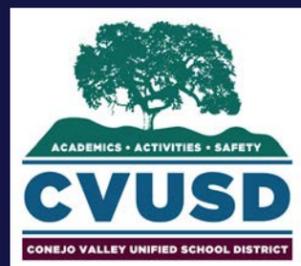




# CVUSD | *Facilities Master Plan*

CVUSD - NEWBURY PARK CLUSTER



## Newbury Park High School | *Master Plan & Projects*

456 N Reino Rd, Newbury Park, CA 91320  
Conejo Valley Unified School District  
April 5, 2017

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## Existing Site Summary

### Neighborhood:

Newbury Park High School is located in Newbury Park on a 40 acre site about 0.75 miles south of the 101 Ventura Freeway. The primary campus entrance is from North Reino Road which forms the western edge of the site. Borchard Community Center and Park abuts the campus to the south. Lesser Drive forms the north edge of the campus and the rear yards of single-family residences on Jenny Drive border the campus on the east. The closest major intersection is Borchard Road and North Reino Road.

### Instruction:

Newbury Park High School offers comprehensive college-preparatory education for 9th through 12th grades and is home to the oldest International Baccalaureate (IB) program in the area. Approximately 95% of the school's graduates continue on to higher education. NPHS utilizes block scheduling and offers numerous programs within the school to prepare students for college-level study. In addition to the IB program, other offerings include Advanced Placement (AP) courses, a Digital Arts and Technology Academy (DATA), Majors Program, Regional Occupation Program, and many specialized classes, activities and clubs focused on disciplines within the Arts and Sciences. The high school also hosts a full athletics program of more than ten teams each for women and men.

### Summary of Facilities:

The original construction of the high school campus occurred in 1968 and consisted of 20 buildings, all of which remain in place today. Two classroom buildings and three athletic buildings were added to the campus in 1976-77. 1980 brought the addition of a new auditorium building and then two portable buildings housing classrooms were added in 2006-07. This construction prior to 2007 is all documented in the District's SP3A diagrams. School amendments since 2007 not documented in the SP3A diagrams include an addition to the north side of Building 9 adjacent to the woodshop, a portable classroom building to the east of Building 7, a building to house mechanical equipment to the east of Building 8 and two small buildings at the campus garden. The campus layout maintains a relatively distinct organization of differing zones - general classroom spaces at the south, shared specialty education and administration uses in the center, and athletics at the north and east.

The buildings on campus exhibit little concern in structural condition. There is significant need throughout the campus for upgrades to exterior finishes and doors/windows to rehabilitate aged elements and provide a fresh renovated feel in addition to correcting safety and accessibility concerns.

### Building Systems:

Central heating and cooling systems serve the majority of the buildings on campus. 4 boilers installed in 2000 and 3 chillers installed in 1995 reside inside and outside of the maintenance buildings at the west edge of the athletic fields. School personnel report that the system is oversized for the current demand of the campus. Issues with both heating and cooling comprise a number of the complaints received by M&O who believe the primary problem is control-based. These issues should be investigated further in order to develop an appropriate proposed plan of remediation.

Plumbing systems on campus are a mixture of piping original to the 1968 construction and more recently replaced or upgraded fixtures. Hard water causes mineral deposits inside piping leading to clogs and leaks where piping has degraded. In particular need of attention according to the recently completed Facility Condition Assessment report is the waste and sewer piping.

The recently completed FCA reports that electrical service to the site adequately serves the school's needs, however site personnel interviewed during this survey indicated that may not be the case. School personnel also reported during this survey that electrical circuits are daisy-chained throughout the site and that this creates problems with power delivery so this problem could be the reason there is a belief that power service to the site is not adequate. These issues should be investigated further to determine the true source of the problem so that solutions can be designed accordingly.

### Technology:

Wi-Fi installation occurred at Newbury Park approximately two years ago. School personnel report that the bandwidth may not be adequate, causing issues with connectivity.

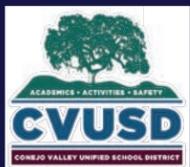
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## Enrollment Summary

### High School

Student	SP ED	9	10	11	12	SDC	Total	Prior Month	Prior YR	Adopted Budget	+ or - Budget
<i>Newbury Park High School</i>	81	559	602	615	583		2440		2497		



### **Energy:**

There are currently no renewable energy systems installed on campus. Gas and electricity use across the past 3 years are relatively consistent. December 2015 to January 2016 did show a significant spike in gas usage over the previous year. The otherwise relatively consistent use indicates similar demands and the unlikelihood of gas leaks and/or errant electricity use. A substantial decrease in water use was seen from 2014 to 2015. This result is consistent with the expected results from water restrictions put into place as a result of the state-wide drought. Water use data shows a significant increase in use beginning in June 2016. Water use practices 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:**

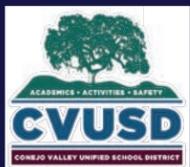
Newbury Park High School's large site permits the different typologies of space that a high school entails to be separated and occupy their own area while still leaving adequate circulation and exterior gathering spaces as buffers between buildings. Parking and entry to the campus are limited to the west side of the site with the exception of a fire and service road that bisects part of the campus. The Borchard Community Center & Park abuts the south of the campus providing a noise buffer from the school to residential neighborhoods beyond.

The original design of the central quad remains in-tact and is a generous outdoor gathering space used by students and staff alike for both educational and social gatherings. Ample outdoor space on a high school campus allows students to benefit from fresh air during break times and subsequently improves educational performance.

### **Site Opportunities:**

The most significant opportunity for improvement on the Newbury Park campus would be the construction of a new permanent classroom building(s) to replace the classrooms currently housed in portable buildings. Many of the portables currently on site are beyond their useful life and are isolated from the main educational core of the campus.

A significant improvement to the aesthetic appearance of the school could be achieved with a targeted project to repair the damaged areas of exterior cladding across the campus buildings and then paint all buildings in a thoughtfully considered design that could use color and patterns to provide cohesiveness across the site as well as way-finding measures.



# Master Planning Process Summary

## Master Plan Goals

- Replace aged portable buildings with new permanent buildings located in the central academic core of the campus
- New permanent performing arts classrooms and interior dining space
- Renovate existing buildings with updated exterior finishes and doors/windows; address safety and accessibility concerns
- Renovate aged locker room facilities
- Corrective measures for HVAC, electric and plumbing systems
- Reconfiguration and repair to athletic fields
- Pool deck repair project

## Process

Newbury Park High 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 Newbury Park High School Campus Survey was completed in December of 2016. The survey was done by NAC Architecture.

The survey found that the campus housed 2,440 students in 2015-2016, with enrollment projected to decrease slightly to 2,392 students by 2016-2017. The CVUSD Planning Capacity for the campus is 2,400 students. Overall the permanent classroom buildings on the campus would benefit from upgrades to exterior finishes, doors, and windows. The portable classroom buildings are aged and beyond their useful life and should be replaced with permanent structures integrated into the academical center of the campus. An assessment of core facilities follows:

- Food preparation and serving areas are smaller than the standard area recommended for a high school however they function adequately.
- The cafeteria is undersized when compared to standard new facility guidelines. Additional dining space for students is available at tables in the main quad.
- There is no lunch shelter on campus although students do eat outside at tables located in the main quad. Additional outdoor seating for lunch is needed, preferably with shade.

- The school's auditorium is the newest significant building on campus and provides a venue with fixed seating for formal performances.
- The library is undersized based on new facilities standards.
- The administration suite is appropriately sized per the standard size calculation. A re-design of the space is needed though to feel more welcoming and open and operate more efficiently.
- The size of the main gymnasium and supplemental indoor athletic support spaces on the campus serve the needs of the current student population. Locker room facilities are in need of a complete renovation.
- Both formal athletic fields and informal outdoor gathering spaces are plentiful on the site.
- The current quantity of parking on site is substantially more than typical (170%) for a school of this size. Separate areas are designated for student, staff and visitor parking.

## 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:

- Replacement of dated portables with permanent buildings is a top priority
- New interior finishes and window systems at the cafeteria would help the space feel more cohesive
- A partnership with a local sports business should be leveraged as a means to repair athletic fields if possible
- A solution to the filed Title 9 complaint regarding a softball field must be addressed and resolved
- HVAC systems appear to be over-sized for the campus's needs

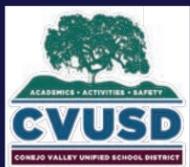
The feedback was captured in the final survey.

## 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.

- Add small shaded locations throughout the campus for dining.
- The construction of a new permanent classroom building that works with the central heart of the school to replace the portable buildings will provide equitable educational experience in a building that can enhance the overall campus layout.
- Repair central HVAC and electrical systems.



- Replacement of the existing windows in the permanent campus buildings with operable double-pane units will improve energy efficiency and offer natural ventilation to teachers and students.
- Repair aged and damaged exterior building cladding across the campus. All painted surfaces should be repainted.
- Provide a designated purpose-designed classroom for the growing orchestra program.
- A re-configuration of the administrative suite may increase functionality by improving circulation and work spaces and provide a more welcoming and open 'front' to the school.
- Replace student lockers throughout the campus due to wear and tear.
- Renovate across campus as needed to provide full accessibility to all students.
- Increase area of indoor dining at cafeteria as well as modernize the interior finishes.
- Address a current Title 9 compliant by providing softball field.
- Renovate the school's locker rooms, including plumbing fixtures.
- Renovate the school's pool facilities (project already underway).

### **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:

These options included:

- Code compliance issues at the home bleachers need to be addressed
- Additional restrooms near the fields are needed
- Site drainage near the visitor bleachers is problematic
- Gymnasium becomes very warm on high temperature days
- Rooftop mechanical equipment and the ground-mounted equipment behind building #10 are eyesores
- Flooring should be replaced in the classrooms, cafeteria, and kitchen
- Reconsider the layout in the front office to improve circulation and feel more welcoming
- Flexible meeting spaces are lacking on the campus
- More spaces may become available as technology shifts from fixed to portable
- Team rooms in the locker rooms feel under-sized

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 which included the same scope of work in each, but deployed parts of that scope of work in different ways.

The scope of work for these alternates was as follows, with differences in approach noted when applicable:

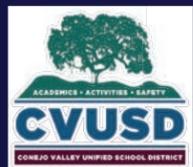
- Remove portable buildings 7, 18, 27, 28, 29
- Improve HVAC, electrical, and domestic water infrastructure
- Repair and reseed athletic fields
- Fully renovated locker rooms
- Address drainage issues
- Screen mechanical equipment
- Provide additional shaded dining
- Address accessibility where needed

Alternate 1:

- Remove permanent building 19 and build a new 1-story permanent building at that location to house performing arts classrooms and indoor dining
- New permanent classroom building

Alternate 2:

- Remove permanent building 2 and build a new 2-story permanent building at that location to house classrooms
- Modernize and add on top permanent building 19 to house performing arts classrooms and indoor dining



### **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 scope of work shown in the two Alternate Concepts and provided the following feedback:*

- Constructing a new 2-story building at the location of current building 2 (Alternate 2) is preferred over the new 2-story building near the athletic field (Alternate 1).
- Principal confirms that they have measured and a compliant softball field can fit. This is a top priority for the school.
- Pool renovation project should include lockers.
- Look for ways that the schools within the Newbury Park cluster could be tied together - the namesake trees could be one possibility.
- Buildings should be designed to inspire students and encourage 21st century learning.
- Attention should be paid to assuring the new additions to campuses fit into the existing context.

This stakeholder input was used to develop the next phase of work - 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 the stakeholder feedback from the charrettes. The Conceptual Master Plan drew from ideas in both Alternate 1 and 2 in the previous phase as well as subsequent discussions with the district. 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:*

- Athletic Facility Improvements
- Existing Building Modernization
- Infrastructure Improvements
- New Construction

### **Charrette #4**

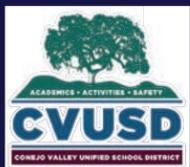
The Conceptual Master Plan was presented at a Charrette Meeting held on February 27, 2017 in Newbury Park High School's library. The plan included projects and draft cost estimates. NAC Architecture revised the earlier studies to reflect stakeholder input. The various stakeholders confirmed the scope of work shown in the Conceptual Master Plan. The attendees noted that modernization was needed at the existing library to upgrade it for 21st century learning, and that the district should support the pursuit of partnerships with local businesses to sponsor work on the athletic fields.

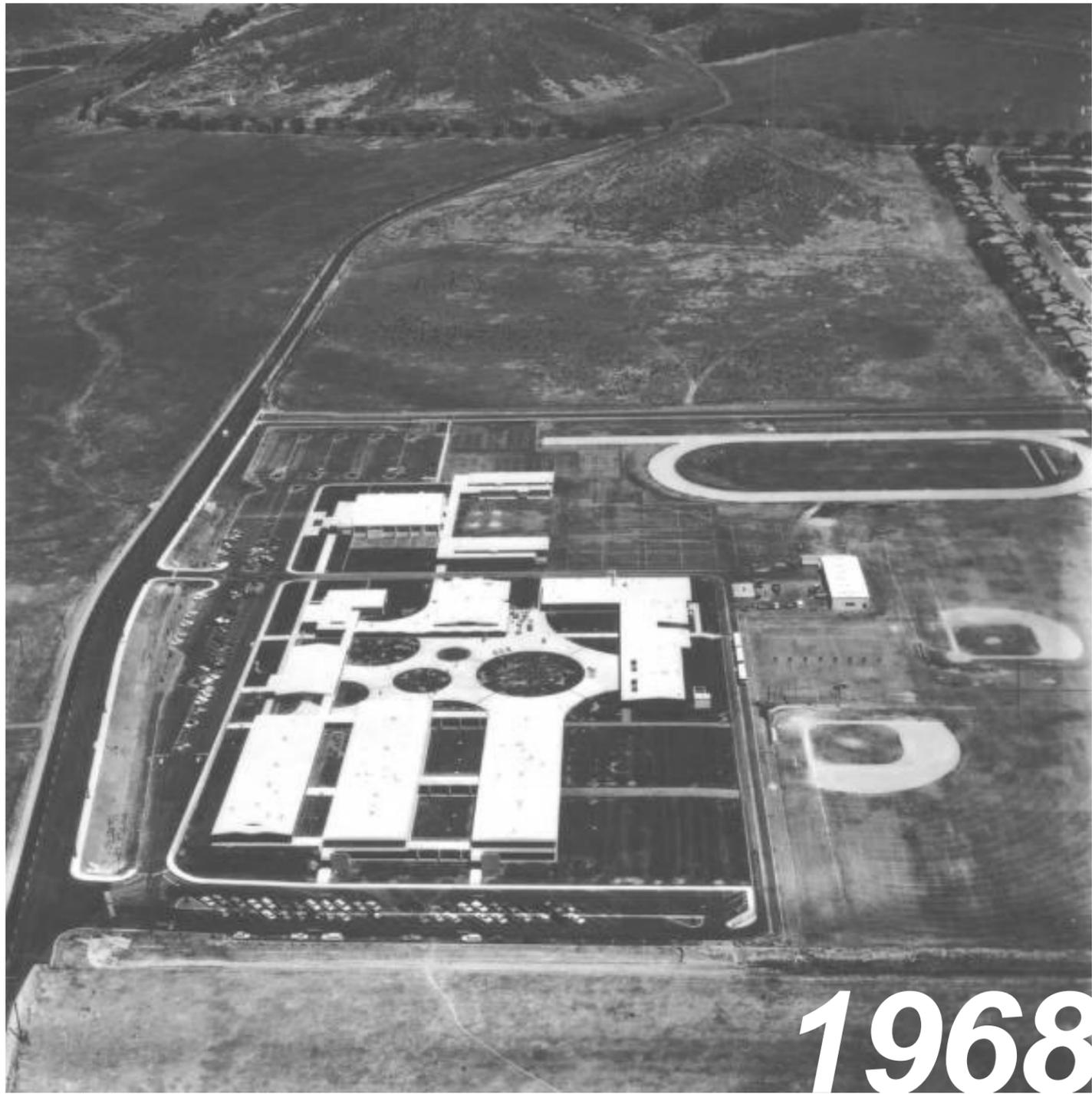
### **ITEM 5 - Final Master Plan and Projects**

This document is the Final Master Plan based on the presentations and feedback from the Conceptual Master Plan and earlier reviews. This document includes a single short-term and long-term Master Plan vision which is shown in a series of projects to be completed under the current Measure I Bond and future Bond measures. Each project group is accompanied by a cost estimate.

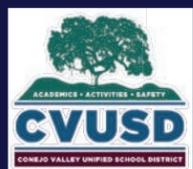
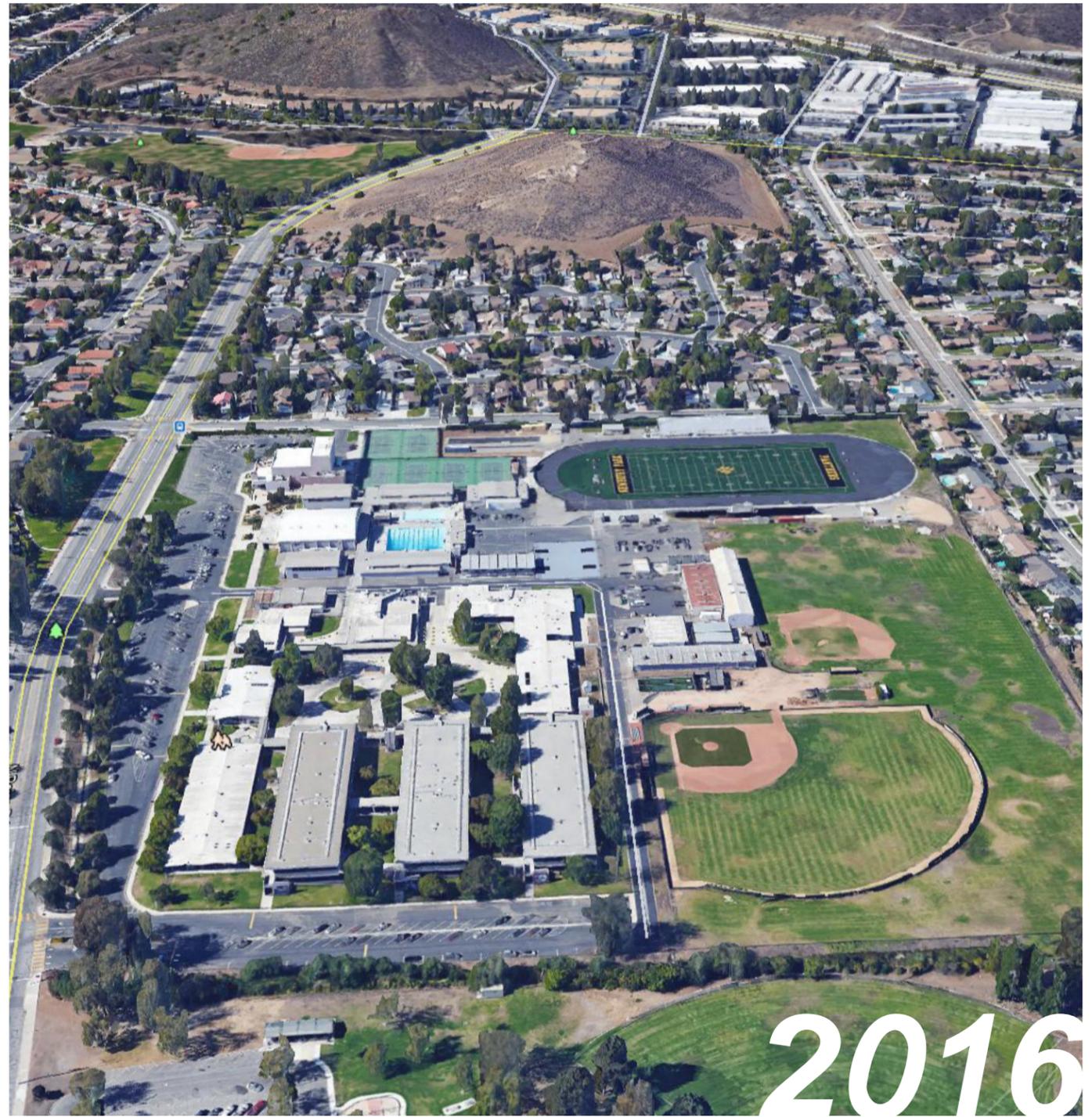
Documentation of the process and identification of the stakeholders who participated ensure that the master plan addresses the need for each site in an objective way.

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





Knight, F. (n.d.). Newbury Park High School aerial, 1968. Retrieved April 3, 2017, from <http://contentdm.califa.org>

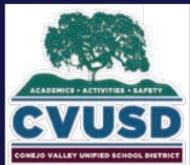


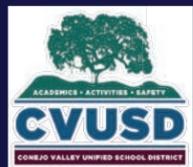
## Newbury Park High School | *Master Plan & Projects*

456 N Reino Rd, Newbury Park, CA 91320  
Conejo Valley Unified School District  
April 5, 2017

## Master Planning - Site Story

- 1. Replace aged portable buildings with new permanent buildings located in the central academic core of the campus**
- 2. New permanent performing arts classrooms and interior dining space**
- 3. Renovate existing buildings with updated exterior finishes and doors windows; address safety and accessibility concerns**
- 4. Renovate aged locker room facilities**
- 5. Corrective measures for HVAC, electric and plumbing systems**
- 6. Reconfiguration and repair to athletic fields**
- 7. Pool deck repair project**





Newbury Park High School | *Master Plan & Projects*

456 N Reino Rd, Newbury Park, CA 91320  
Conejo Valley Unified School District  
April 5, 2017

Master Planning - Existing Site

School District	Street	Zip Code	School District	Building Rating	Square	Fire Const.	Fire	Roof	Year	Year Renovated					Status	Is Vacant Y/N
Site Name	Address	City	St	Plus Four	Building Name	Footage	Code	Const. Type	Type	Built	Roof	HVAC	Electric	Plumbing		
Newbury Park High	456 North Reino Road	Newbury Park	CA	91320-3796	1 - Administration	5,405	1	Frame	Composition	1968	1996	2000	2000	2008	Owned and occupied by the district	N
Newbury Park High	456 North Reino Road	Newbury Park	CA	91320-3796	2 - Library/Classrooms A	11,520	1	Frame	Composition	1968	1996	2000	2000	2008	Owned and occupied by the district	N
Newbury Park High	456 North Reino Road	Newbury Park	CA	91320-3796	3 - Classrooms (28) B	28,293	6	Fire Resistant	Composition	1968	1996	2000	2000	2008	Owned and occupied by the district	N
Newbury Park High	456 North Reino Road	Newbury Park	CA	91320-3796	4 - Classrooms (21) C	28,293	6	Fire Resistant	Composition	1968	1996	2000	2000	2008	Owned and occupied by the district	N
Newbury Park High	456 North Reino Road	Newbury Park	CA	91320-3796	5 - Classrooms D	28,064			Composition	1976	1999	2000	2000	2008	Owned and occupied by the district	N
Newbury Park High	456 North Reino Road	Newbury Park	CA	91320-3796	6 - Classrooms E	7,517	5	Modified Fire Resistant	Composition	1968	1994	2000	2000	2008	Owned and occupied by the district	N
Newbury Park High	456 North Reino Road	Newbury Park	CA	91320-3796	7 - Classrooms F1-F2	2,860	5	Modified Fire Resistant	Composition	1977	1977	2000	2000	2008	Owned and occupied by the district	N
Newbury Park High	456 North Reino Road	Newbury Park	CA	91320-3796	8 - Maintenance	4,600	9	Non-Combustible	Metal	1968	1968	2006	2000	2008	Owned and occupied by the district	N
Newbury Park High	456 North Reino Road	Newbury Park	CA	91320-3796	9 - Classrooms/Student Store	13,300	5	Modified Fire Resistant	Composition	1988	1998	2000	2000	2008	Owned and occupied by the district	N
Newbury Park High	456 North Reino Road	Newbury Park	CA	91320-3796	10 - Cafeteria	8,143	5	Modified Fire Resistant	Composition	1988	1998	2000	2000	2008	Owned and occupied by the district	N
Newbury Park High	456 North Reino Road	Newbury Park	CA	91320-3796	11 - Girls Lockers/Activity	8,691	1	Frame	Composition	1968	1998	2000	2000	2008	Owned and occupied by the district	N
Newbury Park High	456 North Reino Road	Newbury Park	CA	91320-3796	12 - Field House	4,524	1	Frame	Composition	1978	1988	2000	2000	2008	Owned and occupied by the district	N
Newbury Park High	456 North Reino Road	Newbury Park	CA	91320-3796	13 - Boys Lockers/Activity	6,772	1	Frame	Composition	1968	1998	2000	2000	2008	Owned and occupied by the district	N
Newbury Park High	456 North Reino Road	Newbury Park	CA	91320-3796	14 - Performing Arts Center	10,842	5	Modified Fire Resistant	Composition	1988	1998	1998	1998	1998	Owned and occupied by the district	N
Newbury Park High	456 North Reino Road	Newbury Park	CA	91320-3796	15 - Boys Activity Gym	3,488	5	Modified Fire Resistant	Composition	1978	1998	2000	2000		Owned and occupied by the district	N
Newbury Park High	456 North Reino Road	Newbury Park	CA	91320-3796	16 - Gymnasium	12,611	6	Fire Resistant	Composition	1968	2015	2000	2000	2008	Owned and occupied by the district	N
Newbury Park High	456 North Reino Road	Newbury Park	CA	91320-3796	17 - Girls Activity Gym	3,488	5	Modified Fire Resistant	Composition	1976	1998	2000	2000		Owned and occupied by the district	N
Newbury Park High	456 North Reino Road	Newbury Park	CA	91320-3796	18 - Classrooms T1-T3	3,272	5	Modified Fire Resistant	Composition	1967	1967	2000	2000		Owned and occupied by the district	N
Newbury Park High	456 North Reino Road	Newbury Park	CA	91320-3796	19 - Music	4,722	1	Frame	Composition	1968	1988	2000	2000	2008	Owned and occupied by the district	N
Newbury Park High	456 North Reino Road	Newbury Park	CA	91320-3796	20/21 - Pool & Yard	1,987	2	Jointed Masonry	Composition	1968	1968		2000	2008	Owned and occupied by the district	N
Newbury Park High	456 North Reino Road	Newbury Park	CA	91320-3796	22/23/24/25 - Ticket Booth/Brack	1,004	1	Frame	Composition	1968	2008		2000	2008	Owned and occupied by the district	N
Newbury Park High	456 North Reino Road	Newbury Park	CA	91320-3796	26 - Transformer	930	2	Jointed Masonry	Composition	1968			2000		Owned and occupied by the district	N
Newbury Park High	456 North Reino Road	Newbury Park	CA	91320-3796	27 - Classrooms F3-F7	4,800	5	Modified Fire Resistant	Composition	2006	2006	2006	2006	2008	Owned and occupied by the district	N
Newbury Park High	456 North Reino Road	Newbury Park	CA	91320-3796	28 - Classrooms G1-G4	4,800	5	Modified Fire Resistant	Metal	2007	2007	2007	2007	2007	Owned and occupied by the district	N
Newbury Park High	456 North Reino Road	Newbury Park	CA	91320-3796	29 - Portables F8-F9	1,620	5	Modified Fire Resistant	Metal	2006	2006	2006	2006	2008	Owned and occupied by the district	N

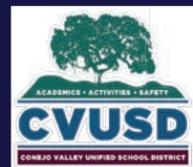


### Existing Facilities:

- 20 buildings are over 40 years old
- 1 building between 30 and 40 years old

### Analysis:

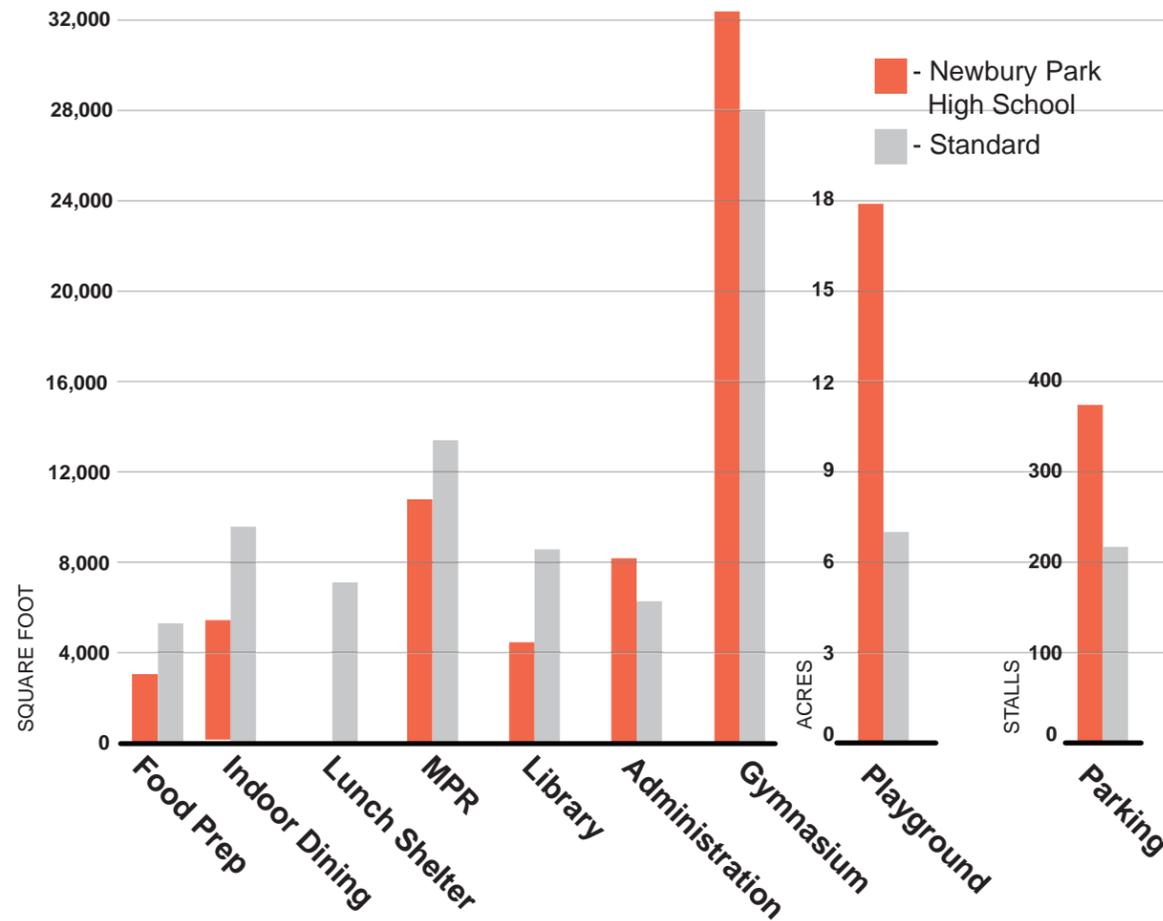
The oldest buildings at Newbury Park High School were 48 years old at the time of this survey. The buildings appear to function adequately given their era in terms of structure and envelope enclosure; however signs of age and use are apparent on all buildings across the campus. A significant and apparent aesthetic improvement would be realized with a campus-wide improvement project to repair and repaint exterior claddings.





### Challenges Summary:

- Aging original buildings in need of exterior finish repairs and repaint
- Multiple aging portables housing disparate programs that are isolated from the main educational core of the campus
- Typical Accessibility Challenges

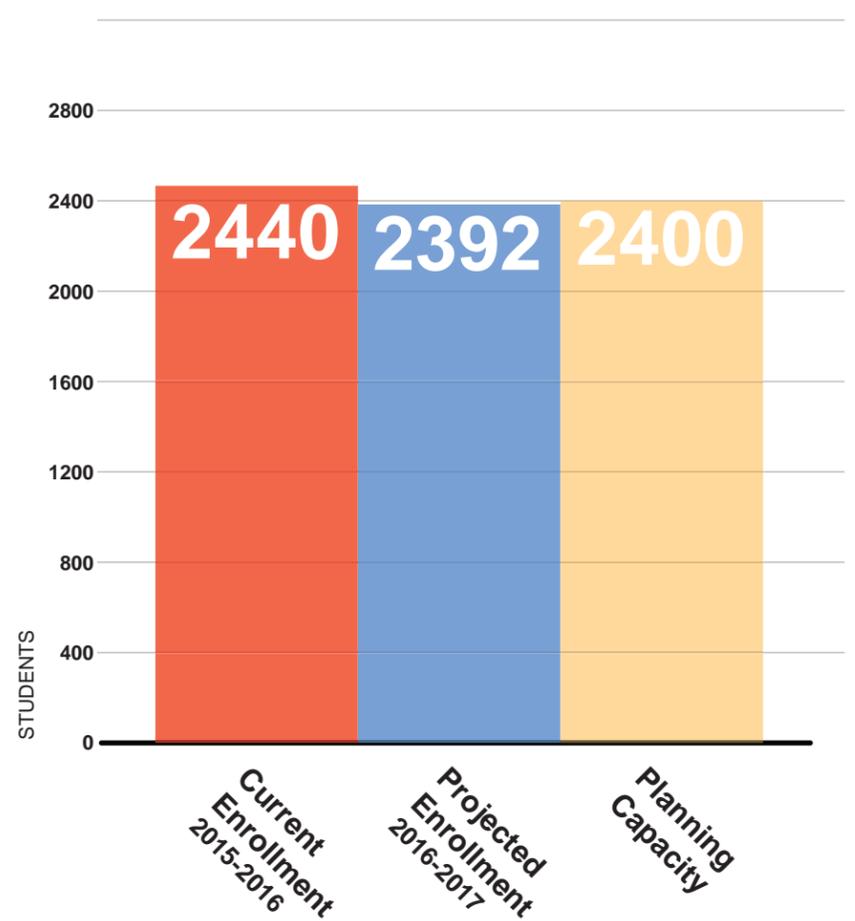


### Core Facilities Summary

*Current facilities meet school's needs*

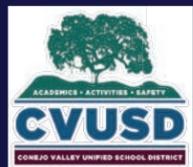
*Current facilities DO NOT meet school's needs*

- Food Prep (-2,456 SF)
- Multi-Purpose Room (-2,758 SF)
- Administration (+653 SF)
- Gymnasium (+4,956 SF)
- Playground (+ 10.3 Acres)
- Parking (+ 155 Stalls)
- Library (-4,201 SF)
- Indoor dining (-4,401 SF)



### Enrollment Summary

Total Current Classrooms 104  
 Total Based on Projected Enrollment Classrooms 73

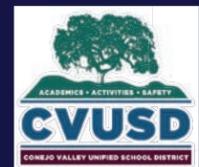
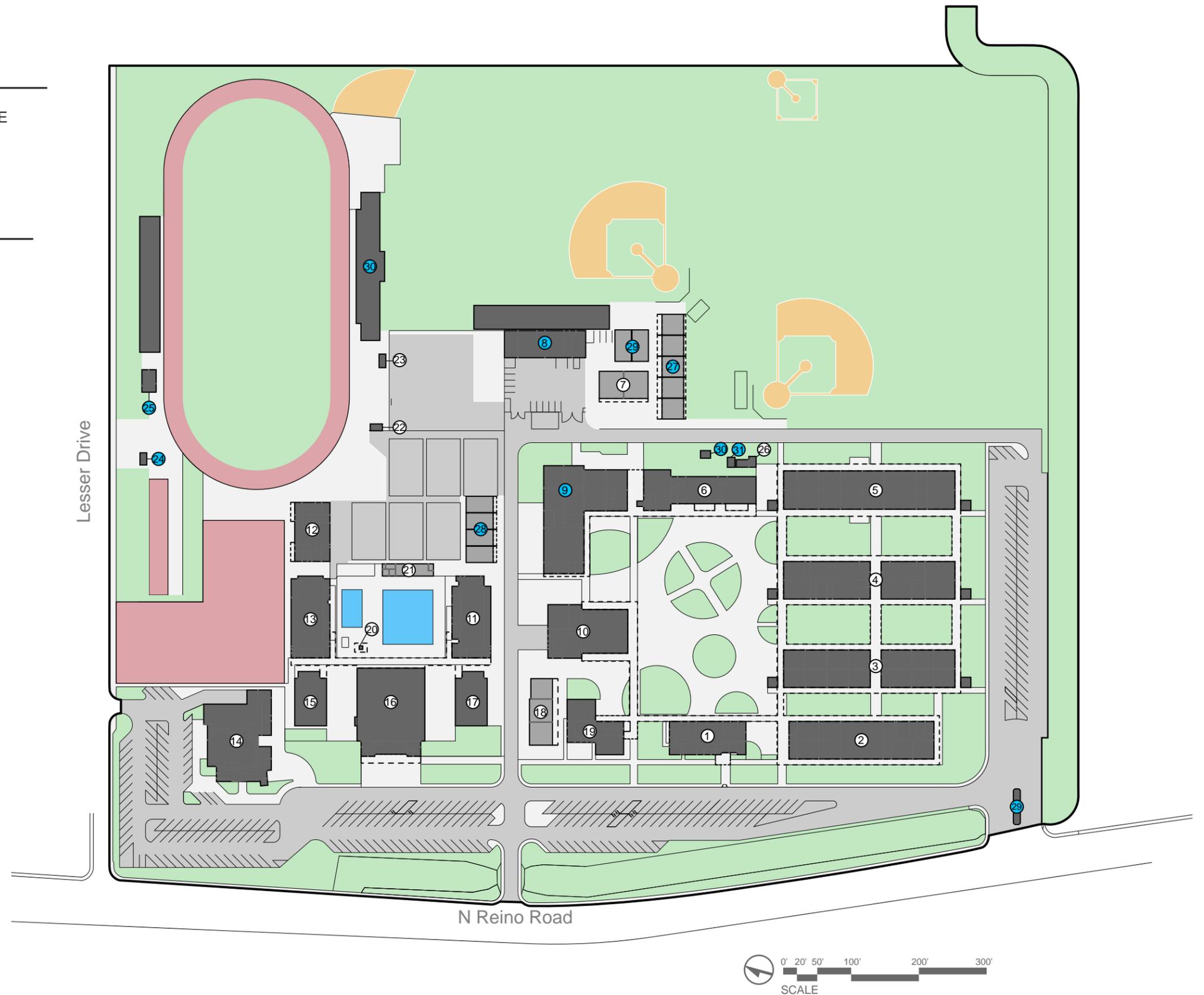


**LEGEND**

- PERMANENT BUILDING
- PORTABLE BUILDING
- STRUCTURE ABOVE
- UNCERTIFIED

**BUILDING KEY**

- |                           |  |
|---------------------------|--|
| ① ADMINISTRATION          | ⑱ MUSIC                                |
| ② LIBRARY                 | ⑳ POOL TICKET OFFICE                   |
| ③ CLASSROOM               | ㉑ POOL EQUIPMENT                       |
| ④ CLASSROOMS              | ㉒ TICKET BOOTH                         |
| ⑤ CLASSROOMS              | ㉓ SNACK SHOP                           |
| ⑥ CRAFTS                  | ㉔ TICKET BOOTH                         |
| ⑦ CLASSROOMS              | ㉕ RESTROOMS                            |
| ⑧ MAINTENANCE             | ㉖ SWITCHGEAR                           |
| ⑨ STUDENT STORE/THEATRE   | ㉗ CLASSROOMS                           |
| ⑩ MULTI-PURPOSE/CAFETERIA | ㉘ CLASSROOMS                           |
| ⑪ GIRL'S SHOWER/LOCKER    | ㉙ CLASSROOMS (PER INSURANCE DOCUMENTS) |
| ⑫ FIELD HOUSE             | ㉚ MESSAGE BOARD (PER DSA DOCUMENTS)    |
| ⑬ BOY'S SHOWER/LOCKER     | ㉛ BLEACHERS (PER DSA DOCUMENTS)        |
| ⑭ AUDITORIUM              | ㉜ TOOL SHED (PER INSURANCE DOCUMENTS)  |
| ⑮ BOY'S ACTIVITY GYM      | ㉝ TOOL SHED                            |
| ⑯ GYM                     |  |
| ⑰ GIRL'S ACTIVITY GYM     |  |
| ⑱ CLASSROOMS              |  |



**Newbury Park High School | Master Plan & Projects**

456 N Reino Rd, Newbury Park, CA 91320  
 Conejo Valley Unified School District  
 April 5, 2017

**Master Planning - Existing Site**

**BUILDING KEY**

- |                           |  |
|---------------------------|--|
| ① ADMINISTRATION          | ⑲ MUSIC                                |
| ② LIBRARY                 | ⑳ POOL TICKET OFFICE                   |
| ③ CLASSROOM               | ㉑ POOL EQUIPMENT                       |
| ④ CLASSROOMS              | ㉒ TICKET BOOTH                         |
| ⑤ CLASSROOMS              | ㉓ SNACK SHOP                           |
| ⑥ CRAFTS                  | ㉔ TICKET BOOTH                         |
| ⑦ CLASSROOMS              | ㉕ RESTROOMS                            |
| ⑧ MAINTENANCE             | ㉖ SWITCHGEAR                           |
| ⑨ STUDENT STORE/THEATRE   | ㉗ CLASSROOMS                           |
| ⑩ MULTI-PURPOSE/CAFETERIA | ㉘ CLASSROOMS                           |
| ⑪ GIRL'S SHOWER/LOCKER    | ㉙ CLASSROOMS (PER INSURANCE DOCUMENTS) |
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| ⑮ BOY'S ACTIVITY GYM      | ㉝ TOOL SHED                            |
| ⑯ GYM                     |  |
| ⑰ GIRL'S ACTIVITY GYM     |  |
| ⑱ CLASSROOMS              |  |

**LEGEND**

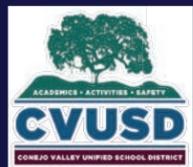
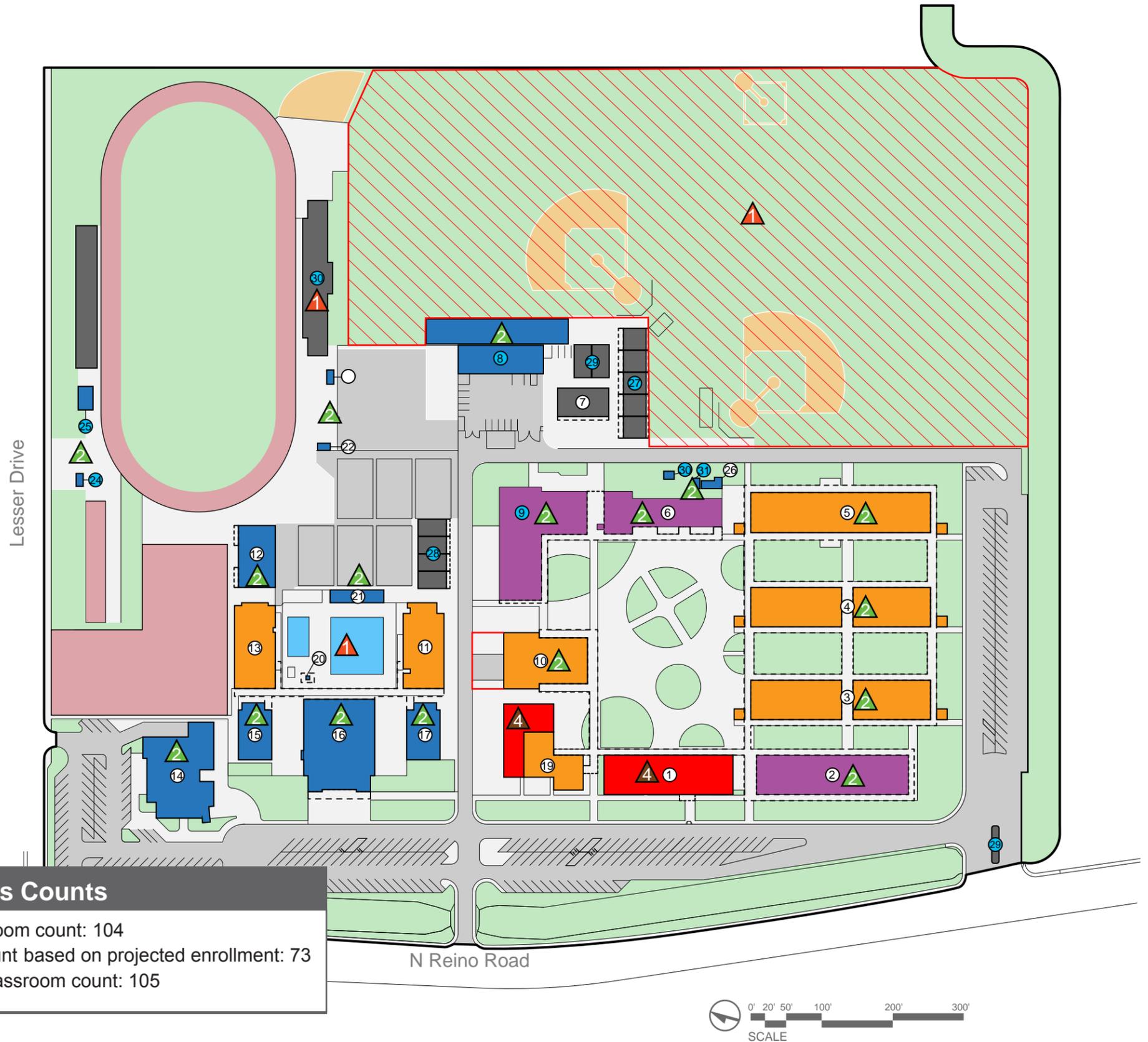
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|--------------------------------|------------------------|
| ■ PERMANENT BUILDING (NO WORK) | ■ NEW CONSTRUCTION     |
| ■ PORTABLE BUILDING (NO WORK)  | ■ HIGH MODERNIZATION   |
| --- STRUCTURE ABOVE            | ■ MEDIUM MODERNIZATION |
| ● UNCERTIFIED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

**Project Groups**

- Project Group 1:**  
 ① Athletic Facility Improvements
- Project Group 2:**  
 ② Existing Building Modernization
- Project Group 3:**  
 ③ Infrastructure Improvements
- Project Group 4:**  
 ④ New Construction

**Classrooms Counts**

- Current classroom count: 104
- Classroom count based on projected enrollment: 73
- Master plan classroom count: 105



# Project Group 1: Athletic Facility Improvements



- Pool deck repair (current project to be completed in Summer 2017)
- Resolve DSA deficiencies at home bleachers
- New layout, repair and reseeded at all athletic fields
- High modernization for Buildings 11 and 13 (full renovation of locker rooms)
- Resolve site drainage issues near Buildings 24 and 25

**Total Construction (Direct) Cost** .....\$6,597,130  
**Total Project (Direct & Indirect) Cost** .....\$9,235,982

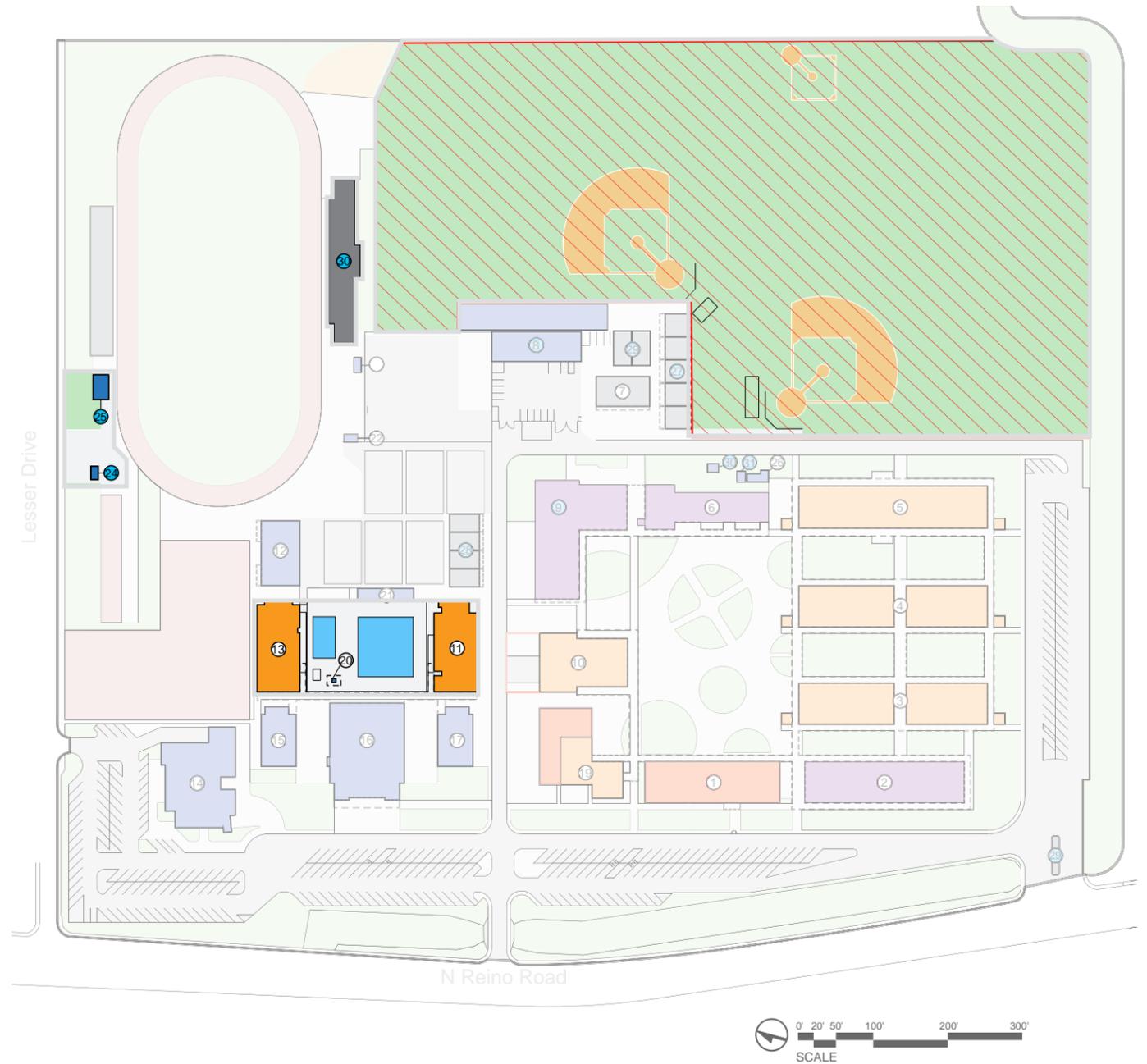
*Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.*

### BUILDING KEY

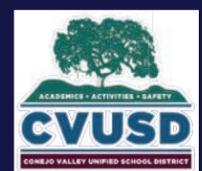
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|---------------------------|--|
| ① ADMINISTRATION          | ⑱ MUSIC                                |
| ② LIBRARY                 | ⑳ POOL TICKET OFFICE                   |
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| ⑦ CLASSROOMS              | ㉕ RESTROOMS                            |
| ⑧ MAINTENANCE             | ㉖ SWITCHGEAR                           |
| ⑨ STUDENT STORE/THEATRE   | ㉗ CLASSROOMS                           |
| ⑩ MULTI-PURPOSE/CAFETERIA | ㉘ CLASSROOMS                           |
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| ⑮ BOY'S ACTIVITY GYM      | ㉝ TOOL SHED                            |
| ⑯ GYM                     |  |
| ⑰ GIRL'S ACTIVITY GYM     |  |
| ⑱ 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
						0-20=Optimum	21-40=Adequate	41-60=Fair	61-80=Poor	81-100=Unsatisfactory		
Project Information			Project Cost			Project Score					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	
						0-100	0-100	0-100	0-100	0-100		Explanation of Project Rating



## Project Group 2: Existing Building Modernization



- Low modernization for Buildings 8, 12, 14, 15, 16, 17, 20, 21, 22, 23, 24, 25, 26, 30, and 31
- Medium modernization to Buildings 2, 6 and 9; includes new windows
- High modernization for buildings 3, 4, 5, and 10; includes new windows and guardrails throughout and interior remodel at Building 10

**Total Construction (Direct) Cost** .....\$28,605,324

**Total Project (Direct & Indirect) Cost** .....\$40,047,453

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

### BUILDING KEY

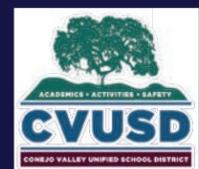
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|---------------------------|--|
| ① ADMINISTRATION          | ⑱ MUSIC                                |
| ② LIBRARY                 | ⑳ POOL TICKET OFFICE                   |
| ③ CLASSROOM               | ㉑ POOL EQUIPMENT                       |
| ④ CLASSROOMS              | ㉒ TICKET BOOTH                         |
| ⑤ CLASSROOMS              | ㉓ SNACK SHOP                           |
| ⑥ CRAFTS                  | ㉔ TICKET BOOTH                         |
| ⑦ CLASSROOMS              | ㉕ RESTROOMS                            |
| ⑧ MAINTENANCE             | ㉖ SWITCHGEAR                           |
| ⑨ STUDENT STORE/THEATRE   | ㉗ CLASSROOMS                           |
| ⑩ MULTI-PURPOSE/CAFETERIA | ㉘ CLASSROOMS                           |
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| ⑯ GYM                     |  |
| ⑰ GIRL'S ACTIVITY GYM     |  |
| ⑱ 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	
Project Cost					Project Score		Functionality		Adequacy		Criticality		Certification		Special Funding or Criteria	
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame	Project Estimated Total Cost	Codes: Growth & System Refresh; Deferred Maintenance	System/ Risk Obsolescence; Forward Thinking; Energy Savings & Sustainability; Proactive Routine/ Maintenance	Life Safety; Facility Criticality; Mission Alignment	Uncertified Project Status	Special Criteria	0-500= High Score indicates the criticality of the project		Explanation of Project Rating			
						0-100	0-100	0-100	0-100	0-100						



## Newbury Park High School | Master Plan & Projects

456 N Reino Rd, Newbury Park, CA 91320  
Conejo Valley Unified School District  
April 5, 2017

## Conceptual Master Plan - Project Group 2

### Project Group 3: Infrastructure Improvements



- Screening and landscaping to shield mechanical equipment at the north side of Building 10
- Improvements to HVAC, electrical, and domestic water infrastructure throughout campus

**Total Construction (Direct) Cost** .....\$2,123,265  
**Total Project (Direct & Indirect) Cost** .....\$2,972,571

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

#### BUILDING KEY

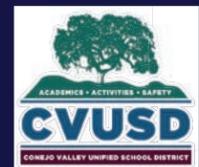
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|---------------------------|--|
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| ⑩ MULTI-PURPOSE/CAFETERIA | ㉘ CLASSROOMS                           |
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| ⑮ BOY'S ACTIVITY GYM      | ㉝ TOOL SHED                            |
| ⑯ GYM                     |  |
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| ⑱ 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
Project Cost					Project Estimated Total Cost	Project Score					Score	Notes			
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame		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			



## Newbury Park High School | Master Plan & Projects

456 N Reino Rd, Newbury Park, CA 91320  
 Conejo Valley Unified School District  
 April 5, 2017

# Conceptual Master Plan - Project Group 3

# Project Group 4: Infrastructure Improvements



- Remove Portable Building 7, 18, 27, 28, 29
- Remove Permanent Building 1
- New 2-story classroom and administration building at the previous location of Building 1
- High modernization for Building 19
- Addition to Building 19 to house performing arts programs and additional indoor additional indoor dining space adjacent to the cafeteria

**Total Construction (Direct) Cost** .....\$12,991,480  
**Total Project (Direct & Indirect) Cost** .....\$18,188,072

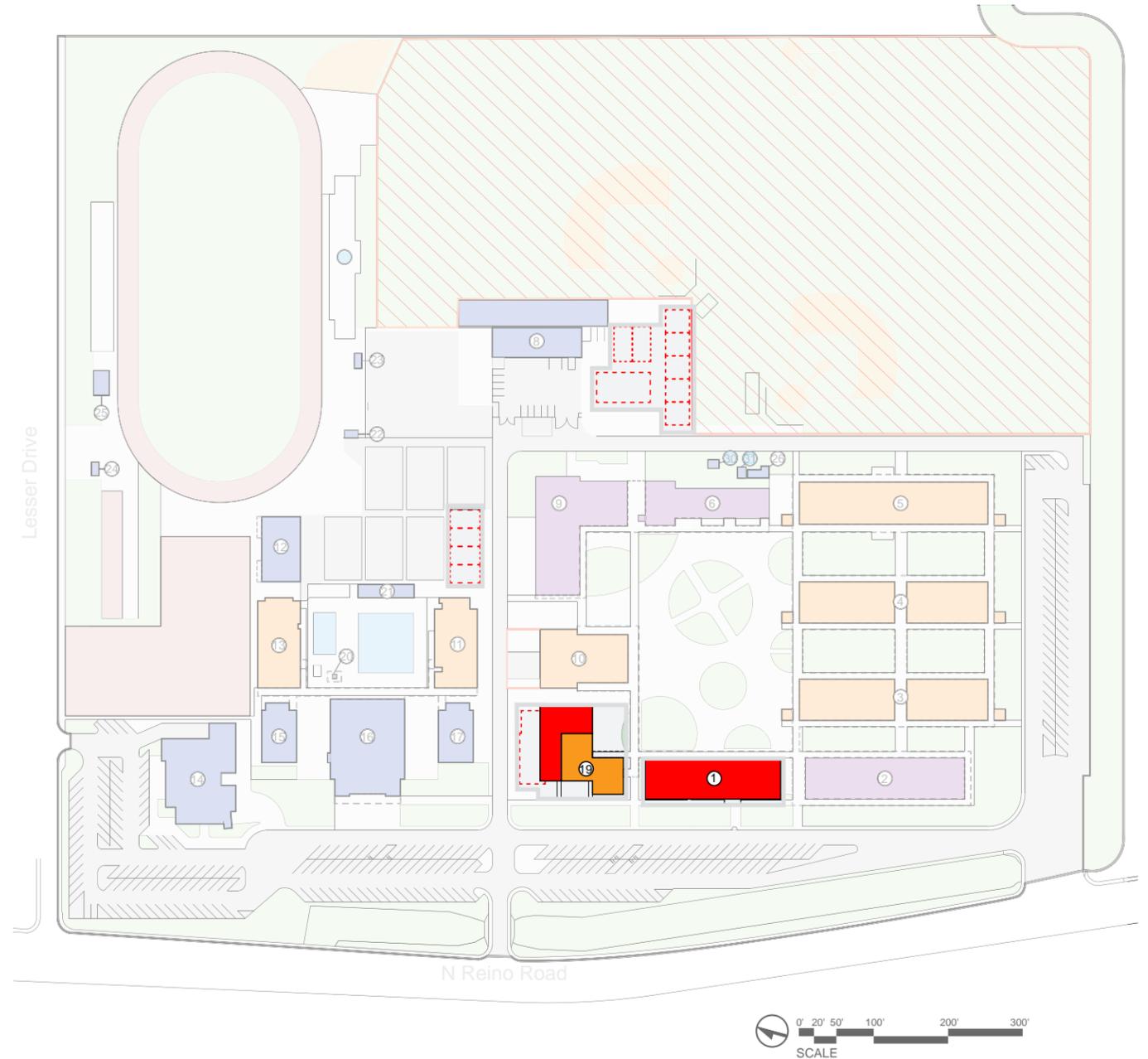
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### BUILDING KEY

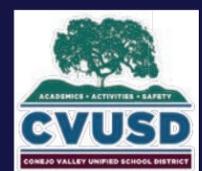
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| ⑰ GIRL'S ACTIVITY GYM     |  |
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### LEGEND

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



CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes				
Project Information						0-20=Optimum		21-40=Adequate		41-60=Fair			61-80=Poor		81-100=Unsatisfactory	
Project Cost						Project Score										
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

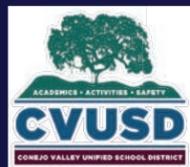


Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
<b>Newbury Park HS</b>						
<b>Project Group 1</b>						
Bldgs. 11 and 13 Modernizatn (high)	13,373	SF	1	13,373	\$270.00	\$ 3,610,710.00
Pool Deck Upgrades	1	LS	1	1	\$1,500,000.00	\$ 1,500,000.00
Home Bleachers Upgrades	1	LS	1	1	\$50,000.00	\$ 50,000.00
Athletic Field Reconfiguration	402,140	SF	1	402,140	\$3.00	\$ 1,206,420.00
Drainage Corrections	1	LS	1	1	\$30,000.00	\$ 30,000.00
Reconcile Accessibility Issues	1	LS	1	1	\$200,000.00	\$ 200,000.00
<b>Total Construction Cost</b>						<b>\$ 6,597,130.00</b>
<b>Total Project Cost</b>						<b>\$ 9,235,982.00</b>

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
<b>Newbury Park HS</b>						
<b>Project Group 2</b>						
Bldgs. 3,4,5,10 - Modernization (high)	88,763	SF	1	88,763	\$270.00	\$ 23,966,010.00
Bldgs. 2,6,9 - Modernization (medium)	32,369	SF	1	32,369	\$126.00	\$ 4,078,494.00
Various Bldgs. - Modernization (low)	43,140	SF	1	43,140	\$13.00	\$ 560,820.00
<b>Total Construction Cost</b>						<b>\$ 28,605,324.00</b>
<b>Total Project Cost</b>						<b>\$ 40,047,453.60</b>

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
<b>Newbury Park HS</b>						
<b>Project Group 3</b>						
HVAC, Electrical and Domestic Water	3	EA	1	3	\$700,000.00	\$ 2,100,000.00
Mechanical Equipment Screening	165	LF	1	165	\$126.00	\$ 20,790.00
Landscaping at Mechanical Screening	495	SF	1	495	\$5.00	\$ 2,475.00
<b>Total Construction Cost</b>						<b>\$ 2,123,265.00</b>
<b>Total Project Cost</b>						<b>\$ 2,972,571.00</b>

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
<b>Newbury Park HS</b>						
<b>Project Group 4</b>						
New Clsrn/Admin Building - Clsrn portion	17,912	SF	1	17,912	\$360.00	\$ 6,448,320.00
New Clsrn/Admin Building - Admin portion	5,800	SF	1	5,800	\$450.00	\$ 2,610,000.00
Bldg. 19 Expansion	4,600	SF	1	4,600	\$480.00	\$ 2,208,000.00
Bldg. 19 - Modernization (high)	4,722	SF	1	4,722	\$270.00	\$ 1,274,940.00
Various Bldgs. - Removal	22,511	SF	1	22,511	\$20.00	\$ 450,220.00
<b>Total Construction Cost</b>						<b>\$ 12,991,480.00</b>
<b>Total Project Cost</b>						<b>\$ 18,188,072.00</b>



## Newbury Park High School | *Master Plan & Projects*

456 N Reino Rd, Newbury Park, CA 91320  
 Conejo Valley Unified School District  
 April 5, 2017

## Master Planning - Cost Breakdown