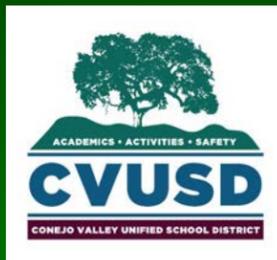


CVUSD | *Facilities Master Plan*



WEATHERSFIELD ELEMENTARY SCHOOL

CVUSD - THOUSAND OAKS CLUSTER MASTER PLAN & PROJECTS



Weathersfield Elementary School | *Master Plan & Projects*

3151 Darlington Drive | Thousand Oaks, CA 91360

Conejo Valley Unified School District

April 2017



3194 D Airport Loop

Costa Mesa, 92626

Contact: (714) 427 - 0277

E-mail: ericp@dougherty.us

Website: www.dougherty.us

Existing Site Summary

Neighborhood:

Weathersfield Elementary School is located in the City of Thousand Oaks on a 8.76 acre site bound by Darlington Drive (south), Camino Calandria (east), and Pembridge Street (west). The major intersection is Caminos Dos Palos and Moorpark Road. The 23 freeway runs immediately east of the campus.

Instruction:

The school serves TK through 5th grade. The school offers a strong curriculum program with a strong Spanish program, along with a GATE program and a fee based enrichment program which gives children an opportunity to explore the performing arts including chorus, band and strings.

Summary of Facilities:

The main core buildings on the campus were built in 1960 which along with an exterior courtyard entrance for students. An assembly building added in 1968 adjacent to the main administration building provides for a well defined entrance for the surrounding community. Additional student support and general modular classrooms were added in 1977 and 1997. A new lunch shelter was constructed in 2008. No major HVAC systems upgrades have been made since 1999. The campus has received a great deal of care from the children who have helped paint wall murals all over campus.

Classroom Building 8 is known to have settlement issues and visible cracking can be seen in the walls and concrete floors. This is an area of concern that must be investigated further.

There is a number of projects that have recently been completed or are in construction that include some access compliance, roof replacement, as well as new entry gates and fencing.

Building Systems:

The major building systems are original including, water, sewer and gas and may be in need of replacement. The HVAC systems have been operating for 20 years but they may require major services or replacement soon.

Technology:

The site includes Wi-Fi connection, promethean boards (interactive projection screen boards), chrome books and charging carts for students. There are also Ipads for the lower graders. All rooms have a bank of tablets or computers. 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 air handling units and cooling towers are beyond their life-cycle and will require replacement. The entire campus has received an LED lighting upgrade which included occupancy sensors in every room. That has yielded a lower campus wide energy demand. There is an opportunity for solar power generation on to offset some of the energy demands of the school.

Site Attributes:

- Large open courtyards with lush landscaping
- Children artwork/paintings all over the walls of the school
- Large playground area
- New lunch shelter
- New carpeting in many classrooms

Site Deficiencies:

- Existing Classroom Buildings are over 40 years old and need updating
- Drop-off Zone along the public sidewalk and away from the administration entry.
- Concrete settlement issues and noticeable cracking in walls/floors
- HVAC systems need upgrading
- Portable Buildings are over 40 years old and they may no longer be needed based on enrollment numbers
- Parking needs to be reconfigured to allow for on-campus drop off/pick up and increase number of spaces
- Site drainage issues
- Lack of a permanent stage in MRP
- Lack of shading at main entrance and play equipment areas
- Non-matching window glazing found throughout the campus.

Table of Contents:

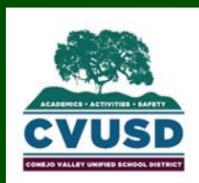
1	Table of Contents, Existing Site Summary
2	Master Planning – Existing Site
3-4	Master Planning – Existing Facilities
5-7	Master Planning – Process Summary
8	Master Planning – Campus Goals
9	Master Planning - Projects
10	Master Planning - Project Groups
11	Master Planning - Project Groups
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13	Master Planning - Long-Term Master Plan
14	Master Planning - Long-Term Master Plan
15	Master Planning - Long-Term Master Plan
16	Master Planning - Façade and Entry Improvements

Enrolment Summary :

ELEMENTARY SCHOOLS	PRIOR								ADOPTED		+ OR -	
	JrK	K	1ST	2ND	3RD	4TH	5TH	TOTAL*	YR	BUDGET	BUDGET	
Elementary Students												
Weathersfield	17	65	44	36	47	59	84	352	377	384	-7	

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.

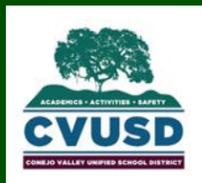




Weathersfield Elementary School | *Master Plan & Projects*
3151 Darlington Drive | Thousand Oaks, CA 91360
Conejo Valley Unified School District
April 2017

Master Planning- Existing Site

2.0



Facilities Issues:

Functional Deficiencies in Existing Facilities:

- Existing Classroom Buildings are over 40 years old and need updating
- Drop-off Zone along the public sidewalk and away from the administration entry.
- Concrete settlement issues and noticeable cracking in walls/floors
- HVAC systems need upgrading
- Portable Buildings are over 40 years old and they may no longer be needed based on enrollment numbers
- Parking needs to be reconfigured to allow for on-campus drop off/pick up and increase number of spaces
- Site drainage issues
- Lack of shading at main entrance and play equipment areas

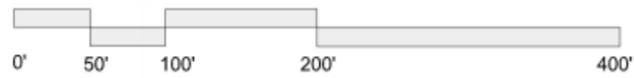
Spatial Deficiencies:

- Lack of a permanent stage in MRP

Maintenance & Accessibility Issues:

- HVAC and roofing requires replacement. Admin. Building HVAC needs optimization
- Site drainage issues
- Non-matching window glazing found throughout the campus.
- Many gates lack lever hardware that meet accessibility requirement.
- Other misc. ADA items (Door thresholds, Drinking Fountains, Sink height, Ramp Slope, Handrails...etc)

BUILDING CONDITIONS



LEGEND

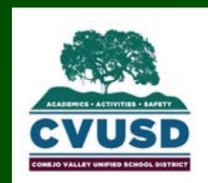
	Good Condition Permanent Building
	Fair Condition Permanent Building
	Poor Condition Permanent Building
	Fair Condition Portable Building
	Poor Condition Portable Building
	Seismic Evaluation Required



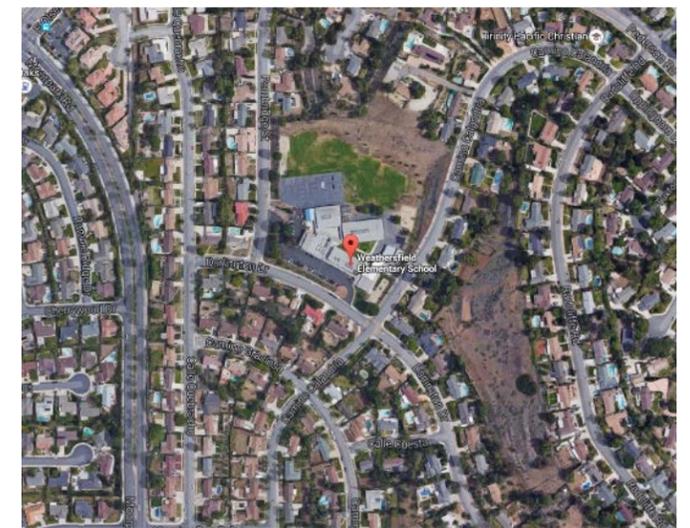
Campus Summary	
Current Usable Area	8.75 Acres
Current Playground Area	4.5 Acres
Playground Area Required	4.5 Acres
Total Classrooms	
Classrooms in Portables	7
Permanent Classrooms	17
Enrollment	
2-Semester Planning Capacity	490
Current Enrollment	352
Enrollment Used for Planning	384

BUILDING

- 1- ADMINISTRATION
- 2- KINDERGARTEN
- 3- KINDERGARTEN (MODULAR)
- 4- CLASSROOMS (MODULAR)
- 5- CHILD CARE (MODULAR)
- 6- CLASSROOMS (MODULAR)
- 7- CLASSROOM (MODULAR)
- 8-CLASSROOMS
- 9-CLASSROOMS (MODULAR)
- 10-CLASSROOMS
- 11-MULTI PURPOSE
- 12-LUNCH SHELTER



School District Site Name	School District Building Name	Building Rating Classification	Square Footage	Fire Const. Code	Fire Const. Type	Sprinkler Y/N	Fire Y/N	Alarm Local/Central	Roof Type	Year Built	Year Renovated				Status	Vacant Is Vacant Y/N	Flood Risk	Zone Code	Map Date
											Roof	HVAC	Elec	Plumb					
Weathersfield Elementary	1- Admin Bldg	Elementary	5,472	1	Frame	No	Yes	L	Composition	1964	2008	1999	1999	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Weathersfield Elementary	2- Kindergarten	Elementary	1,550	1	Frame	No	Yes	L	Composition	1964	1993	1999	1999	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Weathersfield Elementary	4- Classroom 2	Portable	954	5	Modified Fire Resistive	No	Yes	L	Composition	1973	1993	1990	1990	1990	Owned and occupied by the district	N	NS	X	1/20/2010
Weathersfield Elementary	5- Childcare	Portable	1,440	5	Modified Fire Resistive	No	Yes	L	Composition	1993	2007	1993	1993	1993	Owned and occupied by the district	N	NS	X	1/20/2010
Weathersfield Elementary	6- Classroom 22	Portable	960	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
Weathersfield Elementary	7- Classroom 23-24	Portable	1,440	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
Weathersfield Elementary	9- Classrooms 7-14	Elementary	8,520	1	Frame	No	Yes	L	Composition	1960	2008	1999	1999	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Weathersfield Elementary	10- Classroom 19-20	Portable	1,920	5	Modified Fire Resistive	No	Yes	L	Composition	1973	1973	1990	1990	1990	Owned and occupied by the district	N	NS	X	1/20/2010
Weathersfield Elementary	11- Classrooms 15-18	Elementary	5,040	1	Frame	No	Yes	L	Composition	1960	2008	1999	1999	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Weathersfield Elementary	12- Multi-Purp/Library	Elementary	6,046	1	Frame	No	Yes	L	Composition	1968		1999	1999	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Weathersfield Elementary	3- Kindergarten	Elementary	1,320	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



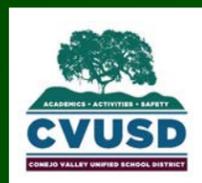
Existing Facilities:

6 buildings are over 40 years old

Analysis Summary:

The permanent buildings on campus have outdated HVAC systems, most of which have not been replaced in close to 20 years. Many roofing systems are approaching the end of their life cycles. Overall the buildings are in need of deferred maintenance.

The current modular or portable buildings on site are also 20 years old and have received no updates since they were first installed. With declining enrollment and a current capacity far exceeding the current enrollment numbers these buildings could be removed or replaced with a permanent structure.



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 Weathersfield Elementary, 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 352 students.
- Upgrade the face or "curb appeal" by redesigning the site work and landscaping of the existing front of the campus.
- 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 352 students under the projected enrollment expected to decrease slightly to 347 students by 2017-18. The CVUSD Planning Capacity for the campus is 490 students. Overall, the campus was found to be in fair 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:

- Existing Classroom Buildings are over 40 years old and need updating
- Drop-off Zone along the public sidewalk and away from the administration entry.
- Concrete settlement issues and noticeable cracking in walls/floors
- HVAC systems need upgrading
- Portable Buildings are over 40 years old and they may no longer be needed based on enrollment numbers
- Parking needs to be reconfigured to allow for on-campus drop off/pick up and increase number of spaces

- Site drainage issues
- Lack of a permanent stage in MRP
- Lack of shading at main entrance and play equipment areas
- Non-matching window glazing found throughout the campus.

Overall the campus was found to contain sufficient site area, 8.76 acres, to accommodate the needs of a 350 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.

- Investigation into the source of ground settlement as well as ground water should be conducted as soon as possible. Pending the result of the investigation, the school may be entitled to additional funding to retrofit the building. Works occurring inside building 8 may include both structural improvement, refinishing and additional flexible learning spaces and music classroom.
- A possible closure of gate and reconfiguration of area around the gate east of building 4 may improve the safety and traffic conditions along Camino Calandria during drop-off and pick-up hours.
- A potential reconfiguration of the main parking area may increase both parking and drop off capacity and bring the drop-off zone back to the school site from the street.
- Additional shading may be added to playgrounds and main entry area. Based on the solar analysis, those areas are under-protected by shade provided by either building or landscaping.
- The multi-purpose building may receive a permanent stage and other improvements in the building.
- Large number of temporary classroom buildings may be removed and activities may be relocated back to the permanent 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:

- Reorganize parking area to allow for increased parking and drop off area
- New Flexible learning space in existing classroom building
- Remove existing stair to campus from Camino Calandria
- Overall landscape and beautification (18,000 SF)
- Address potential settlement issue

Alternative 2- Included:

- Reorganize parking area to allow for increased parking and drop off area
- New Flexible learning space in existing classroom building
- Remove existing stair to campus from Camino Calandria
- Overall landscape and beautification (35,000 SF)

- MPR Modernization, including new stage
- Address potential settlement issue

Alternative 3- Included:

- Reorganize parking area to allow for increased parking and drop off area
- New Flexible learning space in existing classroom building
- Remove existing stair to campus from Camino Calandria
- Overall landscape and beautification (35,000 SF)
- MPR Modernization, including new stage
- New Classroom building to replace portables (4500 SF)
- New Outdoor Amphitheater with shading
- Address potential settlement issue

Extra Groups:

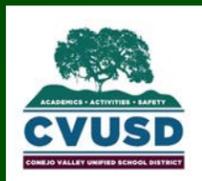
- New playground equipment with shading structures
- New Outdoor Learning Area

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:

- A desire of putting solar panels in the parking lot. It was expressed that this option could be included in the master plan but the District is already looking into different options for solar panels currently.
- The School came to the consensus that they preferred Concept 1 with the amphitheater moving forward.



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

- Order of priority: (1) Parking lot re-striping. Closure of Camino Calandria entry gate. Permanent school sign by the parking lot entrance. A more defined front entrance to the school. Shading between the administration building and the teacher's lounge. (2) Amphitheater, (3) MPR modernization, (4) Quad area transformation, (5) Portable building refurbishment and ground improvement. (6) New classroom building. Maker's space, (7) Administration building re-configuration. Walking track in the field, (8) Playground equipment replacement.
- Chorus program is very popular on campus. An added feature to campus such as an outdoor amphitheater may strengthen the program and further draw more students to this school.
- Some ideas the principal suggested for the entrance beautification: Benches and boxed steel columns.
- Some events that may be accommodated by the amphitheater: 5th grade culmination and Spring Concert. The theater is envisioned to have raised stage, electrical connection and no permanent seating for flexibility of seating options.
- Some ideas discussed for MPR modernization: (1) expanding the MPR space and create the stage along the east wall. (2) Relocating the library to Building 8 (possibly room 10 and 11), (3) relocating the staff lounge to the administration building (possibly room 3).
- Ideas for quad transformation: (1) Adding benches and trees. (2) Adding small group meeting spaces.
- The walking track: Prefer to layout a soccer field within the track and potentially draw AYSO and create a funding source.
- The school prefers planting trees over shading structure to meet the Green Campus goal.

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

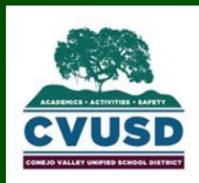
The Conceptual Master Plan was presented to include projects and draft cost estimates at Charrette #4, Dougherty Architects revised the earlier reports to reflect the Stakeholder's input. The various stakeholders supported the direction taken by the master plan. Stakeholders were given an additional 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

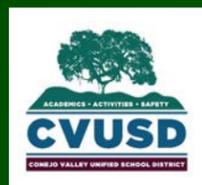
- Remove existing striping of parking lot and reconfigure to allow for two rows of angled parking and a drop off area. Adding school sign by the parking entrance
- New landscaping and flatwork in east quad area. New Trees and new shading devices.
- New landscaping and paving around administration and primary entry location to campus. New shading to fully cover entry to campus.
- New landscaping and paving to enhance west quad area.
- Demolish concrete stairs for secondary entry. Replace with new landscaping.
- New amphitheater with elevated stage. New Trees to provide shading and enhanced beautification of campus.
- Expand MPR space and relocate some functions in MPR building to elsewhere on campus.
- New location of staff lounge.
- New classroom building to house displaced classrooms from removed portables.
- New playground equipment, fall protection and integrated shading devices.
- Remove all portables and fill in with new classroom building and landscaping behind new classroom building.
- Rework volunteer and student walkthrough path of travel
- Incorporate principals of sustainability into the design.
- Upgrade campus accessibility to be in line with current standards.

LEGEND

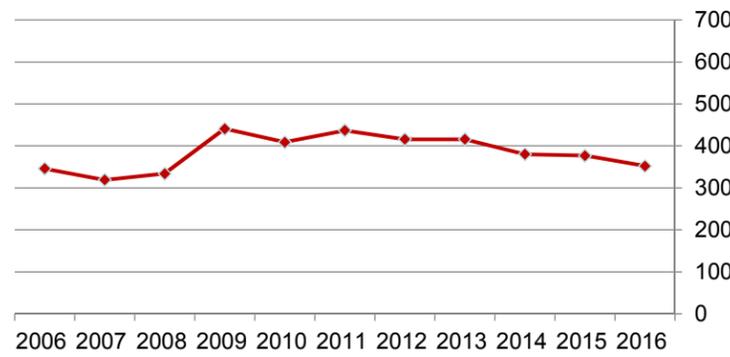
	EXISTING BUILDING
	MODERNIZATION
	NEW CONSTRUCTION
	EXISTING LANDSCAPING
	EXISTING PAVING
	EXISTING AC PAVING



EXISTING BASE PLAN



Weathersfield Student Enrollment



CVUSD Elementary School	Location Code: 32 250	Campus Summary
Site Information	Totals	Total Planned Site Capacity:
Current Useable Area:	8.76 Acres	Current Enrollment:
Current Playground Area:	4.5 Acres	Planning 2-Semester Capacity:
		Enrollment to use for Planning
		Totals
		352
		490
		384
Playground Area Required:	4.5 Acres	

LEGEND

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



Master Plan: Projects

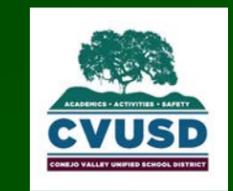
- 1** Project 1- Parking Restriping
Remove existing striping of parking lot and reconfigure to allow for two rows of angled parking and a drop off area. Adding school sign by the parking entrance
- 2** Project 2- East Quad Transformation
New landscaping and flatwork in east quad area. New Trees and new shading devices.
- 3** Project 3- Campus Entry and Beautification
New landscaping and paving around administration and primary entry location to campus. New shading to fully cover entry to campus.
- 4** Project 4- West Quad Transformation
New landscaping and paving to enhance west quad area.
- 5** Project 5- Demolish Secondary Entry to School
Demolish concrete stairs for secondary entry. Replace with new landscaping.
- 6** Project 6- New Exterior Amphitheatre
New amphitheater with elevated stage, landscaping decomposed granite seating built into hill side. New Trees to provide shading and enhanced beautification of campus.
- 7** Project 7- MPR Modernization
Existing library it to be relocated. MPR will expand into existing library space allowing for a new stage to be added.
- 8** Project 8- New Library Location
Relocate Library to building 8. Rooms 10 and 11 are to be combined to allow for library. Include flexible learning spaces in new library.
- 9** Project 9- Relocate Staff Lounge to Room 3.
New location of staff lounge.
- 10** Project 10- New Classroom Building
New 7000 SF classroom building to house displaced classrooms from removed portables.
- 11** Project 11- New Playground Equipment
New playground equipment, fall protection and integrated shading devices.
- 12** Project 12- Removal of Portables
Remove all portables and fill in with new classroom building and landscaping behind new classroom building.
- 13** Project 13- Admin. Office Re-configuration
Rework volunteer and student walkthrough path of travel

Project Group 1 (Measure 1)

Project Group 2

Project Group 3

Master Planning: Projects



Weathersfield Elementary School | *Master Plan & Projects*
 3151 Darlington Drive | Thousand Oaks, CA 91360
 Conejo Valley Unified School District
 April 2017

Master Planning- Projects



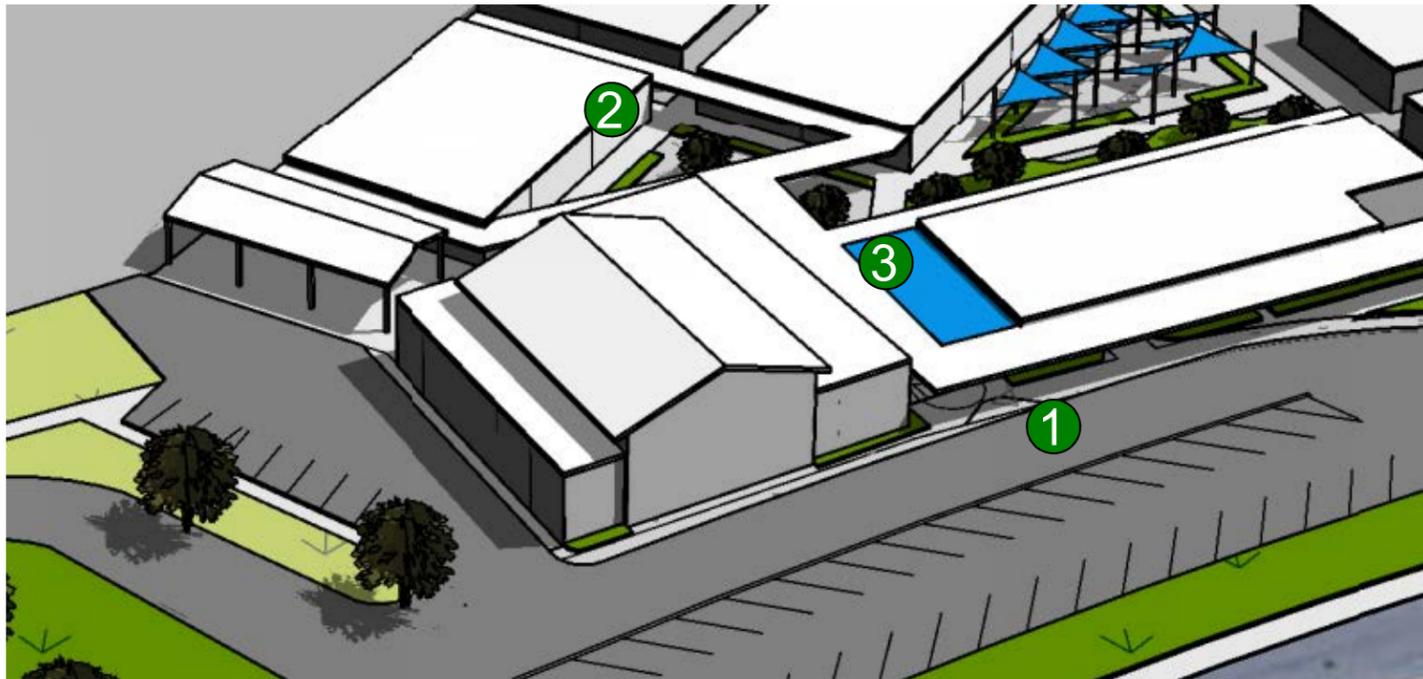
Master Planning: Project Group 1 (Measure I)

- 1** Project 1- Parking Restriping
 Remove existing striping of parking lot and reconfigure to allow for two rows of angled parking and a drop off area. Adding school sign by the parking entrance
- 2** Project 2- East Quad Transformation
 New landscaping and flatwork in east quad area. New Trees and new shading devices.
- 3** Project 3- Campus Entry and Beautification
 New landscaping and paving around administration and primary entry location to campus. New shading to fully cover entry to campus.
- 4** Project 4- West Quad Transformation
 New landscaping and paving to enhance west quad area.
- 5** Project 5- Demolish Secondary Entry to School
 Demolish concrete stairs for secondary entry. Replace with new landscaping.
- 6** Project 6- New Exterior Amphitheatre
 New amphitheatre with elevated stage, landscaping decomposed granite seating built into hill side. New Trees to provide shading and enhanced beautification of campus.

Project Locations:

- 1** Project 1- Parking Lot Restriping \$70,000
 Remove existing striping of parking lot and reconfigure to allow for two rows of angled parking and a drop off area. Some portions of the parking lot will need to be squared and expanded in order to accommodate new striping layout. Adding school sign by the parking entrance
- 2** Project 2- East Quad Transformation \$350,000
 New landscaping and flatwork in east quad area. New Trees and new shading devices.
- 3** Project 3- Campus Entry and Beautification \$500,000
 New landscaping and paving around administration and primary entry location to campus. New shading to fully cover entry to campus.

- 4** Project 4- West Quad Transformation \$700,000
 New landscaping and paving to enhance west quad area.
- 5** Project 5- Demolish Secondary Entry to Campus \$80,000
 Demolish concrete stairs for secondary entry. Replace with new landscaping.
- 6** Project 6- New Exterior Amphitheater \$650,000
 New amphitheater with elevated stage, landscaping decomposed granite seating built into hill side. New Trees to provide shading and enhanced beautification of campus.

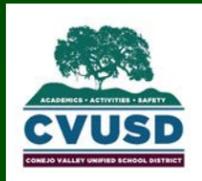


*Estimates are complete project costs with 40% soft cost added to construction budgets over 1 million and 60% added to projects under 1 million.

Total Cost of Projects I \$2,475,0000.

Deferred Maintenance Allowance- 5% \$125,000
 Improve site drainage, some spalling repair, HVAC upgrades, wood rot, replace flashings, windows etc.

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	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		
						0-100	0-100	0-100	0-100	0-100		0-500= High Score indicates the criticality of the project
												Explanation of Project Rating



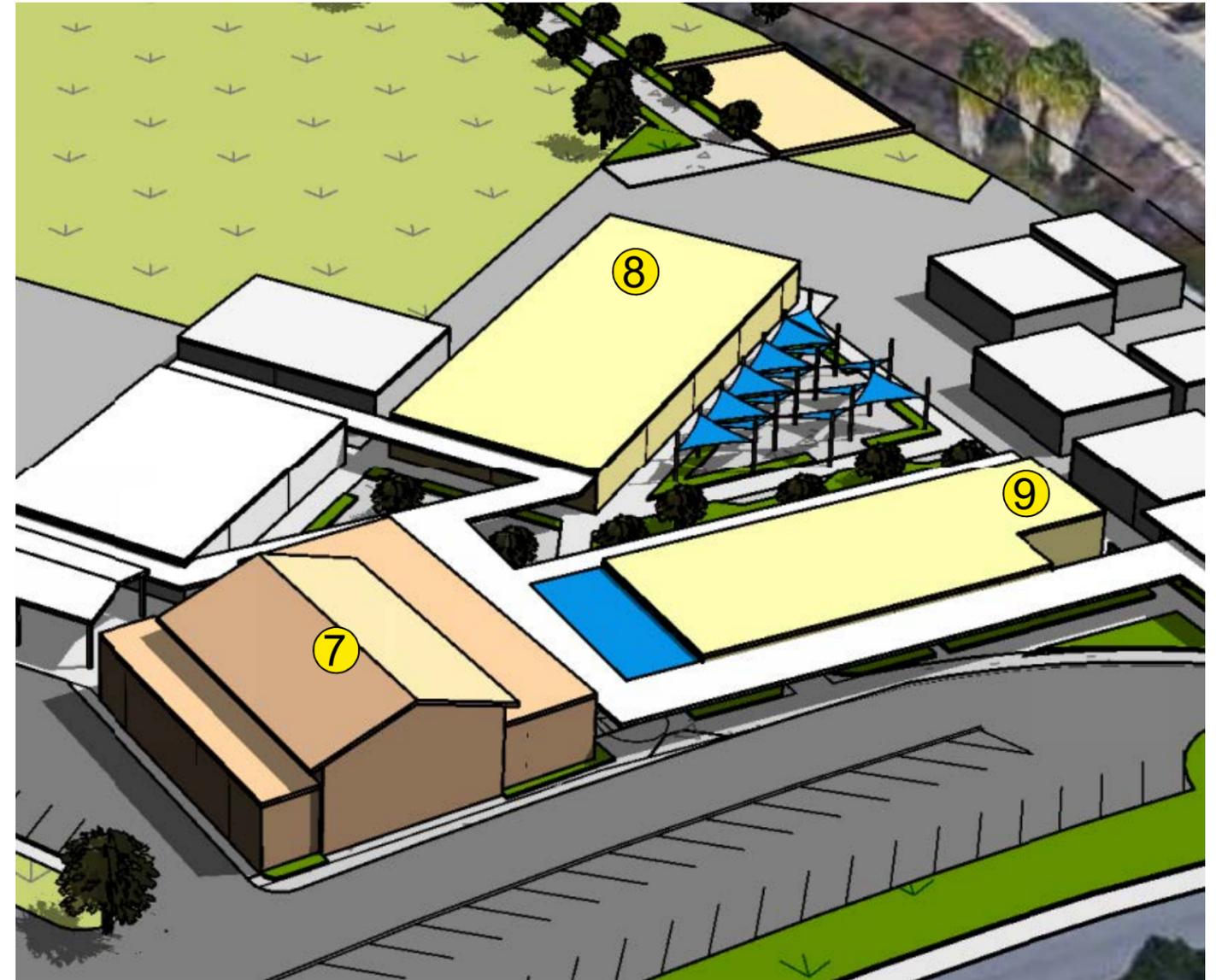


Master Planning: Project Group 2

- ⑦ Project 7- MPR Modernization
Existing library it to be relocated. MPR will expand into existing library space allowing for a new stage to be added.
- ⑧ Project 8- New Library Location
Relocate Library to building 8. Rooms 10 and 11 are to be combined to allow for library. Include flexible learning spaces in new library.
- ⑨ Project 9- Relocate Staff Lounge to Room 3.
New location of staff lounge.

Project Locations:

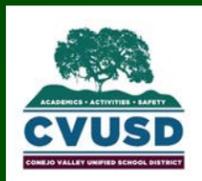
- 7 **Project 7-MPR Modernization** \$1,400,000
 Existing library it to be relocated. MPR will expand into existing library space allowing for a new stage to be added.
- 8 **Project 8-New Library Location** \$750,000
 Relocate Library to building 8. Rooms 10 and 11 are to be combined to allow for library. Include flexible learning spaces in new library.
- 9 **Project 9- Relocate Staff Lounge to Room 3** \$250,000
 New location of staff lounge.



*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 \$2,400,0000

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		





Master Planning: Project Group 3

- ⑩ Project 10- New Classroom Building
New 7000 SF classroom building to house displaced classrooms from removed portables.
- ⑪ Project 11- New Playground Equipment
New playground equipment, fall protection and integrated shading devices.
- ⑫ Project 12- Removal of Portables
Remove all portables and fill in with new classroom building and landscaping behind new classroom building.
- ⑬ Project 13- Admin. Office Re-configuration
Rework volunteer and student walkthrough path of travel

Project Locations:

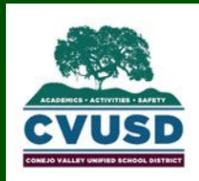
- 10 **Project 10- New Classroom Building** \$4,500,000
 New 7000 SF classroom building to house displaced classrooms from removed portables.
- 11 **Project 11- New Playground Equipment** \$500,000
 New playground equipment, fall protection and integrated shading devices.
- 12 **Project 12- Removal of All Portables** \$300,000
 Remove all portables and fill in with new classroom building and landscaping behind new classroom building.
- 13 **Project 13- Admin. Office Reconfiguration** \$200,000
 Rework volunteer and student walkthrough path of travel



*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 | \$5,500,000.

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



Façade and Entry Improvements

Existing:

Weathersfield Elementary's façade and entry improvements are related to the need to create a more defined entrance to the school.

Improvements include:

- New Paint
- New site work and paving
- New Landscaping
- Accessible Entrance
- New Signage
- New Column Wrapping
- New shading at entry between Administration and MPR building



Before



After

After Improvements:

New Façade and Entry

Master Planning Project Group – 1

Weathersfield Elementary will have an updated façade with enhanced signage as well as new paving and landscaping that will help to effectively define both the entry to the campus as well as the entry to the administration building. The end result will be a well defined entry to an updated and contemporary campus.