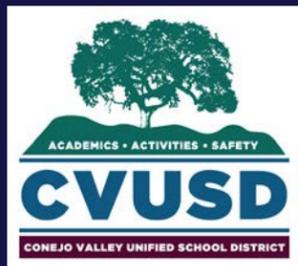




CVUSD | *Facilities Master Plan*



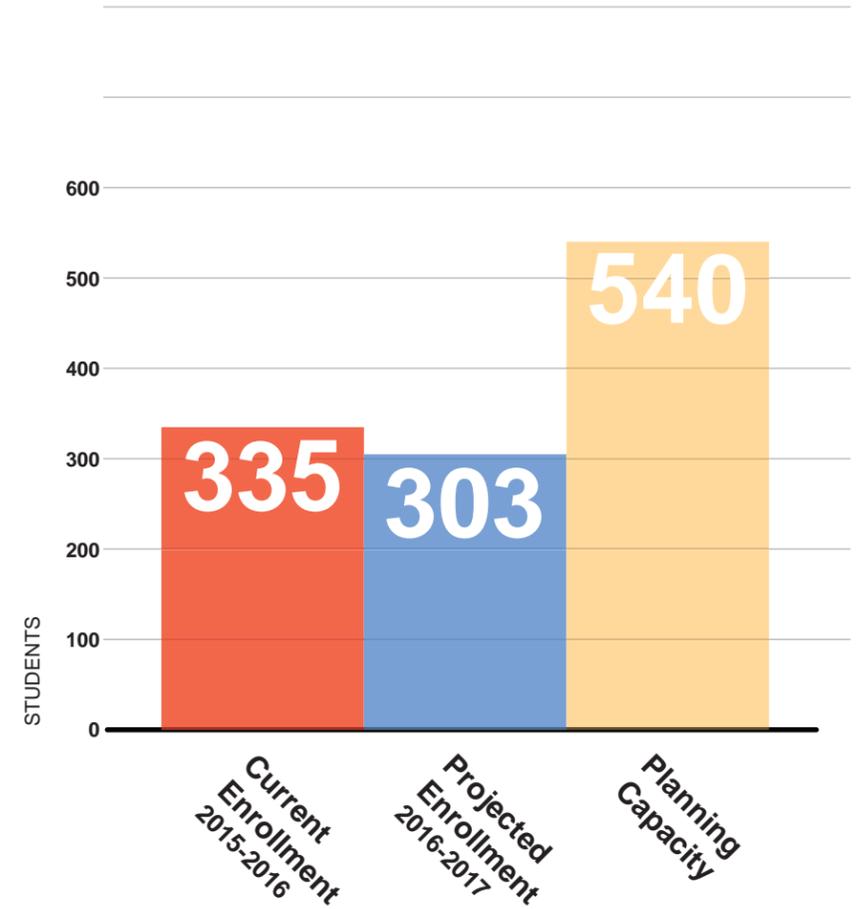
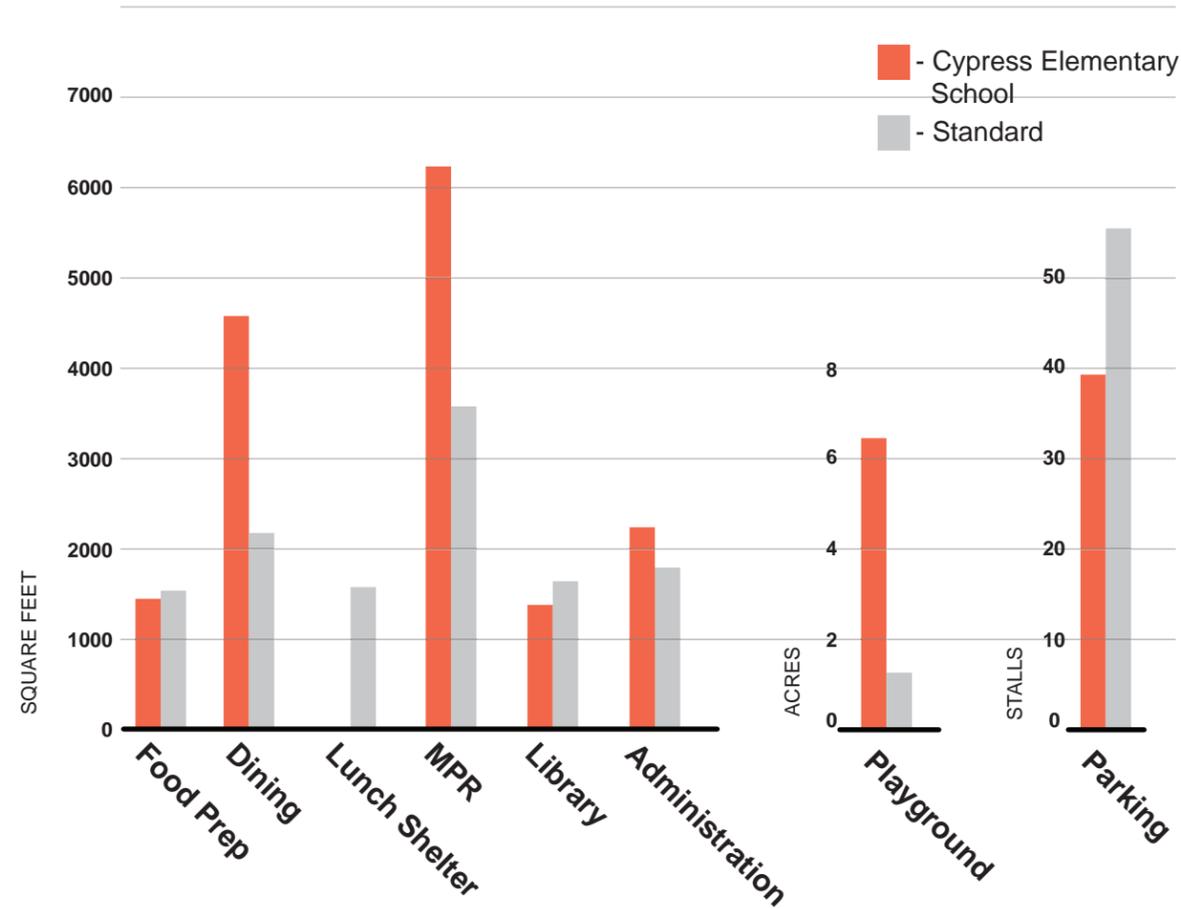
CVUSD - NEWBURY PARK CLUSTER



Cypress Elementary | *Conceptual Master Plan*

4200 Kimber Drive | 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



Challenges Summary:

- Insufficient shade for play areas and outdoor dining
- Tight circulation space between the MPR building and adjacent structures
- Lack of storage space in classrooms
- Typical accessibility challenges

Core Facilities Summary

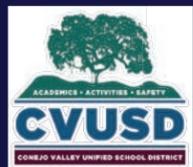
Current facilities meet school's needs

Current facilities DO NOT meet school's needs

- Dining (+2,436 SF)
- Multi-Purpose Room (+2,571 SF)
- Playground (+ 4.97 Acres)
- Administration (+440 SF)
- Library (-323 SF)
- Food Prep (-175 SF)
- Lunch Shelter (-1,620 SF)
- Parking (-16 Stalls)

Enrollment Summary

Total Current Classrooms: 18
 Total Based on Projected Enrollment Classrooms: 15



Cypress Elementary | Conceptual Master Plan

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 Conejo Valley Unified School District
 April 5, 2017

Enrollment & Facilities Data

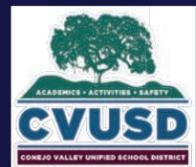


BUILDING KEY

- | | |
|--|----------------------------------|
| ① MAIN BUILDING
(ADMINISTRATION- LIBRARY) | ⑦ CHILDCARE BUILDING |
| ② MULTI-PURPOSE BUILDING | ⑧ RESTROOM BUILDING |
| ③ CLASSROOM BUILDING | ⑨ CLASSROOM BUILDING |
| ④ RESTROOM BUILDING | ⑩ CLASSROOM PORTABLE
BUILDING |
| ⑤ CLASSROOM BUILDING | ⑪ STORAGE PORTABLE
BUILDING |
| ⑥ CLASSROOM BUILDING | |

LEGEND

- | | |
|---|--------------------|
|  | PERMANENT BUILDING |
|  | PORTABLE BUILDING |
|  | STRUCTURE ABOVE |
|  | UNCERTIFIED |



Cypress Elementary | *Conceptual Master Plan*

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Existing Facilities



BUILDING KEY

- | | |
|--|----------------------------------|
| ① MAIN BUILDING
(ADMINISTRATION- LIBRARY) | ⑦ CHILDCARE BUILDING |
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BUILDING |
| ⑤ CLASSROOM BUILDING | ⑪ STORAGE PORTABLE
BUILDING |
| ⑥ CLASSROOM BUILDING | |

LEGEND

- | | |
|--------------------|----------------------|
| PERMANENT BUILDING | NEW CONSTRUCTION |
| PORTABLE BUILDING | HIGH MODERNIZATION |
| STRUCTURE ABOVE | MEDIUM MODERNIZATION |
| UNCERTIFIED | LOW MODERNIZATION |

Project Group 1:

- Transitional Kindergarten, Kindergarten, Dining

Project Group 2:

- Site and Building Exterior Improvements

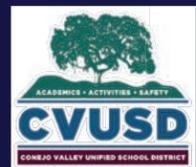
Project Group 3:

- Building Modernization

Project Groups

Classroom Counts

- Current classroom count: 18
- Classroom count based on projected enrollment: 15
- Master plan classroom count: 18



Cypress Elementary | Conceptual Master Plan

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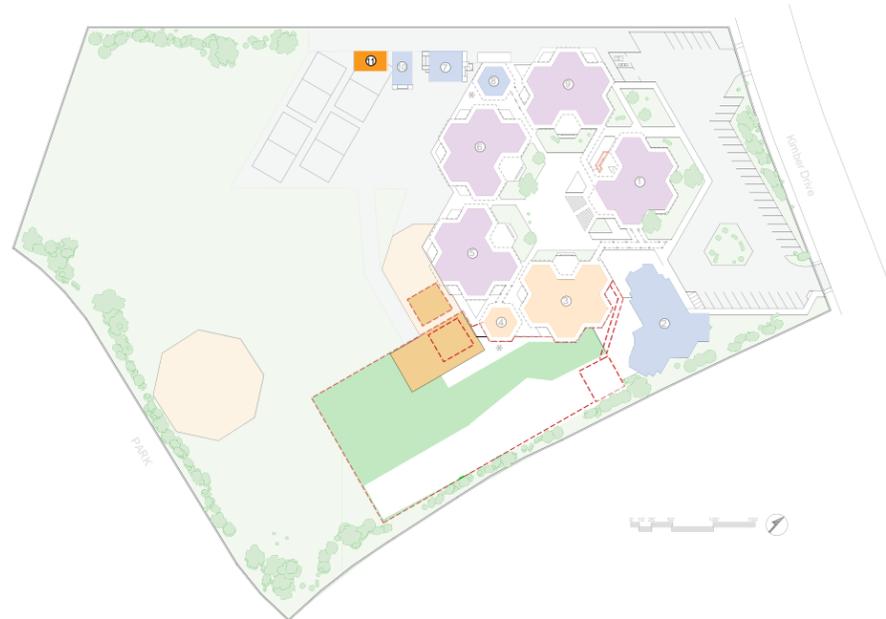
Conceptual Master Plan - Projects

Project Group 1: Transitional Kindergarten, Kindergarten, Dining



- Relocate Storage Portable Building 11
- Redesign and expansion of TK/K play area (new turf area, new hardscape area, new sand area, fencing and landscape perimeter)
- Shade structures at two play equipment areas
- New lunch shelter with covered walkway access
- Removal of (e) trellis, fencing, and site elements where required to permit new work

Total Project Cost: \$1,689,086



BUILDING KEY

- | | |
|---|-------------------------------|
| ① MAIN BUILDING (ADMINISTRATION- LIBRARY) | ⑦ CHILDCARE BUILDING |
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| ⑤ CLASSROOM BUILDING | ⑪ STORAGE PORTABLE BUILDING |
| ⑥ CLASSROOM BUILDING | |

Project Group 2: Site and Building Exterior Improvements



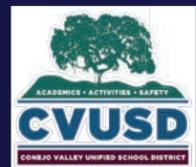
- New shade trees and landscaping along campus perimeter
- Remove site wall adjacent to building 1
- Improve campus storm water drainage
- Exterior repair and repaint throughout campus (all buildings)

Total Project Cost: \$1,376,888



LEGEND

- | | |
|--------------------|----------------------|
| PERMANENT BUILDING | NEW CONSTRUCTION |
| PORTABLE BUILDING | HIGH MODERNIZATION |
| STRUCTURE ABOVE | MEDIUM MODERNIZATION |
| UNCERTIFIED | LOW MODERNIZATION |



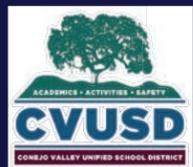
Cypress Elementary | Conceptual Master Plan

4200 Kimber Drive | Newbury Park, CA 91320
 Conejo Valley Unified School District
 April 5, 2017

Project Groups 1 & 2

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Cypress ES						
Project Group 1						
Bldg. 11 Relocation	960	SF	1	960	\$20.00	\$ 19,200.00
New Lunch Shelter	1,620	SF	1	1,620	\$138.00	\$ 223,560.00
New Shade Structures	3,000	SF	1	3,000	\$80.00	\$ 240,000.00
Covered Walkway Extension	540	SF	1	540	\$138.00	\$ 74,520.00
TK/K Turf Area	7,050	SF	1	7,050	\$3.00	\$ 21,150.00
TK/K Paved Area	9,500	SF	1	9,500	\$12.00	\$ 114,000.00
TK/K Play Surface	5,285	SF	1	5,285	\$16.00	\$ 84,560.00
TK/K Play Equipment	1	LS	1	1	\$60,000.00	\$ 60,000.00
Perimeter Fencing	950	LF	1	950	\$210.00	\$ 199,500.00
Trellis and Fencing Demolition	1	LS	1	1	\$50,000.00	\$ 50,000.00
Reconcile Accessibility Issues	1	LS	1	1	\$120,000.00	\$ 120,000.00
Total Construction Cost						\$ 1,206,490.00
Total Project Cost						\$ 1,689,086.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Cypress ES						
Project Group 2						
New Trees	30	EA	1	30	\$450.00	\$ 13,500.00
New Landscape	30,000	SF	1	30,000	\$5.00	\$ 150,000.00
Removal of Easily Accessible Roof Areas	1	LS	1	1	\$50,000.00	\$ 50,000.00
Storm Drainage Improvements	1	LS	1	1	\$50,000.00	\$ 50,000.00
All Bldgs. - Exterior Repair/Paint	55,384	SF	1	55,384	\$13.00	\$ 719,992.00
Total Construction Cost						\$ 983,492.00
Total Project Cost						\$ 1,376,888.80



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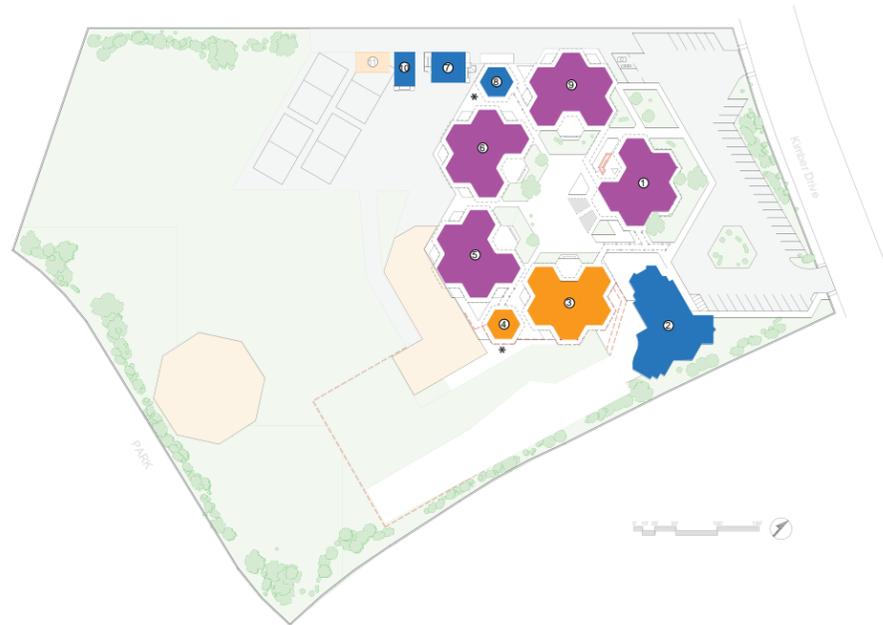
Project Groups 1 & 2 - Cost Breakdown

Project Group 3: Building Modernization



- Low modernization for buildings 2, 7, 8, 10
- Medium modernization for buildings 1, 5, 6, 9; includes sinks, built-in storage and new finishes in all classrooms and conversion of library into a shared library and maker-space
- High modernization for buildings 3 and 4; includes restroom reconfiguration for younger students
- 2 new hydration stations

Total Project Cost: \$6,547,058

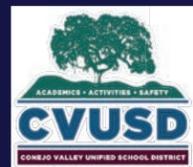


BUILDING KEY

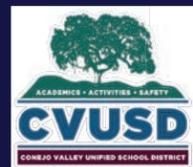
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LEGEND

- | | |
|--------------------|----------------------|
| PERMANENT BUILDING | NEW CONSTRUCTION |
| PORTABLE BUILDING | HIGH MODERNIZATION |
| STRUCTURE ABOVE | MEDIUM MODERNIZATION |
| UNCERTIFIED | LOW MODERNIZATION |



Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Cypress ES						
Project Group 3						
Bldgs. 3&4 - Modernization (high)	6,379	SF	1	6,379	\$270.00	\$ 1,722,330.00
Bldgs. 1,5,6,9 - Modernization (medium)	22,279	SF	1	22,279	\$126.00	\$ 2,807,154.00
Bldgs. 2,7,8,10 - Modernization (low)	11,122	SF	1	11,122	\$13.00	\$ 144,586.00
Hydration Stations	2	EA	1	2	\$1,200.00	\$ 2,400.00
Total Construction Cost						\$ 4,676,470.00
Total Project Cost						\$ 6,547,058.00



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Project Group 3 - Cost Breakdown