

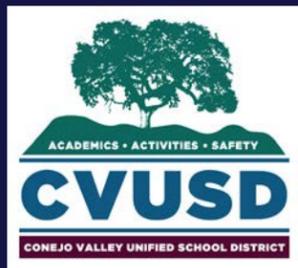


Sycamore Canyon School

CVUSD | *Facilities Master Plan*



CVUSD - NEWBURY PARK CLUSTER



Sycamore Canyon School | *Master Plan & Projects*

4601 Via Rio, Newbury Park, CA 91320
Conejo Valley Unified School District
April 5, 2017

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Existing Site Summary

Neighborhood:

Sycamore Canyon School is located in Newbury Park on a 16.12 acre site. Bound by Via Mirabella to the west, Via Rio to the south, and Calle Del Prado to the east, this school is surrounded by a mixture of single-family residences, apartment complexes, commercial developments and public parks. The closest major intersection is Via Rio and Via Las Brisas.

Instruction:

Sycamore Canyon School is a combination elementary and middle school and currently serves a population of approximately 1,250 students from Kindergarten through 8th grade. The school has a strong garden program consisting of a number of programs/sites funded by local, state, and national grants and operated by volunteers. Gardens at the school include the completed SCS Science and Habitat Learning Center (a 4,500 sf garden of drought tolerant plants), the completed SCS Edible Lab (a 1,500 sf vegetable garden) and the in-progress SCS Native Landscape Observatory (an 8,000 sf garden of native plants).

Summary of Facilities:

Sycamore Canyon School was built in phases between 2002 and 2010 with the elementary school portions of the campus preceding the middle school portions. The buildings on the site are a combination of masonry and stucco-sheathed wood-frame construction with Spanish clay tile gabled roofs or built-up membrane flat roofs. All buildings are largely well-maintained and in good working condition. Typical aesthetic signs of use and age are evident but for the most part do not affect the functionality. Site drainage is an ongoing issue at a number of locations on the campus, primarily on the elementary side. Means to remedy this should be investigated. Play areas do become slightly congested during recess hours. The parking stall quantity on site adequately serves staff and visitors and the student drop-off and pick-up circulation functions well.

Building Systems:

The mechanical, plumbing, and electrical systems are all original to the campus and still perform decently. Electrical service and capacity appear to be adequate for the property's demands. Lifecycle replacements of electrical components, interior lighting and HVAC units will be due in the coming years as detailed in the recently completed Facility Condition Assessment.

Technology:

Sycamore Canyon School utilizes a number of different educational technology tools. The school owns a number of hand-held devices charged via charging stations and continues to purchase more. In the middle school SMART Boards occupy five classrooms while other teachers utilize LCD ceiling mounted projectors. The campus recently received Wi-Fi throughout the buildings and reports that the bandwidth is appropriately sized. An expansion of this Wi-Fi network to the exterior portions of the campus would be beneficial to provide teachers with the added flexibility to take instruction outdoors. A recent improvement campus-wide was when all new fiber was installed.

Energy:

There are currently no renewable energy systems installed on the campus. Gas and electricity use across the past 3 years are relatively consistent indicating similar demands and the unlikelihood of gas leaks and/or errant electricity use. Data documenting the water use on campus shows a reduction in use from 2014 to 2015 as would be expected due to the water-saving requirements implemented across California due to the state-wide drought. Data for the water use in 2016 shows increased consumption over 2015. Further information should be gathered to determine the reason for this increase and measures implemented to return the total consumption to the 2015 levels or lower.

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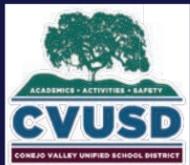
Enrollment Summary

Elementary

Student	K	1	2	3	4	5	SDC	Total	Prior Month	Prior YR	Adopted Budget	+ or - Budet
Sycamore Canyon Elementary	91	106	120	132	121	168		738		791		

Middle School

Student	SP ED	6	7	8	SDC	Total	Prior Month	Prior YR	Adopted Budget	+ or - Budget
Sycamore Canyon Middle School	0	176	167	173		516		520		



Site Attributes:

The layout of the Sycamore Canyon School campus permits it to function well as a combination elementary and middle school. Shared play and athletic areas occupy the northern part of the site while buildings in distinct zones for each school hug the southern border. Each maintains its own 'side' of the campus and independent identity. The buildings house the current student population appropriately; the play areas however become quite congested when all students are present. In the elementary school interior corridors provide ample space for display of student work creating a feeling of ownership and pride amongst the children. Small break-out spaces from the elementary classrooms are defined in the exterior courtyard and provide opportunities for expansion of the education environment to the outside. The primary classroom building for the middle school is two stories creating distinction from the single story elementary buildings. One full food service kitchen prepares lunch for the entire campus but separate outdoor lunch shelters provide dining space for each group - K-5 and 6-8.

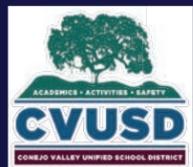
Site Opportunities:

Additional shade would benefit the campus in both built form and landscape. A second lunch shelter for each side of the campus (elementary and middle school) would alleviate sun-exposure for students while dining. Trees for shade would enhance the grass and play areas. Care must be taken to place trees in locations where they do not require large planters so that the soft and hard scape play areas are preserved as much as possible. The ground at the campus is predominantly rock-based therefore particular attention is needed to select appropriate species. Either trees or a shade structure at the kindergarten play yard at the southeast corner of the campus will permit use of this space more often throughout the school year.

Poor water drainage at certain areas across the campus should be addressed through re-grading and/or addition of storm drain connections. Specific problem locations include the triangular site walls in the elementary courtyard, the asphalt play yard, and the northern façade of the Food Service area. Measures to address water drainage and pest control at the Middle School Refreshment Center are additional needs.

The addition of gutters to the 2-story Middle School building that are piped directly to the storm drain system would aid in minimizing the quantity of water draining across the site.

While still in good structural shape the campus's buildings do show signs of wear/use. Exterior paint and touch-ups across the campus, with some graphic additions to incorporate school colors and pride, will provide a fresh face lift and added curb appeal. The replacement of paper towel dispensers at all restrooms with hand driers will decrease the paper waste generated on site and encourage sustainable practices. Exterior lighting for security purposes at night and planting along the Via Rio front will complete a new look.



Master Planning Process Summary

Master Plan Goals

- Resolve storm water drainage across site
- Provide additional shade for dining and play
- Repair and repaint the building exteriors
- Gutter installation to aid in storm water management

Process

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

The elementary school housed 738 students in the 2015-2016 school year, with enrollment projected to increase to 809 students in the 2016-2017 school year. The CVUSD Planning Capacity for the elementary school is 870 students. The Sycamore Canyon School consists of an elementary and middle school.

The middle school housed 516 students in the 2015-2016 school year, with enrollment projected to increase to 542 students in the 2016-2017 school year. The CVUSD Planning Capacity for the middle school is 380 students.

- Although undersized the food preparation kitchen adequately works for the current student population's needs. Serving to the Elementary School students occurs directly from this kitchen. Food Service to the Middle School students occurs at the "Feed Shack" where flooding and pest control issues should be remedied.
- There is no dedicated indoor dining space. The MPR and classrooms are used for indoor dining on inclement weather days.
- The lunch shelters for both the elementary and middle school are in good shape however they are both undersized for the current school population. Additional shaded dining areas are needed.
- The Multi-Purpose provides the largest interior gathering space on the Elementary side of the campus and is used for school assemblies and performances.
- The campus supports two separate libraries, one for the Elementary School which is sized appropriately for the current student population and one for the Middle School which is significantly undersized compared with the district standards but functions well for the student

- The majority of administration functions for the school are housed in a combined administration area on the Elementary School side of the campus. A small set of offices on the Middle School side of the campus serves administrative need specific to those students.
- The Gymnasium provides the largest interior gathering space on the Middle School side of the campus. Primarily used for the Middle School's Physical Education program the school also utilizes it for assemblies. The gymnasium is also a Joint Use space shared with the Conejo Recreation and Parks District (CRPD).
- Playground space becomes congested during certain times of the day with the current student population. Additional shade at the play areas would benefit the campus, but should not be provided at the expense of losing play space due to the congestion already experienced.
- 108 stalls provide adequate parking for both staff and visitors to the school.

Overall the campus accommodates the needs of the current student population well. As the newest campus in the Newbury Park cluster the buildings and site are in good shape. Exterior play space is tight when all students use it together.

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:

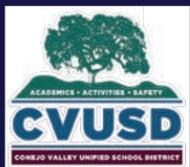
- Shade across the campus is needed for both dining and play, but should not come at the expense of losing open play area since that is at a premium.
- Proposed tree and plant species should be selected carefully given the unfavorable soil conditions at the site.
- Hand driers to replace the paper towel dispensers in the restrooms are desired for the whole school.
- Storm drainage problems exist across the site and should be addressed. Gutters on the middle school 2-story building and improved surface drainage collection would help.

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.



- Landscaping improvements across the campus may offer additional curb appeal and provide needed shade for outdoor play.
- Exterior lighting throughout the site could offer added security and more flexibility for events at the campus beyond the typical school hours.
- A pedestrian connection at the west vehicular entrance to the parking lot along Via Rio may provide students and visitors approaching the school from the west a safer access point to the campus.
- Additional connections to existing underground storm drain lines and/or regrading at specific locations on the site could improve the problematic water drainage experienced currently.
- General aesthetic upgrades to the building exteriors, including new paint and repairs, will offer a fresh facelift to the campus. Strategic use of color may aid to define identity, specialized areas and circulation throughout the campus.
- A second lunch shelter for each side of the campus (elementary and middle school) would provide additional shaded dining space and alleviate sun exposure.
- The addition of a gutter system to the 2-story middle school classroom building will divert some of the rainwater currently contributing to the storm water drainage issues on the campus.
- The replacement of paper towel dispensers at all restrooms with hand driers will decrease the paper waste generated on site and encourage sustainable practices.
- Expanding the current size of the middle school library could offer increased flexibility to serve larger groups of students and provide access to additional research resources.

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

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.

Stakeholders agreed with the issues identified and offered the following additional thoughts:

- Tree species should be selected by looking at the trees already in place in the school's neighborhood that are thriving
- Investigate whether shade structures could be retractable given the need to maintain the limited open play space and to provide shaded areas at the same time

The stakeholders 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:

- Complete DSA Certification for Buildings 2, 3, 6, 7, 8, 9, 10, 11 and 13
- Hand-driers at all bathrooms
- Storm drainage improvements across site
- Reconcile non-compliant accessibility conditions
- Shade structure on play area
- Additional lunch shelters
- New middle school multi-use outdoor shaded space
- New elementary school multi-use outdoor shaded space

Alternate 2 Included:

- Complete DSA Certification for Buildings 2, 3, 6, 7, 8, 9, 10, 11 and 13
- Hand-driers at all bathrooms
- Storm drainage improvements across site
- Reconcile non-compliant accessibility conditions
- Shade structure on play area
- New permanent building to house elementary school flexible maker space and multi-use outdoor shaded space
- New permanent building to house middle school library/ media center, flexible maker space, and multi-use outdoor shaded space
- Remove current "Feed Shack" to construct new food distribution building for Middle school

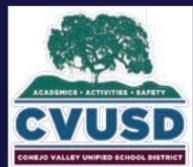
Charrette #3

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 in 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 provided the following feedback on the alternate concepts:

- A larger library for the Middle School does not seem necessary since there has not been any discussion from interested parties about the size being too small.
- The site's open play areas are already too cramped to sacrifice any of that space for another building. Preserving the open play area is more important than providing new buildings.

Stakeholder input was incorporated into the progress plans.



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 Alternate Concepts and the stakeholder feedback from the charrettes. The Conceptual Master was a variation of Alternate Concept 1. 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
- Building Modernization
- New Construction

Charrette #4

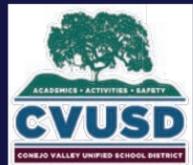
The Conceptual Master Plan was presented at a Charrette Meeting hold on February 27, 2017 in Newbury Park High School's library. The plan included projects and draft cost estimates. NAC Architecture revised the earlier studies to reflect stakeholder input. The stakeholders confirmed the scope of work in the Conceptual Master Plan with the exception of exterior lighting at the gymnasium which the Principal reported has already been installed.

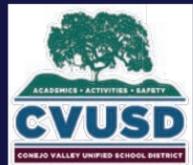
ITEM 5 - Final Master Plan and Projects

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.

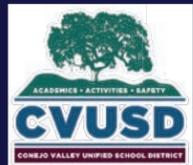
Documentation of the process and identification of the stakeholders who participated ensure that the master plan addresses the need for each site in an objective way.

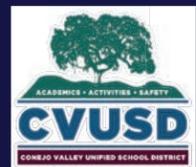
Projects will be prioritized by CVUSD based on the criticality, functionality and adequacy of facility needs.





- 1. Resolve storm water drainage across site**
- 2. Provide additional shade for dining and play**
- 3. Repair and repaint the building exteriors**
- 4. Gutter installation to aid in storm water management**





Sycamore Canyon School | *Master Plan & Projects*

4601 Via Rio, Newbury Park, CA 91320
Conejo Valley Unified School District
April 5, 2017

Master Planning - Existing Site

School District Site Name	Street Address	City	St	Zip Code Plus Four	School District Building Name	Building Rating Classification	Square Footage	Fire Const. Code	Fire Const. Type	Roof Type	Year Built	Year Renovated				Status	Is Vacant Y/N
												Roof	HVAC	Electric	Plumbing		
Sycamore Canyon School	4601 Via Rio	Newbury Park	CA	91320	1 - SCS Building	Elementary	49,685	1	Frame	Composition	2002	2002	2003	2002	2002	Owned and occupied by the district	N
Sycamore Canyon School	4601 Via Rio	Newbury Park	CA	91320	2 - Classrooms 30-34	Portable*	4,800	5	Modified Fire Resistive	Metal	2005	2005	2005	2005	2005	Owned and occupied by the district	N
Sycamore Canyon School	4601 Via Rio	Newbury Park	CA	91320	3 - Classrooms 35-37	Portable*	2,880	5	Modified Fire Resistive	Metal	2006	2006	2006	2006	2006	Owned and occupied by the district	N
Sycamore Canyon School	4601 Via Rio	Newbury Park	CA	91320	4 - Child Care	Portable*	2,880	5	Modified Fire Resistive	Metal	2003	2003	2003	2003	2003	Owned and occupied by the district	N
Sycamore Canyon School	4601 Via Rio	Newbury Park	CA	91320	6 - Lab Wing 53-54	Intermediate/Middle*	5,120	5	Modified Fire Resistive	Composition	2004	2004	2004	2004	2004	Owned and occupied by the district	N
Sycamore Canyon School	4601 Via Rio	Newbury Park	CA	91320	7 - Classrooms 50-52	Intermediate/Middle*	2,880	6	Fire Resistive	Metal	2005	2005	2005	2005	2005	Owned and occupied by the district	N
Sycamore Canyon School	4601 Via Rio	Newbury Park	CA	91320	9 - 2 Sty Clsrm Wing 55-64	Intermediate/Middle*	9,736	5	Modified Fire Resistive	Composition	2004	2004	2004	2004	2004	Owned and occupied by the district	N
Sycamore Canyon School	4601 Via Rio	Newbury Park	CA	91320	10 - Gymnasium	Intermediate/Middle	12,800	2	Joisted Masonry	Composition	2005	2005	2005	2005	2005	Owned and occupied by the district	N
Sycamore Canyon School	4601 Via Rio	Newbury Park	CA	91320	11 - Classrooms 70-71	Intermediate/Middle*	1,920	5	Modified Fire Resistive	Metal	2007	2007	2007	2007	2007	Owned and occupied by the district	N
Sycamore Canyon School	4601 Via Rio	Newbury Park	CA	91320	12 - Classrooms 72-73	Intermediate/Middle*	1,920	5	Modified Fire Resistive	Metal	2006	2006	2006	2006	2006	Owned and occupied by the district	N
Sycamore Canyon School	4601 Via Rio	Newbury Park	CA	91320	13 - Classrooms 74-77	Intermediate/Middle*	3,840	5	Modified Fire Resistive	Metal	2004	2004	2004	2004	2004	Owned and occupied by the district	N
Sycamore Canyon School	4601 Via Rio	Newbury Park	CA	91320	14 - Childcare	Portable	1,920	5	Modified Fire Resistive	Metal	2010	2010	2010	2010	2010	Owned and occupied by the district	N

*Building is identified on SP3A diagrams as portable.



Existing Facilities:

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

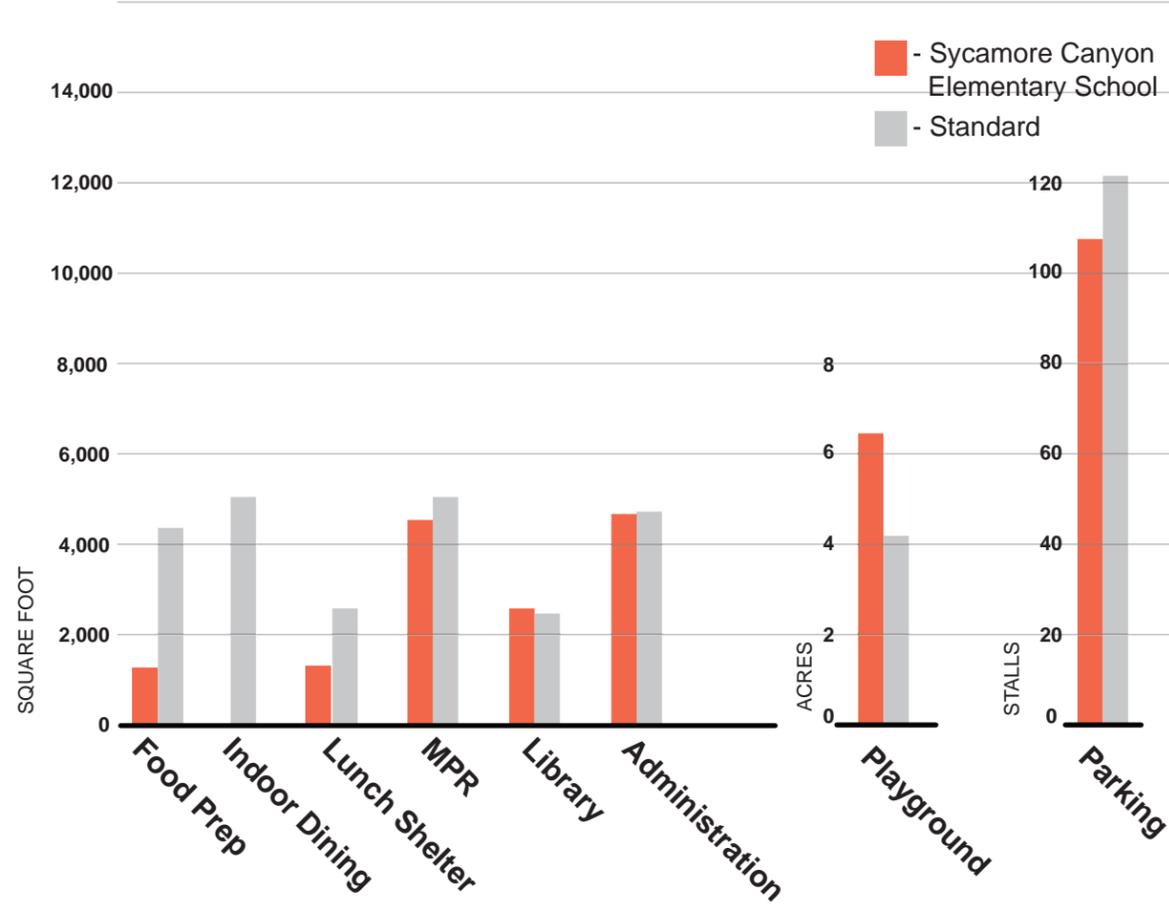
Analysis:

The oldest buildings at Sycamore Canyon School were 14 years old at the time of this survey. The buildings and site show aesthetic signs of use and age, but no major structural or infrastructure issues were observed.



Challenges Summary:

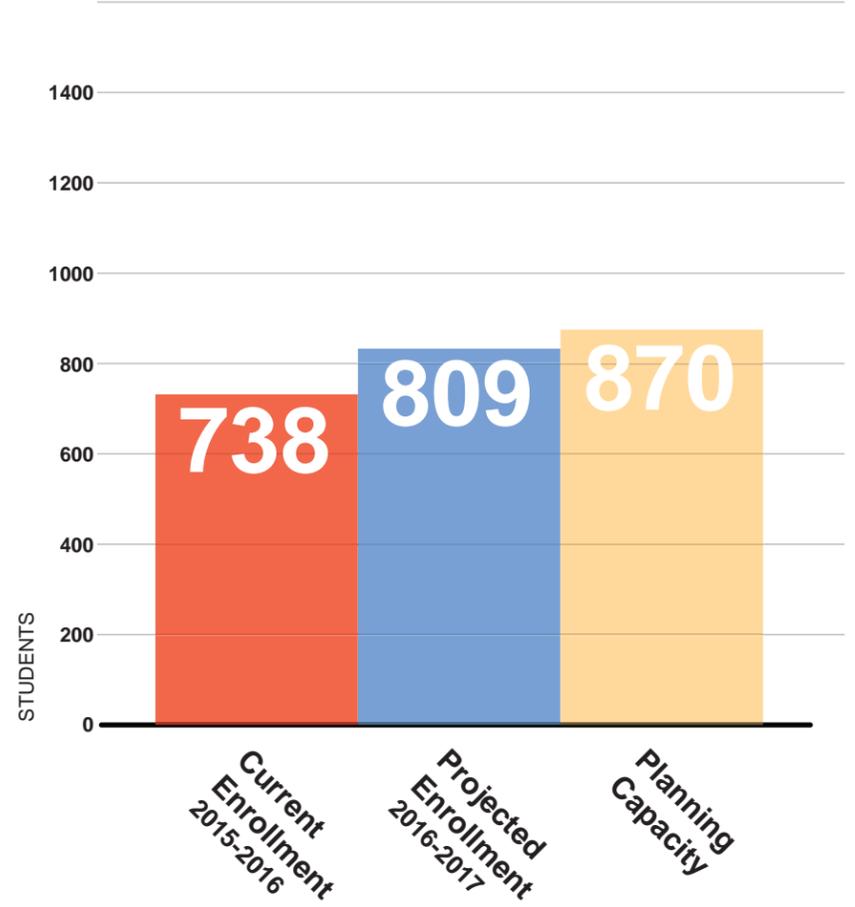
- Play p ace is congest ed for the full s tudent population
- Ek erior b aded areas for dining and play are unders z d
- Storm water drainage across ts te is problematic



Core Facilities Summary - Elementary School

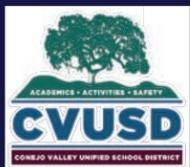
Current facilities meet school's needs Current facilities DO NOT meet school's needs

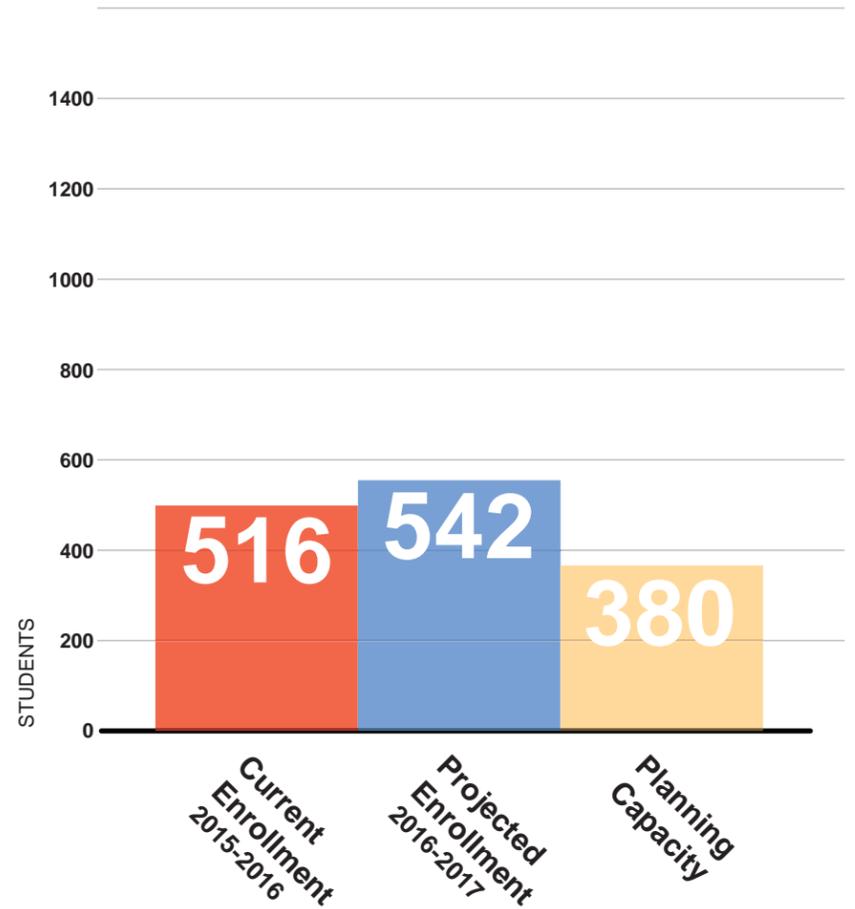
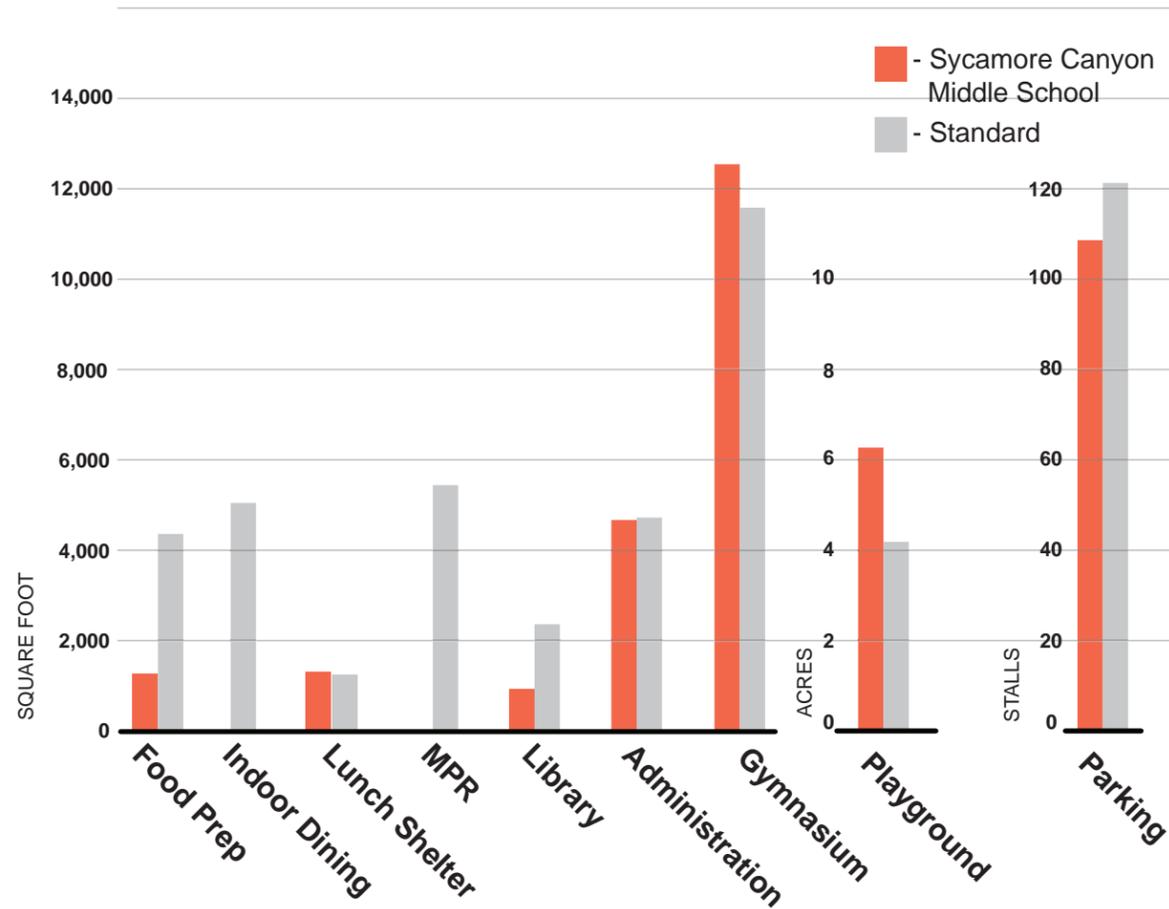
- Food Prep ES and MS (-3,084 SF) - Lunch Shelter (-1,290 SF)
- Administration ES and MS (-110 SF) - Playground ES and MS (+ 2.16 Acres)
- Library (+195 SF)
- Parking ES and MS (-15 Stalls)
- Multi-Purpose Room (-541 SF)



Enrollment Summary

Total Current Clas ooms 37
 Total Bas d on Projected Enrollment Clas ooms 35





Challenges Summary:

- Play space is congested for the full student population
- Exterior shaded areas for dining and play are underused
- Storm water drainage across site is problematic

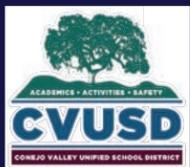
Core Facilities Summary - Middle School

Current facilities meet school's needs Current facilities DO NOT meet school's needs

- Food Prep ES and MS (-3,084 SF)
- Administration ES and MS (-110 SF)
- Gymnasium (+949 SF)
- Parking ES and MS (-15 Stalls)
- Lunch Shelter (+180 SF)
- Library (-1,476 SF)
- Playground ES and MS (+ 2.16 Acres)

Enrollment Summary

Total Current Classrooms 22
 Total Based on Projected Enrollment Classrooms 32



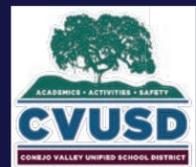


BUILDING KEY

- | | |
|--|----------------------|
| ① MAIN BUILDING (LIBRARY/MULTI-PURPOSE/ADMINISTRATION) | ⑧ LUNCH SHELTER |
| ② CLASSROOM BUILDING | ⑨ CLASSROOM BUILDING |
| ③ CLASSROOM BUILDING | ⑩ GYMNASIUM BUILDING |
| ④ CHILDCARE | ⑪ CLASSROOM BUILDING |
| ⑤ LUNCH SHELTER | ⑫ CLASSROOM BUILDING |
| ⑥ CLASSROOM BUILDING | ⑬ CLASSROOM BUILDING |
| ⑦ CLASSROOM BUILDING | ⑭ CHILDCARE |

LEGEND

- PERMANENT BUILDING
- PORTABLE BUILDING
- STRUCTURE ABOVE
- UNCERTIFIED





BUILDING KEY

- | | |
|--|----------------------|
| ① MAIN BUILDING (LIBRARY/MULTI-PURPOSE/ADMINISTRATION) | ⑧ LUNCH SHELTER |
| ② CLASSROOM BUILDING | ⑨ CLASSROOM BUILDING |
| ③ CLASSROOM BUILDING | ⑩ GYMNASIUM BUILDING |
| ④ CHILDCARE | ⑪ CLASSROOM BUILDING |
| ⑤ LUNCH SHELTER | ⑫ CLASSROOM BUILDING |
| ⑥ CLASSROOM BUILDING | ⑬ CLASSROOM BUILDING |
| ⑦ CLASSROOM BUILDING | ⑭ CHILDCARE |

LEGEND

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

Project Groups

Project Group 1:
 Site Improvements

Project Group 2:
 Building Modernization

Project Group 3:
 New Construction

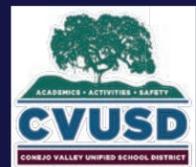
Classrooms Counts

Elementary School

- Current classroom count: 37
- Classroom count based on projected enrollment: 35
- Master plan classroom count: 37

Middle School

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



Project Group 1: Site Improvements



- Shade trees and landscaping along campus frontages at Via Rio and Calle Del Prado
- Shade trees and landscaping along the hillside at the north and west edges with built-in seating at the bottom
- Two additional lunch shelters
- Shade structures at two play equipment zones
- Shade trees in tree wells or planters around Kindergarten play area
- Storm drainage improvements across site
- Exterior site lighting
- New pedestrian access point from Via Rio

Total Construction (Direct) Cost\$1,046,770
Total Project (Direct & Indirect) Cost\$1,465,478
Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

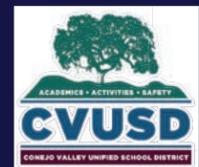
- | | |
|--|----------------------|
| ① MAIN BUILDING (LIBRARY/MULTI-PURPOSE/ADMINISTRATION) | ⑧ LUNCH SHELTER |
| ② CLASSROOM BUILDING | ⑨ CLASSROOM BUILDING |
| ③ CLASSROOM BUILDING | ⑩ GYMNASIUM BUILDING |
| ④ CHILDCARE | ⑪ CLASSROOM BUILDING |
| ⑤ LUNCH SHELTER | ⑫ CLASSROOM BUILDING |
| ⑥ CLASSROOM BUILDING | ⑬ CLASSROOM BUILDING |
| ⑦ CLASSROOM BUILDING | ⑭ CHILDCARE |

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		
						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		



Sycamore Canyon School | Master Plan & Projects

4601 Via Rio, Newbury Park, CA 91320
 Conejo Valley Unified School District
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Conceptual Master Plan - Project Group 1

Project Group 2: Building Modernization



- Low modernization at Buildings 1, 2, 3, 4, 6, 7, 10, 11, 12, 13
- High modernization at Building 9 to install gutters
- Hand dryers at all bathrooms

Total Construction (Direct) Cost\$3,846,208
Total Project (Direct & Indirect) Cost\$5,384,691
Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

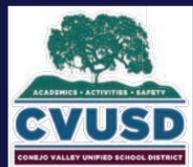
- | | |
|--|----------------------|
| ① MAIN BUILDING (LIBRARY/MULTI-PURPOSE/ADMINISTRATION) | ⑧ LUNCH SHELTER |
| ② CLASSROOM BUILDING | ⑨ CLASSROOM BUILDING |
| ③ CLASSROOM BUILDING | ⑩ GYMNASIUM BUILDING |
| ④ CHILDCARE | ⑪ CLASSROOM BUILDING |
| ⑤ LUNCH SHELTER | ⑫ CLASSROOM BUILDING |
| ⑥ CLASSROOM BUILDING | ⑬ CLASSROOM BUILDING |
| ⑦ CLASSROOM BUILDING | ⑭ CHILDCARE |

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



Sycamore Canyon School | Master Plan & Projects

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Conceptual Master Plan - Project Group 2

Project Group 3: New Construction



- Remove current 'Feed Shack'
- Construct new food distribution building for the Middle School

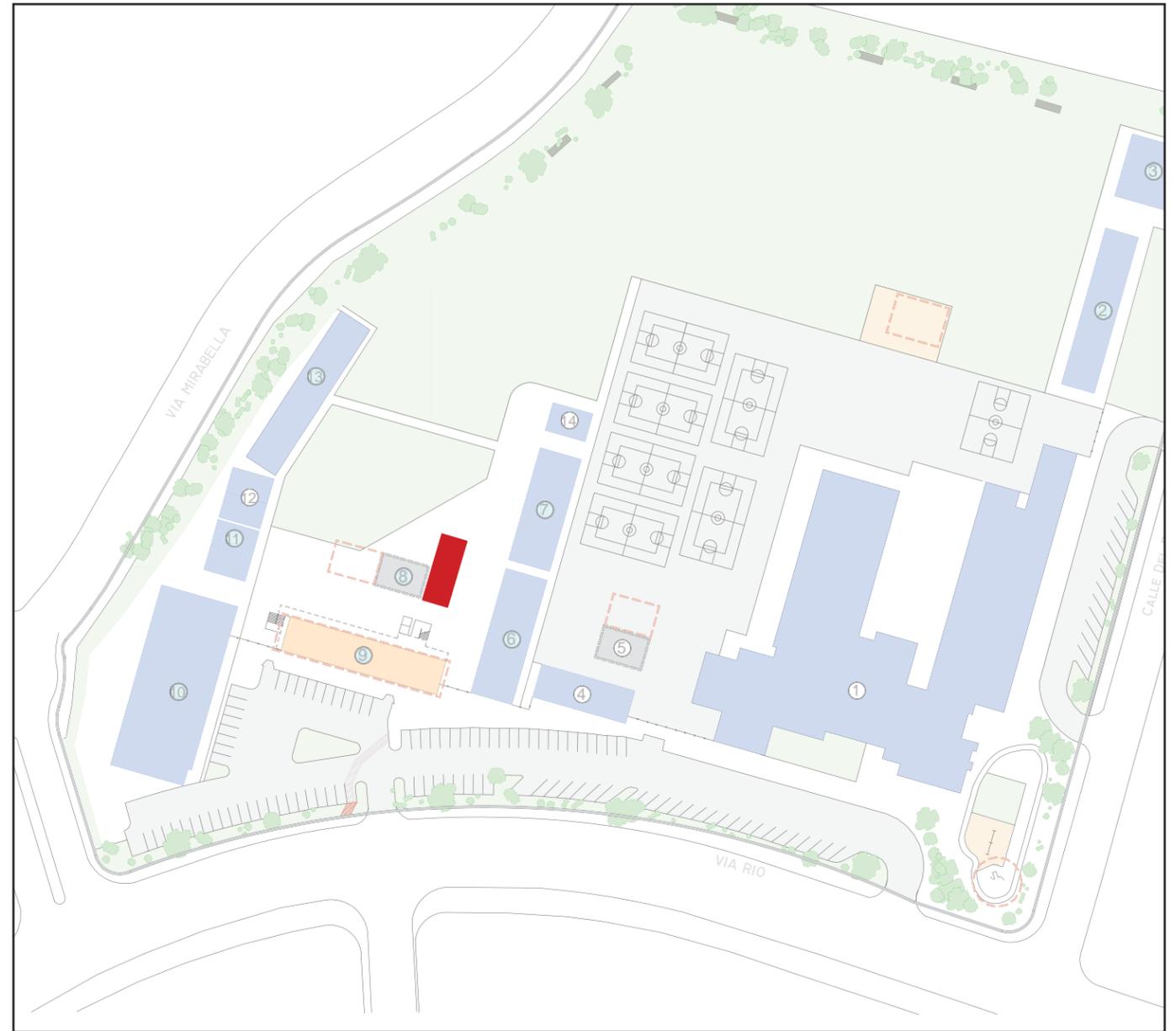
Total Construction (Direct) Cost\$463,100
Total Project (Direct & Indirect) Cost\$648,640
Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

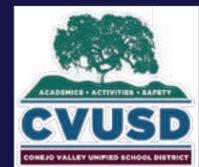
- | | |
|--|----------------------|
| ① MAIN BUILDING (LIBRARY/MULTI-PURPOSE/ADMINISTRATION) | ⑧ LUNCH SHELTER |
| ② CLASSROOM BUILDING | ⑨ CLASSROOM BUILDING |
| ③ CLASSROOM BUILDING | ⑩ GYMNASIUM BUILDING |
| ④ CHILDCARE | ⑪ CLASSROOM BUILDING |
| ⑤ LUNCH SHELTER | ⑫ CLASSROOM BUILDING |
| ⑥ CLASSROOM BUILDING | ⑬ CLASSROOM BUILDING |
| ⑦ CLASSROOM BUILDING | ⑭ CHILDCARE |

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



Sycamore Canyon School | Master Plan & Projects

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Conceptual Master Plan - Project Group 3

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Sycamore Canyon K-8						
Project Group 1						
Lunch Shelters	2,640	SF	1	2,640	\$138.00	\$ 364,320.00
Shade Structures	3,465	SF	1	3,465	\$80.00	\$ 277,200.00
New Pedestrian Access Point	1	EA	1	1	\$10,000.00	\$ 10,000.00
Resolve Water Drainage Issues	1	LS	1	1	\$30,000.00	\$ 30,000.00
Exterior Lighting	1	EA	1	1	\$50,000.00	\$ 50,000.00
New Trees	45	EA	1	45	\$450.00	\$ 20,250.00
New Landscape	30,000	SF	1	30,000	\$5.00	\$ 150,000.00
Built-in Seating	1	LS	1	1	\$25,000.00	\$ 25,000.00
Reconcile Accessibility Conditions	1	LS	1	1	\$120,000.00	\$ 120,000.00
Total Construction Cost						\$ 1,046,770.00
Total Project Cost						\$ 1,465,478.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Sycamore Canyon K-8						
Project Group 2						
Bldg. 9 - Modernization (high)	9,736	SF	1	9,736	\$270.00	\$ 2,628,720.00
Various Bldgs - Modernization (low)	92,076	SF	1	92,076	\$13.00	\$ 1,196,988.00
Hand Dryers in Restrooms	41	EA	1	41	\$500.00	\$ 20,500.00
Total Construction Cost						\$ 3,846,208.00
Total Project Cost						\$ 5,384,691.20

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Sycamore Canyon K-8						
Project Group 3						
New Food Distribution Bldg.	1,000	SF	1	1,000	\$450.00	\$ 450,000.00
Feed Shack Removal	655	SF	1	655	\$20.00	\$ 13,100.00
Total Construction Cost						\$ 463,100.00
Total Project Cost						\$ 648,340.00

