Joisted Masonry	Composition	1970	2006	1999	1999	2004	Owned and occupied by the district	N
Maple Elementary	3501 Kimber Drive	Newbury Park	CA	91320-4399	7 - Classroom 12-14	Elementary	4,096	2	Joisted Masonry	Composition	1970	1998	1999	1999	2004	Owned and occupied by the district	N
Maple Elementary	3501 Kimber Drive	Newbury Park	CA	91320-4399	8 - Classroom 15-18	Elementary	4,096	2	Joisted Masonry	Composition	1970	1998	1999	1999	2004	Owned and occupied by the district	N
Maple Elementary	3501 Kimber Drive	Newbury Park	CA	91320-4399	9 - Classroom 19-20	Portable	1,440	5	Modified Fire Resistive	Metal	2003	2003	2003	2003	2003	Owned and occupied by the district	N

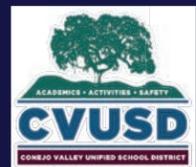


Existing Facilities:

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

Analysis:

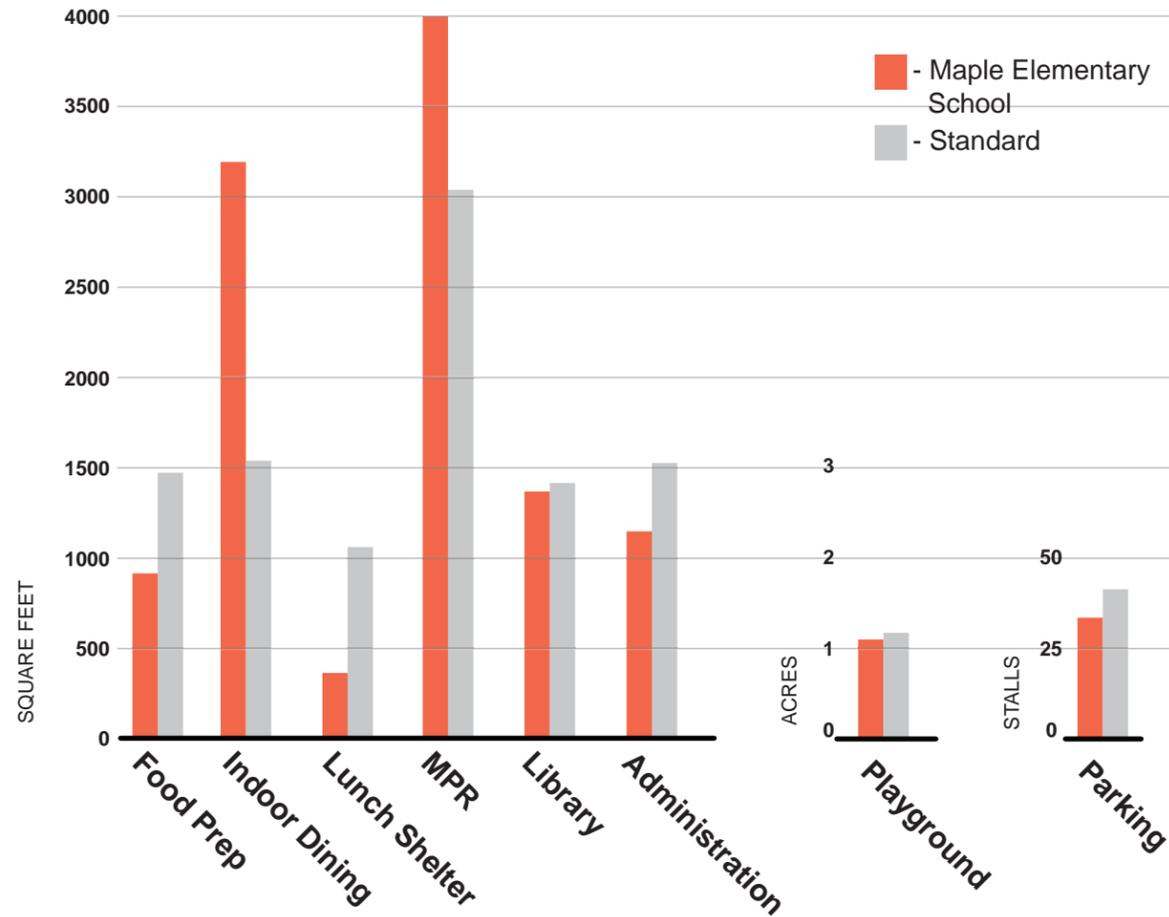
The seven main buildings at Maple Elementary were 46 years old at the time of this survey. The durability of the original building materials have served the campus well and are still in good shape given their age. The two portable buildings on the campus (Building #2 and #9) were 18 and 13 years old respectively at the time of this survey.





Challenges Summary:

- Building layout creates a pervious on cone rns
- Lack of administration space
- Congestion at parking lot/drop-off
- Typical Accessibility challenges



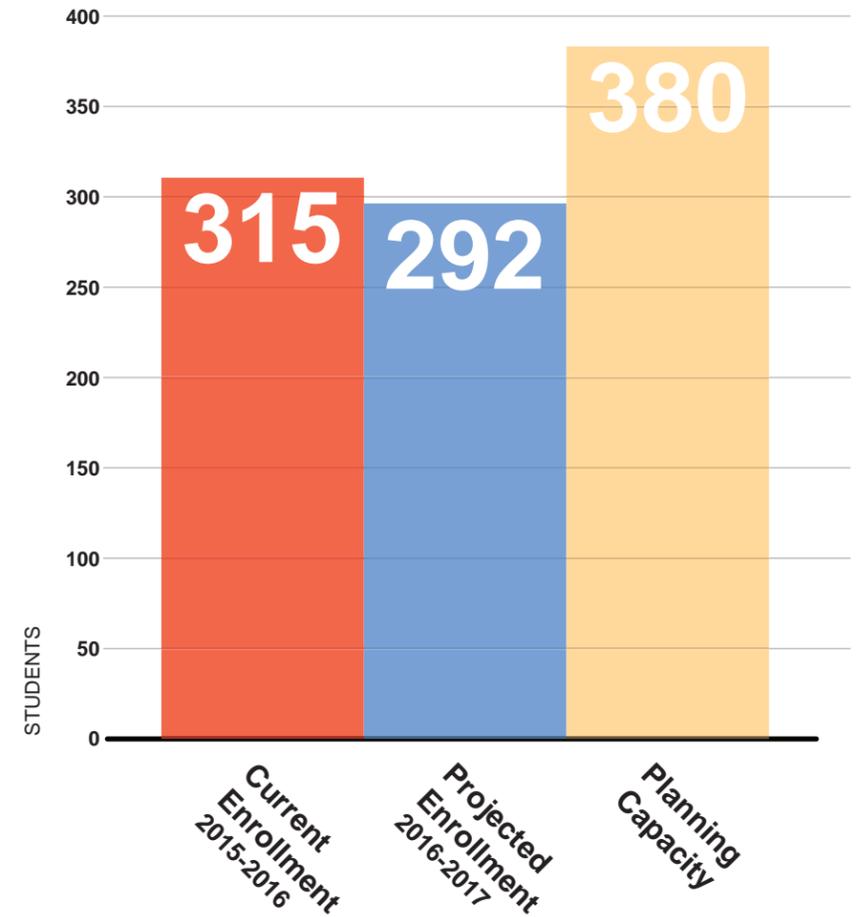
Core Facilities Summary

Current facilities meet school's needs

- Food Prep (-595 SF)
- Indoor Dining (+1,840 SF)
- Multi-Purpose Room (+980 SF)
- Playground (-0.18 Acres)

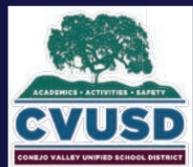
Current facilities DO NOT meet school's needs

- Lunch Shelter (-772 SF)
- Administration (-236 SF)
- Library (-3 SF)
- Parking (-4 Stalls)



Enrollment Summary

Total Current Classrooms 20
 Total Based on Projected Enrollment Classrooms 18



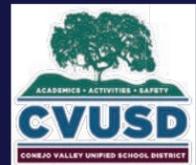


BUILDING KEY

- | | |
|----------------------------|-----------------|
| ① MPR/ ADMIN/ FOOD SERVICE | ⑥ CLASSROOMS |
| ② CHILD CARE | ⑦ CLASSROOMS |
| ③ KINDERGARTEN | ⑧ CLASSROOMS |
| ④ CLASSROOMS | ⑨ CLASSROOMS |
| ⑤ CLASSROOMS | ⓧ LUNCH SHELTER |

LEGEND

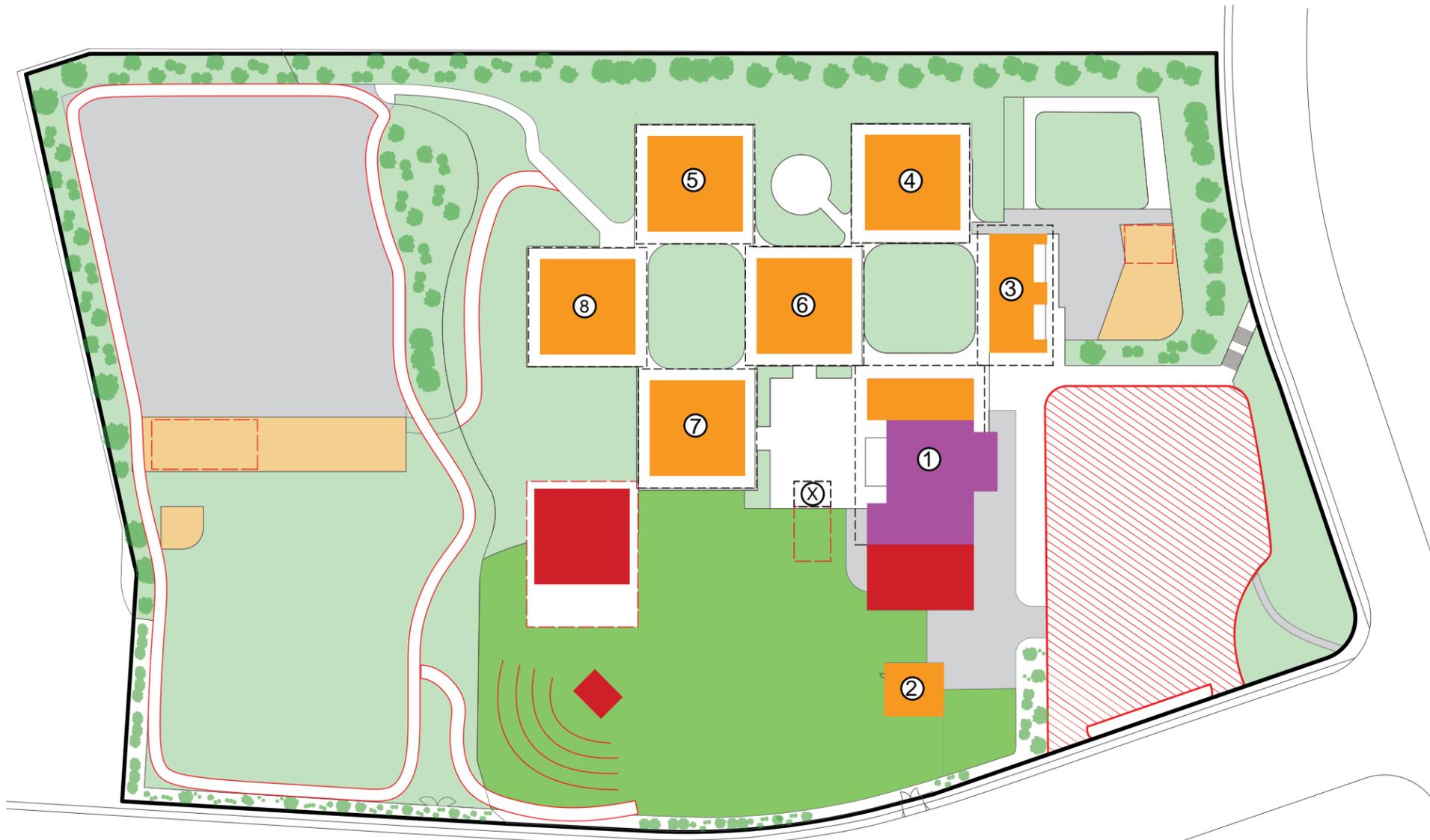
- | | |
|--|--------------------|
| | PERMANENT BUILDING |
| | PORTABLE BUILDING |
| | STRUCTURE ABOVE |
| | UNCERTIFIED |



Maple Elementary | *Master Plan & Projects*

3501 Kimber Drive | Newbury Park, CA 91320
 Conejo Valley Unified School District
 April 5, 2017

Master Planning - Existing Site



Project Groups

Project Group 1:
 Site Improvements
 1

Project Group 2:
 Classroom Building Modernization
 2

Project Group 3:
 Core Facilities Modernization and Addition
 3

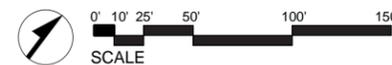
Project Group 4:
 New Classroom Building
 4

BUILDING KEY

- | | |
|----------------------------|-----------------|
| ① MPR/ ADMIN/ FOOD SERVICE | ⑥ CLASSROOMS |
| ② CHILD CARE | ⑦ CLASSROOMS |
| ③ KINDERGARTEN | ⑧ CLASSROOMS |
| ④ CLASSROOMS | ⑨ CLASSROOMS |
| ⑤ CLASSROOMS | ⊗ LUNCH SHELTER |

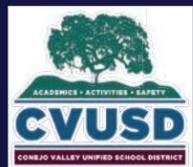
LEGEND

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



Classrooms Counts

- Current classroom count: 20
- Classroom count based on projected enrollment: 18
- Master plan classroom count: 22



Maple Elementary | Master Plan & Projects

3501 Kimber Drive | Newbury Park, CA 91320
 Conejo Valley Unified School District
 April 5, 2017

Master Planning - Projects

Project Group 1: Site Improvements



- new fencing, shade trees and landscaping along campus perimeter
- convert upper field area to play area
- two shade structures at play equipment
- create accessible winding path to access the new play area

Total Construction (Direct) Cost\$1,082,397
Total Project (Direct & Indirect) Cost\$1,515,355

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

BUILDING KEY

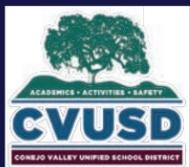
- | | |
|----------------------------|-----------------|
| ① MPR/ ADMIN/ FOOD SERVICE | ⑥ CLASSROOMS |
| ② CHILD CARE | ⑦ CLASSROOMS |
| ③ KINDERGARTEN | ⑧ CLASSROOMS |
| ④ CLASSROOMS | ⑨ CLASSROOMS |
| ⑤ CLASSROOMS | ⓧ LUNCH SHELTER |

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					0-500= High Score indicates the criticality of the project	Explanation of Project Rating
						Functionality	Adequacy	Criticality	Certification	Special Funding or Criteria		
						0-100	0-100	0-100	0-100	0-100		



Maple Elementary | Master Plan & Projects

3501 Kimber Drive | Newbury Park, CA 91320
 Conejo Valley Unified School District
 April 5, 2017

Master Planning - Project Group 1

Project Group 2: Classroom Building Modernization



- high modernization for Buildings 3, 4, 5, 6, 7, and 8
- additional lunch shelter
- convert hardscape/sand play area to landscaped outdoor learning
- reconcile accessibility conditions
- exterior lighting
- expand parking area and re-stripe to accommodate additional stalls

Total Construction (Direct) Cost\$7,432,580
Total Project (Direct & Indirect) Cost\$10,405,612

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

BUILDING KEY

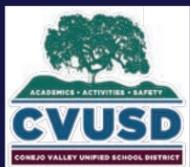
- | | |
|----------------------------|-----------------|
| ① MPR/ ADMIN/ FOOD SERVICE | ⑥ CLASSROOMS |
| ② CHILD CARE | ⑦ CLASSROOMS |
| ③ KINDERGARTEN | ⑧ CLASSROOMS |
| ④ CLASSROOMS | ⑨ CLASSROOMS |
| ⑤ CLASSROOMS | ⓧ LUNCH SHELTER |

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



Maple Elementary | Master Plan & Projects

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Master Planning - Project Group 2

Project Group 3: Core Facilities Modernization and Addition



- relocate Childcare Portable Building #2
- Building 1:
 - medium modernization for the MPR, Library and Food Services
 - high modernization for Administration suite
 - addition to the south of Building 1 to increase the size of the library and house administrative offices and conference room, a staff lounge, and campus storage

Total Construction (Direct) Cost\$3,034,080
Total Project (Direct & Indirect) Cost\$4,247,712

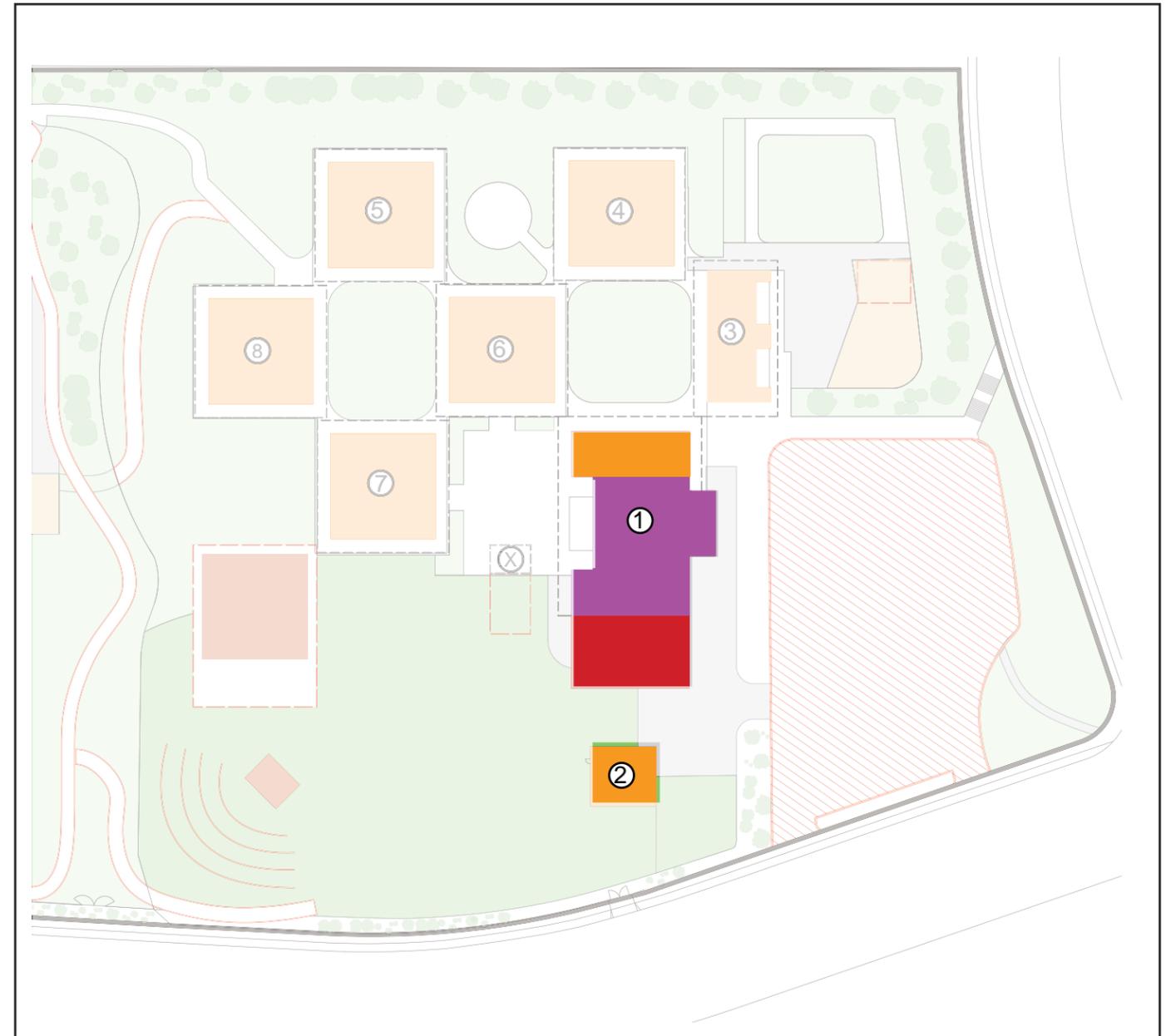
Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

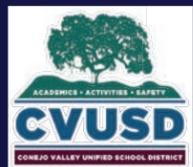
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|----------------------------|-----------------|
| ① MPR/ ADMIN/ FOOD SERVICE | ⑥ CLASSROOMS |
| ② CHILD CARE | ⑦ CLASSROOMS |
| ③ KINDERGARTEN | ⑧ CLASSROOMS |
| ④ CLASSROOMS | ⑨ CLASSROOMS |
| ⑤ CLASSROOMS | ⓧ LUNCH SHELTER |

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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Master Planning - Project Group 3

Project Group 4: New Classroom Building



- remove Portable Building 9
- new classroom building with exterior covered flexible space

Total Construction (Direct) Cost\$1,924,800
Total Project (Direct & Indirect) Cost\$2,694,720
Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

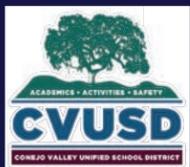
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|----------------------------|-----------------|
| ① MPR/ ADMIN/ FOOD SERVICE | ⑥ CLASSROOMS |
| ② CHILD CARE | ⑦ CLASSROOMS |
| ③ KINDERGARTEN | ⑧ CLASSROOMS |
| ④ CLASSROOMS | ⑨ CLASSROOMS |
| ⑤ CLASSROOMS | ⓧ LUNCH SHELTER |

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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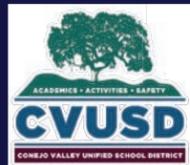
Master Planning - Project Group 4

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Maple ES						
Project Group 1						
Shade Structures	2,000	SF	1	2,000	\$80.00	\$ 160,000.00
New Trees	20	EA	1	20	\$450.00	\$ 9,000.00
New Landscape	20,000	SF	1	20,000	\$5.00	\$ 100,000.00
Perimeter Fencing	2,600	LF	1	2,600	\$15.00	\$ 39,000.00
Upper Field - Running Track	10,320	SF	1	10,320	\$8.00	\$ 82,560.00
Upper Field - AC Paving	44,650	SF	1	44,650	\$12.00	\$ 535,800.00
Upper Field - Turf	43,125	SF	1	43,125	\$1.00	\$ 43,125.00
Upper Field - Play Surface	4,557	SF	1	4,557	\$16.00	\$ 72,912.00
Upper Field - Access Path	1,000	SF	2	2,000	\$20.00	\$ 40,000.00
Total Construction Cost						\$ 1,082,397.00
Total Project Cost						\$ 1,515,355.80

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Maple ES						
Project Group 2						
Bldgs. 3-8 - Modernization (high)	23,308	SF	1	23,308	\$270.00	\$ 6,293,160.00
AC Paving at Parking	30,335	SF	1	30,335	\$12.00	\$ 364,020.00
Lunch Shelter	800	SF	1	800	\$138.00	\$ 110,400.00
Outdoor Learning Courtyard	33,000	SF	1	33,000	\$15.00	\$ 495,000.00
Exterior Lighting	1	LS	1	1	\$50,000.00	\$ 50,000.00
Reconcile Accessibility Conditions	1	LS	1	1	\$120,000.00	\$ 120,000.00
Total Construction Cost						\$ 7,432,580.00
Total Project Cost						\$ 10,405,612.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Maple ES						
Project Group 3						
Bldg. 1 Expansion	3,000	SF	1	3,000	\$450.00	\$ 1,350,000.00
Bldg. 1 - Modernization (high)	2,016	SF	1	2,016	\$270.00	\$ 544,320.00
Bldg. 1 - Modernization (medium)	5,960	SF	1	5,960	\$126.00	\$ 750,960.00
Bldg. 2 - Relocation	1,440	SF	1	1,440	\$270.00	\$ 388,800.00
Total Construction Cost						\$ 3,034,080.00
Total Project Cost						\$ 4,247,712.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Maple ES						
Project Group 4						
New Classroom Building	4,500	SF	1	4,500	\$360.00	\$ 1,620,000.00
New Covered Area	2,000	SF	1	2,000	\$138.00	\$ 276,000.00
Bldg. 9 Removal	1,440	LF	1	1,440	\$20.00	\$ 28,800.00
Total Construction Cost						\$ 1,924,800.00
Total Project Cost						\$ 2,694,720.00



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Master Planning - Cost Breakdown