

# CVUSD | *Facilities Master Plan*



## **REDWOOD MIDDLE SCHOOL**

CVUSD - THOUSAND OAKS CLUSTER MASTER PLAN & PROJECTS

## Redwood Middle School | *Master Plan & Projects*

233 W Gainsborough Road | Thousand Oaks, CA 91360

Conejo Valley Unified School District

April 2017

**Dougherty**

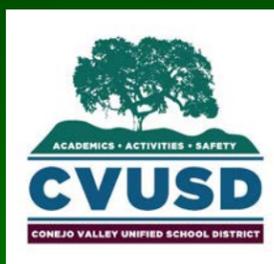
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## Existing Site Summary

### Neighborhood:

Redwood Middle School is located in the City of Thousand Oaks on a 23.6 acre site bound by Camino Manzanitas (west), and West Gainsborough Road (south). The major intersection is West Gainsborough Road and Lynn Road. The 23 freeway runs immediately east of the campus.

### Instruction:

The school serves 6th through 8th grades. The school has a diverse student population offering an ELD program for students who are learning English as a second language. Redwood has diverse extra curricular programs with, band, dance, athletics, and student government; thus, there are many ways that students can broaden their educational experience. The school also offers traditional programs such as home economics, wood shop and a variety of science classes.

### Summary of Facilities:

The main core buildings on the campus were built in 1966 and they were the recipients of numerous design awards. Over the years, the campus has expanded beyond its original capacity and now has 20 portable buildings on site. An athletic locker room was constructed in 1999 and a new gymnasium was added in 2001. There has been consistent maintenance to the roof and HVAC systems over the years. No major construction of buildings has occurred after the gymnasium was constructed. The main classroom building was constructed on piles and elevated to provide for a covered eating area underneath. This building is showing significant concrete spalling along the perimeter balconies that must be assessed further to determine if the spalling causes any structural damages to the concrete slab

There are a number of projects that have recently been completed or are in construction that include access compliance, HVAC replacement, plumbing, fire alarm upgrades. However, some of the newer buildings have received no recent upgrades. The roof of the athletic locker rooms building is in need of replacement along with several other areas on campus

### Building Systems:

The major building systems including water, sewer and gas are original and may be in need of replacement. Although some of the systems have received upgrades in 2003 and 2008, based on additional system assessments, the campus may need selected HVAC upgrades as well.

### Technology:

The site includes Wi-Fi in every classroom, as well as promethean boards (interactive projection screen boards) or projection screens in every classroom. There is a computer lab as well as computer access in the library. The campus makes an effort to be on the cutting edge of technology advancements in curriculum tools to enrich the lives of the students.

### Energy:

The existing HVAC system has received a complete overhaul, but the system may need replacement in the next 10 years and this will help lower the energy profile of the school. The campus has received an LED lighting upgrade with occupancy sensors which helped to improve its overall energy profile.

### Site Attributes:

- Award Winning Building Design from 1966
- Well Planned Courtyards
- Large newer gymnasium building
- Elevated topography provides unobstructed views of the surrounding area.
- New entry fence and security for the school
- Boys and Girls Club on campus

### Site Deficiencies:

- Science classrooms lack plumbing.
- Extensive spalling on concrete walkway around elevated classroom buildings
- Food Service insufficient queuing and covered dining area.
- Administration building layout has undersized library space and administration office lacks direct line of sight to entrance of campus.
- 20 Portable Buildings in poor condition with problematic HVAC systems.
- Accessibility issues throughout the campus
- Student store location lacks visibility and sufficient space.
- Campus has large number of portable buildings that occupy valuable space on campus.
- Difficulty to maintain safety and security under classroom building.
- Lack of paved walkways for emergency exit on second floor.
- Undersized dust collector in wood shop

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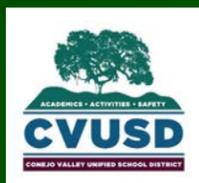
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### Enrolment Summary :

MIDDLE SCHOOLS	6th	7th	8th	SDC	TOTAL*	PRIOR YR	ADOPTED BUDGET	+ OR - BUDGET
<b>Middle School Students</b>								
<b>REDWOOD</b>	274	281	290	37	892	889	882	+10

### Master Planning Goal:

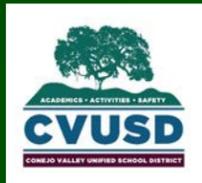
Repurpose/modernize existing buildings and classrooms to become a modern cutting edge educational space. Revitalize the campus with a cohesive beautification upgrade and enhancement of exterior spaces. Construct new Classroom Buildings to replace portable buildings. Improve general site conditions to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





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April 2017

## Master Planning- Existing Site



## Facilities Issues:

### Functional Deficiencies in Existing Facilities:

- No Direct line of sight from the administration office to the main entrance
- Security concern at the large storage spaces under the classroom buildings
- Lack of paved walkway at the east side of classroom building for emergency exit.
- Poorly located student store
- No sinks in science classrooms
- Undersized dust collector in the wood workshop

### Spatial Deficiencies:

- Insufficient space in the library
- Insufficient space for multi-purpose room and cafeteria serving area
- Insufficient space for lunch shelter area
- Music, band and choir spaces are not properly located and lack optimal spatial configuration.

### Maintenance & Accessibility Issues:

- Spalling concrete on the 2<sup>nd</sup> floor balcony edges
- Crowded portable buildings create maintenance issues and shortened HVAC equipment life.
- Crumbling concrete benches near Building 2
- Concrete ramp to 2<sup>nd</sup> floor exceed wheelchair accessible slope
- Other misc. ADA items (Door thresholds, Drinking Fountains, Sink height, Ramp Slope, Handrails...etc)

## Building

- 1- MULTI PURPOSE / ADMINISTRATION
- 2- SHOWER / LOCKER
- 3- SPECIAL ED
- 4- CLASSROOM (MODULAR)
- 6- CLASSROOM (MODULAR)
- 7- CLASSROOMS
- 8- CLASSROOMS
- 9- CLASSROOMS
- 10- CLASSROOM (MODULAR)
- 11- CLASSROOM (MODULAR)
- 12- GYMNASIUM
- 13- CLASSROOM (MODULAR)

### Campus Summary

Current Usable Area	23.6 Acres
Current Playground Area	10.5 Acres
Playground Area Required	9.00 Acres

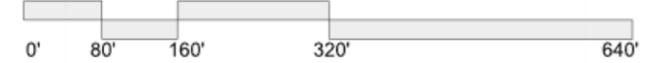
<b>Total Classrooms</b>	<b>56</b>
Classrooms in Portables	20
Permanent Classrooms	36

### Enrollment

2-Semester Planning Capacity	1,419
Current Enrollment	882
Enrollment Used for Planning	892

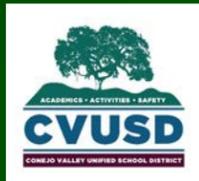


## BUILDING CONDITIONS



## LEGEND

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



School District Site Name	School District Building Name	Building Rating Classification	Square Footage	Fire Const. Code	Fire Const. Type	Sprinkler Y/N	Fire Alarm		Roof Type	Year Built	Roof	Year Renovated			Status	Owned and occupied by the district	Vacant Is Vacant Y/N	Flood Risk	Zone Code	Map Date
							Y/N	Local/Central				HVAC	Elec	Plumb						
Redwood Middle	1- Admin/Cafe/Rms & 2	Intermediate/Middle	10,654	2	Joisted Masonry	No	Yes	L	Composition	1966	1998	1999	1999	1966	Owned and occupied by the district	N	NS	X	1/20/2010	
Redwood Middle	2- Shower Bldg.	Intermediate/Middle	4,983	2	Joisted Masonry	No	Yes	L	Composition	2008	2008	2008	2008	2008	Owned and occupied by the district	N	NS	X	1/20/2010	
Redwood Middle	3- Athletic Equip	Intermediate/Middle	480	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	
Redwood Middle	6- Classrooms 17-22	Intermediate/Middle	6,462	2	Joisted Masonry	No	Yes	L	Composition	1966	2008	1999	1999	2003	Owned and occupied by the district	N	NS	X	1/20/2010	
Redwood Middle	7- Classrooms 12-16/23-27	Intermediate/Middle	10,471	2	Joisted Masonry	No	Yes	L	Composition	1966	2008	1999	1999	2003	Owned and occupied by the district	N	NS	X	1/20/2010	
Redwood Middle	8- Classrooms 9-11/28-30	Intermediate/Middle	6,462	2	Joisted Masonry	No	Yes	L	Composition	1966	2011	1999	1999	2003	Owned and occupied by the district	N	NS	X	1/20/2010	
Redwood Middle	9- Classrooms 3-8	Intermediate/Middle	7,680	2	Joisted Masonry	No	Yes	L	Composition	1966	2008	1999	1999	2003	Owned and occupied by the district	N	NS	X	1/20/2010	
Redwood Middle	10- Classrooms 37-42	Portable	5,760	5	Modified Fire Resistive	No	Yes	L	Metal	2001	2001	2001	2001	2001	Owned and occupied by the district	N	NS	X	1/20/2010	
Redwood Middle	11- Classrooms 36	Portable	960	5	Modified Fire Resistive	No	Yes	L	Metal	2001	2001	2001	2001	2001	Owned and occupied by the district	N	NS	X	1/20/2010	
Redwood Middle	12- Gymnasium	Intermediate/Middle	11,057	1	Frame	No	Yes	L	Composition	2001	2002	2002	2002	2002	Owned and occupied by the district	N	NS	X	1/20/2010	
Redwood Middle	13- Classrooms 43-49	Portable	3,840	5	Modified Fire Resistive	No	Yes	L	Metal	2004	2004	2004	2004	2004	Owned and occupied by the district	N	NS	X	1/20/2010	
Redwood Middle	4- Classroom 33-34	Portable	1,920	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	
Redwood Middle	5- Classroom 31-32	Portable	1,920	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	



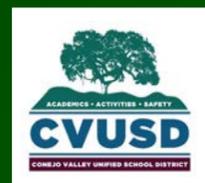
### Existing Facilities:

5 buildings are over 40 years old

#### Analysis Summary:

The majority of the permanent structures on the campus were constructed in the mid 1960's. Some of them have seen upgrades to plumbing, roofing, electrical and HVAC however some HVAC units require frequent maintenance and may warrant replacement. The newer gymnasium built in 2001 is still in overall good condition and the portables which are now almost all around 20 years old, are showing significant aging.

Due to large enrollment decreases, the removal of the portable buildings in conjunction with a new building to house some of the classes that will be displaced would be a great improvement to the overall condition of the campus.



# 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 Redwood Middle School, 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 and the construction of new classroom buildings.
- Provide the basic facilities needed for a population of approximately 892 students.
- Upgrade the face or "curb appeal" by redesigning the site work and landscaping of the existing front of the campus as well as building a new classroom building next to the future Boys and Girls Club building.
- 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 892 students under the projected enrollment expected to increase slightly to 900 students by 2017-18. The CVUSD Planning Capacity for the campus is 1,419 students. Overall, the campus was found to be in average 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, and new classroom building construction.

List of deficiencies:

- Science classrooms lack plumbing.
- Extensive spalling on concrete walkway around elevated classroom buildings
- Food Service insufficient queuing and covered dining area.
- Administration building layout has undersized library space and administration office lacks direct line of sight to entrance of campus.
- 20 Portable Buildings in poor condition with problematic HVAC systems.

- Accessibility issues throughout the campus
- Student store location lacks visibility and sufficient space.
- Campus has large number of portable buildings that occupy valuable space on campus.
- Difficulty to maintain safety and security under classroom building.
- Lack of paved walkways for emergency exit on second floor.
- Undersized dust collector in wood shop

Overall the campus was found to contain sufficient site area, 23.6 acres, to accommodate the needs of a 900 student population, but various buildings require renovation, while underutilized site areas should be redeveloped to better serve student needs.

### Charrette #1

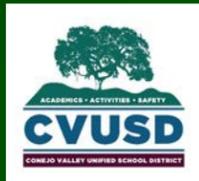
Following the Survey, a summary of the findings and draft survey were presented to the Principal, selected Maintenance Staff, and District Planning Staff to discuss priorities for the campus. These Campus Users provided additional input for campus improvements and the comments were included on final 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 site has had a large number of portable buildings added over the years. Most of these buildings were not certified through DSA and have accessibility as well as maintenance issues which could complicate DSA certification process.
- The top priority may be the replacement of portable buildings with permanent buildings. This option will remove non DSA certified temporary structures while providing permanent learning spaces for students. The new building(s) may also create the opportunities to house some functions from the existing administration building, allowing the expansion of the MPR and Library areas.
- The potential reorganization of the interior spaces of the administration building would be the second top priority.
- The third priority may be the alteration of the science building to provide plumbing in the science classrooms as well as a better space for a relocated student store.
- Finally, the opportunities (priority 4 and 5) to add shading throughout the campus may potentially improve the curb appeal and energy performance of the existing buildings.



## **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:**

- New Administration Building (2,500 sf)
- Building 1 Interior Re-configuration (3,800 sf)
- Landscape and hardscape improvement
- Other Maintenance and ADA related work

### **Alternative 2- Included:**

- New Administration Building (5,000 sf)
- Building 1 interior re-configuration (11,000 sf)
- Landscape and hardscape improvement
- Other Maintenance and ADA related work

### **Alternative 3- Included:**

- New Music Education Building (4,000 sf)
- New Classroom Building (6,000 sf)
- Building 1 Interior re-configuration
- Building 9 selective modernization
- Classroom Building 7 selective modernization (3,000 sf)
- Landscape and hardscape improvement
- Other Maintenance and ADA related work

### **Extra Groups:**

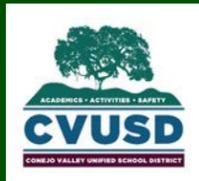
- Fencing or Green Screen under classroom building
- Sun shading for Bldg. 9 and 1
- Outdoor learning spaces for Bldg. 7, 8 and 9
- Covered outdoor area for lunch shelter or performance viewing

## **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 highest priority that was generated by consensus from the community was the desire to remove all of the portables and replace them with a new classroom building. This would take precedent over any changes to the administration building.
- A committee decided to convene with interested parties and the Principal to discuss the merits of the different concepts and create a consensus of which projects are desired and an order of priority to help create a consistent vision moving forward to the next stage of the process.



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

- The school wants a “student centered” master plan.
- The school considers the library and courtyard (café) improvement less beneficial to students.
- Work related to classrooms should take the higher priority over the administration building.
- The school prefers cost effective options and solutions
- Removal of portable buildings is a high priority.
- New building should replace what’s currently being housed in the portable buildings.
- Work making the greatest impact on students and classrooms should be the top priority while the remaining work such as administration building, performing art classrooms, library and courtyard/Café should be secondary.

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**

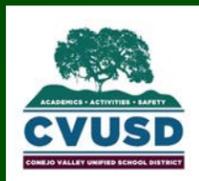
The Conceptual Master Plan was presented to include projects and draft cost estimates at Charrette #4, Dougherty Architects revised the earlier reports to reflect the Stakeholder’s input. The various stakeholders supported the direction taken by the master plan. Stakeholders were given an additional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

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

This document is the 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.

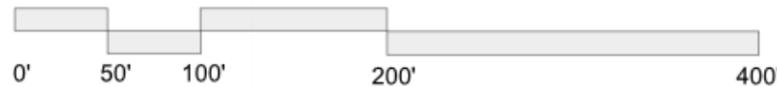
**Projects will be prioritized by CVUSD based on the criticality, functionality and adequacy of facility needs.**



## Master Plan – Campus Goals

- New classroom building at front of campus
- New walkways and landscaping around front of new classroom building. Plant new trees to replace trees that were removed.
- Remove all portable buildings. New classroom building and Classroom/Performing arts building will replace these buildings.
- New classroom and performing arts building to house displaced classrooms from portable buildings and band classrooms.
- New student quad and landscaping around New Classroom and Performing Arts Building.
- New ramp at north end of campus to provide proper safe dispersal exit from building.
- Modernize Science Classroom Building. Including new sinks, proper chem. storage, a new student store and new finishes.
- Additional campus beautification at main entry of campus.
- Expanding library and food service. Modernization of MPR portion. New Exterior shading devices
- New lunch shelter.
- Classroom modernizations campus wide.
- Incorporate principals of sustainability into the design.
- Upgrade campus accessibility to be in line with current standards.

### EXISTING BASE PLAN



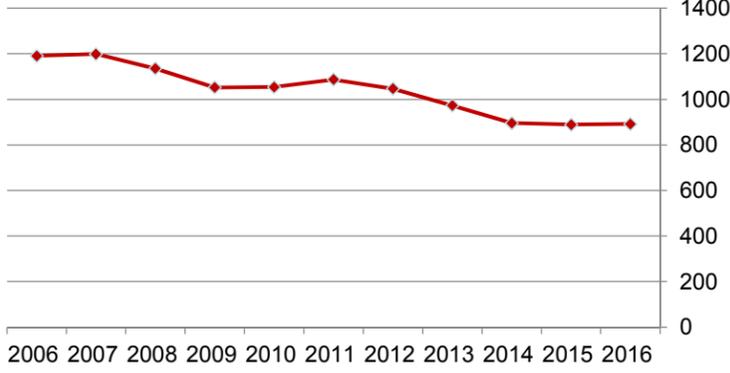
### LEGEND



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



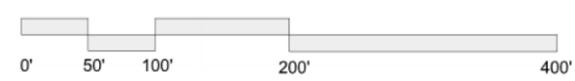
# Redwood Enrollment Trend



CVUSD Middle School	Location Code: 24 180	Campus Summary	
<b>Site Information</b>	<b>Totals</b>	<b>Total Planned Site Capacity:</b>	<b>Totals</b>
Current Useable Area:	23.6 Acres	Current Enrollment:	892
Current Playground Area:	12.5 Acres	2-Semester Capacity:	1,419
		Enrollment to use for Planning	882
Playground Area Required:	9.0 Acres		

## LEGEND

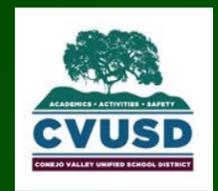
- BASIC LEVEL MODERNIZATION
- MEDIUM LEVEL MODERNIZATION
- EXTENSIVE LEVEL MODERNIZATION
- PORTABLE BUILDING
- NEW BUILDING CONSTRUCTION
- NEW CANOPY/ARCADE



# Master Plan: Projects

- Project Group 1**
  - 1 **Project 1- New Classroom Building**  
New 8000 square foot classroom building
  - 2 **Project 2- Site Landscaping and Beautification**  
New walkways and landscaping around front of new classroom building. Plant new trees to replace trees that were removed.
- Project Group 2**
  - 3 **Project 3- Removal of All Portable Buildings**  
Remove all portable buildings. New classroom building and Classroom/Performing arts building will replace these buildings.
  - 4 **Project 4- New Classroom and Performing Arts Bldg.**  
New 8000 SF classroom and performing arts building to house displaced classrooms from portable buildings and band classrooms.
  - 5 **Project 5- New Student Quad and Landscaping.**  
New student quad and landscaping around New Classroom and Performing Arts Building.
  - 6 **Project 6- New Ramp**  
New ramp at north end of campus to provide proper safe dispersal exit from building.
  - 7 **Project 7- Medium Level Building Modernization.**  
Modernize Science Classroom Building. Including new sinks, proper chem. storage, a new student store and new finishes.
  - 8 **Project 8- Campus Beautification.**  
Additional campus beautification at main entry of campus.
- Project Group 3**
  - 9 **Project 9- Basic Level Classroom Modernization**  
Basic level classroom modernization. Additional repair of spalling on building. New green wall to enclose underside of building.
  - 10 **Project 10- Extensive Level Classroom Modernization**  
Extensive level modernization based on EMG report of existing condition of building.
  - 11 **Project 11- Extensive Level MPR Modernization**  
Extensive level classroom modernization. Relocate home economics. Expanding library and food service. Medium level Modernization of MPR portion. New Exterior shading devices
  - 12 **Project 12- New Lunch Shelter**  
New lunch shelter.
  - 13 **Project 13- Medium Level Modernization**  
Medium level building modernization.

# Master Planning: Projects



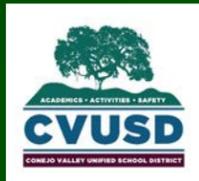
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## Master Planning- Projects



## Master Planning: Project Group 1 (Measure I)

- ① **Project 1- New Classroom Building**  
New 8000 square foot classroom building
- ② **Project 2- Site Landscaping and Beautification**  
New walkways and landscaping around front of new classroom building.  
Plant new trees to replace trees that were removed.



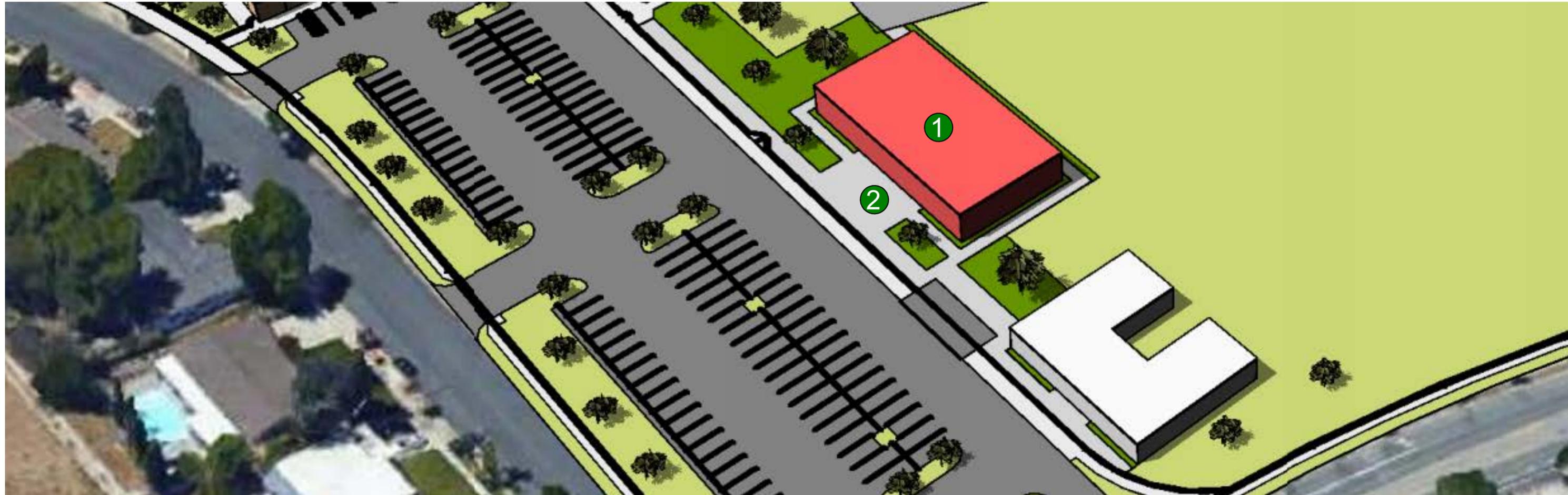
# Project Locations:

**1** Project 1-New Classroom Building  
New 8000 square foot classroom building

**\$5,100,000**

**2** Project 2- Site Landscaping and Beautification  
New walkways and landscaping around front of new classroom building. Plant new trees to replace trees that were removed.

**\$150,000**



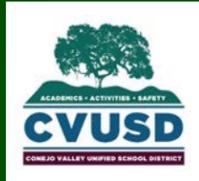
\*Estimates are complete project costs with 40% soft cost added to construction budgets over 1 million and 60% added to projects under 1 million.

**Total Cost of Projects I \$5,550,000.**

Deferred Maintenance Allowance- 5%  
Improve site drainage, some spalling repair, HVAC upgrades, wood rot, replace flashings, windows. Spalling assessment to be conducted by Structural Engineer.

**\$300,000**

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





## Master Planning: Project Group 2

- ③ Project 3- Removal of All Portable Buildings  
Remove all portable buildings. New classroom building and Classroom/Performing arts building will replace these buildings.
- ④ Project 4- New Classroom and Performing Arts Bldg.  
New 8000 SF classroom and performing arts building to house displaced classrooms from portable buildings and band classrooms.
- ⑤ Project 5- New Student Quad and Landscaping.  
New student quad and landscaping around New Classroom and Performing Arts Building.
- ⑥ Project 6- New Ramp  
New ramp at north end of campus to provide proper safe dispersal exit from building.
- ⑦ Project 7- Medium Level Building Modernization.  
Modernize Science Classroom Building. Including new sinks, proper chem. storage, a new student store and new finishes.
- ⑧ Project 8- Campus Beautification.  
Additional campus beautification at main entry of campus.

## Master Plan: Project Group 2

### Project Locations:

**3** Project 3-Removal of All Portable Buildings **\$800,000**  
 Remove all portable buildings. New classroom building and Classroom/Performing arts building will replace these buildings.

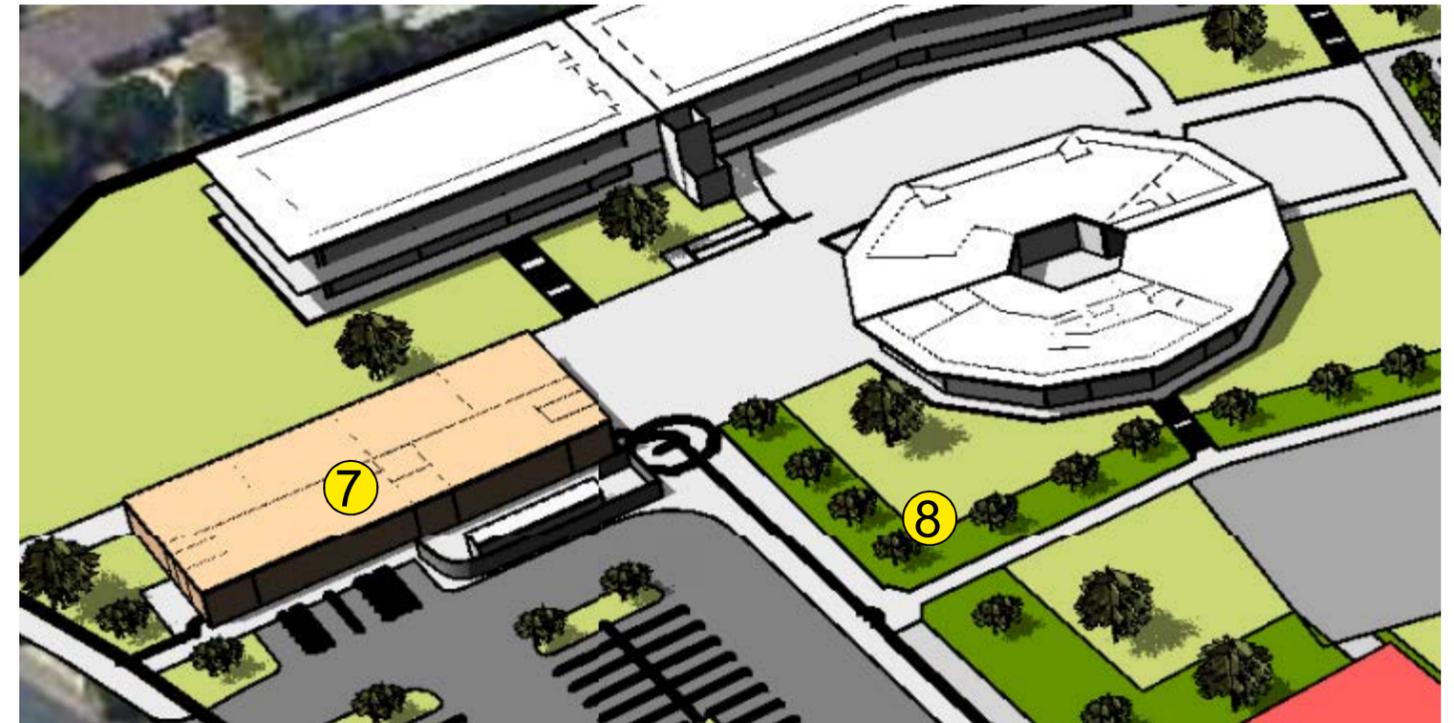
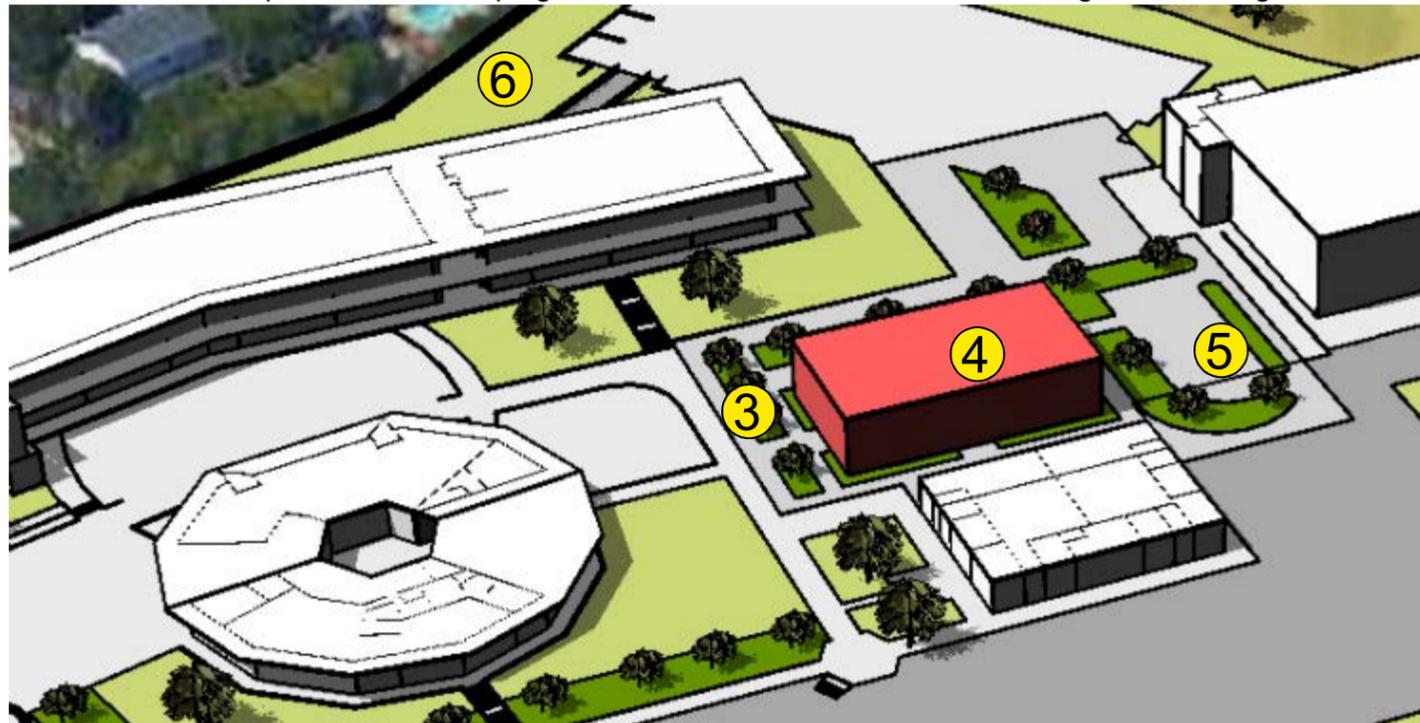
**4** Project 4-New Classroom and Performing Arts Building **\$5,100,000**  
 New 8000 SF classroom and performing arts building to house remaining displaced classrooms from portable buildings and band classrooms.

**5** Project 5-New Student Quad and Landscaping **\$175,000**  
 New student quad and landscaping around New Classroom and Performing Arts Building.

**6** Project 6- New Ramp **\$120,000**  
 New ramp at north end of campus to provide proper safe dispersal exit from building.

**7** Project 7- Medium Level Building Modernization **\$1,500,000**  
 Modernize Science Classroom Building. Including new sinks, proper chemical storage, a new student store and new finishes.

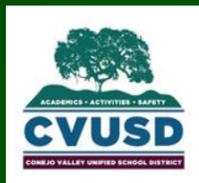
**8** Project 8- Campus Beautification **\$100,000**  
 Additional campus beautification at main entry of campus.



\*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 | \$7,795,0000**

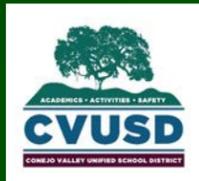
CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes			
Project Information						Project Score									
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame	Project Estimated Total Cost	0-20=Optimum		21-40=Adequate		41-60=Fair		61-80=Poor		81-100=Unsatisfactory	
						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		





### Master Planning: Project Group 3

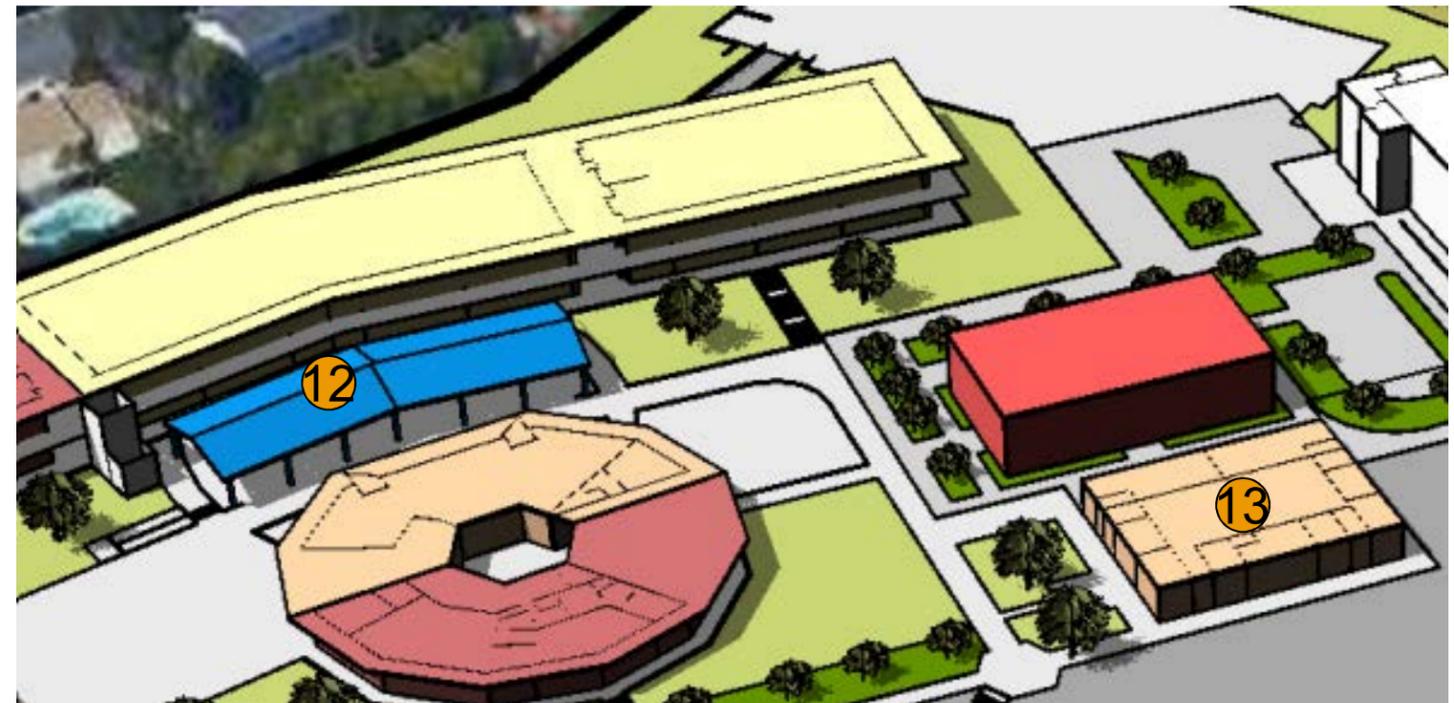
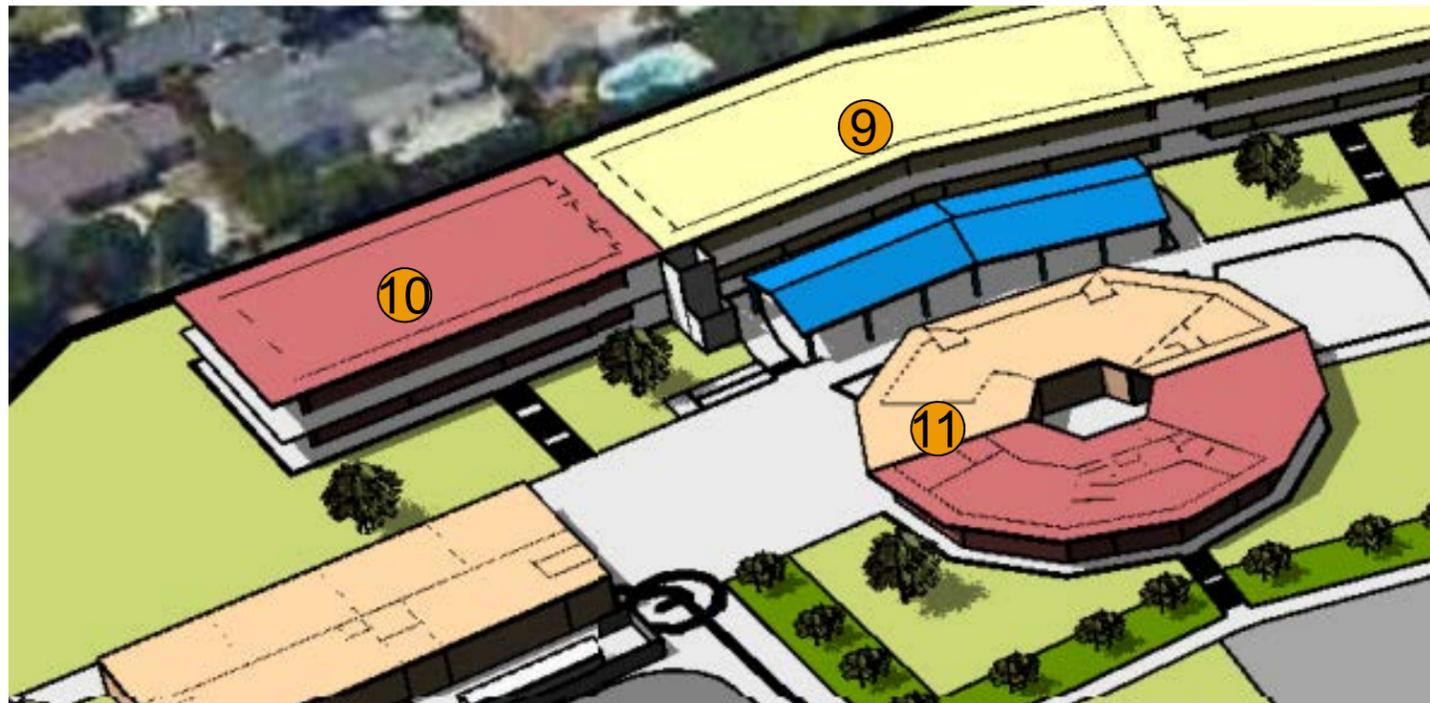
- ⑨ Project 9- Basic Level Classroom Modernization  
Basic level classroom modernization. Additional repair of spalling on building. New green wall to enclose underside of building.
- ⑩ Project 10- Extensive Level Classroom Modernization  
Extensive level modernization based on EMG report of existing condition of building.
- ⑪ Project 11- Extensive Level MPR Modernization  
Extensive level classroom modernization. Relocate home economics. Expanding library and food service. Medium level Modernization of MPR portion. New Exterior shading devices
- ⑫ Project 12- New Lunch Shelter  
New lunch shelter.
- ⑬ Project 13- Medium Level Modernization  
Medium level building modernization.



## Master Plan: Project Group 3

### Project Locations:

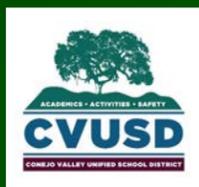
- |   |                    |  |                    |
|---|--------------------|--|--------------------|
| <p><b>9</b> <u>Project 9- Basic Level Classroom Modernization</u><br/>Basic level classroom modernization. Additional repair of spalling on building.</p>   | <b>\$1,400,000</b> | <p><b>12</b> <u>Project 12- New Lunch Shelter</u><br/>New lunch shelter.</p>                                     | <b>\$1,100,000</b> |
| <p><b>10</b> <u>Project 10- Extensive Level Classroom Modernization</u><br/>Extensive level classroom modernization based on EMG report of existing condition of building.</p>  | <b>\$2,600,000</b> | <p><b>13</b> <u>Project 13- Medium Level Building Modernization</u><br/>Medium level building modernization.</p> | <b>\$900,000</b>   |
| <p><b>11</b> <u>Project 11- Extensive Level MPR Modernization</u><br/>Extensive level classroom modernization. Relocate home economics. Expanding library and food service. Medium level Modernization of MPR portion. New Exterior shading devices</p> | <b>\$4,400,000</b> |  |                    |



\*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 | \$10,400,000.**

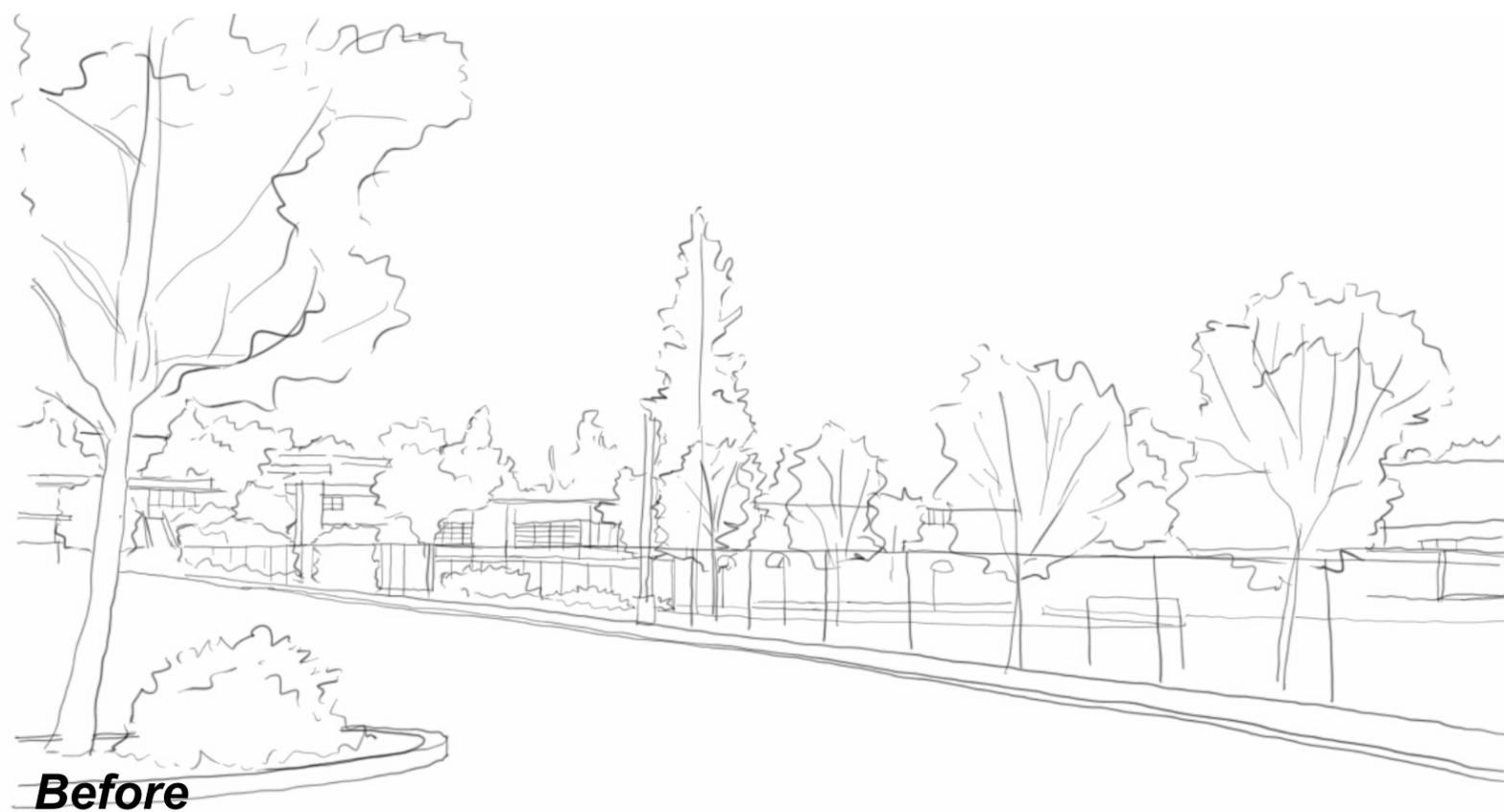
CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes
Project Information						Project Score						
Project Cost						0-20=Optimum	21-40=Adequate	41-60=Fair	61-80=Poor	81-100=Unsatisfactory	Score	Notes
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame	Project Estimated Total Cost	Functionality	Adequacy	Criticality	Certification	Special Funding or Criteria	0-500= High Score indicates the criticality of the project	Explanation of Project Rating
						0-100	0-100	0-100	0-100	0-100		



## Façade and Entry Improvements

### Existing:

Redwood Middle School façade and entry improvements are related to the need to remove the existing portables on the campus and replace them with a new classroom building. This classroom building will be located in front of the parking lot between the current administration building and the future Boys and Girls Club building.



### After Improvements:

New Façade and Entry

#### **Master Planning Project Group – 1**

The new classroom building will create a market frontage improvement and overall beautification to the entrance approach incorporating modern and sustainable materials and technologies. The building will mark the beginning of a new chapter of the campus as parents enter the parking lot to drop off their children right in front of the new classroom building.