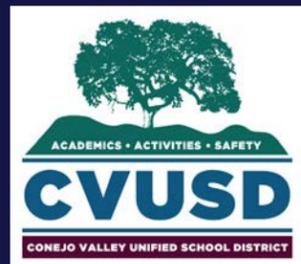




CVUSD | *Facilities Master Plan*

CVUSD - NEWBURY PARK CLUSTER



Walnut Elementary | *Master Plan & Projects*

581 Dena Dr, Newbury Park, CA 91320
Conejo Valley Unified School District
April 5, 2017

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

Existing Site Summary

Neighborhood:

Walnut Elementary School is located in Newbury Park, bound by Dena Drive to the east, Lesser Drive to the north and residential yards to the south and west. The campus is located in a residential neighborhood, with Newbury Park High School, Borchard Community Park and Knoll Park a stone's throw away. The closest major intersection is Borchard Road and South Reino Road.

Instruction:

Walnut Elementary School is a Title I school, and currently serves 333 students from Transitional Kindergarten through 5th grade. In addition to their general education instruction, the campus created a program called The BEAT2 (Bringing Education and Arts & Technology Together); this has been significant in advancing the school's art and technology education.

Summary of Facilities:

The campus is organized as a collection a singled loaded finger buildings with shed and gabled roofs. Large clerestory windows on the main classroom buildings give the site a distinct character, and work to provide needed daylighting to the instructional spaces. They are, however, single-pane, energy inefficient and difficult to operate. Most buildings on site are original to the campus, and are in good working condition. The exterior walls of portable buildings are in need of maintenance.

The exterior play areas are generous, with a striped hardcourts to the west and fields to the west and south. A somewhat remote play structure zone is located on the far northwest corner of campus. While the playfields are large, the asphalt pavement is in need of maintenance and repairs. The site lacks covered walkways and general shade amenities.

Building Systems:

The HVAC system equipment appears to be functioning adequately overall. However due to the poor location of the condensers there is little air movement around those units. Plumbing systems appear to be well maintained and function adequately. The sewer system, however, is prone to backing up. Electrical capacity is adequate, but overall distribution may be improved.

The school is not protected by fire suppression. Due to its construction date, the facility is most likely grandfathered by code and the installation of fire sprinklers would not be required until major renovations are performed.

Technology:

The campus technology needs are largely met. The site is equipped with eight Promethean boards (interactive whiteboards), and they are working well. The wireless network functions properly, and a copper cabling project is scheduled to begin in the summer of 2017.

Energy:

There are currently no renewable energy systems installed on 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. Demand for these systems may be decreased if measures are taken to replace single-pane glazing for double-glazed, and HVAC condensers are located in less confined areas. Water use data for the past year indicates an increase in water use from 2015.

Site Attributes:

The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.

Site Opportunities:

There are several opportunities for improving the campus environment. Modernizations may be made to the campus glazing systems, which would improve their functionality and aid in the site's demand for energy. Overhangs connecting buildings and general shading devices across the site may be implemented. Moreover, an expanded lunch shelter would improve lunch time activities greatly. Asphalt paving exhibits cracking and requires maintenance. Student access to the portable building can be aided with modernizations of the access ramp. Finally, site perimeter fencing and landscaping are needed as to improve the street appearance of the school.

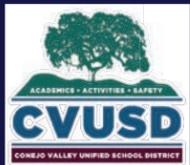
Table of Content

0.0	Cover Page
1.0	Existing Site Summary, Table of Contents
2.0 - 2.2	Master Planning Process Summary
3.0	Master Planning - Site Story
4.0	Master Planning - Goals
5.0	Master Planning - Existing
5.1	Master Planning - Existing Facilities
5.2	Master Planning - Existing Enrollment & Facilities Data
5.3	Master Planning - Existing Site
6.0 - 6.7	Master Planning - Projects
7.0	Master Planning - Cost Breakdown

Enrollment Summary

Elementary

Student	Jr K	K	1	2	3	4	5	SDC	Total	Prior Month	Prior YR	Adopted Budget	+ or - Budget
<i>Walnut Elementary</i>	22	57	61	43	37	56	57		333		338		



Master Planning Process Summary

Master Plan Goals

- Modernize windows in permanent buildings to be operable, consistent and more energy-efficient
- Modernize interior & exterior finishes at permanent buildings
- Modernize and expand administrative space
- Replace aged portable buildings with permanent structures
- Provide additional shade for dining and play
- Correct accessibility challenges

Process

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

ITEM 1 - Survey

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

The survey found that the campus housed 333 students in the 2015-2016 school year, with projected enrollment expected to increase slightly to 339 students by the 2016-2017 school year. The CVUSD Planning Capacity for the campus is 500 students. Overall, the campus was found to be in relatively good condition. The visual survey confirmed the following deficiencies in core facilities:

- The food prep and serving areas are currently smaller than the district standards, but are functional for the campus as lunch time activities are divided into three periods. Circulation may be improved.
- There is no dedicated indoor dining space at the school, however transitional kindergarten and kindergarten students dine inside the Multi-Purpose Room.
- The lunch shelter is slightly undersized per district standards, and is undersized for the school's needs.
- The Multi-Purpose space is undersized per district standards, but functions well for the current student population.
- The library is undersized per the district standards, but meets the needs of the school.

- The administrative areas are slightly undersized per district standards. Offices are located in the main Administrative Building as well as in Classroom Buildings. Access to the campus requires circulating through the health office in the main office which is a concern for privacy.
- Similar to many campuses in this complex, the playground area exceeds district standards. There is field space, two play structures and a hardcourt area.
- The existing parking count is half of the district standard. By managing the traffic flow, the school has been able to mitigate the vehicular challenges common to the district.

Overall the campus was found to adequately accommodate the needs of the current student population. Building modernization and site work to address the core facility needs noted above and to repair original building conditions would provide students and staff at Walnut Elementary School with a campus that will continue to serve their needs for years to come.

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:

- Window replacement is a top priority
- Improvements to the campus perimeter will improve the school's image
- A reconfiguration of the administrative area is needed so that circulation through the health office is not required to access the campus

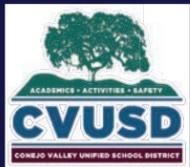
This feedback was captured in the final Survey

ITEM 2 - Site Analysis

The Site Analysis was completed in January of 2017.

This report analyzed the site from multiple viewpoints, including campus circulation, the functionality of facilities and programmatic requirements. Preliminary suggestions for improvements geared towards supporting the school's educational mission were presented.

- Shade trees along the perimeters of the large hard and soft scape play areas may offer protection from the sun.
- A running path could be an addition that is suited for Walnut's large site and complements the physical education program already in place at the school.
- Shade structures at play equipment areas would permit use of these zones on high temperature days.
- An expansion to the covered outdoor dining area will offer the option for additional outdoor dining space on high heat or inclement weather days.



- A mechanical solution to separate the condensers from each other could eliminate their tendency to overheat.
- Window replacement in the original campus buildings may vastly improve the functionality, appearance and energy consumption of the school.
- Construction of permanent ramp access to portable buildings #4 and #5 (childcare and Art/Music) will correct accessibility issues and improve the appearance of this north end of the campus.

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:

- A dedicated PE area with shade would be beneficial to the school
- Enhancing the finger courtyards with some seating and additional shade would encourage more outdoor learning
- Provide buffer between the kindergarten play area and the street
- Administration space is cramped and requires circulation through the health office which is problematic for privacy reasons
- Poor drainage between buildings 12 and 13

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

ITEM 3- Alternative 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:

- New Fencing, shade trees and landscaping along campus perimeter
- Medium modernization to most buildings including new windows, HVAC improvements, exterior aesthetic improvements
- Renovate Library to provide flexible use as library and Media Center
- Reconcile non-compliant accessibility conditions
- Develop courtyards to serve as expanded teaching and play zone
- Resolve Drainage issues
- Provide running track with shade trees
- Add shade structure at playground area

Alternate 2 Included:

- New Fencing, shade trees and landscaping along campus perimeter
- Medium modernization to most buildings including new windows, HVAC improvements, exterior aesthetic improvements
- Renovate Library to provide flexible use as library and Media Center
- Develop courtyards to serve as expanded teaching and play zone
- Resolve Drainage issues
- Provide running track with shade trees
- Add Shade Structure at playground area
- Remove buildings #5, #13, and lunch shelter, Relocate childcare building #4
- Renovate and construct addition to the administration suite to house flexible meeting space
- Construct a permanent building to house, Computer Lab, Flexible maker space, 2 general classrooms, Art Classroom, and Music classroom
- Provide large shade structure for outdoor dining and multi-use covered play

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.

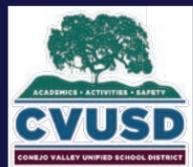
The Stakeholders supported the projects shown and offered the following additional input:

- Consider how the fencing and planting at the perimeter can provide additional safety measures and a privacy buffer to the kindergarten play area
- Relocating child care to the 'front' of the school means it is further away from the playground area
- Seating in the courtyards between the finger buildings would provide opportunities for extending the learning environment to the outside

Following the Charrette Review Meeting the district personnel provided the following additional feedback:

- Building 13 is still in good shape therefore should be kept
- If the portable building housing child care is removed, child care should be provided a new room in a new permanent building

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 Plan was a hybrid of the alternate concepts. 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 Master Plan were presented to include the following:

- Site Improvements
- Building Modernizations
- Administration
- 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 supported the general direction taken by the master plan, and had specific input for campus improvements:

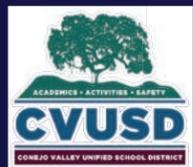
- Covered walkways are a priority over the running track.
- Running track could have a shorter and longer component to it so that it is more usable by different age groups.
- Questions arose about the uncertified status of Building 13. The District has more specific information on what issues remain open for uncertified buildings.
- The safety at the kindergarten play area is a big concern as there have been several vehicular accidents at that corner.

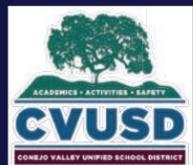
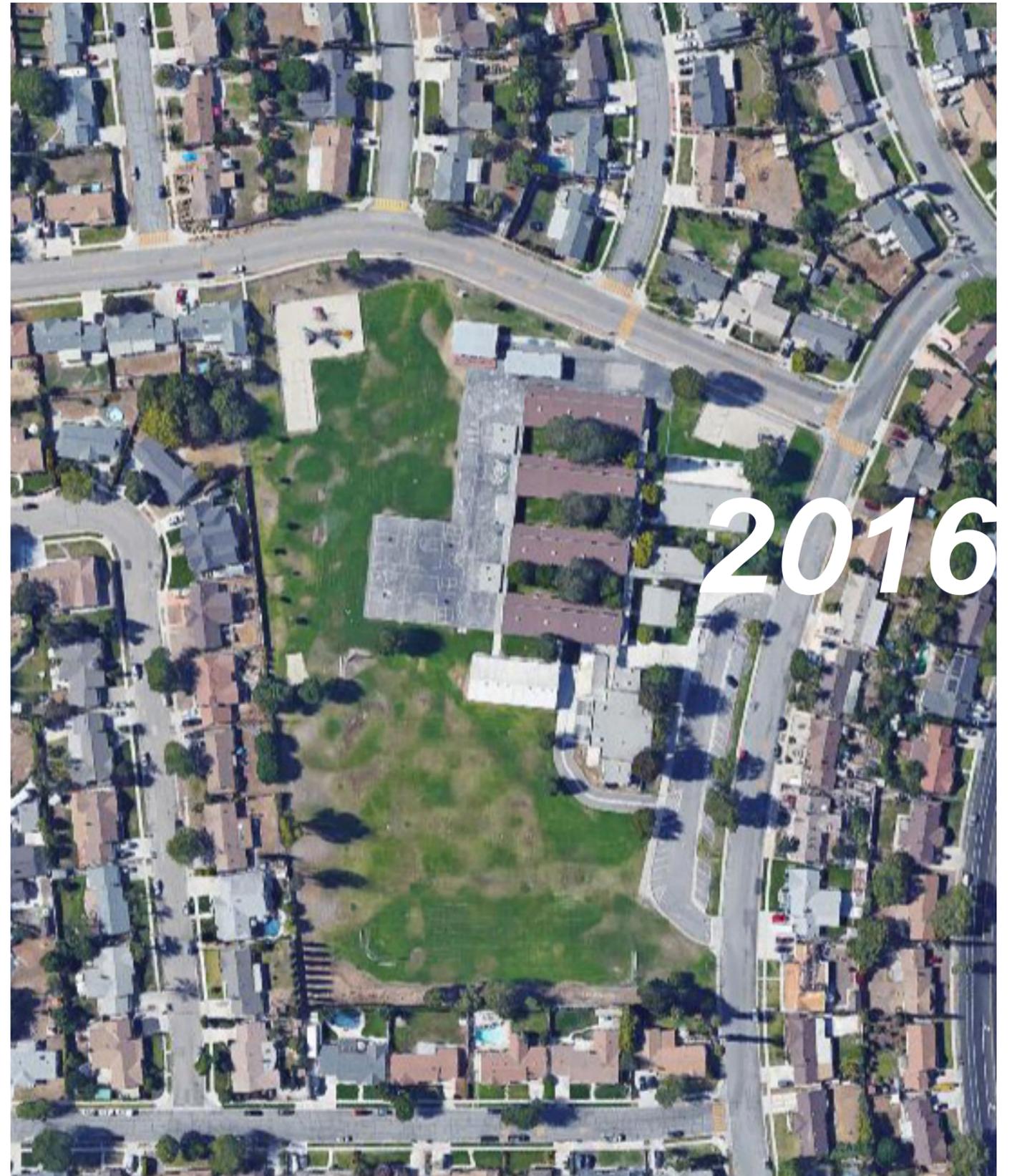
ITEM 5 - Final Master Plan and Projects

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.





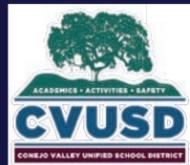
Walnut Elementary | *Master Plan & Projects*

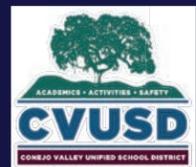
581 Dena Dr, Newbury Park, CA 91320
Conejo Valley Unified School District
April 5, 2017

Master Planning - Site Story

3.0

- 1. Modernize windows in permanent buildings to be operable, consistent and more energy-efficient**
- 2. Modernize interior & exterior finishes at permanent buildings**
- 3. Modernize and expand administrative space**
- 4. Replace aged portable buildings with permanent structures**
- 5. Provide additional shade for dining and play**
- 6. Correct accessibility challenges**





Walnut Elementary | *Master Plan & Projects*

581 Dena Dr, Newbury Park, CA 91320
Conejo Valley Unified School District
April 5, 2017

Master Planning - Existing Site

School District Site Name	Street Address	City	Zip Code St Plus Four	School District Building Name	Building Rating Classification	Square Footage	Fire Const. Code	Fire Const. Type	Roof Type	Year Built	Year Renovated Roof	Year Renovated HVAC	Year Renovated Electric	Year Renovated Plumbing	Status	Is Vacant Y/N
Walnut Elementary	581 Dena Drive	Newbury Park	CA 91320-2999	1 - Administration	Elementary	1,296	1	Frame	Composition	1961	1992	1999	1999	2000	Owned and occupied by the district	N
Walnut Elementary	581 Dena Drive	Newbury Park	CA 91320-2999	2 - Kindergarten	Elementary	2,880	1	Frame	Composition	1961	1993	1999	1999	2000	Owned and occupied by the district	N
Walnut Elementary	581 Dena Drive	Newbury Park	CA 91320-2999	4- Childcare	Portable	1,440	5	Modified Fire Resistive	Metal	1988	1988	1988	1988	1988	Owned and occupied by the district	N
Walnut Elementary	581 Dena Drive	Newbury Park	CA 91320-2999	5- Classroom 24-25	Portable	1,440	5	Modified Fire Resistive	Metal	1997	1997	1997	1997	1997	Owned and occupied by the district	N
Walnut Elementary	581 Dena Drive	Newbury Park	CA 91320-2999	6 - Classroom 3-6	Elementary	3,840	1	Frame	Composition	1962	1992	1999	1999	2000	Owned and occupied by the district	N
Walnut Elementary	581 Dena Drive	Newbury Park	CA 91320-2999	7/11 - Restrooms	Elementary	1,140	1	Frame	Composition	1961		1999	1999	2000	Owned and occupied by the district	N
Walnut Elementary	581 Dena Drive	Newbury Park	CA 91320-2999	8- Classroom 7-10	Elementary	3,840	1	Frame	Composition	1961	1995	1999	1999	2000	Owned and occupied by the district	N
Walnut Elementary	581 Dena Drive	Newbury Park	CA 91320-2999	9-Electrical Room	Elementary	381	1	Frame	Composition	1961		1999	1999	2000	Owned and occupied by the district	N
Walnut Elementary	581 Dena Drive	Newbury Park	CA 91320-2999	10- Classroom 11-14	Elementary	3,840	1	Frame	Composition	1961	1992	1999	1999	2000	Owned and occupied by the district	N
Walnut Elementary	581 Dena Drive	Newbury Park	CA 91320-2999	12- Classroom 15-18	Elementary	3,840	1	Frame	Composition	1961	1992	1999	1999	2000	Owned and occupied by the district	N
Walnut Elementary	581 Dena Drive	Newbury Park	CA 91320-2999	13- Classrooms 19-22	Elementary	3,840	5	Modified Fire Resistive	Metal	1999	1999	1999	1999	1999	Owned and occupied by the district	N
Walnut Elementary	581 Dena Drive	Newbury Park	CA 91320-2999	14 - Multi-Purpose	Elementary	6,430	6	Fire Resistive	Composition	1963	2009	1999	1999	2000	Owned and occupied by the district	N
Walnut Elementary	581 Dena Drive	Newbury Park	CA 91320-2999	15 - Library	Elementary	1,020	1	Frame	Composition	1963	2008	1999	1999	2000	Owned and occupied by the district	N

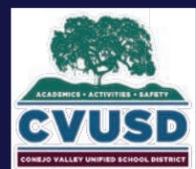


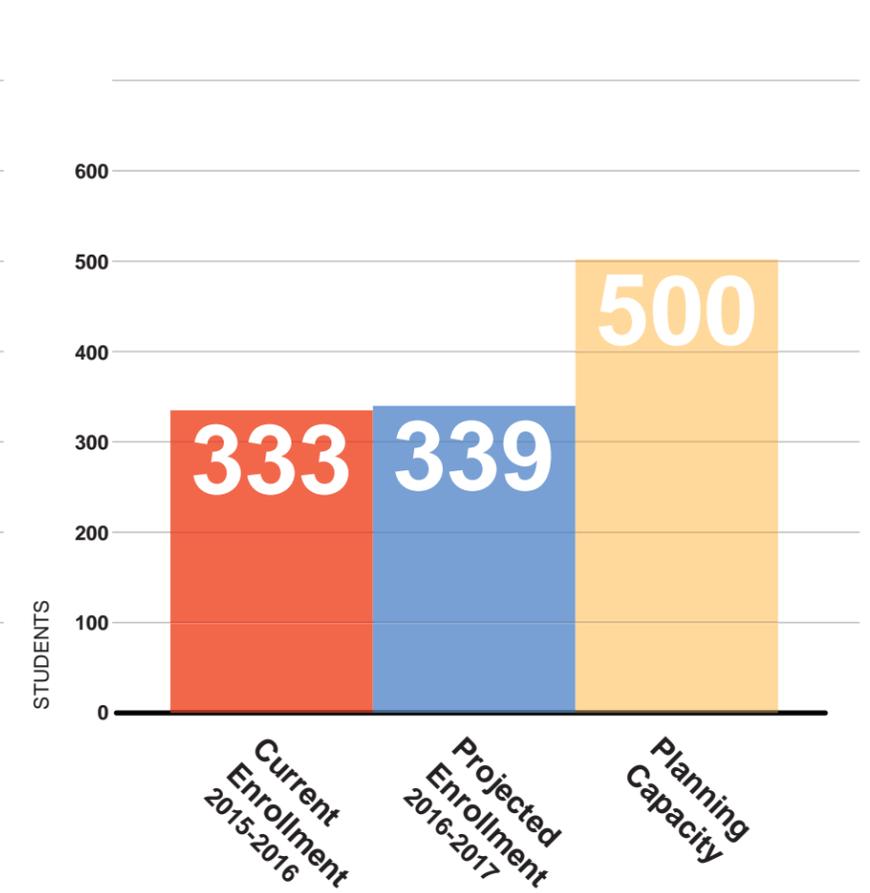
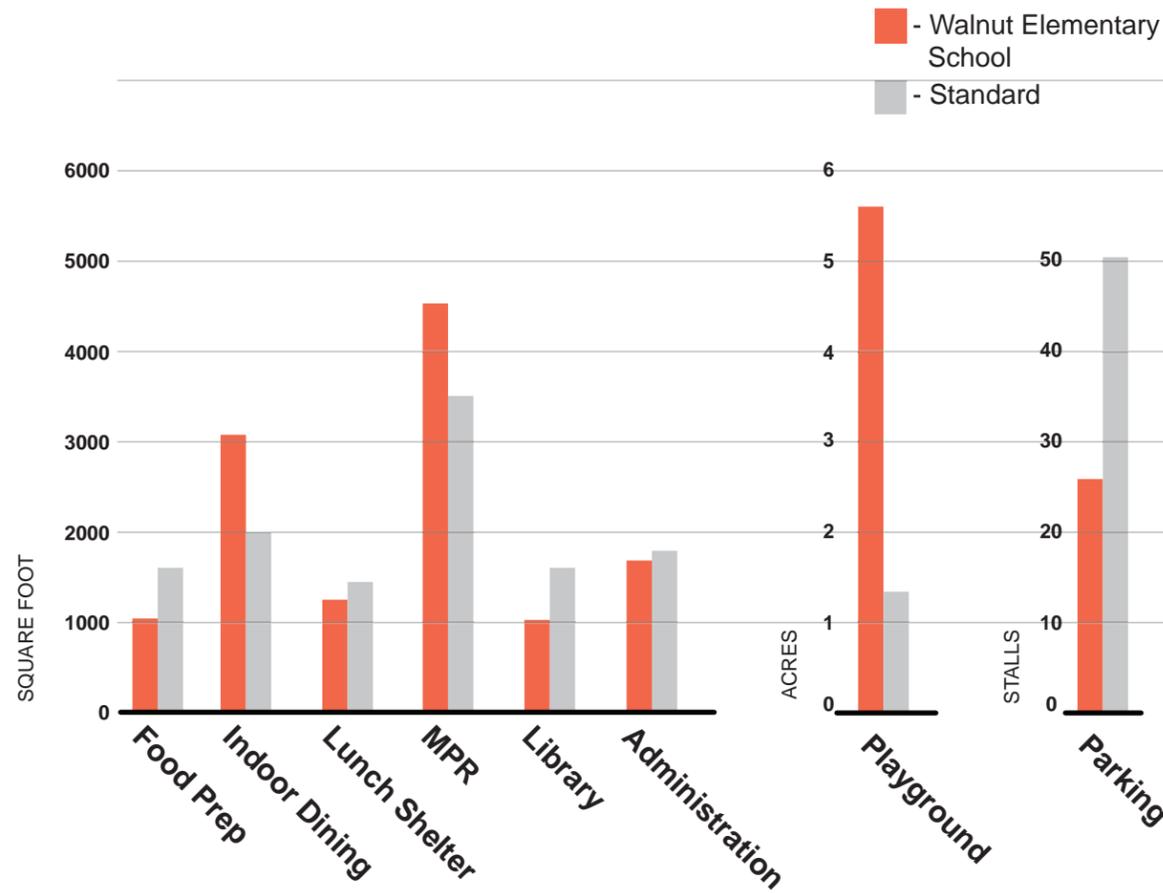
Existing Facilities:

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

Analysis:

The oldest buildings on the campus were 55 years old at the time this survey was taken. Built with durable materials, the structural foundation, floor and wall components appear to be in good condition. The roofing across the campus is between 7 and 28 years old. The major building systems are between 16 and 22 years old. All portable building infrastructures are original.





Challenges Summary:

- Core red connection between most buildings but not all
- Inefficient base for play areas and outdoor dining
- Typical Accessibility challenges
- Disrepair, aged and inefficient windows

Core Facilities Summary

Current facilities meet school's needs

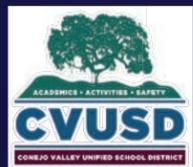
- Indoor Dining (+1,035 SF)
- Multi-Purpose Room (+1,029 SF)
- Playground (+ 4.31 Acres)
- Food Prep (-533 SF)
- Library (-630 SF)
- Parking (-27 Stalls)

Current facilities DO NOT meet school's needs

- Lunch Shelter (-180 SF)
- Administration (-46 SF)

Enrollment Summary

Total Current Classrooms 22
 Total Based on Projected Enrollment Classrooms 16



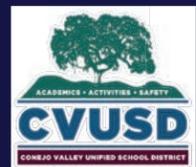


BUILDING KEY

- | | |
|----------------------|----------------------|
| ① ADMINISTRATION | ⑪ RESTROOMS |
| ② KINDERGARTEN | ⑫ CLASSROOM BUILDING |
| ④ CHILDCARE | ⑬ CLASSROOM BUILDING |
| ⑤ CLASSROOM BUILDING | ⑭ MULTI-PURPOSE |
| ⑥ CLASSROOM BUILDING | ⑮ LIBRARY |
| ⑦ RESTROOMS | ⑯ LUNCH SHELTER |
| ⑧ CLASSROOM BUILDING | |
| ⑨ ELECTRICAL ROOM | |
| ⑩ CLASSROOM BUILDING | |

LEGEND

- PERMANENT BUILDING
- PORTABLE BUILDING
- STRUCTURE ABOVE
- UNCERTIFIED



Walnut Elementary | *Master Plan & Projects*

581 Dena Dr, Newbury Park, CA 91320
 Conejo Valley Unified School District
 April 5, 2017

Master Planning - Existing Site



Project Groups

Project Group 1:
 Site Improvements

Project Group 2:
 Building Modernization

Project Group 3:
 Administration

Project Group 4:
 New Construction

BUILDING KEY

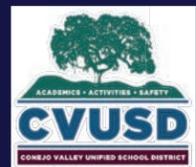
- | | |
|----------------------|----------------------|
| ① ADMINISTRATION | ⑩ CLASSROOM BUILDING |
| ② KINDERGARTEN | ⑪ RESTROOMS |
| ④ CHILDCARE | ⑫ CLASSROOM BUILDING |
| ⑤ CLASSROOM BUILDING | ⑬ CLASSROOM BUILDING |
| ⑥ CLASSROOM BUILDING | ⑭ MULTI-PURPOSE |
| ⑦ RESTROOMS | ⑮ LIBRARY |
| ⑧ CLASSROOM BUILDING | ⑯ LUNCH SHELTER |
| ⑨ ELECTRICAL ROOM | ⑰ NEW BUILDING |

LEGEND

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

Classrooms Counts

- Current classroom count: 22
- Classroom count based on projected enrollment: 16
- Master plan classroom count: 23



Walnut Elementary | Master Plan & Projects

581 Dena Dr, Newbury Park, CA 91320
 Conejo Valley Unified School District
 April 5, 2017

Master Planning - Projects

Project Group 1: Site Improvements



- New fencing, shade trees and landscaping along campus perimeter
- Running Track
- Develop courtyards to serve as expanded teaching and play zones
- Resolve water drainage issues between Buildings 12 and 13
- Shade structures at two play equipment zones
- Additional lunch shelter
- New ramps for Portable Buildings 4 and 5

Total Construction (Direct) Cost\$1,324,932
Total Project (Direct & Indirect) Cost\$1,854,904

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

BUILDING KEY

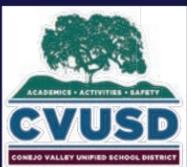
- | | |
|----------------------|----------------------|
| ① ADMINISTRATION | ⑩ CLASSROOM BUILDING |
| ② KINDERGARTEN | ⑪ RESTROOMS |
| ④ CHILDCARE | ⑫ CLASSROOM BUILDING |
| ⑤ CLASSROOM BUILDING | ⑬ CLASSROOM BUILDING |
| ⑥ CLASSROOM BUILDING | ⑭ MULTI-PURPOSE |
| ⑦ RESTROOMS | ⑮ LIBRARY |
| ⑧ CLASSROOM BUILDING | ⑯ LUNCH SHELTER |
| ⑨ ELECTRICAL ROOM | ⑰ NEW BUILDING |

LEGEND

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



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



Walnut Elementary | Master Plan & Projects

581 Dena Dr, Newbury Park, CA 91320
 Conejo Valley Unified School District
 April 5, 2017

Master Planning - Project Group 1

Project Group 2: Building Modernization



- Low modernization for Buildings 7, 9, 11, 13, and 14
- Medium modernization for Buildings 2, 6, 8, 10, 12, and 15; includes new windows
- Expansion of covered walkways between buildings

Total Construction (Direct) Cost\$2,633,872
Total Project (Direct & Indirect) Cost\$3,687,421

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

BUILDING KEY

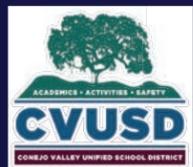
- | | |
|----------------------|----------------------|
| ① ADMINISTRATION | ⑩ CLASSROOM BUILDING |
| ② KINDERGARTEN | ⑪ RESTROOMS |
| ④ CHILDCARE | ⑫ CLASSROOM BUILDING |
| ⑤ CLASSROOM BUILDING | ⑬ CLASSROOM BUILDING |
| ⑥ CLASSROOM BUILDING | ⑭ MULTI-PURPOSE |
| ⑦ RESTROOMS | ⑮ LIBRARY |
| ⑧ CLASSROOM BUILDING | ⑯ LUNCH SHELTER |
| ⑨ ELECTRICAL ROOM | ⑰ NEW BUILDING |

LEGEND

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



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



Walnut Elementary | Master Plan & Projects

581 Dena Dr, Newbury Park, CA 91320
 Conejo Valley Unified School District
 April 5, 2017

Master Planning - Project Group 2

Project Group 3: Administration



- High modernization to Building 1
- Addition to Building 1 to house additional administration space

Total Construction (Direct) Cost\$811,170
Total Project (Direct & Indirect) Cost\$1,135,638

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



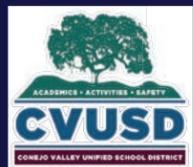
BUILDING KEY

- | | |
|----------------------|----------------------|
| ① ADMINISTRATION | ⑩ CLASSROOM BUILDING |
| ② KINDERGARTEN | ⑪ RESTROOMS |
| ④ CHILDCARE | ⑫ CLASSROOM BUILDING |
| ⑤ CLASSROOM BUILDING | ⑬ CLASSROOM BUILDING |
| ⑥ CLASSROOM BUILDING | ⑭ MULTI-PURPOSE |
| ⑦ RESTROOMS | ⑮ LIBRARY |
| ⑧ CLASSROOM BUILDING | ⑯ LUNCH SHELTER |
| ⑨ ELECTRICAL ROOM | ⑰ NEW BUILDING |

LEGEND

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

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



Walnut Elementary | Master Plan & Projects

581 Dena Dr, Newbury Park, CA 91320
 Conejo Valley Unified School District
 April 5, 2017

Master Planning - Project Group 3

Project Group 4: New Construction



- Remove Portable Buildings 4 and 5
- New Permanent Building to house Art/Music/Flex classrooms and Child Care

Total Construction (Direct) Cost\$2,257,600
Total Project (Direct & Indirect) Cost\$3,160,640

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



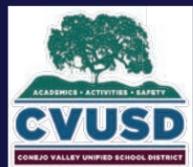
BUILDING KEY

- | | |
|----------------------|----------------------|
| ① ADMINISTRATION | ⑩ CLASSROOM BUILDING |
| ② KINDERGARTEN | ⑪ RESTROOMS |
| ④ CHILDCARE | ⑫ CLASSROOM BUILDING |
| ⑤ CLASSROOM BUILDING | ⑬ CLASSROOM BUILDING |
| ⑥ CLASSROOM BUILDING | ⑭ MULTI-PURPOSE |
| ⑦ RESTROOMS | ⑮ LIBRARY |
| ⑧ CLASSROOM BUILDING | ⑯ LUNCH SHELTER |
| ⑨ ELECTRICAL ROOM | ⑰ NEW BUILDING |

LEGEND

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

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



Walnut Elementary | Master Plan & Projects

581 Dena Dr, Newbury Park, CA 91320
 Conejo Valley Unified School District
 April 5, 2017

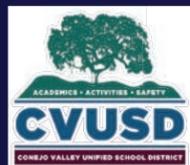
Master Planning - Project Group 4

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Walnut ES						
Project Group 1						
Permanent Ramp Addition	240	SF	1	240	\$60.00	\$ 14,400.00
Playground Shade Structures	5,600	SF	1	5,600	\$80.00	\$ 448,000.00
Lunch Shelter	1,000	SF	1	1,000	\$138.00	\$ 138,000.00
Courtyard Development	16,761	SF	1	16,761	\$12.00	\$ 201,132.00
Construction of Running Track	15,600	SF	1	15,600	\$8.00	\$ 124,800.00
Resolve Water Drainage Issues	1	LS	1	1	\$50,000.00	\$ 50,000.00
Fencing Along Campus Perimeter	1,260	LF	1	1,260	\$210.00	\$ 264,600.00
New Trees	20	EA	1	20	\$450.00	\$ 9,000.00
New Landscape	15,000	SF	1	15,000	\$5.00	\$ 75,000.00
Total Construction Cost						\$ 1,324,932.00
Total Project Cost						\$ 1,854,904.80

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Walnut ES						
Project Group 2						
Bldgs. 2,6,8,10,12 & 15 - Modernization (medium)	19,260	SF	1	19,260	\$126.00	\$ 2,426,760.00
Bldgs. 7,9,11,13 & 14 - Modernization (low)	11,728	SF	1	11,728	\$13.00	\$ 152,464.00
Covered Walkway Extension	396	SF	1	396	\$138.00	\$ 54,648.00
Total Construction Cost						\$ 2,633,872.00
Total Project Cost						\$ 3,687,420.80

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Walnut ES						
Project Group 3						
Bldg. 1 Expansion	1,025	SF	1	1,025	\$450.00	\$ 461,250.00
Bldg. 1 Modernization (high)	1,296	SF	1	1,296	\$270.00	\$ 349,920.00
Total Construction Cost						\$ 811,170.00
Total Project Cost						\$ 1,135,638.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Walnut ES						
Project Group 4						
New Arts/Child Care Building	5,500	SF	1	5,500	\$400.00	\$ 2,200,000.00
Bldgs. 4 & 5 Removal	2,880	SF	1	2,880	\$20.00	\$ 57,600.00
Total Construction Cost						\$ 2,257,600.00
Total Project Cost						\$ 3,160,640.00



Walnut Elementary | Master Plan & Projects

581 Dena Dr, Newbury Park, CA 91320
 Conejo Valley Unified School District
 April 5, 2017

Master Planning - Cost Breakdown