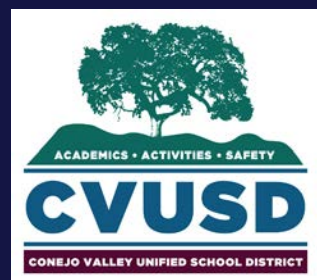




# CVUSD | *Facilities Master Plan*



CVUSD - NEWBURY PARK CLUSTER



## Newbury Park High School | *Conceptual Master Plan*

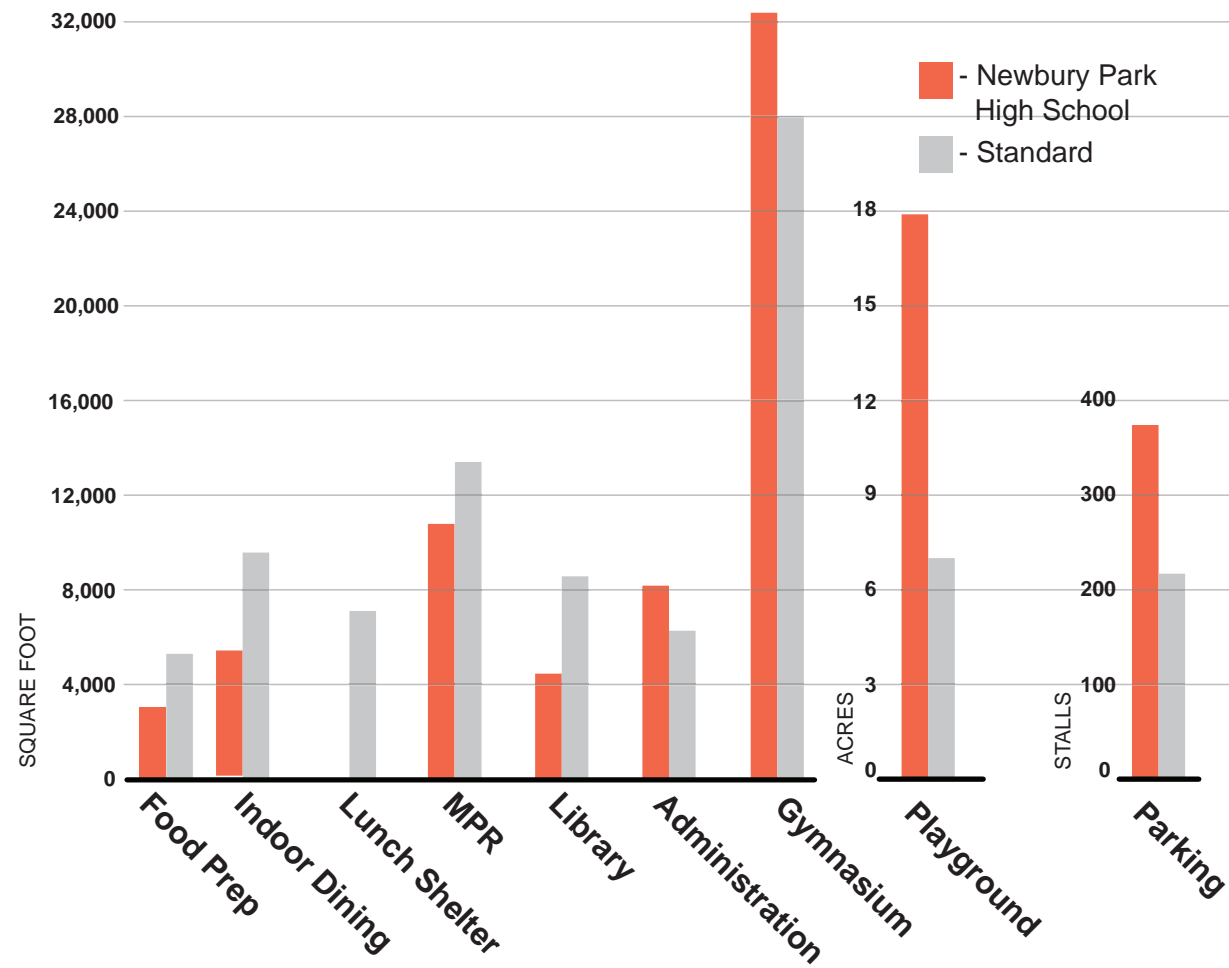
456 N Reino Rd, Newbury Park, CA 91320  
Conejo Valley Unified School District  
April 5, 2017

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



### Challenges Summary:

- Aging original buildings in need of exterior finish repairs and repaint
- Multiple aging portables housing disparate programs that are isolated from the main educational core of the campus
- Typical Accessibility Challenges

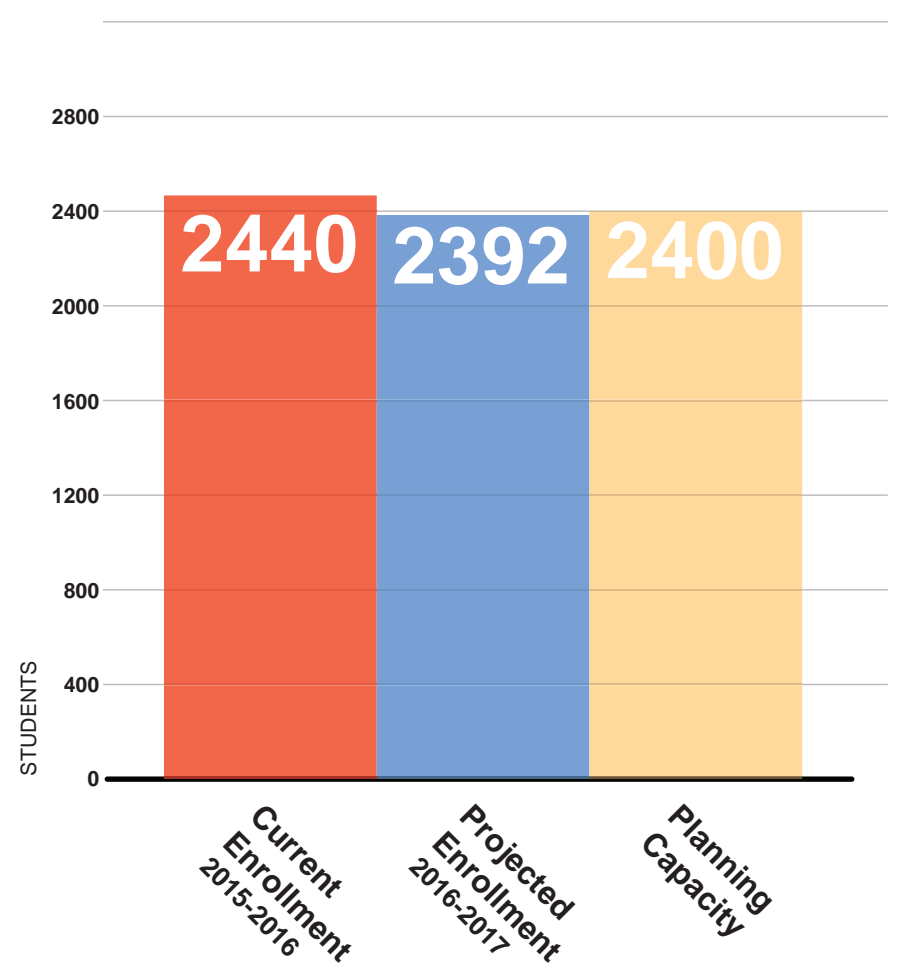


### Core Facilities Summary

Current facilities meet school's needs

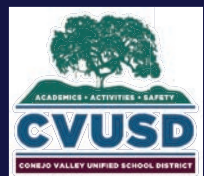
Current facilities DO NOT meet school's needs

- Food Prep (-2,456 SF)
- Multi-Purpose Room (-2,758 SF)
- Administration (+653 SF)
- Gymnasium (+4,956 SF)
- Playground (+ 10.3 Acres)
- Parking (+ 155 Stalls)
- Library (-4,201 SF)
- Indoor dining (-4,401 SF)



### Enrollment Summary

Total Current Classrooms 104  
 Total Based on Projected Enrollment Classrooms 73

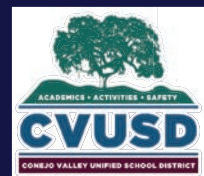
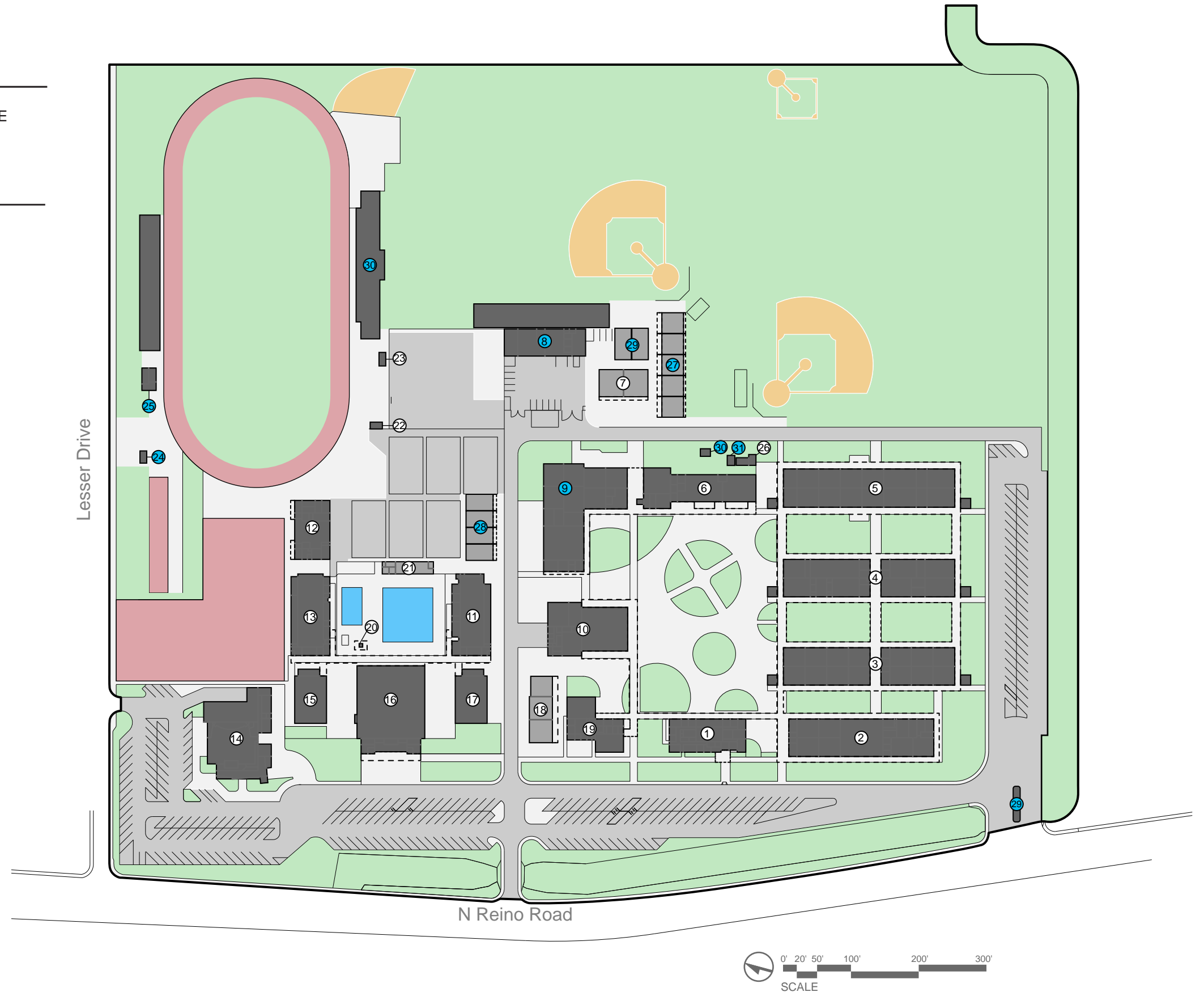


**LEGEND**

- PERMANENT BUILDING
- STRUCTURE ABOVE
- PORTABLE BUILDING
- UNCERTIFIED

**BUILDING KEY**


- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>① ADMINISTRATION</li> <li>② LIBRARY</li> <li>③ CLASSROOM</li> <li>④ CLASSROOMS</li> <li>⑤ CLASSROOMS</li> <li>⑥ CRAFTS</li> <li>⑦ CLASSROOMS</li> <li>⑧ MAINTENANCE</li> <li>⑨ STUDENT STORE/THEATRE</li> <li>⑩ MULTI-PURPOSE/CAFETERIA</li> <li>⑪ GIRL'S SHOWER/LOCKER</li> <li>⑫ FIELD HOUSE</li> <li>⑬ BOY'S SHOWER/LOCKER</li> <li>⑭ AUDITORIUM</li> <li>⑮ BOY'S ACTIVITY GYM</li> <li>⑯ GYM</li> <li>⑰ GIRL'S ACTIVITY GYM</li> <li>⑱ CLASSROOMS</li> </ul> | <ul style="list-style-type: none"> <li>⑲ MUSIC</li> <li>⑳ POOL TICKET OFFICE</li> <li>㉑ POOL EQUIPMENT</li> <li>㉒ TICKET BOOTH</li> <li>㉓ SNACK SHOP</li> <li>㉔ TICKET BOOTH</li> <li>㉕ RESTROOMS</li> <li>㉖ SWITCHGEAR</li> <li>㉗ CLASSROOMS</li> <li>㉘ CLASSROOMS</li> <li>㉙ CLASSROOMS (PER INSURANCE DOCUMENTS)</li> <li>㉚ MESSAGE BOARD (PER DSA DOCUMENTS)</li> <li>㉛ BLEACHERS (PER DSA DOCUMENTS)</li> <li>㉜ TOOL SHED (PER INSURANCE DOCUMENTS)</li> <li>㉝ TOOL SHED</li> </ul> |
|---|--|





**Newbury Park High School | Conceptual Master Plan**


456 N Reino Rd, Newbury Park, CA 91320  
 Conejo Valley Unified School District  
 April 5, 2017

**Existing Facilities**

**Project Group 1:**  
 Athletic Facility Improvements

**Project Group 2:**  
 Existing Building Modernization

**Project Group 3:**  
 Infrastructure Improvements

**Project Group 4:**  
 New Construction

**Project Groups**

**BUILDING KEY**

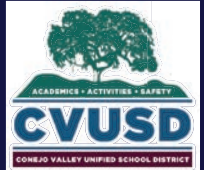
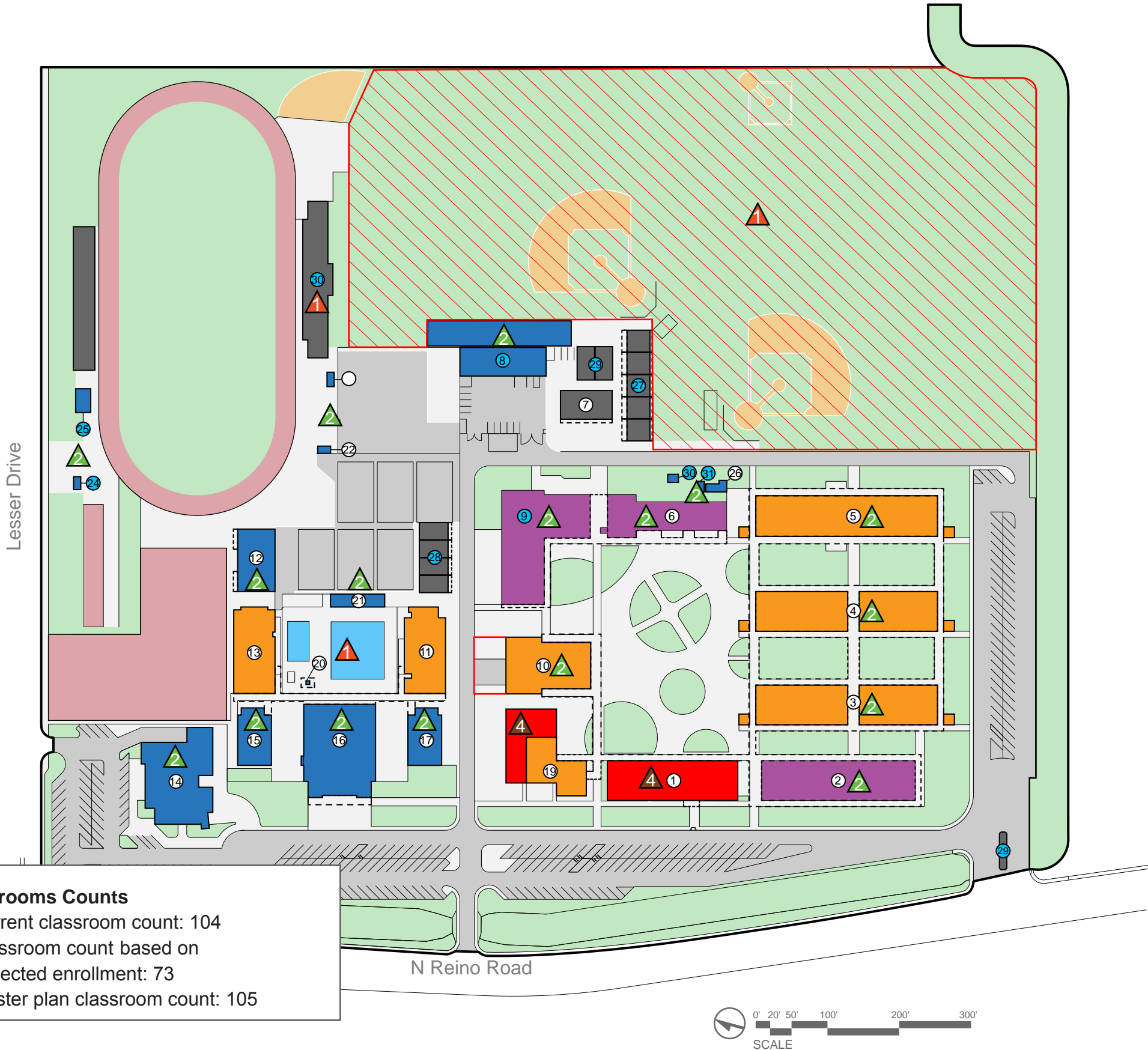
- |                           |  |
|---------------------------|--|
| ① ADMINISTRATION          | ⑱ MUSIC                                |
| ② LIBRARY                 | ⑳ POOL TICKET OFFICE                   |
| ③ CLASSROOM               | ㉑ POOL EQUIPMENT                       |
| ④ CLASSROOMS              | ㉒ TICKET BOOTH                         |
| ⑤ CLASSROOMS              | ㉓ SNACK SHOP                           |
| ⑥ CRAFTS                  | ㉔ TICKET BOOTH                         |
| ⑦ CLASSROOMS              | ㉕ RESTROOMS                            |
| ⑧ MAINTENANCE             | ㉖ SWITCHGEAR                           |
| ⑨ STUDENT STORE/THEATRE   | ㉗ CLASSROOMS                           |
| ⑩ MULTI-PURPOSE/CAFETERIA | ㉘ CLASSROOMS                           |
| ⑪ GIRL'S SHOWER/LOCKER    | ㉙ CLASSROOMS (PER INSURANCE DOCUMENTS) |
| ⑫ FIELD HOUSE             | ㉚ MESSAGE BOARD (PER DSA DOCUMENTS)    |
| ⑬ BOY'S SHOWER/LOCKER     | ㉛ BLEACHERS (PER DSA DOCUMENTS)        |
| ⑭ AUDITORIUM              | ㉜ TOOL SHED (PER INSURANCE DOCUMENTS)  |
| ⑮ BOY'S ACTIVITY GYM      | ㉝ TOOL SHED                            |
| ⑯ GYM                     |  |
| ⑰ GIRL'S ACTIVITY GYM     |  |
| ⑱ CLASSROOMS              |  |

**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: 104
- Classroom count based on projected enrollment: 73
- Master plan classroom count: 105



**Newbury Park High School | Conceptual Master Plan**

456 N Reino Rd, Newbury Park, CA 91320  
 Conejo Valley Unified School District  
 April 5, 2017

**Conceptual Master Plan - Projects**

## Project Group 1: Athletic Facility Improvements



- Pool deck repair (current project to be completed in Summer 2017)
- Resolve DSA deficiencies at home bleachers
- New layout, repair and reseeding at all athletic fields
- High modernization for Buildings 11 and 13 (full renovation of locker rooms)
- Resolve site drainage issues near Buildings 24 and 25

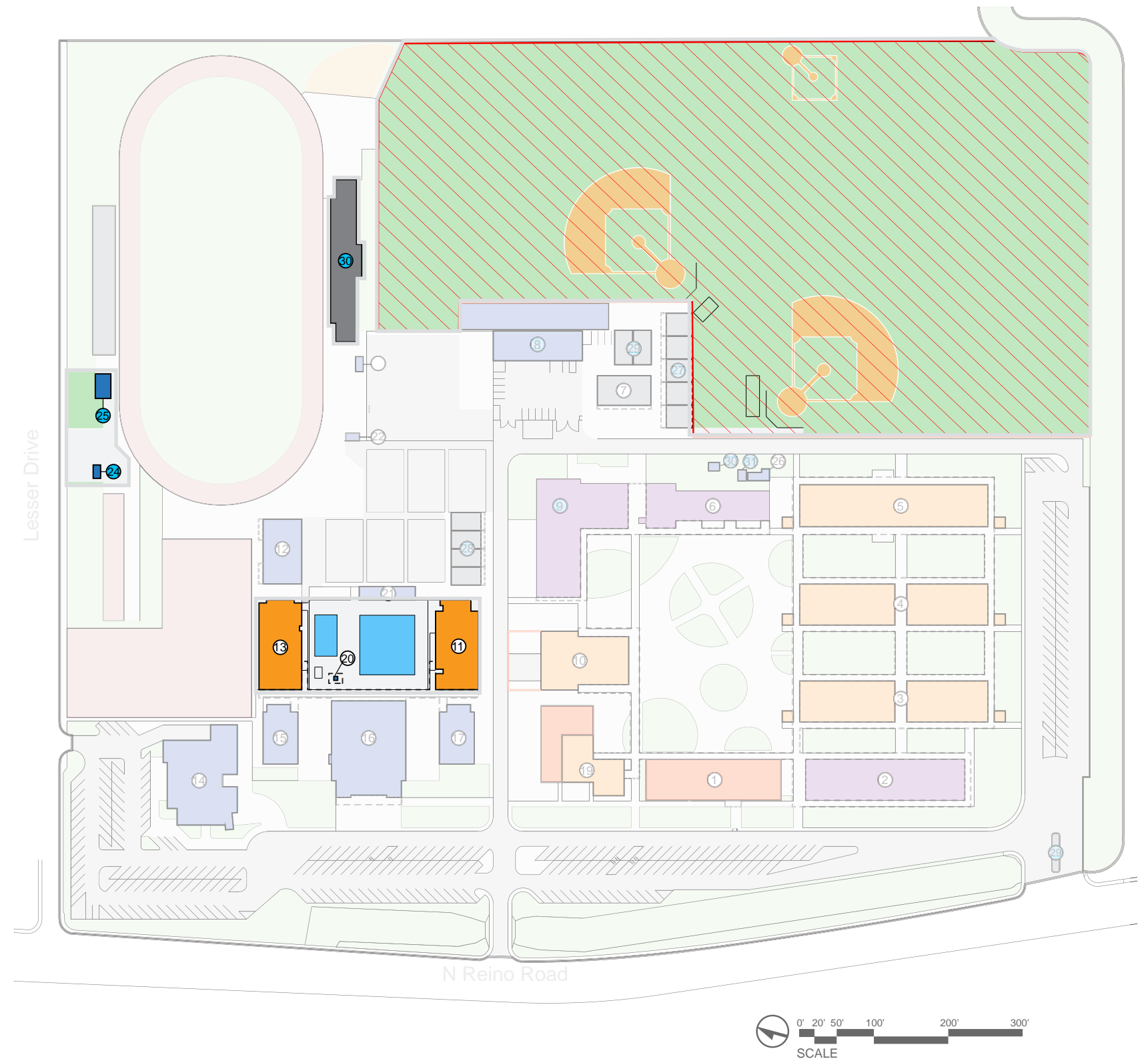
Total Project Cost: \$9,235,982

### BUILDING KEY

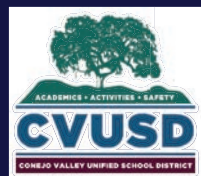
- |                           |  |
|---------------------------|--|
| ① ADMINISTRATION          | ⑲ MUSIC                                |
| ② LIBRARY                 | ⑳ POOL TICKET OFFICE                   |
| ③ CLASSROOM               | ㉑ POOL EQUIPMENT                       |
| ④ CLASSROOMS              | ㉒ TICKET BOOTH                         |
| ⑤ CLASSROOMS              | ㉓ SNACK SHOP                           |
| ⑥ CRAFTS                  | ㉔ TICKET BOOTH                         |
| ⑦ CLASSROOMS              | ㉕ RESTROOMS                            |
| ⑧ MAINTENANCE             | ㉖ SWITCHGEAR                           |
| ⑨ STUDENT STORE/THEATRE   | ㉗ CLASSROOMS                           |
| ⑩ MULTI-PURPOSE/CAFETERIA | ㉘ CLASSROOMS                           |
| ⑪ GIRL'S SHOWER/LOCKER    | ㉙ CLASSROOMS (PER INSURANCE DOCUMENTS) |
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| ⑭ AUDITORIUM              | ㉜ TOOL SHED (PER INSURANCE DOCUMENTS)  |
| ⑮ BOY'S ACTIVITY GYM      | ㉝ TOOL SHED                            |
| ⑯ GYM                     |  |
| ⑰ GIRL'S ACTIVITY GYM     |  |
| ⑱ CLASSROOMS              |  |

### 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
<b>Newbury Park HS</b>						
<b>Project Group 1</b>						
Bldgs. 11 and 13 Modernizatn (high)	13,373	SF	1	13,373	\$270.00	\$ 3,610,710.00
Pool Deck Upgrades	1	LS	1	1	\$1,500,000.00	\$ 1,500,000.00
Home Bleachers Upgrades	1	LS	1	1	\$50,000.00	\$ 50,000.00
Athletic Field Reconfiguration	402,140	SF	1	402,140	\$3.00	\$ 1,206,420.00
Drainage Corrections	1	LS	1	1	\$30,000.00	\$ 30,000.00
Reconcile Accessibility Issues	1	LS	1	1	\$200,000.00	\$ 200,000.00
<b>Total Construction Cost</b>						<b>\$ 6,597,130.00</b>
<b>Total Project Cost</b>						<b>\$ 9,235,982.00</b>



## Project Group 2: Existing Building Modernization



- Low modernization for Buildings 8, 12, 14, 15, 16, 17, 20, 21, 22, 23, 24, 25, 26, 30, 31
- Medium modernization to Buildings 2, 6 and 9; includes new windows
- High modernization for buildings 3, 4, 5, and 10; includes new windows and guardrails throughout and interior remodel at Building 10

Total Project Cost: \$40,047,453

### BUILDING KEY

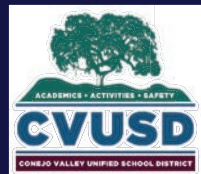
- |                           |  |
|---------------------------|--|
| ① ADMINISTRATION          | ⑲ MUSIC                                |
| ② LIBRARY                 | ⑳ POOL TICKET OFFICE                   |
| ③ CLASSROOM               | ㉑ POOL EQUIPMENT                       |
| ④ CLASSROOMS              | ㉒ TICKET BOOTH                         |
| ⑤ CLASSROOMS              | ㉓ SNACK SHOP                           |
| ⑥ CRAFTS                  | ㉔ TICKET BOOTH                         |
| ⑦ CLASSROOMS              | ㉕ RESTROOMS                            |
| ⑧ MAINTENANCE             | ㉖ SWITCHGEAR                           |
| ⑨ STUDENT STORE/THEATRE   | ㉗ CLASSROOMS                           |
| ⑩ MULTI-PURPOSE/CAFETERIA | ㉘ CLASSROOMS                           |
| ⑪ GIRL'S SHOWER/LOCKER    | ㉙ CLASSROOMS (PER INSURANCE DOCUMENTS) |
| ⑫ FIELD HOUSE             | ㉚ MESSAGE BOARD (PER DSA DOCUMENTS)    |
| ⑬ BOY'S SHOWER/LOCKER     | ㉛ BLEACHERS (PER DSA DOCUMENTS)        |
| ⑭ AUDITORIUM              | ㉜ TOOL SHED (PER INSURANCE DOCUMENTS)  |
| ⑮ BOY'S ACTIVITY GYM      | ㉝ TOOL SHED                            |
| ⑯ GYM                     |  |
| ⑰ GIRL'S ACTIVITY GYM     |  |
| ⑱ CLASSROOMS              |  |

### 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
<b>Newbury Park HS</b>						
<b>Project Group 2</b>						
Bldgs. 3,4,5,10 - Modernization (high)	88,763	SF	1	88,763	\$270.00	\$ 23,966,010.00
Bldgs. 2,6,9 - Modernization (medium)	32,369	SF	1	32,369	\$126.00	\$ 4,078,494.00
Various Bldgs. - Modernization (low)	43,140	SF	1	43,140	\$13.00	\$ 560,820.00
<b>Total Construction Cost</b>						<b>\$ 28,605,324.00</b>
<b>Total Project Cost</b>						<b>\$ 40,047,453.60</b>





### Project Group 3: Infrastructure Improvements



- Screening and landscaping to shield mechanical equipment at the north side of Building 10
- Improvements to HVAC, electrical and domestic water infrastructure throughout campus

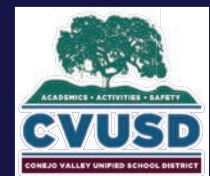
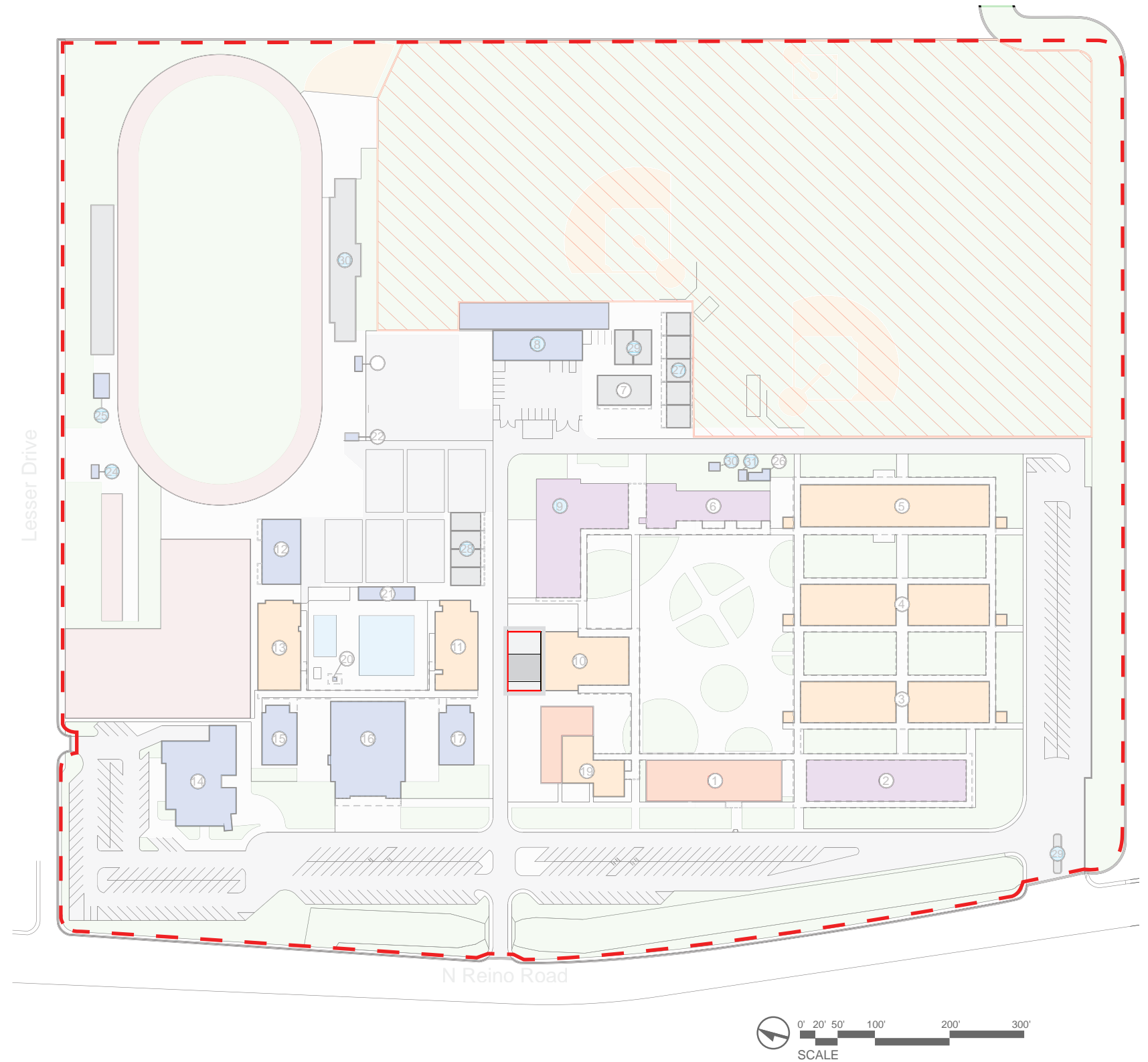
**Total Project Cost: \$2,972,571**

#### BUILDING KEY

- |                           |  |
|---------------------------|--|
| ① ADMINISTRATION          | ⑲ MUSIC                                |
| ② LIBRARY                 | ⑳ POOL TICKET OFFICE                   |
| ③ CLASSROOM               | ㉑ POOL EQUIPMENT                       |
| ④ CLASSROOMS              | ㉒ TICKET BOOTH                         |
| ⑤ CLASSROOMS              | ㉓ SNACK SHOP                           |
| ⑥ CRAFTS                  | ㉔ TICKET BOOTH                         |
| ⑦ CLASSROOMS              | ㉕ RESTROOMS                            |
| ⑧ MAINTENANCE             | ㉖ SWITCHGEAR                           |
| ⑨ STUDENT STORE/THEATRE   | ㉗ CLASSROOMS                           |
| ⑩ MULTI-PURPOSE/CAFETERIA | ㉘ CLASSROOMS                           |
| ⑪ GIRL'S SHOWER/LOCKER    | ㉙ CLASSROOMS (PER INSURANCE DOCUMENTS) |
| ⑫ FIELD HOUSE             | ㉚ MESSAGE BOARD (PER DSA DOCUMENTS)    |
| ⑬ BOY'S SHOWER/LOCKER     | ㉛ BLEACHERS (PER DSA DOCUMENTS)        |
| ⑭ AUDITORIUM              | ㉜ TOOL SHED (PER INSURANCE DOCUMENTS)  |
| ⑮ BOY'S ACTIVITY GYM      | ㉝ TOOL SHED                            |
| ⑯ GYM                     |  |
| ⑰ GIRL'S ACTIVITY GYM     |  |
| ⑱ CLASSROOMS              |  |

#### LEGEND

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

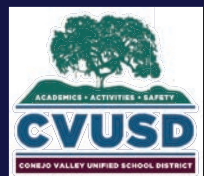


## Newbury Park High School | *Conceptual Master Plan*

456 N Reino Rd, Newbury Park, CA 91320  
 Conejo Valley Unified School District  
 April 5, 2017

## Project Group 3

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
<b>Newbury Park HS</b>						
<b>Project Group 3</b>						
HVAC, Electrical and Domestic Water	3	EA	1	3	\$700,000.00	\$ 2,100,000.00
Mechanical Equipment Screening	165	LF	1	165	\$126.00	\$ 20,790.00
Landscaping at Mechanical Screening	495	SF	1	495	\$5.00	\$ 2,475.00
<b>Total Construction Cost</b>						<b>\$ 2,123,265.00</b>
<b>Total Project Cost</b>						<b>\$ 2,972,571.00</b>



## Project Group 2: New Construction

4

- Remove Portable Buildings 7, 18, 27, 28, 29
- Remove Permanent Building 1
- New 2-story classroom and administration building at the previous location of building 1
- High modernization for Building 19
- Addition to Building 19 to house performing arts programs and additional indoor dining space adjacent to the cafeteria

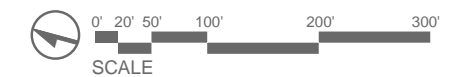
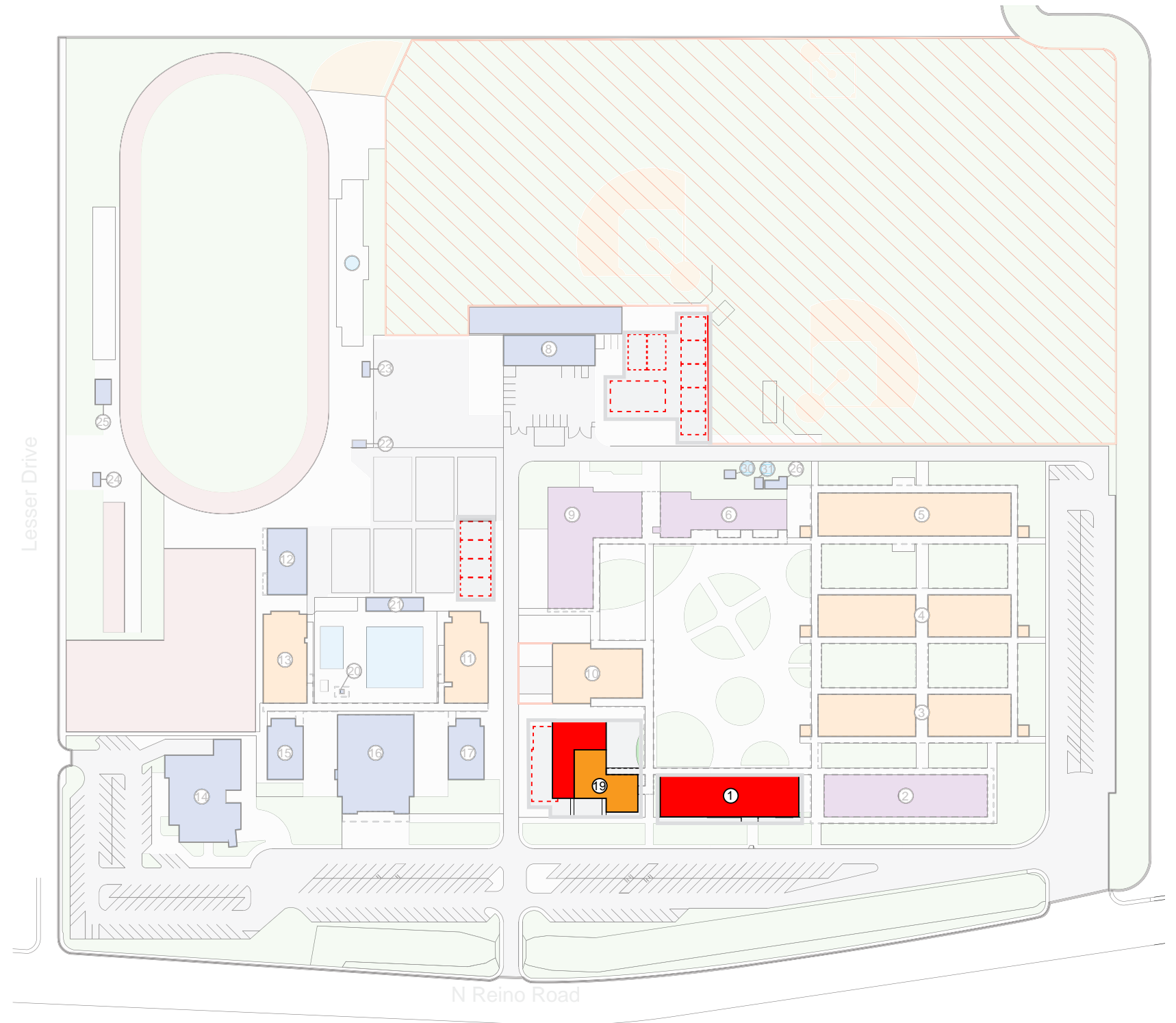
Total Project Cost: \$18,188,072

### BUILDING KEY

- |                           |  |
|---------------------------|--|
| ① ADMINISTRATION          | ⑲ MUSIC                                |
| ② LIBRARY                 | ⑳ POOL TICKET OFFICE                   |
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| ⑨ STUDENT STORE/THEATRE   | ㉗ CLASSROOMS                           |
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| ⑯ GYM                     |  |
| ⑰ GIRL'S ACTIVITY GYM     |  |
| ⑱ CLASSROOMS              |  |

### 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
<b>Newbury Park HS</b>						
<b>Project Group 4</b>						
New Clsrn/Admin Building - Clsrn portion	17,912	SF	1	17,912	\$360.00	\$ 6,448,320.00
New Clsrn/Admin Building - Admin portion	5,800	SF	1	5,800	\$450.00	\$ 2,610,000.00
Bldg. 19 Expansion	4,600	SF	1	4,600	\$480.00	\$ 2,208,000.00
Bldg. 19 - Modernization (high)	4,722	SF	1	4,722	\$270.00	\$ 1,274,940.00
Various Bldgs. - Removal	22,511	SF	1	22,511	\$20.00	\$ 450,220.00
<b>Total Construction Cost</b>						<b>\$ 12,991,480.00</b>
<b>Total Project Cost</b>						<b>\$ 18,188,072.00</b>

