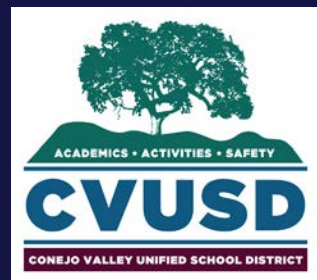




# CVUSD | *Facilities Master Plan*

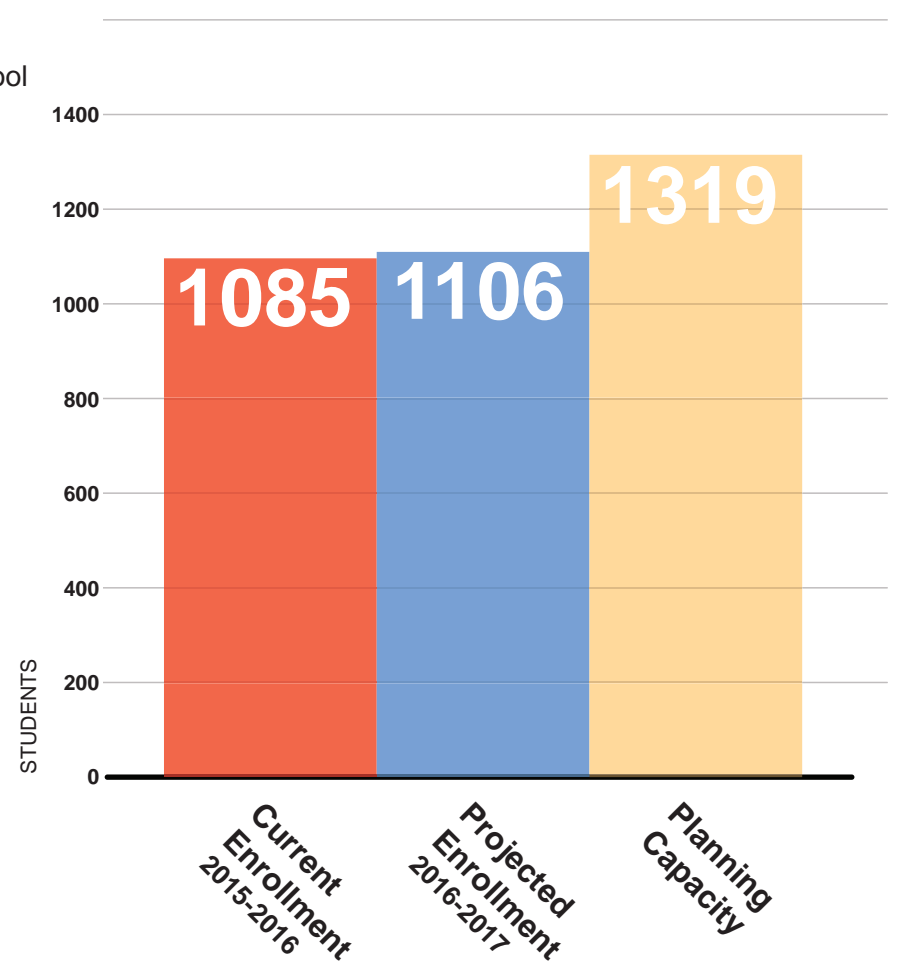
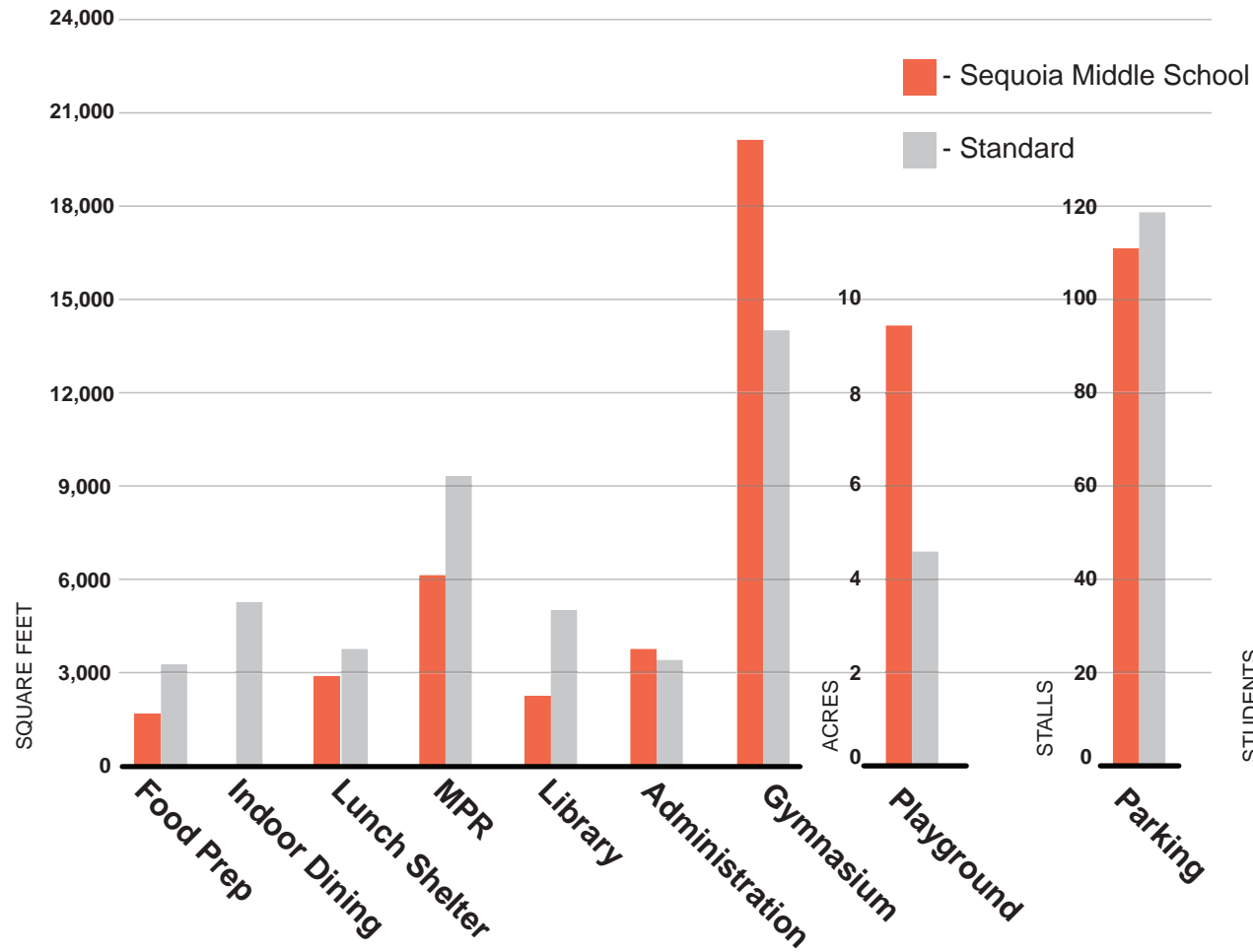
CVUSD - NEWBURY PARK CLUSTER



## Sequoia Middle School | *Conceptual Master Plan*

2855 Borchard 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:

- Scarce shade and planting throughout campus
- Aging original buildings in need of finish updates and acoustic improvements
- Lack of specialty classrooms
- Core Facility spaces in need of updates and expansion
- Typical Accessibility challenges

### Core Facilities Summary

Current facilities meet school's needs

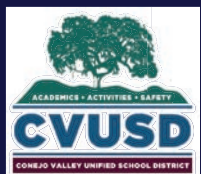
- Playground (+ 4.95 Acres)
- Administration (+207 SF)
- Gymnasium (+ 6,281 SF)
- Parking (-7 Stalls)

Current facilities DO NOT meet school's needs

- Food Prep (-1,789 SF)
- Lunch Shelter (-987 SF)
- Multi-Purpose Room (-3,199 SF)
- Library (-3,027 SF)

### Enrollment Summary

Total Current Classrooms 44  
 Total Based on Projected Enrollment Classrooms 44



## Sequoia Middle School | Conceptual Master Plan

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## Enrollment & Facilities Data

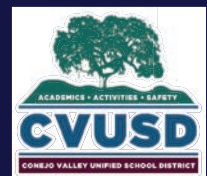


**BUILDING KEY**

- |                                 |                   |
|---------------------------------|-------------------|
| ① ADMINISTRATION/ MULTI-PURPOSE | ⑦ CLASSROOM A     |
| ② LIBRARY/ CLASSROOM E          | ⑧ GYMNASIUM       |
| ③ NUMBER NOT USED               | ⑨ CLASSROOM G     |
| ④ SHOWER/ LOCKER                | ⑩ NUMBER NOT USED |
| ⑤ CLASSROOM C                   | ⑪ LUNCH SHELTER   |
| ⑥ CLASSROOM B                   |                   |

**LEGEND**

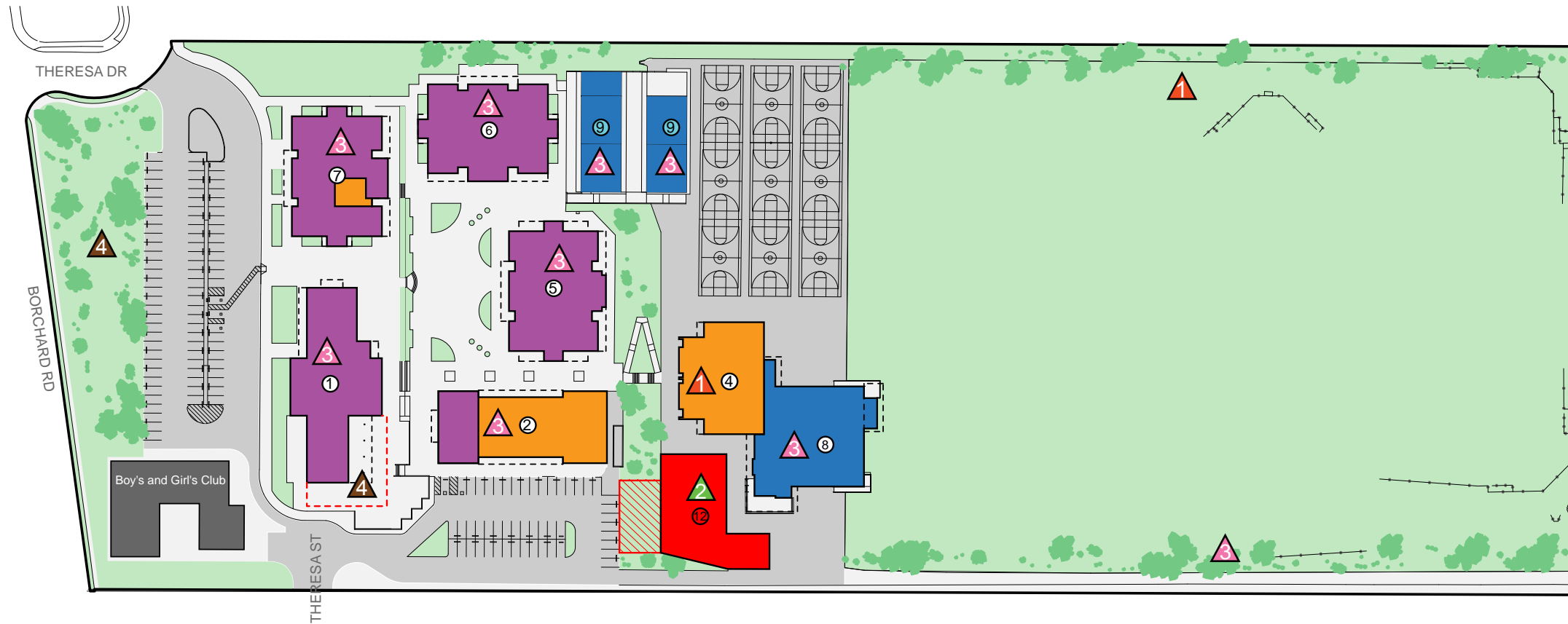
- PERMANENT BUILDING
- PORTABLE BUILDING
- STRUCTURE ABOVE
- UNCERTIFIED



Sequoia Middle School | *Conceptual Master Plan*

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Existing Facilities



**Project Groups**

**Project Group 1:**  
 1 Athletics

**Project Group 2:**  
 2 New Construction

**Project Group 3:**  
 3 Building Modernization

**Project Group 4:**  
 4 Site Improvements

**BUILDING KEY**

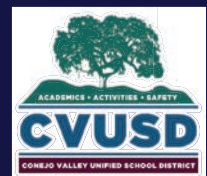
- |                                 |   |
|---------------------------------|---|
| ① ADMINISTRATION/ MULTI-PURPOSE | ⑦ CLASSROOM A   |
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| ④ SHOWER/ LOCKER                | ⑩ NUMBER NOT USED   |
| ⑤ CLASSROOM C                   | ⑪ LUNCH SHELTER   |
| ⑥ CLASSROOM B                   | ⑫ PERFORMING ARTS/<br>FIELD RESTROOM/<br>TEXTBOOK STORAGE |

**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: 44
- Classroom count based on projected enrollment: 44
- Master plan classroom count: 46



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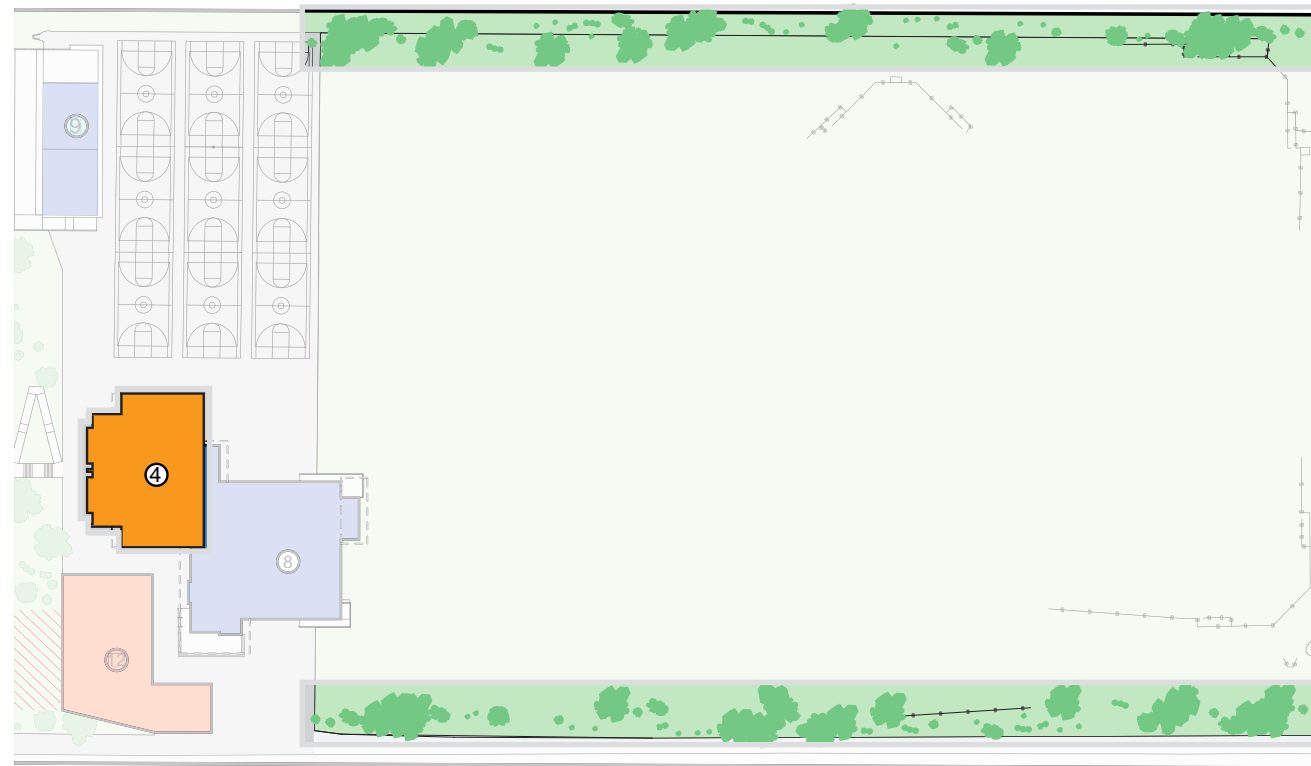
Conceptual Master Plan - Projects

## Project Group 1: Athletics



- High modernization for Building 4
- Landscape and shade trees along field perimeters

Total Project Cost: \$3,598,924



### BUILDING KEY

- |                                 |   |
|---------------------------------|---|
| ① ADMINISTRATION/ MULTI-PURPOSE | ⑦ CLASSROOM A   |
| ② LIBRARY/ CLASSROOM E          | ⑧ GYMNASIUM   |
| ③ NUMBER NOT USED               | ⑨ CLASSROOM G   |
| ④ SHOWER/ LOCKER                | ⑩ NUMBER NOT USED   |
| ⑤ CLASSROOM C                   | ⑪ LUNCH SHELTER   |
| ⑥ CLASSROOM B                   | ⑫ PERFORMING ARTS/<br>FIELD RESTROOM/<br>TEXTBOOK STORAGE |

## Project Group 2: New Construction



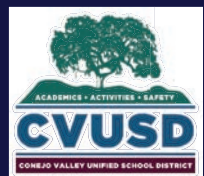
- New Permanent Building to house Performing Arts Classrooms/Support, Text book Storage and Field Restrooms/Support

Total Project Cost: \$5,397,000



### LEGEND

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



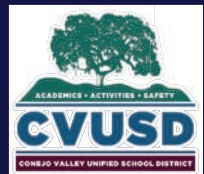
## Sequoia Middle School | Conceptual Master Plan

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## Project Groups 1 & 2

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
<b>Sequoia MS</b>						
<b>Project Group 1</b>						
Bldg. 4 Modernization (high)	9,008	SF	1	9,008	\$270.00	\$ 2,432,160.00
New Trees	30	EA	1	30	\$450.00	\$ 13,500.00
New Landscaping	25,000	EA	1	25,000	\$5.00	\$ 125,000.00
<b>Total Construction Cost</b>						<b>\$ 2,570,660.00</b>
<b>Total Project Cost</b>						<b>\$ 3,598,924.00</b>

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
<b>Sequoia MS</b>						
<b>Project Group 2</b>						
New Performing Arts Classroom/Support Bldg.	8,300	SF	1	8,300	\$450.00	\$ 3,735,000.00
Reconcile Accessibility Issues	1	LS	1	1	\$120,000.00	\$ 120,000.00
<b>Total Construction Cost</b>						<b>\$ 3,855,000.00</b>
<b>Total Project Cost</b>						<b>\$ 5,397,000.00</b>



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## Project Groups 1 & 2 - Cost Breakdown

### Project Group 3: Building Modernization



- Low modernization for Buildings 8 and 9
- Medium modernization for the entirety of Buildings 1, 5, and 6, and partial areas in Buildings 2 and 7
- High modernization to Science Classroom in Building 7
- High modernization in Building 2 to create Science cluster and renovate the Library

Total Project Cost: \$12,108,518

### Project Group 4: Site Improvements



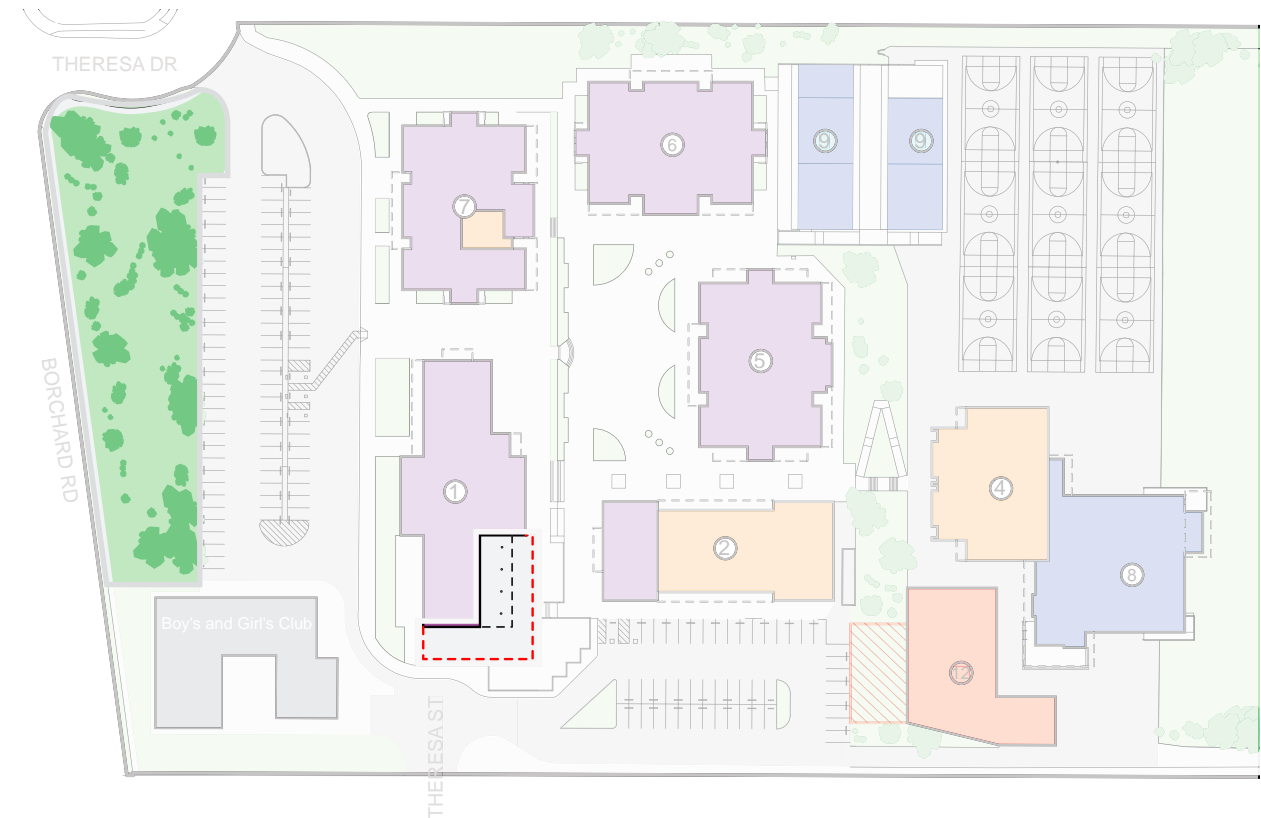
- Remove existing lunch shelter
- Permanent custom lunch shelter
- Landscape and shade trees along school frontage
- Install exterior Wi-Fi

Total Project Cost: \$ 699,762



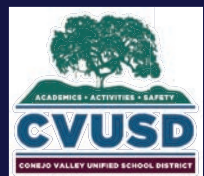
#### BUILDING KEY

- |                                 |   |
|---------------------------------|---|
| ① ADMINISTRATION/ MULTI-PURPOSE | ⑦ CLASSROOM A   |
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| ⑥ CLASSROOM B                   | ⑫ PERFORMING ARTS/<br>FIELD RESTROOM/<br>TEXTBOOK STORAGE |



#### LEGEND

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



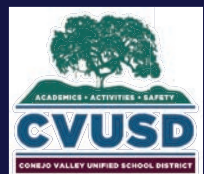
## Sequoia Middle School | Conceptual Master Plan

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## Project Groups 3 & 4

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
<b>Sequoia MS</b>						
<b>Project Group 3</b>						
Bldg. 2 and 7 (partial) - Modernization (high)	9,114	SF	1	9,114	\$270.00	\$ 2,460,780.00
Bldg. 1, 5, 6 - Modernization (medium)	33,737	SF	1	33,737	\$126.00	\$ 4,250,862.00
Bldg. 2 and 7 (partial) - Modernization (medium)	13,185	SF	1	13,185	\$126.00	\$ 1,661,310.00
Bldg. 8, 9 - Modernization (low)	21,230	SF	1	21,230	\$13.00	\$ 275,990.00
<b>Total Construction Cost</b>						<b>\$ 8,648,942.00</b>
<b>Total Project Cost</b>						<b>\$ 12,108,518.80</b>

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
<b>Sequoia MS</b>						
<b>Project Group 4</b>						
New Lunch Shelter	2,885	SF	1	2,885	\$138.00	\$ 398,130.00
Exterior Wi-Fi	1	LS	1	1	\$75,000.00	\$ 75,000.00
New Trees/Landscaping	30	EA	1	30	\$450.00	\$ 13,500.00
Existing Lunch Shelter Removal	1,320	LF	1	1,320	\$10.00	\$ 13,200.00
<b>Total Construction Cost</b>						<b>\$ 499,830.00</b>
<b>Total Project Cost</b>						<b>\$ 699,762.00</b>



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## Project Groups 3 & 4 - Cost Breakdown