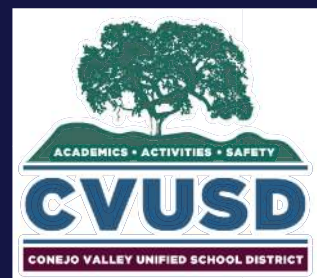




CVUSD *Facilities Master Plan*

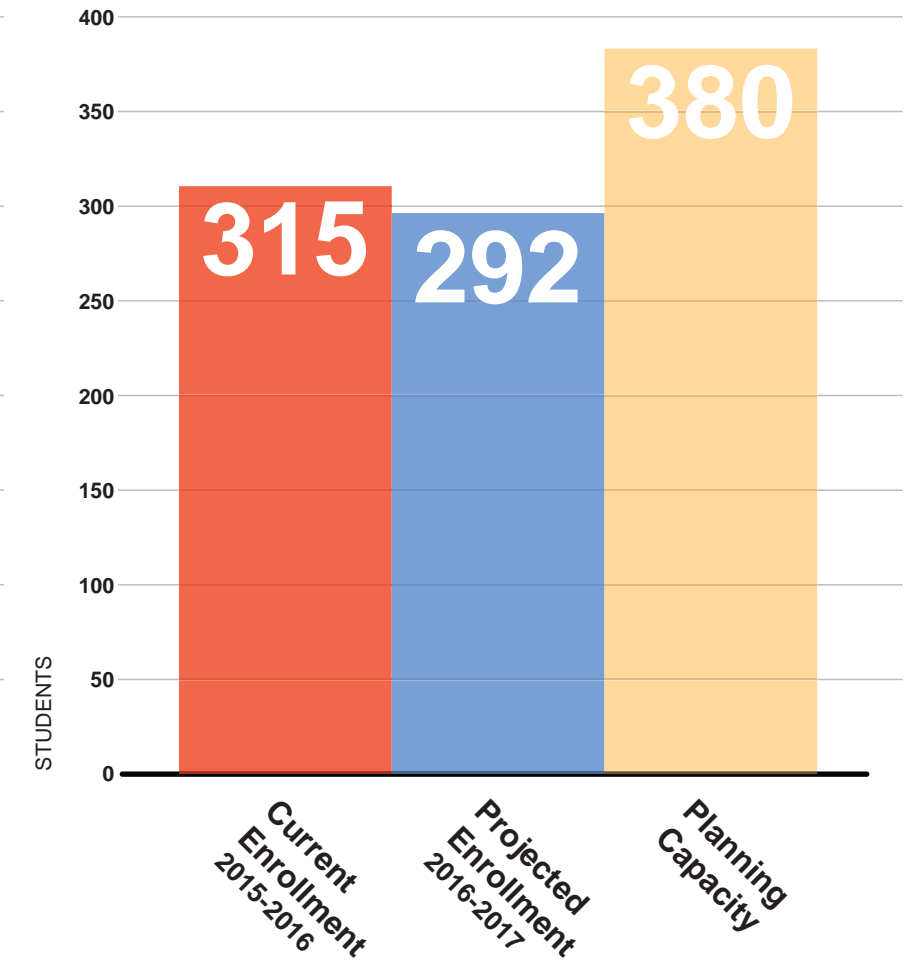
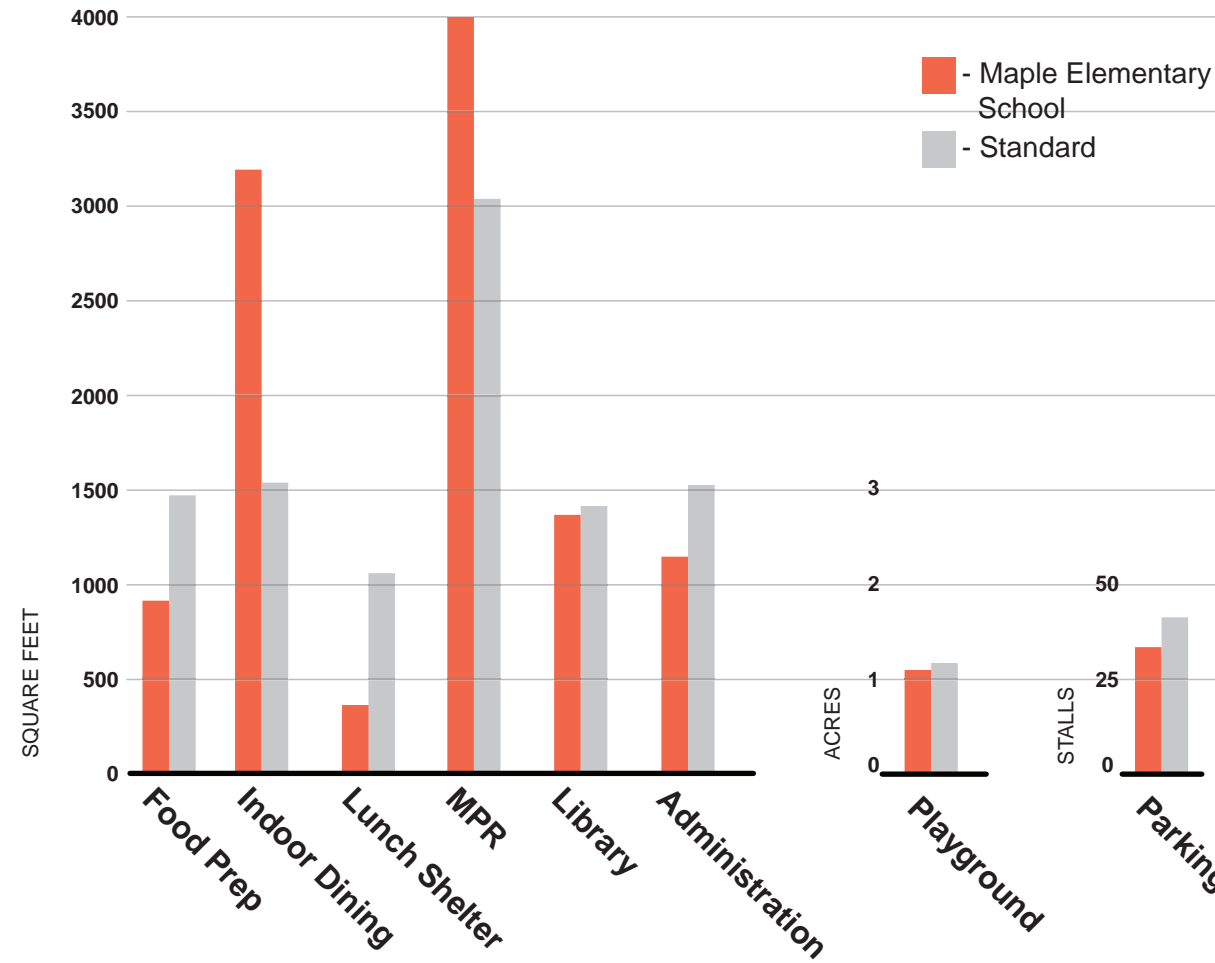
CVUSD - NEWBURY PARK CLUSTER



Maple Elementary | *Conceptual Master Plan*

3501 Kimber 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



Challenges Summary:

- Building layout creates supervision concerns
- Lack of administration space
- Congestion at parking lot/drop-off
- Typical Accessibility challenges

Core Facilities Summary

Current facilities meet school's needs

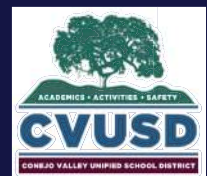
- Food Prep (-595 SF)
- Indoor Dining (+1,840 SF)
- Multi-Purpose Room (+980 SF)
- Playground (-0.18 Acres)

Current facilities DO NOT meet school's needs

- Lunch Shelter (-772 SF)
- Administration (-236 SF)
- Library (-3 SF)
- Parking (-4 Stalls)

Enrollment Summary

Total Current Classrooms: 20
 Total Based on Projected Enrollment Classrooms: 18







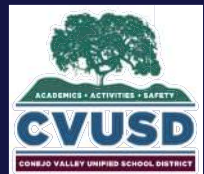


BUILDING KEY

- | | |
|----------------------------|-----------------|
| ① MPR/ ADMIN/ FOOD SERVICE | ⑥ CLASSROOMS |
| ② CHILD CARE | ⑦ CLASSROOMS |
| ③ KINDERGARTEN | ⑧ CLASSROOMS |
| ④ CLASSROOMS | ⑨ CLASSROOMS |
| ⑤ CLASSROOMS | ⓧ LUNCH SHELTER |

LEGEND

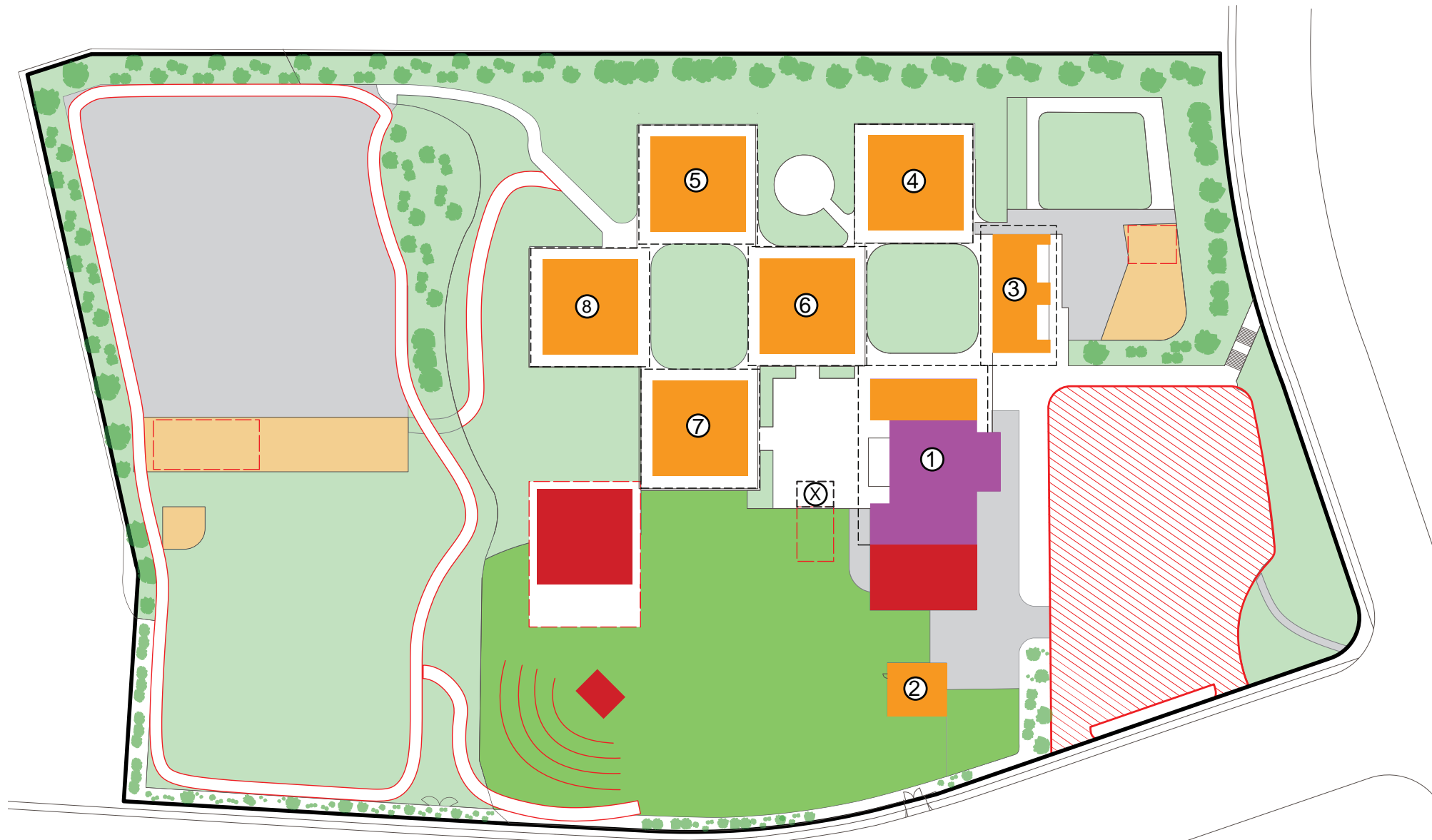
- | | |
|---|--------------------|
|  | PERMANENT BUILDING |
|  | PORTABLE BUILDING |
|  | STRUCTURE ABOVE |
|  | UNCERTIFIED |



Maple Elementary I *Conejo Valley* Master Plan

3501 Kimber Drive, Newbury Park, CA 91320
 Conejo Valley Unified School District
 April 5, 2017

Existing Facilities



Project Groups

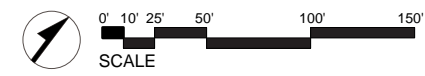
- Project Group 1:**
 Site Improvements
- Project Group 2:**
 Classroom Building Modernization
- Project Group 3:**
 Core Facilities Modernization and Addition
- Project Group 4:**
 New Classroom Building

BUILDING KEY

- | | |
|----------------------------|-----------------|
| ① MPR/ ADMIN/ FOOD SERVICE | ⑥ CLASSROOMS |
| ② CHILD CARE | ⑦ CLASSROOMS |
| ③ KINDERGARTEN | ⑧ CLASSROOMS |
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| ⑤ CLASSROOMS | ⓧ LUNCH SHELTER |

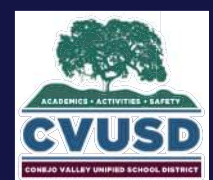
LEGEND

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



Classrooms Counts

- Current classroom count: 20
- Classroom count based on projected enrollment: 18
- Master plan classroom count: 22



Project Group 1: Site Improvements



- new fencing, shade trees and landscaping along campus perimeter
- convert upper field area to play area
- two shade structures at play equipment
- create accessible winding path to access the new play area

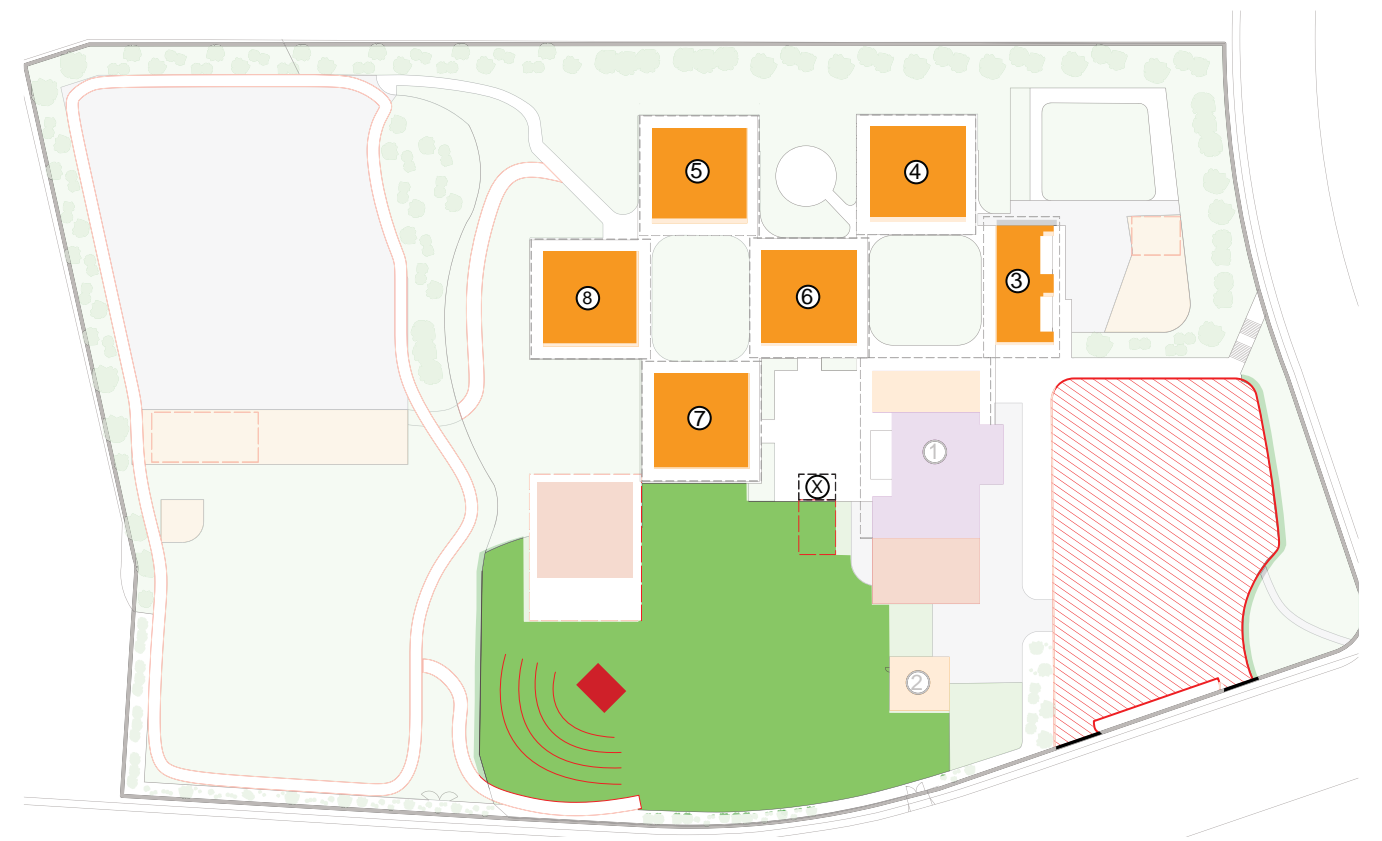
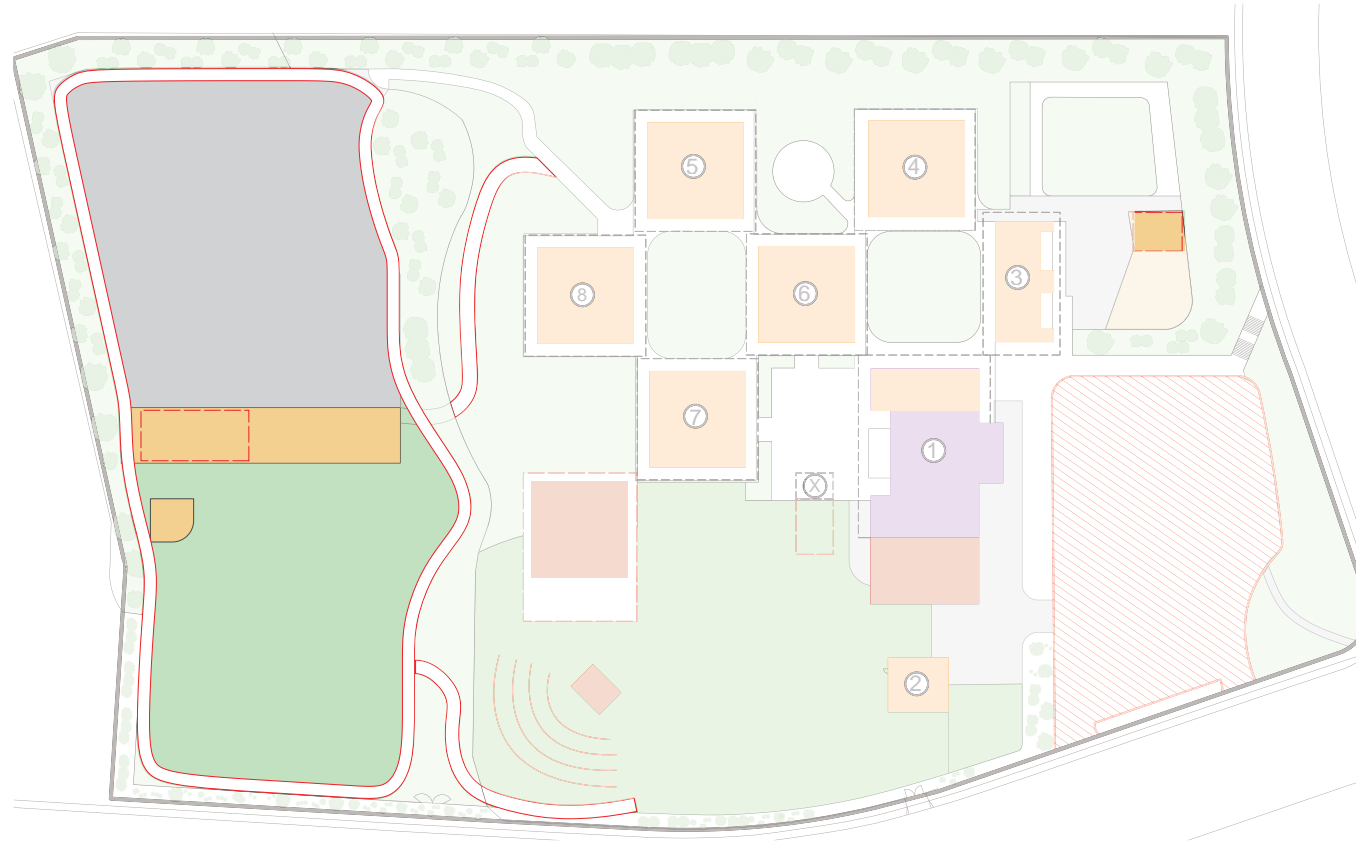
Total Project Cost: \$1,515,355

Project Group 2: Classroom Building Modernization



- high modernization for Buildings 3, 4, 5, 6, 7, and 8
- additional lunch shelter
- convert hardscape/sand play area to landscaped outdoor learning
- reconcile accessibility conditions
- exterior lighting
- expand parking area and re-stripe to accommodate additional stalls

Total Project Cost: \$10,405,612

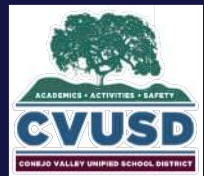


BUILDING KEY

- | | |
|----------------------------|-----------------|
| ① MPR/ ADMIN/ FOOD SERVICE | ⑥ CLASSROOMS |
| ② CHILD CARE | ⑦ CLASSROOMS |
| ③ KINDERGARTEN | ⑧ CLASSROOMS |
| ④ CLASSROOMS | ⑨ CLASSROOMS |
| ⑤ CLASSROOMS | ⊗ LUNCH SHELTER |

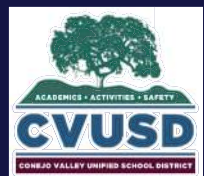
LEGEND

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



Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Maple ES						
Project Group 1						
Shade Structures	2,000	SF	1	2,000	\$80.00	\$ 160,000.00
New Trees	20	EA	1	20	\$450.00	\$ 9,000.00
New Landscape	20,000	SF	1	20,000	\$5.00	\$ 100,000.00
Perimeter Fencing	2,600	LF	1	2,600	\$15.00	\$ 39,000.00
Upper Field - Running Track	10,320	SF	1	10,320	\$8.00	\$ 82,560.00
Upper Field - AC Paving	44,650	SF	1	44,650	\$12.00	\$ 535,800.00
Upper Field - Turf	43,125	SF	1	43,125	\$1.00	\$ 43,125.00
Upper Field - Play Surface	4,557	SF	1	4,557	\$16.00	\$ 72,912.00
Upper Field - Access Path	1,000	SF	2	2,000	\$20.00	\$ 40,000.00
Total Construction Cost						\$ 1,082,397.00
Total Project Cost						\$ 1,515,355.80

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Maple ES						
Project Group 2						
Bldgs. 3-8 - Modernization (high)	23,308	SF	1	23,308	\$270.00	\$ 6,293,160.00
AC Paving at Parking	30,335	SF	1	30,335	\$12.00	\$ 364,020.00
Lunch Shelter	800	SF	1	800	\$138.00	\$ 110,400.00
Outdoor Learning Courtyard	33,000	SF	1	33,000	\$15.00	\$ 495,000.00
Exterior Lighting	1	LS	1	1	\$50,000.00	\$ 50,000.00
Reconcile Accessibility Conditions	1	LS	1	1	\$120,000.00	\$ 120,000.00
Total Construction Cost						\$ 7,432,580.00
Total Project Cost						\$ 10,405,612.00



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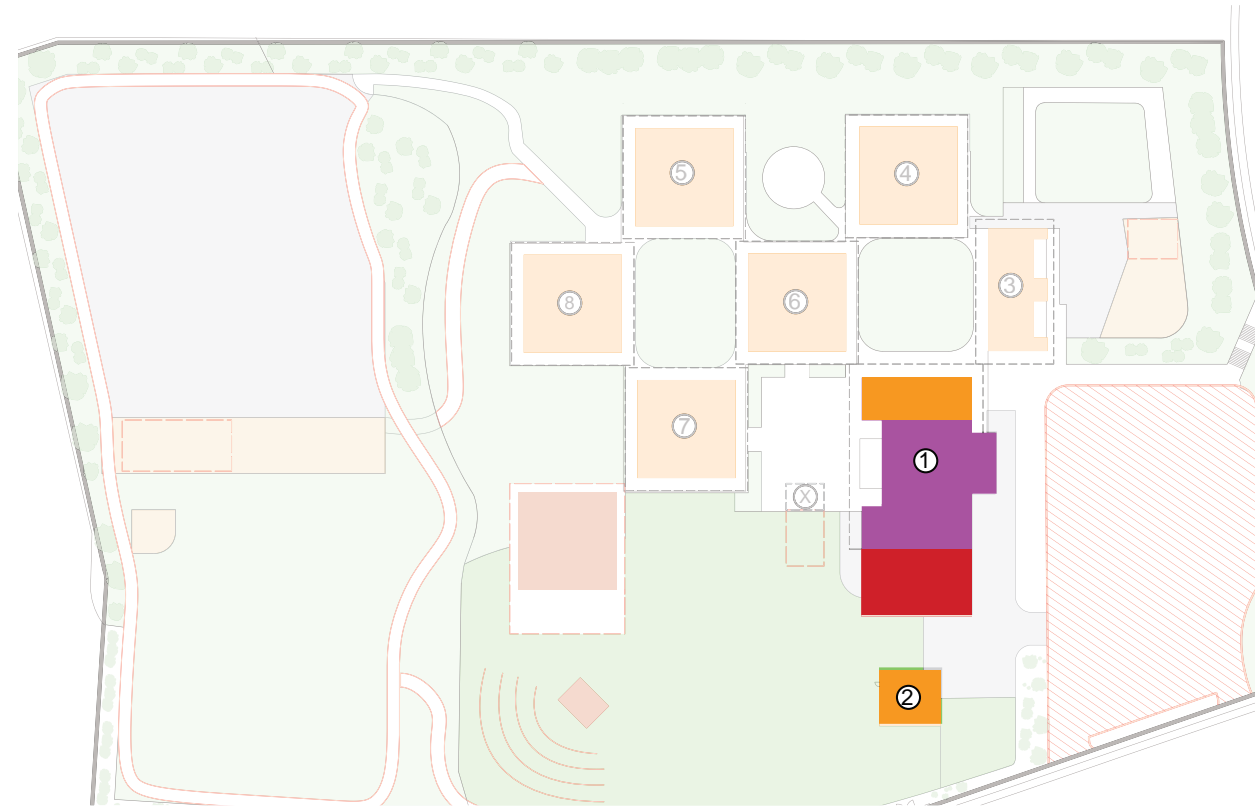
Project Groups 1 & 2 - Cost Breakdown

Project Group 3: Core Facilities Modernization and Addition



- relocate Childcare Portable Building #2
- Building 1:
 - medium modernization for the MPR, Library and Food Services
 - high modernization for Administration suite
 - addition to the south of Building 1 to increase the size of the library and house administrative offices and conference room, a staff lounge, and campus storage

Total Project Cost: \$4,247,712



BUILDING KEY

- | | |
|----------------------------|-----------------|
| ① MPR/ ADMIN/ FOOD SERVICE | ⑥ CLASSROOMS |
| ② CHILD CARE | ⑦ CLASSROOMS |
| ③ KINDERGARTEN | ⑧ CLASSROOMS |
| ④ CLASSROOMS | ⑨ CLASSROOMS |
| ⑤ CLASSROOMS | ⓧ LUNCH SHELTER |

Project Group 4: New Classroom Building



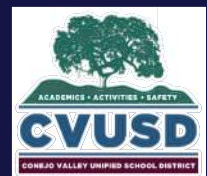
- remove Portable Building 9
- new classroom building with exterior covered flexible space

Total Project Cost: \$2,694,720



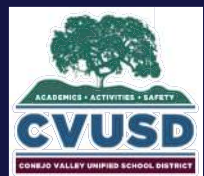
LEGEND

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



Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Maple ES						
Project Group 3						
Bldg. 1 Expansion	3,000	SF	1	3,000	\$450.00	\$ 1,350,000.00
Bldg. 1 - Modernization (high)	2,016	SF	1	2,016	\$270.00	\$ 544,320.00
Bldg. 1 - Modernization (medium)	5,960	SF	1	5,960	\$126.00	\$ 750,960.00
Bldg. 2 - Relocation	1,440	SF	1	1,440	\$270.00	\$ 388,800.00
Total Construction Cost						\$ 3,034,080.00
Total Project Cost						\$ 4,247,712.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Maple ES						
Project Group 4						
New Classroom Building	4,500	SF	1	4,500	\$360.00	\$ 1,620,000.00
New Covered Area	2,000	SF	1	2,000	\$138.00	\$ 276,000.00
Bldg. 9 Removal	1,440	LF	1	1,440	\$20.00	\$ 28,800.00
Total Construction Cost						\$ 1,924,800.00
Total Project Cost						\$ 2,694,720.00



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Project Groups 3 & 4 - Cost Breakdown