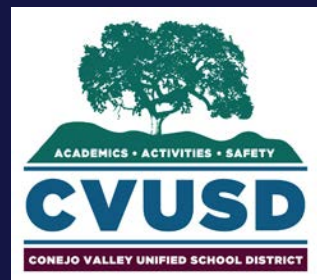




CVUSD | *Facilities Master Plan*

CVUSD - NEWBURY PARK CLUSTER



Cypress Elementary | *Master Plan & Projects*

4200 W 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

Existing Site Summary

Neighborhood:

Cypress Elementary School is located in Newbury Park, bound by Kimber Drive to the north, Havenside Avenue to the east, and Cypress Park at the south. The campus is nestled in a residential neighborhood, with the closest major intersection at Borchard Road and South Reino Road.

Instruction:

Cypress Elementary School currently serves 335 students from Transitional Kindergarten through 5th grade. In addition to their general education instruction, the campus has a particularly successful Visual and Performing Arts program. Extracurricular and after-school programs include the Student Council and the Caring Cubs Club. Made possible by strong parent and community involvement, students benefit from The Art Master's Program, Carnival, and family nights.

Summary of Facilities:

Built in 1974, the Administration Building, classroom buildings and restroom buildings are largely well maintained and in good working condition. These structures are quite unique in character and material. Their circular, petal-like forms and masonry construction create a campus that is warm and intimately scaled. Wood framed walkways and wood trellises provide cover for the students. They are, however, weathered and in need of repair. The Multipurpose Building was constructed in 1994, and provides adequate facilities. The attached lunch shelter does not provide sufficient shade and is undersized for lunchtime needs. The circulation space between the kindergarten classroom building and the Multipurpose Building proves inadequate during congested lunch periods. The main exterior play areas are generous. To the south and east of the campus core are striped hardcourts and two play structure zones. Southeast of that is a turf playfield. At the center of the classroom buildings is a sheltered courtyard that several classrooms open onto

Building Systems:

Multi-zone HVAC equipment is used on the campus, one unit per building. Approximately 90 percent of the equipment is original. The plumbing system appears to be well maintained and functioning adequately. Electrical service to the site is original but still appears adequate. Lifecycle replacements of electrical system components such as transformers, switchgear and panels are anticipated and recommended by the recently completed Facility Condition Assessment (3/21/2016 draft version).

Technology:

The campus technology needs are largely met. Classrooms are equipped with Promethean boards (interactive whiteboards), and they are working well. There are some concerns however about the performance of the recently installed Wi-Fi; staff believes inadequate bandwidth may be the issue.

Energy:

There are currently no renewable energy systems installed on campus. Gas and electricity use across the past 3 years are relatively consistent indicating similar demands and the unlikelihood of gas leaks and/or errant electricity use. Water use data for the past 3 years does indicate a steady declination. This could be attributed to water reduction measures taken in response to the recent state drought. It could also indicate previous leaks and/or excessive water use that have recently been corrected.

Site Attributes:

The masonry, exposed wood and organic shape of the main structures on campus set this school apart from others in the District. The diversity of play spaces on the site create for a varied outdoor environment, where students sit and read, or jump and run. The adjacency to Cypress Park provides opportunities for Joint Use and extended areas for play if needed by the school. Inside the buildings, classrooms are adequately sized. The unique hexagon shaped rooms provide teachers opportunities to create multiple 'fronts' to their classroom.

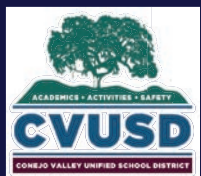
Table of Content

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7.0	Master Planning - Cost Breakdown

Enrollment Summary

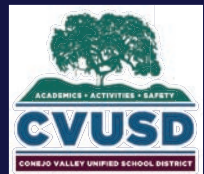
Elementary

Student	Jr K	K	1	2	3	4	5	SDC	Total	Prior Month	Prior YR	Adopted Budget	+ or - Budget
Cypress Elementary	42	48	55	40	55	55	40		335		343		



Site Opportunities:

There are several areas of opportunities on the campus. The geometry and placement of buildings create pockets that are difficult to supervise. Control of key access points across the site may be implemented to prevent students from gaining roof access. To improve lunch functions, there is a great potential to expand the lunch area and improve the quality of the lunch shelter. The kindergarten play area is another zone that would benefit from being enlarged. The tight circulation between the kindergarten building and the lunch shelter/MPR would benefit from being re-worked. While there is ample playground acreage, the site lacks landscaping and shade trees. Coupled with sloping and drainage concerns by the restroom building, there is an opportunity to improve the school's hard and soft scape.



Master Planning Process Summary

Master Plan Goals

- Modernize classrooms to provide updated finishes, storage and sinks
- Provide shaded outdoor dining and play areas
- Improve circulation patterns around the MPR-Food Service building
- Provide additional play space for younger students (TK and K)
- Repair and repaint existing building exteriors
- Correct HVAC system issues

Process

Cypress Elementary School was included in the Measure I master planning effort and was studied with the Newbury Park Cluster family of schools.

ITEM 1 - Survey

The Cypress Elementary School Campus Survey was completed in December of 2016. The survey was done by NAC Architecture.

The survey found that the campus housed 335 students in the 2015-2016 school year, with the projected enrollment expected to decline slightly to 303 students in the 2016-2017 school year. The CVUSD Planning Capacity for the campus is 540 students. Overall, the campus was found to be in relatively good condition. The visual survey confirmed the following deficiencies in core facilities:

- The food preparation area is adequate, but the circulation for serving is tight.
- There is no dedicated indoor dining on the campus however the MPR is used by some students for lunch. On exceptionally hot days a classroom (#15) is also used for indoor lunch.
- The exterior area available for lunch is not a fully covered lunch shelter. It is a lattice structure and there is noticeable wear on the wood framing, including isolated areas of warped or deteriorated joists.
- The Library is slightly smaller than the District's standard for new construction but functions well for the school.
- The administration suite provides ample space for all required functions.

- Both hardscape and turf play areas are adequate in total across the site, however the split between transitional kindergarten and kindergarten level play areas and grade 1-5 play areas is not ideal as more area should be dedicated to the younger students. There is need across all play areas for additional shade.
- Although undersized in comparison to the district standards the number of parking stalls adequately serves the school's current needs.

Overall the campus was found to adequately accommodate the needs of the current student population. Building modernization and site work to address the lack of storage space in the classrooms and to repair the existing building exteriors would provide students and staff at Cypress Elementary School with a campus that will continue to serve their needs for years to come.

Charrette #1

Following the Survey, a summary of findings and draft survey were presented to the school Principal on December 15, 2016. Specific input clarifying the existing campus concerns and top priorities for improvement were discussed, and included the following:

- HVAC systems tend to malfunction
- Although the school's parking stall count is low compared to the district standards it adequately serves their needs given the number of students who walk to school
- There is interest in converting a portion of the library into a makerspace
- The site walls are problematic since they facilitate roof access after school hours to trespassers

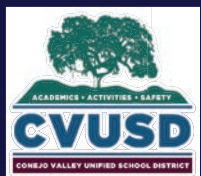
This feedback was captured in the final Survey.

ITEM 2 - Site Analysis

The Site Analysis was completed in January of 2017.

This report analyzed the site from multiple viewpoints, including campus circulation, the functionality of facilities and programmatic requirements. Preliminary suggestions for improvements geared towards supporting the school's educational mission were presented.

- Shade trees along the perimeters of the large hard and soft scape play areas may offer respite from the sun. Landscape improvements to play zones could offer variety and aesthetic appeal
- Shade structures at play equipment zones would offer more use of these areas on high temperature days. Hydration stations adjacent to the play zones will encourage students to stay hydrated and teach sustainability by using re-usable water bottles.
- Re-imagining the construction/configuration of the garden walls throughout the site may prevent undesirable roof access after school hours.



- A lunch shelter that provides full protection from the weather will provide the option for outdoor dining on high heat or inclement weather days.
- Re-imagining the layout of exterior spaces at the south edge of the campus (around buildings 2, 3, 4 and 11) could alleviate circulation congestion during lunch periods, provide additional dedicated kindergarten play space, and address the need for shaded outdoor dining.
- The addition of built-in storage provisions inside classrooms would permit teachers to consolidate their supplies/tools and open up other space for students. The addition of sinks at classrooms will further benefit the function of the classrooms.
- A re-configuration of the existing library could provide both a library and a small maker space, a desired addition to the campus.
- A re-design of the restroom building at the east side of campus to provide both kindergarten and upper-grade level sized fixtures will offer appropriately-sized fixtures to all students.

Charrette #2

The Site Analysis was presented to various stakeholders at a community meeting located in the library at Newbury Park High School on January 10, 2017. Campus users had the following input:

- The buildings currently look aged and in need of repair. Paint and repair to the roof shingles and other exterior finishes will beautify the campus.
- Drainage in the play fields is problematic.

The stakeholders supported the findings and requested that the Project Team integrate their feedback in the eventual conceptual master plan.

ITEM 3 - Alternate Concepts

Following the Charrette, NAC Architecture developed a series of projects for the campus which included new facilities, modernization of buildings, and sitework to address the points raised by the campus user groups.

2 Alternate layouts were developed.

Alternate 1 Included:

- Renovate classrooms to include finishes, storage and sinks
- Repair and repaint building exteriors and address HVAC system issues
- Additional/renovated restrooms for TK and K students
- Expand kindergarten play area, provide shade structures at all play equipment, and add hydration stations
- Site improvements to provide shade for play and dining, correct storm drainage issues and eliminate easily-accessible roof access points

Alternate 2 Included:

- Renovate classrooms to include finishes, storage and sinks
- Repair and repaint building exteriors and address HVAC system issues
- Additional/renovated restrooms for TK and K students
- Expand kindergarten play area, provide shade structures at all play equipment, and add hydration stations
- Site improvements to provide shade for play and dining, correct storm drainage issues and eliminate easily-accessible roof access points
- New permanent building to house intervention classroom, flexible maker space and multi-use outdoor space

Charrette #3

Following development of the Alternate Concepts, NAC Architecture presented draft master plans to stakeholders in a Charrette Review Meeting. The Charrette included the Newbury Park Cluster and took place at Newbury Park High School's library on February 1, 2017. NAC Architecture presented several potential projects to a Stakeholder Group consisting of the school principal and representatives of the teachers and parents who were nominated by the campus administration to participate.

The Stakeholders supported the projects shown and offered the following additional input:

- Corrections to the HVAC systems are needed campus-wide.
- The location of the new building is problematic due to its proximity to the childcare building.

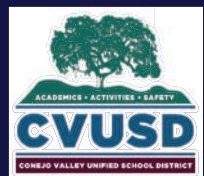
Stakeholder input was incorporated into the progress plans.

ITEM 4 - Conceptual Master Plan

The Conceptual Master Plan was developed based on the presentation and feedback from the Alternate concepts and the stakeholder feedback from the Charrettes. The Conceptual Master Plan focused on the modernization of the existing buildings instead of the addition of a new building. In this phase of the process, the solution was narrowed down to one plan for every site to include long-term and short-term plans. Projects were developed in this step with draft cost estimates.

The potential projects in the Conceptual Master Plan were presented to include the following:

- Transitional Kindergarten, Kindergarten, Dining
- Site and Building Exterior Improvements
- Building Modernization



The potential projects in the Conceptual Master Plan were presented to include the following:

- Transitional Kindergarten, Kindergarten, Dining
- Site and Building Exterior Improvements
- Building Modernization

Charrette #4

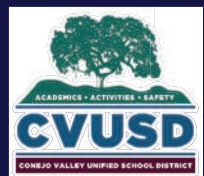
The Conceptual Master Plan was presented at a Charrette Meeting held on February 27, 2017 in Newbury Park High School's library. The plan included projects and draft cost estimates. NAC Architecture revised the earlier studies to reflect stakeholder input. The various stakeholders supported the general direction taken by the master plan. They inquired whether the scope of work included corrective measures for the storm drainage problems on the campus. NAC Architecture confirmed that scope was included for corrective measures in project group #2 - "Site and Building Exterior Improvements"

ITEM 5 - Final Master Plan and Projects

This document is the Final Master Plan based on the presentations and feedback from the Conceptual Master Plan and earlier reviews. This document includes a single short-term and long-term Master Plan vision which is shown in a series of projects to be completed under the current Measure I Bond and future Bond measures. Each project group is accompanied by a cost estimate.

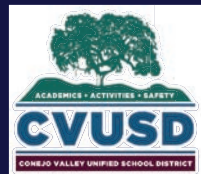
Documentation of the process and identification of the stakeholders who participated ensure that the master plan addresses the need for each site in an objective way.

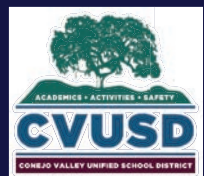
Projects will be prioritized by CVUSD based on the criticality, functionality and adequacy of facility needs.





- 1. Modernize classrooms to provide updated finishes, storage and sinks**
- 2. Provide shaded outdoor dining and play areas**
- 3. Improve circulation patterns around the MPR-Food Service building**
- 4. Provide additional play space for younger students (TK and K)**
- 5. Repair and repaint existing building exteriors**
- 6. Correct HVAC system issues**





Cypress Elementary | *Master Plan & Projects*

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

Master Planning - Existing Site

School District Site Name	Street Address	City	Zip Code St Plus Four	School District Building Name	Building Rating Classification	Square Footage	Fire Const. Code	Fire Const. Type	Roof Type	Year Built	Year Renovated Roof	Year Renovated HVAC	Year Renovated Electric	Year Renovated Plumbing	Status	Vacant Is Vacant Y/N
Cypress Elementary	4200 Kimber Drive	Newbury Park	CA 91320-4898	1 - Administration	Portable	960	5	Modified Fire Resistive	Metal	2005	2005	2005	2005	2005	Owned and occupied by the district	N
Cypress Elementary	4200 Kimber Drive	Newbury Park	CA 91320-4898	3 - Classroom 1-6	Elementary	1,502	2	Joisted Masonry	Composition	1974	1998	2004	1994	2004	Owned and occupied by the district	N
Cypress Elementary	4200 Kimber Drive	Newbury Park	CA 91320-4898	4 - Restroom Bldgs	Elementary	5,628	2	Joisted Masonry	Composition	1974	1998	2004	1994	2004	Owned and occupied by the district	N
Cypress Elementary	4200 Kimber Drive	Newbury Park	CA 91320-4898	5 - Classroom 7-12	Elementary	5,628	2	Joisted Masonry	Composition	1974	1996	2004	1994	2004	Owned and occupied by the district	N
Cypress Elementary	4200 Kimber Drive	Newbury Park	CA 91320-4898	6 - Classroom 13-18	Elementary	1,440	5	Modified Fire Resistive	Metal	1998	1998	1998	1998	1998	Owned and occupied by the district	N
Cypress Elementary	4200 Kimber Drive	Newbury Park	CA 91320-4898	7 - Childcare	Elementary *	5,628	2	Joisted Masonry	Composition	1974	2000	2004	1994	2004	Owned and occupied by the district	N
Cypress Elementary	4200 Kimber Drive	Newbury Park	CA 91320-4898	9 - Classroom 19-24	Elementary *	960	5	Modified Fire Resistive	Metal	2005	2005	2005	2005	2005	Owned and occupied by the district	N
Cypress Elementary	4200 Kimber Drive	Newbury Park	CA 91320-4898	10 - Child Care	Elementary *	5,408	2	Joisted Masonry	Composition	1974	2007	2004	1994	2004	Owned and occupied by the district	N
Cypress Elementary	4201 Kimber Drive	Newbury Park	CA 91320-4899	11 - Child Care	Elementary *	5,409	3	Joisted Masonry	Composition	1975	2008	2005	1995	2005	Owned and occupied by the district	N
Cypress Elementary	4202 Kimber Drive	Newbury Park	CA 91320-4900	12 - Child Care **	Elementary	5,410	4	Joisted Masonry	Composition	1976	2009	2006	1996	2006	Owned and occupied by the district	N

*Buildings noted here as elementary(permanent) are recorded in the SP3A diagrams to be portable.

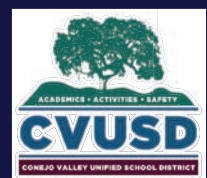
**Building #12 is not currently on site.



Existing Facilities:

7 buildings over 40 years old
0 buildings between 30 and 40 years old

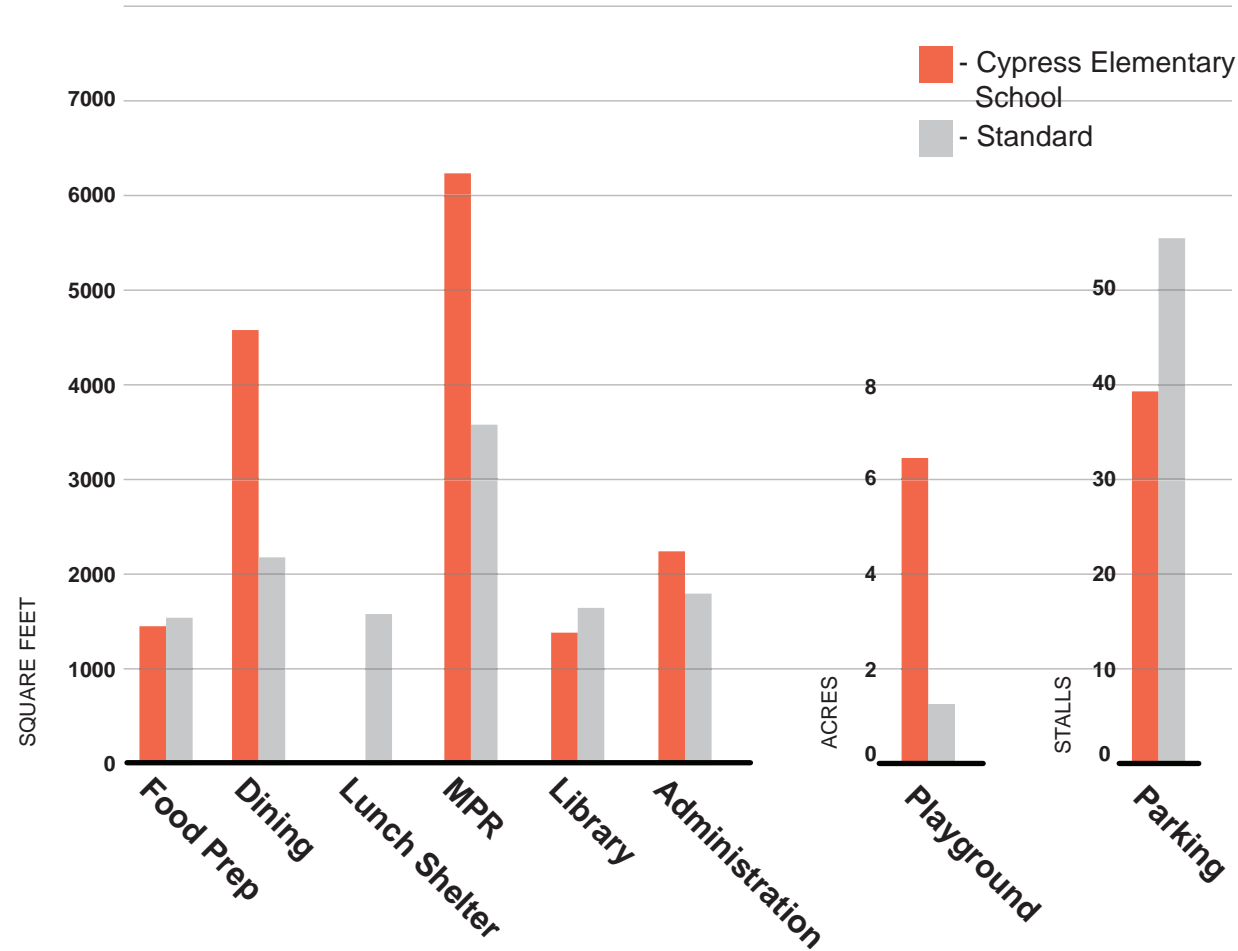
The oldest buildings on the campus were 42 years old at the time this survey was taken. Built with durable materials, the structural foundation, floor and wall components appear to be in good condition. The roofing across the campus is between 9 and 20 years old and the roof shingles do need to be replaced in many locations. These shingles are at the end of their life cycle though and this replacement is scheduled by the District already. Some termite damage and wood rot has been observed and should be remediated. The major building systems are between 12 and 22 years old. All portable building infrastructures are original.





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



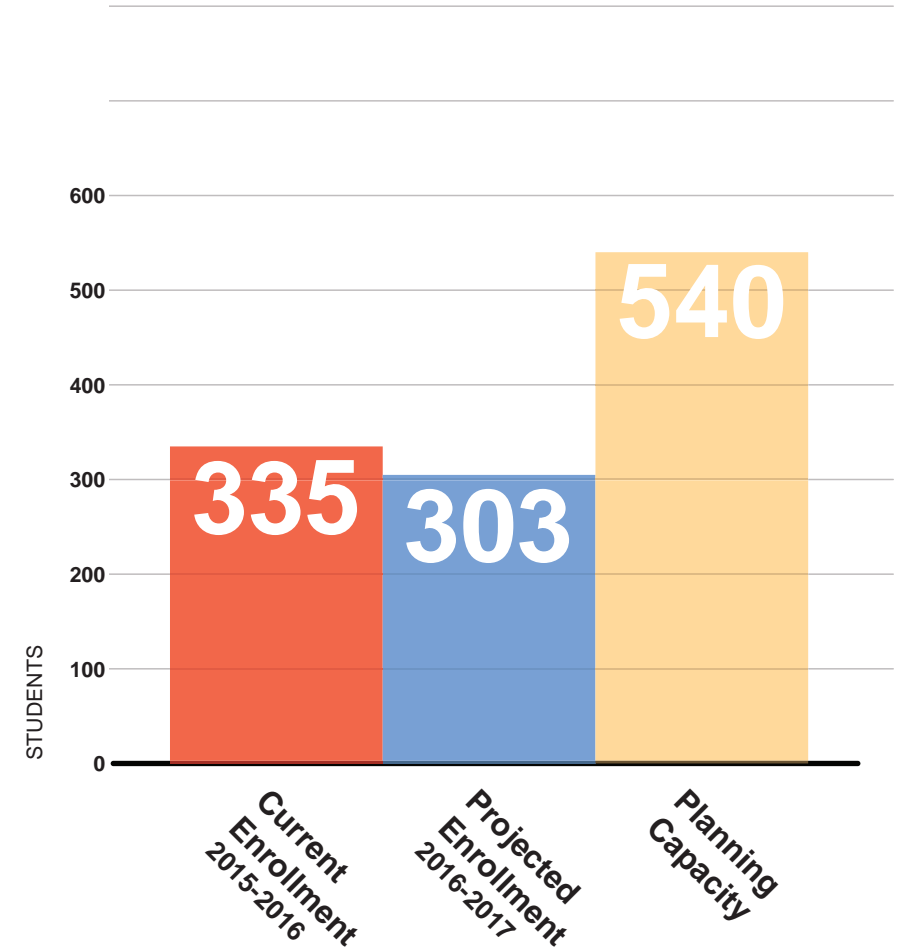
Core Facilities Summary

Current facilities meet school's needs

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

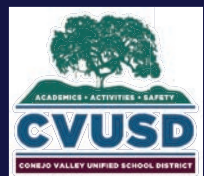
Current facilities DO NOT meet school's needs

- Lunch Shelter (-1,620 SF)



Enrollment Summary

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



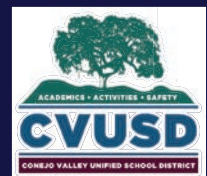


BUILDING KEY

- | | |
|--|----------------------|
| 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 |
| ⑤ CLASSROOM BUILDING | ⑪ STORAGE |
| ⑥ CLASSROOM BUILDING | |

LEGEND

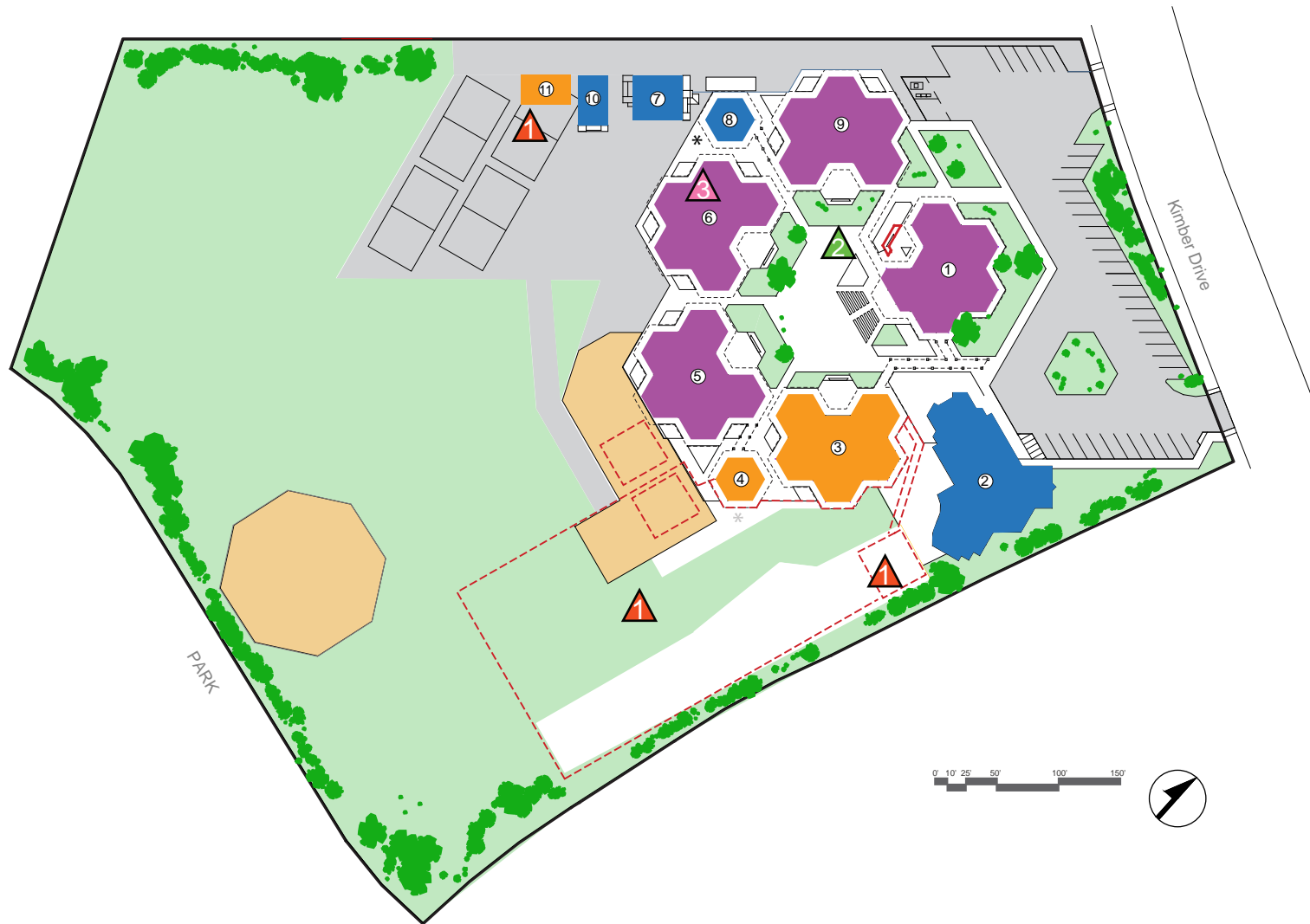
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|--|--------------------|
| | PERMANENT BUILDING |
| | PORTABLE BUILDING |
| | STRUCTURE ABOVE |
| | UNCERTIFIED |



Cypress Elementary | *Master Plan & Projects*

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

Master Planning - Existing Site



Project Groups

Project Group 1:
 1 Transitional Kindergarten, Kindergarten, Dining

Project Group 2:
 2 Site and Building Exterior Improvements

Project Group 3:
 3 Building Modernization

BUILDING KEY

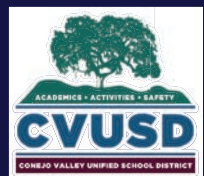
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| ③ CLASSROOM BUILDING | ⑨ CLASSROOM BUILDING |
| ④ RESTROOM BUILDING | ⑩ CLASSROOM PORTABLE |
| ⑤ CLASSROOM BUILDING | ⑪ STORAGE |
| ⑥ CLASSROOM BUILDING | |

LEGEND

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

Classrooms Counts

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



Cypress Elementary | Master Plan & Projects

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

Master Planning - 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 Construction (Direct) Cost\$1,206,490
Total Project (Direct & Indirect) Cost\$1,689,086

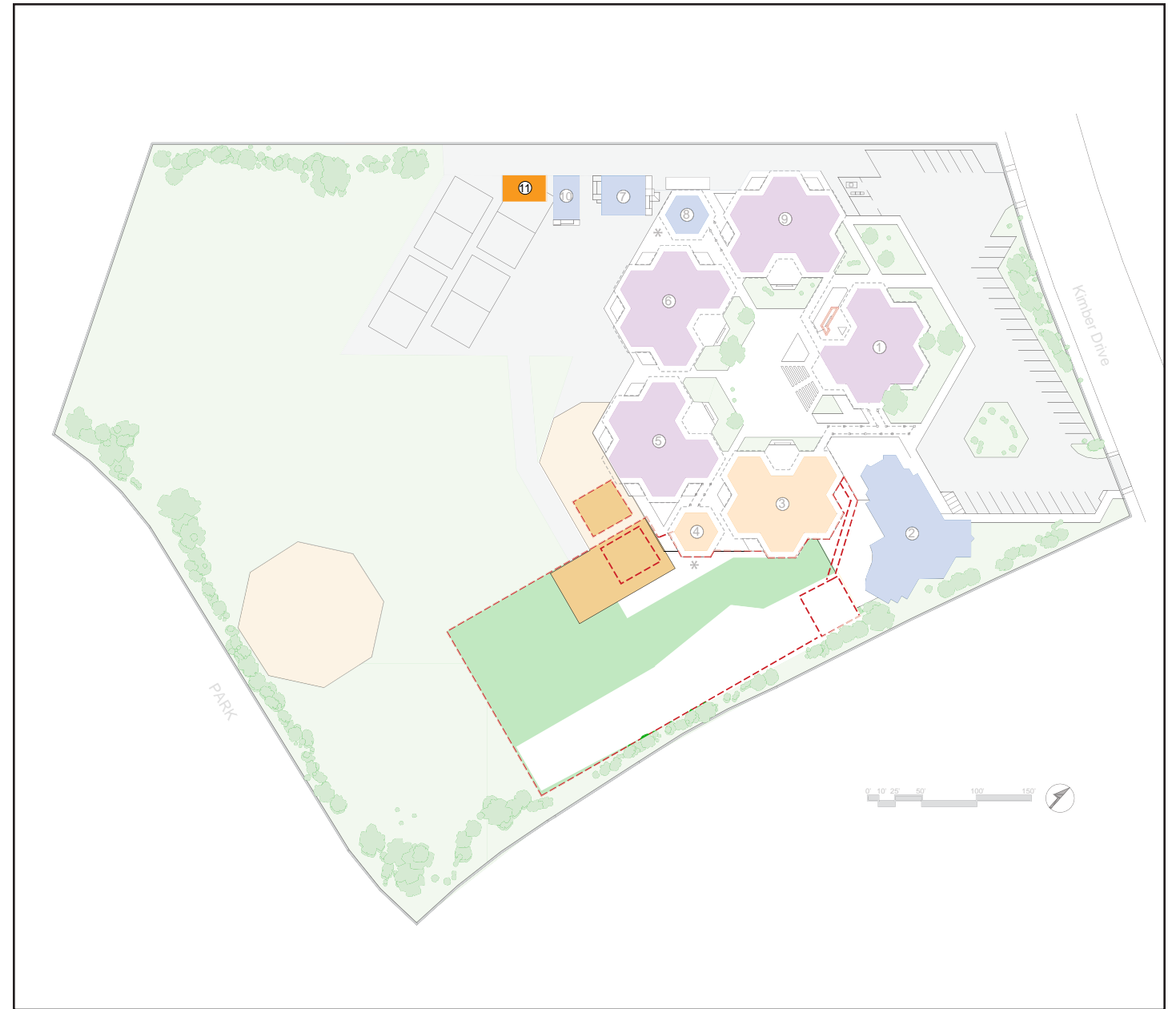
Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

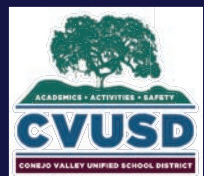
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| ① MAIN BUILDING (ADMINISTRATION- LIBRARY) | ⑦ CHILDCARE BUILDING |
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| ⑤ CLASSROOM BUILDING | ⑪ STORAGE |
| ⑥ CLASSROOM BUILDING | |

LEGEND

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



CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes
Project Information						0-20=Optimum	21-40=Adequate	41-60=Fair	61-80=Poor	81-100=Unsatisfactory		
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame	Project Estimated Total Cost	Project Score					Score	Notes
						Functionality	Adequacy	Criticality	Certification	Special Funding or Criteria		
						Codes; Growth & System Refresh; Deferred Maintenance	System/ Risk Obsolescence; Forward Thinking; Energy Savings & Sustainability; Proactive Routine Maintenance	Life Safety; Facility Criticality; Mission Alignment	Uncertified Project Status	Special Criteria	0-500= High Score indicates the criticality of the project	
						0-100	0-100	0-100	0-100	0-100		Explanation of Project Rating



Cypress Elementary | Master Plan & Projects

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

Master Planning - Project Group 1

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 Construction (Direct) Cost\$983,492
Total Project (Direct & Indirect) Cost\$1,376,888

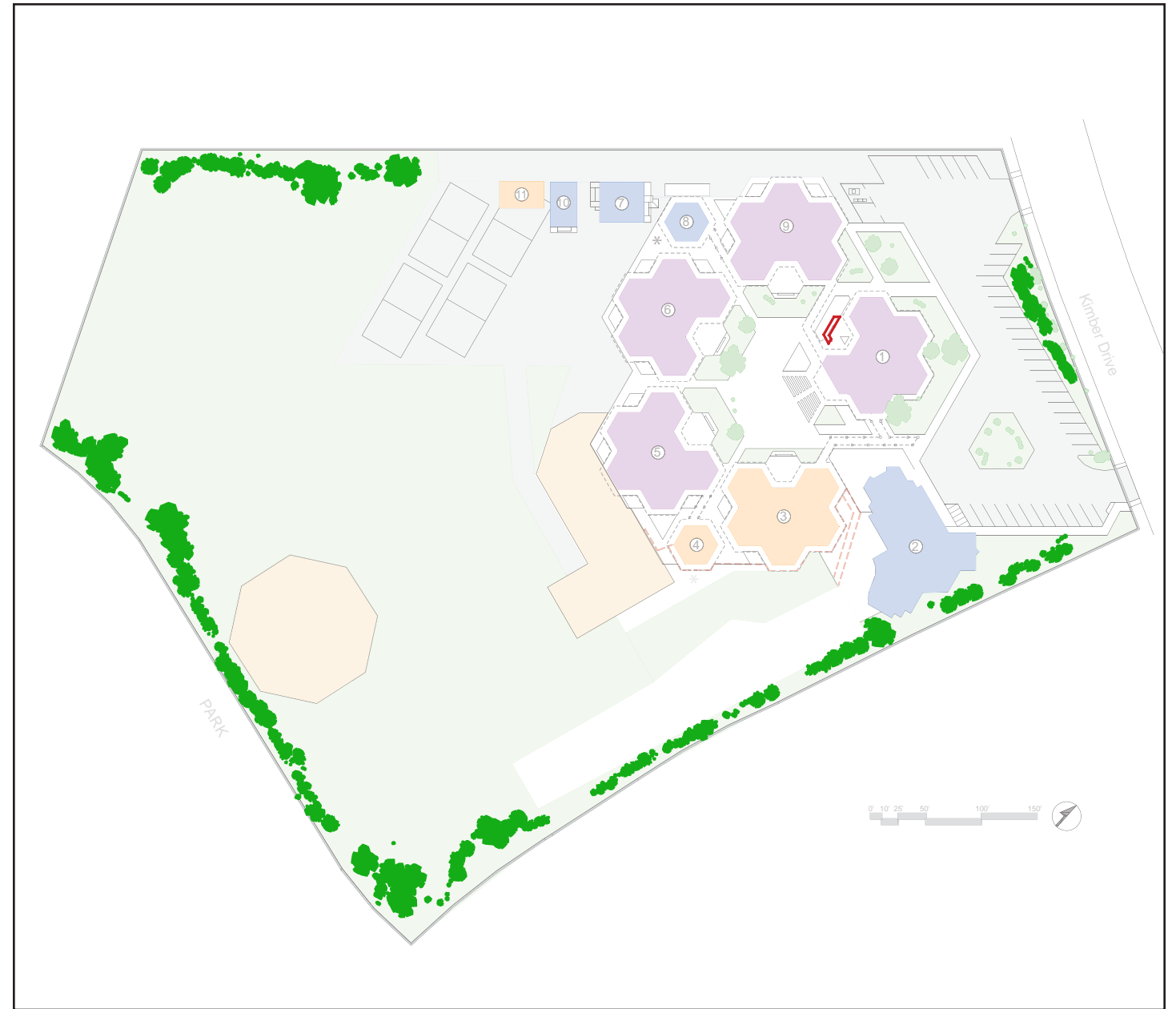
Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

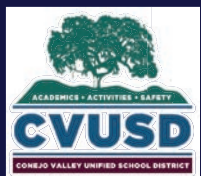
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| ⑤ CLASSROOM BUILDING | ⑪ STORAGE |
| ⑥ CLASSROOM BUILDING | |

LEGEND

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



CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes	
Project Information					Project Cost	0-20=Optimum	21-40=Adequate	41-60=Fair	61-80=Poor	81-100=Unsatisfactory			
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						0-100	0-100	0-100	0-100	0-100			Explanation of Project Rating



Cypress Elementary | Master Plan & Projects

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

Master Planning - Project Group 2

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 Construction (Direct) Cost\$4,676,470
Total Project (Direct & Indirect) Cost\$6,547,058

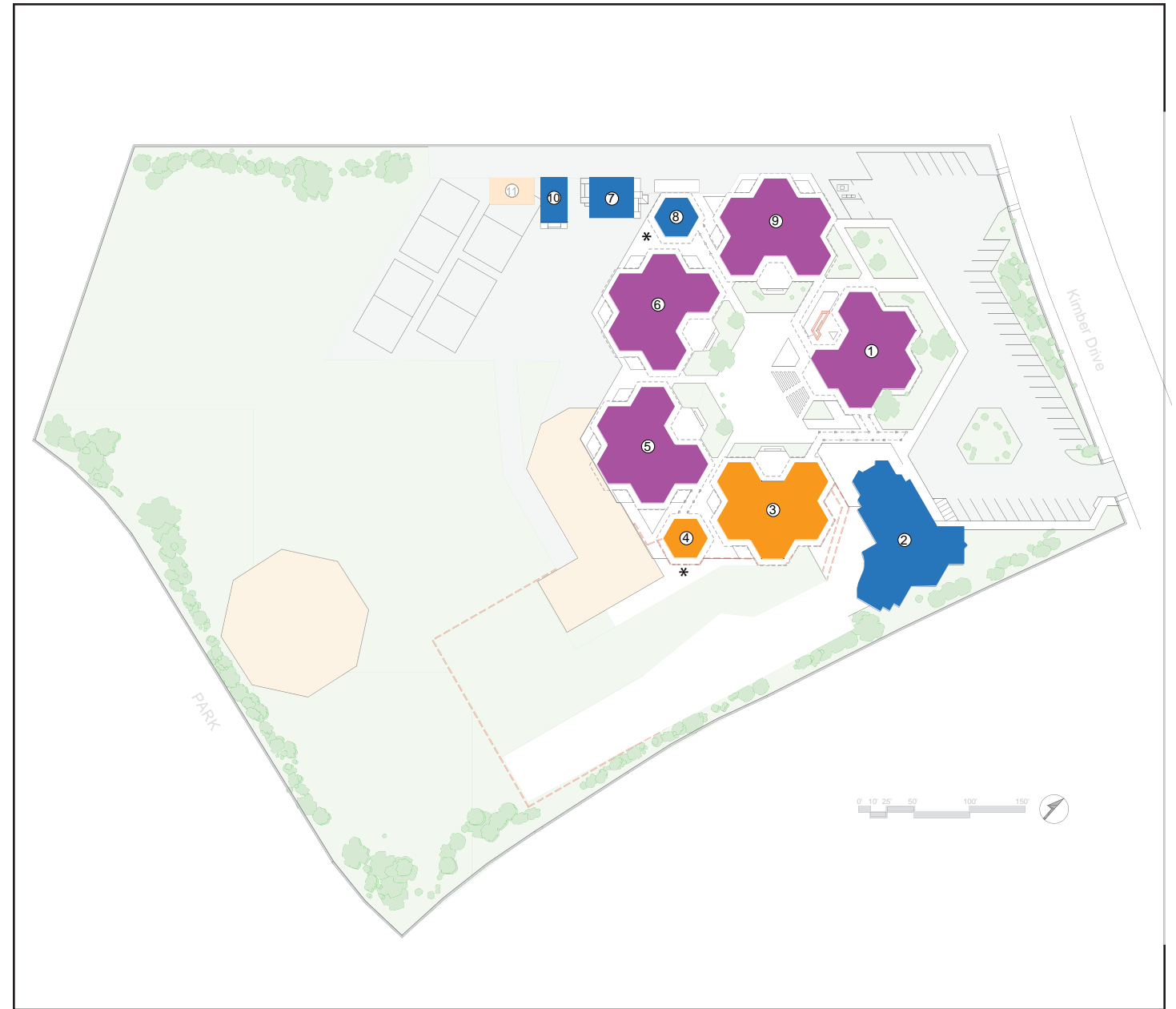
Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

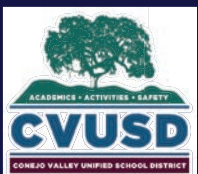
- | | |
|---|----------------------|
| ① MAIN BUILDING (ADMINISTRATION- LIBRARY) | ⑦ CHILDCARE BUILDING |
| ② MULTI-PURPOSE BUILDING | ⑧ RESTROOM BUILDING |
| ③ CLASSROOM BUILDING | ⑨ CLASSROOM BUILDING |
| ④ RESTROOM BUILDING | ⑩ CLASSROOM PORTABLE |
| ⑤ CLASSROOM BUILDING | ⑪ STORAGE |
| ⑥ CLASSROOM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

LEGEND

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



CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes	
Project Information					Project Cost	0-20=Optimum	21-40=Adequate	41-60=Fair	61-80=Poor	81-100=Unsatisfactory			
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame	Project Estimated Total Cost	Project Score					Score	Notes	
						Functionality	Adequacy	Criticality	Certification	Special Funding or Criteria			
						Codes; Growth & System Refresh; Deferred Maintenance	System/ Risk Obsolescence; Forward Thinking; Energy Savings & Sustainability; Proactive Routine Maintenance	Life Safety; Facility Criticality; Mission Alignment	Uncertified Project Status	Special Criteria		0-500= High Score indicates the criticality of the project	
						0-100	0-100	0-100	0-100	0-100			Explanation of Project Rating



Cypress Elementary | Master Plan & Projects

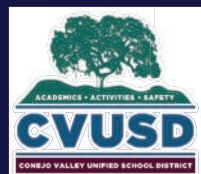
3501 Kimber Drive | Newbury Park, CA 91320
 Conejo Valley Unified School District
 April 5, 2017

Master Planning - Project Group 3

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

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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Master Planning - Cost Breakdown