

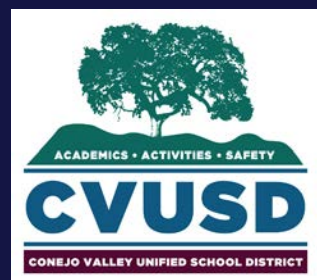


Sycamore Canyon  
School

# CVUSD | *Facilities Master Plan*



CVUSD - NEWBURY PARK CLUSTER



## Sycamore Canyon School | *Conceptual Master Plan*

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

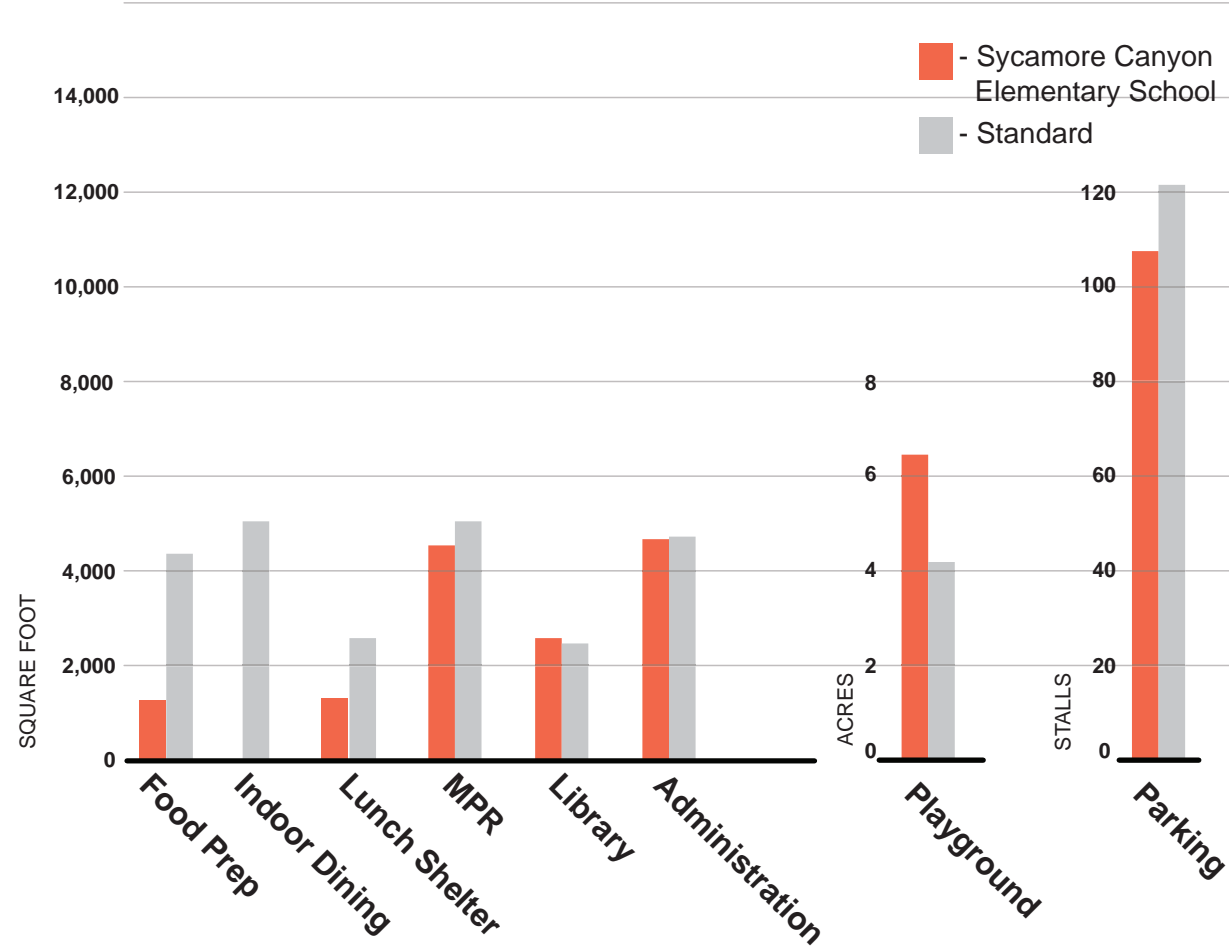
NAC Architecture  
837 North Spring Street, 3<sup>rd</sup> Floor  
Los Angeles, CA 90012  
Contact: 323.475.8075  
E-mail: lochoa@nacarchitecture.com  
Website: www.nacarchitecture.com





### Challenges Summary:

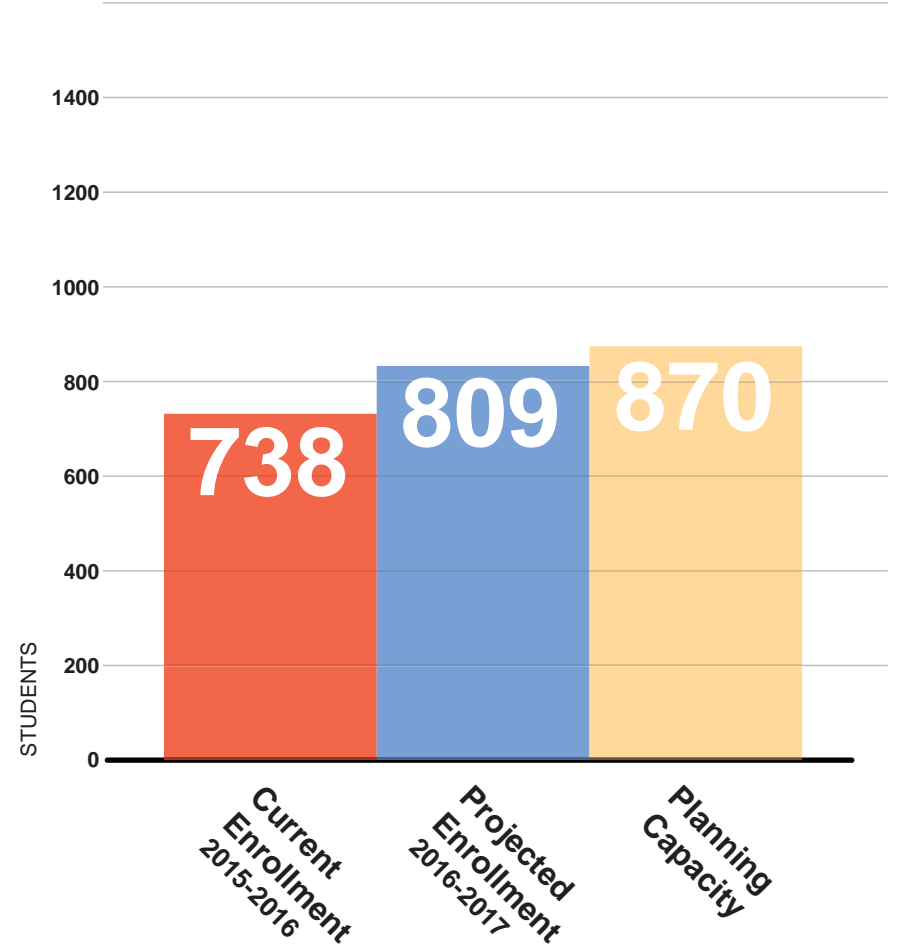
- Play space is congested for the full student population
- Exterior shaded areas for dining and play are undersized
- Storm water drainage across site is problematic



### Core Facilities Summary - Elementary School

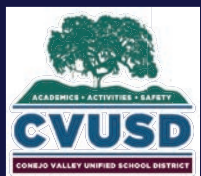
*Current facilities meet school's needs*    *Current facilities DO NOT meet school's needs*

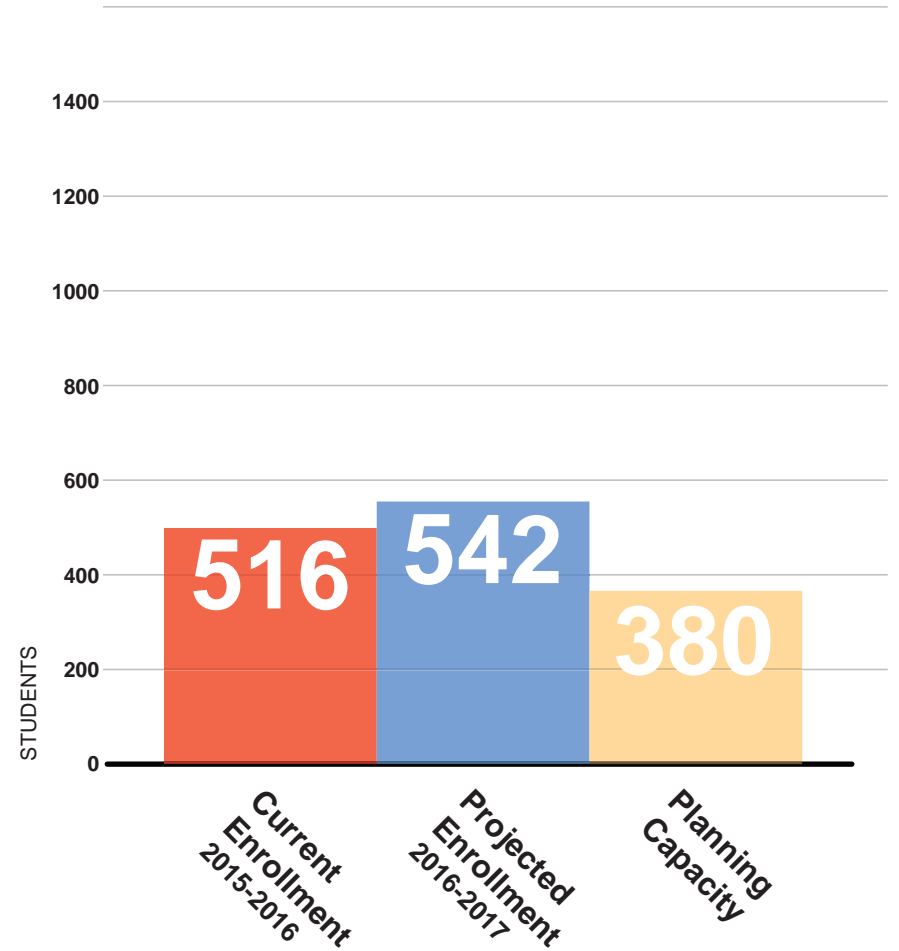
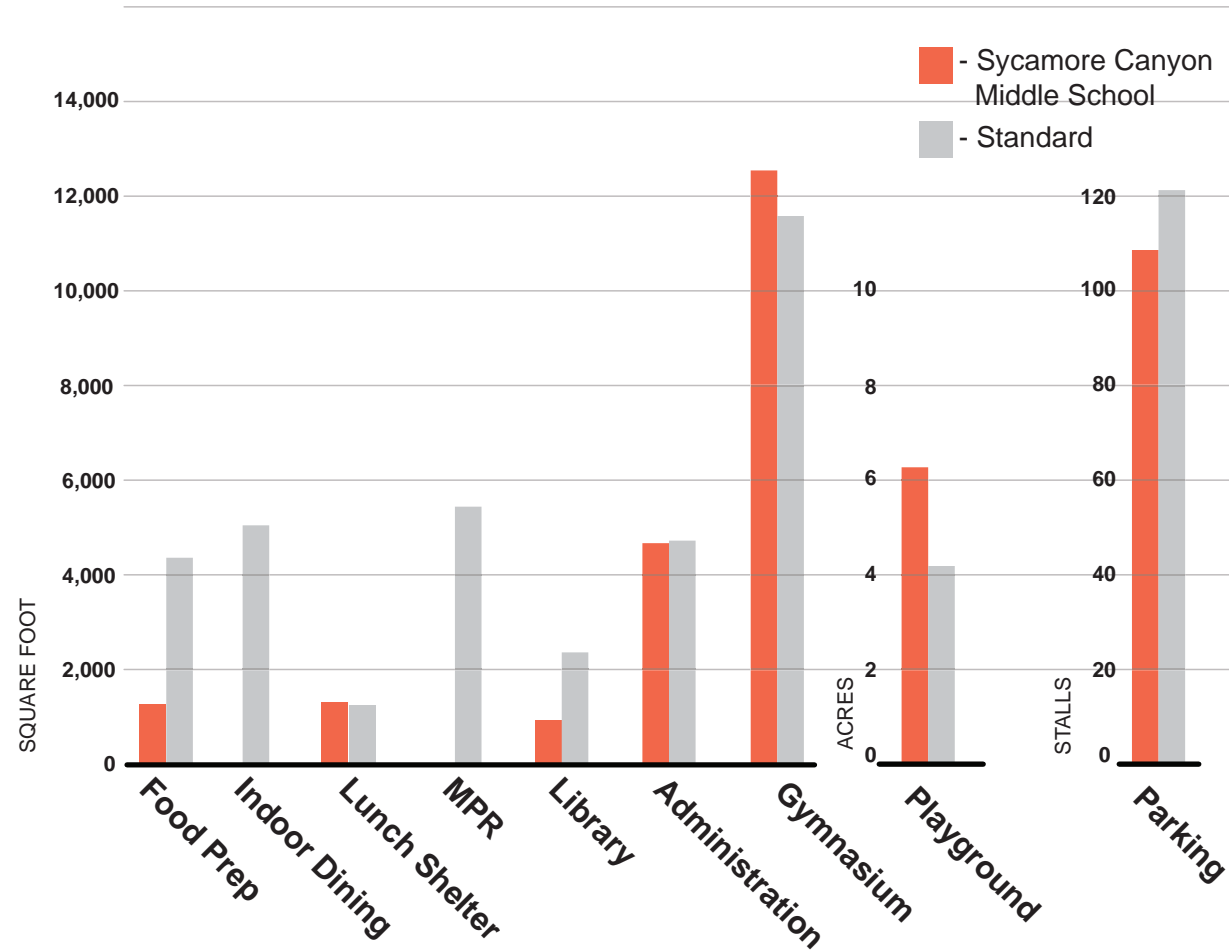
- Food Prep ES and MS (-3,084 SF)    - Lunch Shelter (-1,290 SF)
- Administration ES and MS (-110 SF)    - Playground ES and MS (+ 2.16 Acres)
- Library (+195 SF)
- Parking ES and MS (-15 Stalls)
- Multi-Purpose Room (-541 SF)



### Enrollment Summary

Total Current Classrooms 37  
 Total Based on Projected Enrollment Classrooms 35





### Challenges Summary:

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

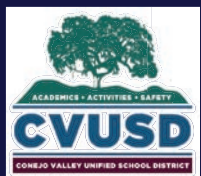
### Core Facilities Summary - Middle School

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

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

### Enrollment Summary

Total Current Classrooms 22  
 Total Based on Projected Enrollment Classrooms 32



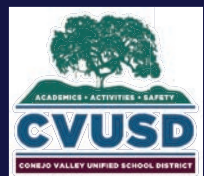


**BUILDING KEY**

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

**LEGEND**

- PERMANENT BUILDING
- PORTABLE BUILDING
- STRUCTURE ABOVE
- UNCERTIFIED



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Existing Facilities





**BUILDING KEY**

- |  |                      |
|--|----------------------|
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| ③ CLASSROOM BUILDING                                   | ⑩ GYMNASIUM BUILDING |
| ④ CHILDCARE  | ⑪ CLASSROOM BUILDING |
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| ⑥ CLASSROOM BUILDING                                   | ⑬ CLASSROOM BUILDING |
| ⑦ CLASSROOM BUILDING                                   | ⑭ CHILDCARE          |

**LEGEND**

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

**Project Groups**

**Project Group 1:**

Site Improvements



**Project Group 2:**

Building Modernization



**Project Group 3:**

New Construction



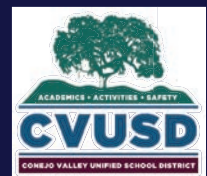
**Classrooms Counts**

**Elementary School**

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

**Middle School**

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



**Sycamore Canyon School | Conceptual Master Plan**

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**Conceptual Master Plan - Projects**

## Project Group 1: Site Improvements



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

Total Project Cost: \$1,465,478



### BUILDING KEY

- |  |                      |
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## Project Group 2: Building Modernization



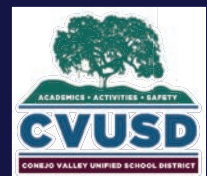
- Low modernization at Buildings 1, 2, 3, 4, 6, 7, 10, 11, 12, 13
- High modernization at Building 9 to install gutters
- Hand dryers at all bathrooms

Total Project Cost: \$5,384,691



### LEGEND

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



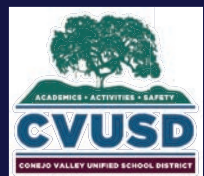
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## Project Groups 1 & 2

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

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



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## Project Groups 1 & 2 - Cost Breakdown

### Project Group 3: New Construction



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

Total Project Cost: \$ 648,340

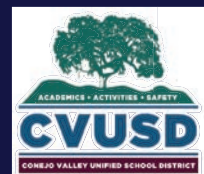


#### BUILDING KEY

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#### LEGEND

- |                              |                      |
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| UNCERTIFIED                  | LOW MODERNIZATION    |





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

