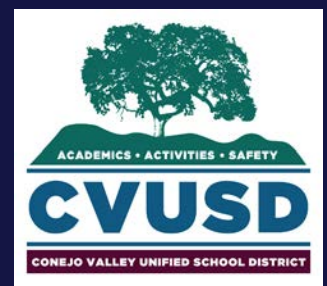




CVUSD | *Facilities Master Plan*



CVUSD - WESTLAKE CLUSTER



Los Cerritos Middle School | *Master Plan & Projects*

2100 E Avenida De Las Flores, Thousand Oaks, CA 91362
Conejo Valley Unified School District
March 31, 2017

NAC Architecture
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Los Angeles, CA 90012
Contact: 323.475.8075
E-mail: lochoa@nacarchitecture.com
Website: www.nacarchitecture.com

Existing Site Summary

Neighborhood:

Los Cerritos Middle School is in Thousand Oaks, bound by East Avenida De Las Flores to the north, Erbes Road to the east, Aleppo Court to the west and an open strip of land to the south. The campus is in a mixed commercial/residential area, and has Thousand Oaks Library and Conejo Creek Equestrian Park as local resources. The closest major intersection is Erbes Road and East Avenida De Los Arboles.

Instruction:

Los Cerritos Middle School currently serves a total of 967 students from 6th through 8th grade. In addition to their general education instruction, the campus incorporates many specialty programs into the students' curriculum. The woodshop gives students hands-on experience with construction techniques. Ceramics are introduced and mastered in the art program. Several different music and choral classes are offered.

Summary of Facilities:

The main campus building was built in 1973, with the Gymnasium Building and several portable buildings added between 1997 and 2003. The uniqueness of the campus lies in the 2-story structure that holds most of the school's program. Composed of concrete masonry construction, the structure appears to be in good working condition. However, it lacks windows. Circulation is composed of internal hallways and exterior walkways with deep overhangs, creating an environment that lacks the benefits of natural daylighting.

The site is organized into three sections, with buildings occupying the northeast corner of campus, hardcourts on the southeast and generous plays fields to the west. While several mature trees frame the school front on East Avenida De Las Flores, the rest of the site lacks landscaping. The lunch shelter is the sole source of shade in the school's open areas.

Building Systems:

The building and site infrastructure is aging. The Main Building runs on a central plant, and has been maintained with by the District; however, the system is inefficient, generates poor airflow and does not meet the needs of the school. The plumbing system was noted to be in working condition. While electrical supply is sufficient, better distribution in instructional spaces is desirable. Roofing was noted to be in good working condition

Technology:

New fiber infrastructure has been installed on campus, with copper slated for construction in 2017. Wireless internet access is available in the buildings, though not in exterior spaces where it would benefit physical education teachers. About eight laptop carts are open for student use, with a projected addition of four to six new carts each year

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 year indicates an increase in water use from 2015. As the current HVAC equipment is nearing the end of their useful life, there is an opportunity to install more energy efficient models/systems to further reduce the demand for energy

Site Attributes:

The site enjoys the use of large playfields that cater to softball, baseball, soccer and track. An area for outdoor exercise equipment was added as a student amenity. An exterior student courtyard framed by the Gymnasium Building and Main Building is currently underutilized, but is well placed for further development. On the west side of the Gymnasium Building is a Boys and Girls Club, which is regularly used by Los Cerritos Middle School students for after school activities

Site Opportunities:

There are several opportunities for improving the campus environment. The Main Building lacks daylighting, clear circulation and proper ventilation. Taking a holistic approach to resolving these concerns would be a great benefit to the school. Moreover, the creation of a more inviting campus front through the combination of façade modernizations, landscaping and reconfiguration of the parking/drop-off zone is a possibility. There are several portable classroom buildings south of the Main Building that may be enhanced and formalized into a vibrant academic zone of the campus. Moreover, the large open areas of the site could be enriched by installation of varied paving, landscaping and shade structures to distinguish one area of activity from the next. While the school has the amenity of large playgrounds, the vastness of the space reduces the diversity of activities that could occur. Finally, a music dedicated room would be beneficial as string currently utilizes a Home Economics room.

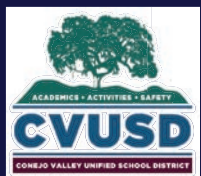
Table of Content

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4.0	Master Planning - Goals
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5.1	Master Planning - Existing Facilities
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7.0	Master Planning - Cost Breakdown

Enrollment Summary

Middle School

Student	SP ED	6	7	8	SDC	Total	Prior Month	Prior YR	Adopted Budget	+ or - Budget
<i>Los Cerritos Middle School</i>	43	276	306	342		967		983		



Master Planning Process Summary

Master Plan Goals

- Modernization of Building 1
 - integration of windows
 - improve congestion of hallways and lunch queue
 - improve acoustic separation between classrooms
 - integrate proper hardware at classrooms
 - improve specialty classroom spaces
 - modernize aging central plant
- Modernization of parking and drop-off
- Modernization of aging finishes on interior and exterior of buildings
- Modernization of aging locker rooms
- Integration of more varied outdoor spaces
- Integration of covered walkways

Process

Los Cerritos Middle School was included in the Measure I master planning effort and was studied with the Westlake Cluster family of schools.

ITEM 1- Survey

The Los Cerritos Middle School Campus Survey was completed in December of 2016. The survey was done by NAC Architecture.

The survey found that the campus housed 967 students in 2016, with enrollment projected to decline slightly to 907 by 2017. The CVUSD Planning Capacity for the campus is 1,299 students. Overall, the campus was found to be in relatively good condition. The visual survey confirmed several deficiencies in core facilities.

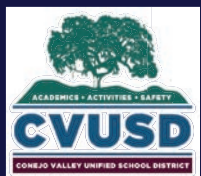
- The food prep and serving areas are approximately 2,120 SF smaller than district standards. The food service queue is located in the Main Building corridor, leading to poor circulation and congestion
- There is no indoor dining on campus as the multi-purpose room is utilized as the choir classroom
- The lunch shelter area is approximately 2,960 SF smaller than district standards, and does not meet the needs of the school

- The Multi-Purpose Room is approximately 2,680 SF smaller than district standards, and does not meet the needs of the school
- The library is approximately 3,410 SF smaller than district standards, and the acoustic separation between the library and its surroundings is lacking
- The administrative core facilities are approximately 20 SF larger than district standards and meets the needs of the school. The conference room, however, was noted to be difficult to access
- The gymnasium building meets the needs of the school and is typically used for all school assemblies
- The parking stall count is currently 49 stalls fewer than district standards, and does not meet the needs of the school
- Overall the campus was found to contain sufficient playground area, 7.8 acres, to accommodate the needs of a 967 student population, but various buildings require renovation, while underutilized site areas should be redeveloped to better serve student needs

Charrette #1

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

- the boys and girls locker rooms are in need of modernization
 - the band room is currently in the school's original home economics classroom; modernization of this space is desirable
 - modernization of the MPR for choir and assemblies is desirable
 - flooring of the Main Building is in need of replacement
 - all concerns regarding the Main Building reflected in the Survey pose real challenges to the school and should be addressed
- 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.

- There are several challenges at Building 1, most of which stem from the general layout, shape and materiality of the structure. Reconfiguration of classrooms, simplification of circulation, clarification of points of entry, and modernization of wall materials may aid in improving the function of spaces. Moreover, hallway congestion may be improved through the widening of hallways and/or relocation of lockers
- There is currently one vertical section of windows at Building 1. Daylighting is a great benefit to the educational and working environment. More fenestration may be incorporated through the use of windows, skylights, tubular skylights and atrium
- There are several programmatic improvements that may be made at Building 1. The location of the library may be reconsidered to improve its acoustic separation from its surroundings
- General interior finishes may be modernized, as well as integration of casework and furniture solutions to provide classrooms much needed storage space
- Well-used specialty classrooms would benefit greatly from modernization to accommodate today's instructional needs. Notably, the band classroom contains infrastructure from the home economics classroom that used to occupy the space. Moreover, a dedicated space for the choir classroom would allow the multi-purpose room to be used to its fullest extent
- The main administrative offices are congested. Reconfiguration of spaces may improve circulation and access to meeting rooms. Proximity of offices to restroom spaces may be improved
- The central plant is currently inefficient and aging. Overall user comfort and energy performance of the building may be improved by replacing this system
- The lunch time queuing area may also be relocated, as its current position in the hallway leads to congestion

Charrette #2

The Site Analysis was presented to various stakeholders at a community meeting located in the library at Westlake High School. Campus users had the following input:

- Main Building 1 hallways feel narrow
- Consider upgrading and/or relocating aging lockers
- Acoustic separation between classrooms are lacking, and doors/door hardware do not work as they should
- The lack of windows at classrooms is a concern

The stakeholders supported these 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.

3 Alternative layouts were developed.

Alternate 1- Included:

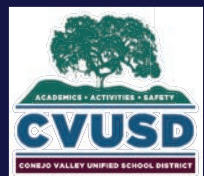
- Modernization to all campus buildings, with high level modernization to Buildings 1 & 3
- New Classroom Building
- Improved hardscape/landscape at level transition south of Building 1
- Enhanced courtyards with shade/lunch shelters
- Expanded parking lot & relocated hard courts
- Formalized drop-off along Erbes Road

Alternate 2- Included:

- Modernization to all permanent buildings, with high level modernization to Buildings 1 & 3
- New Classroom Building
- Improved hardscape/landscape at level transition south of Building 1
- Enhanced courtyards with shade/lunch shelters
- Expanded parking lot/drop-off & relocated hard courts

Alternate 3- Included:

- Modernization to all permanent buildings
- High level modernization and partial removal of Building 1
- Enhanced courtyards with shade/lunch shelters
- Expanded parking lot/drop-off & relocated hard courts



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 Westlake Cluster and took place at Westlake High School's library in February 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 these options and emphasized the need to provide for student needs first. The Stakeholders added specific input for campus improvements:

- Removal of parking along E Avenida De Las Flores shown in Alternate 3 presents challenges
- Consider extending and joining the two separate parking lots along E Avenida De Las Flores
- Support for the growing performing arts program should be considered

Following the Charrette Review Meeting, the campus administration and staff reviewed the proposal and added additional input and suggestions:

- Consider a new construction project between Main Building 1 and the Gymnasium Building
- Consider removing and replacing lockers in Main Building 1 to exterior of building
- Consider providing a dedicated classroom for the choir program
- Expansion of covered lunch area is desirable
- Consider multi-story buildings for new construction projects
- Futsal courts are slated to be built at the southeast corner of campus
- Consider providing a paved pathway with benches from the Erbes Road parking lot to the northeast corner of Main Building 1

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 stakeholder feedback from the charrettes. The Conceptual Master was eventually a hybrid of several alternatives. 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 Master Plan were presented to include the following:

- Modernization to campus frontage, Main Building 1 and Shower/Locker Building 3
- New 2-story Classroom Building
- Building removal & parking lot expansion
- New lunch shelter & courtyard
- Modernization to Building 2 & new athletic shade structure

Charrette #4

The Conceptual Master Plan was presented at a Charrette Meeting, and 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, and had specific input for campus improvements:

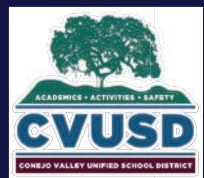
- Special attention must be made to relocation of ED student classrooms
- Students do not use the locker room showers; consider reducing the shower count to the minimum required
- Shade structures in the athletic fields are not necessary
- The cafeteria is undersized; expansion should be considered
- An improved lunch area is a priority for parents
- Lockers should be located at exterior
- Integration of windows should be a priority

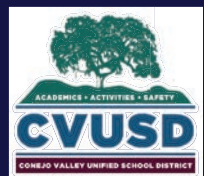
ITEM 5- Final Master Plan and Projects

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.





Los Cerritos Middle School | *Master Plan & Projects*

2100 E Avenida De Las Flores, Thousand Oaks, CA 91362
Conejo Valley Unified School District
March 31, 2017

Master Planning - Site Story

1. Modernization of Building 1

- integration of windows**
- improve congestion of hallways and lunch queue**
- improve acoustic separation between classrooms**
- integrate proper hardware at classrooms**
- improve specialty classroom spaces**
- modernize aging central plant**

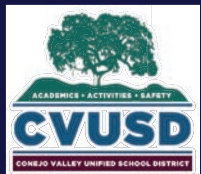
2. Modernization of parking and drop-off

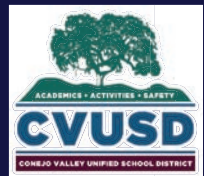
3. Modernization of aging finishes on interior and exterior of buildings

4. Modernization of aging locker rooms

5. Integration of more varied outdoor spaces

6. Integration of covered walkways





Los Cerritos Middle School | *Master Plan & Projects*

2100 E Avenida De Las Flores, Thousand Oaks, CA 91362
Conejo Valley Unified School District
March 31, 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				Status	Is Vacant Y/N
											Roof	HVAC	Electric	Plumbing		
Los Cerritos Middle	2100 Avenida de las Flores	Thousand Oaks	CA 91360-1599	1- Main Building	Intermediate/Middle	72,784	6	Fire Resistive	Composition	1973	1995	2007	1999	2007	Owned and occupied by the district	N
Los Cerritos Middle	2100 Avenida de las Flores	Thousand Oaks	CA 91360-1599	2- Gymnasium	Intermediate/Middle	11,057	1	Frame	Composition	2001	2002	2002	2002	2002	Owned and occupied by the district	N
Los Cerritos Middle	2100 Avenida de las Flores	Thousand Oaks	CA 91360-1599	3- Shower/Locker	Intermediate/Middle	7,581	6	Fire Resistive	Composition	1974	1994	2007	1999	2007	Owned and occupied by the district	N
Los Cerritos Middle	2100 Avenida de las Flores	Thousand Oaks	CA 91360-1599	4- Lunch Shelter	N/A	986	N/A	N/A	N/A	1997	1997	N/A	N/A	N/A	Owned and occupied by the district	N
Los Cerritos Middle	2100 Avenida de las Flores	Thousand Oaks	CA 91360-1599	5- Classroom P1	Portable	960	5	Modified Fire Resistive	Metal	1997	1997	1997	1997		Owned and occupied by the district	N
Los Cerritos Middle	2100 Avenida de las Flores	Thousand Oaks	CA 91360-1599	6- Classroom P2	Portable	960	5	Modified Fire Resistive	Metal	1997	1997	1997	1997		Owned and occupied by the district	N
Los Cerritos Middle	2100 Avenida de las Flores	Thousand Oaks	CA 91360-1599	7- Classroom P3	Portable	960	5	Modified Fire Resistive	Metal	1997	1997	1997	1997	1997	Owned and occupied by the district	N
Los Cerritos Middle	2100 Avenida de las Flores	Thousand Oaks	CA 91360-1599	8- Classroom P4	Portable	960	5	Modified Fire Resistive	Metal	1999	1999	1999	1999		Owned and occupied by the district	N
Los Cerritos Middle	2100 Avenida de las Flores	Thousand Oaks	CA 91360-1599	9- Classroom P5-P9	Portable*	4,800	5	Modified Fire Resistive	Metal	1999	1999	1999	1999		Owned and occupied by the district	N
Los Cerritos Middle	2100 Avenida de las Flores	Thousand Oaks	CA 91360-1599	10- Classrooms P10-P13	Portable	4,320	5	Modified Fire Resistive	Metal	2003	2003	2003	2003		Owned and occupied by the district	N

* Buildings noted here as Portable but observed on site to be modular construction have been identified as permanent buildings in the site plans



Existing Facilities:

2 buildings are over 40 years old
0 buildings between 30 and 40 years old

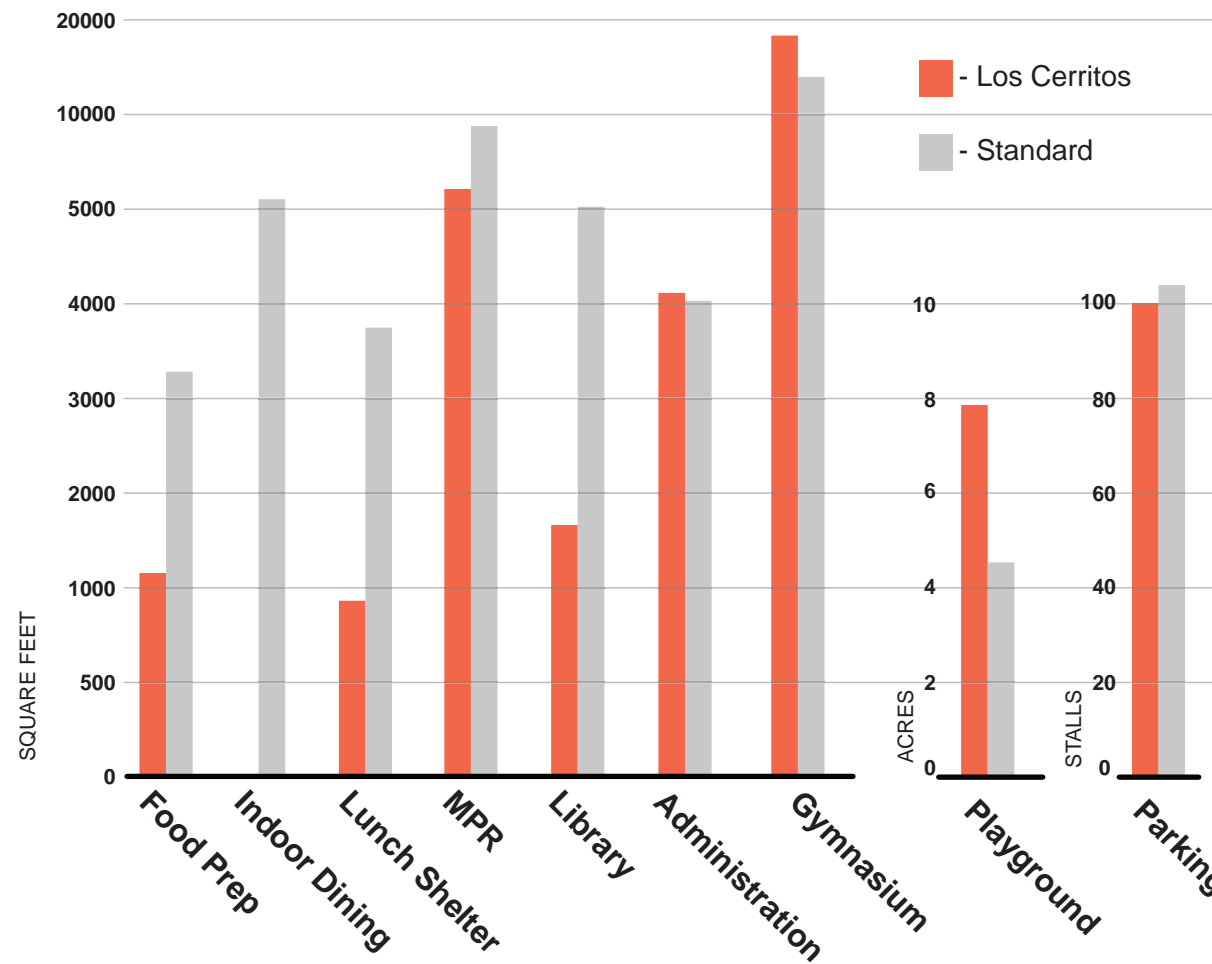
Analysis Summary:

The permanent buildings on the campus were between 15 and 43 years old at the time this survey was taken. The portable buildings were between 13 and 19 years old. The portable buildings were noted to be in good working condition. Roofing at permanent buildings is between 14 and 22 years old; roofing maintenance for the Gymnasium Building is forthcoming. Major building systems of permanent buildings are between 9 and 17 years old. The central plant serving the Main Building is aging, inefficient and does not serve the needs of the campus. Plumbing leaks were noted at the Gymnasium Building. All portable building systems and roofing are original.



Challenges Summary:

- Several challenges at Building 1
 - Lack of windows
 - Congested hallways & lunch queue
 - Need for acoustic separation
 - Lack of proper hardware at classes
 - Insufficient specialty classrooms
 - Insufficient and aging central plant
- Undersized parking and drop-off
- Aging finishes on interior and exterior of buildings
- Aging locker rooms
- Homogenous exterior play areas
- Lack of covered walkway



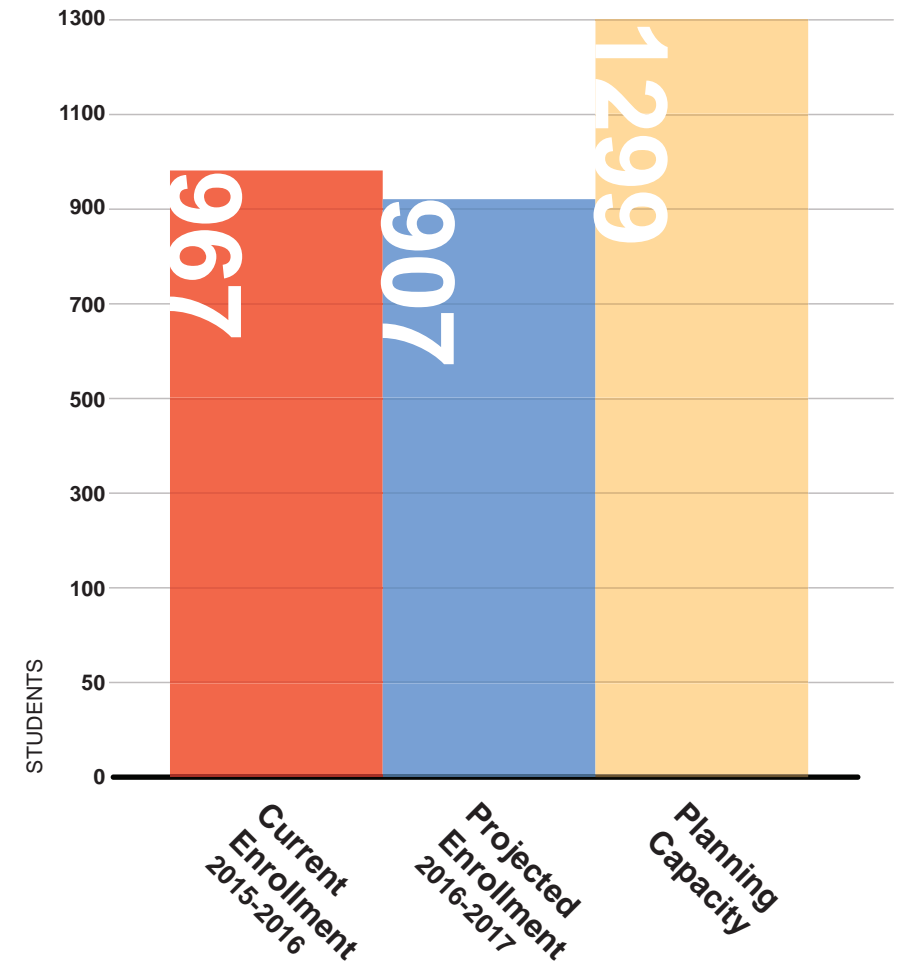
Core Facilities Summary

Current facilities meet school's needs

- Gymnasium (+4,311 SF)
- Playground (+3 Acres)

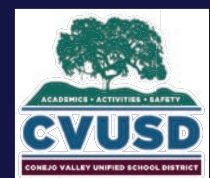
Current facilities DO NOT meet school's needs

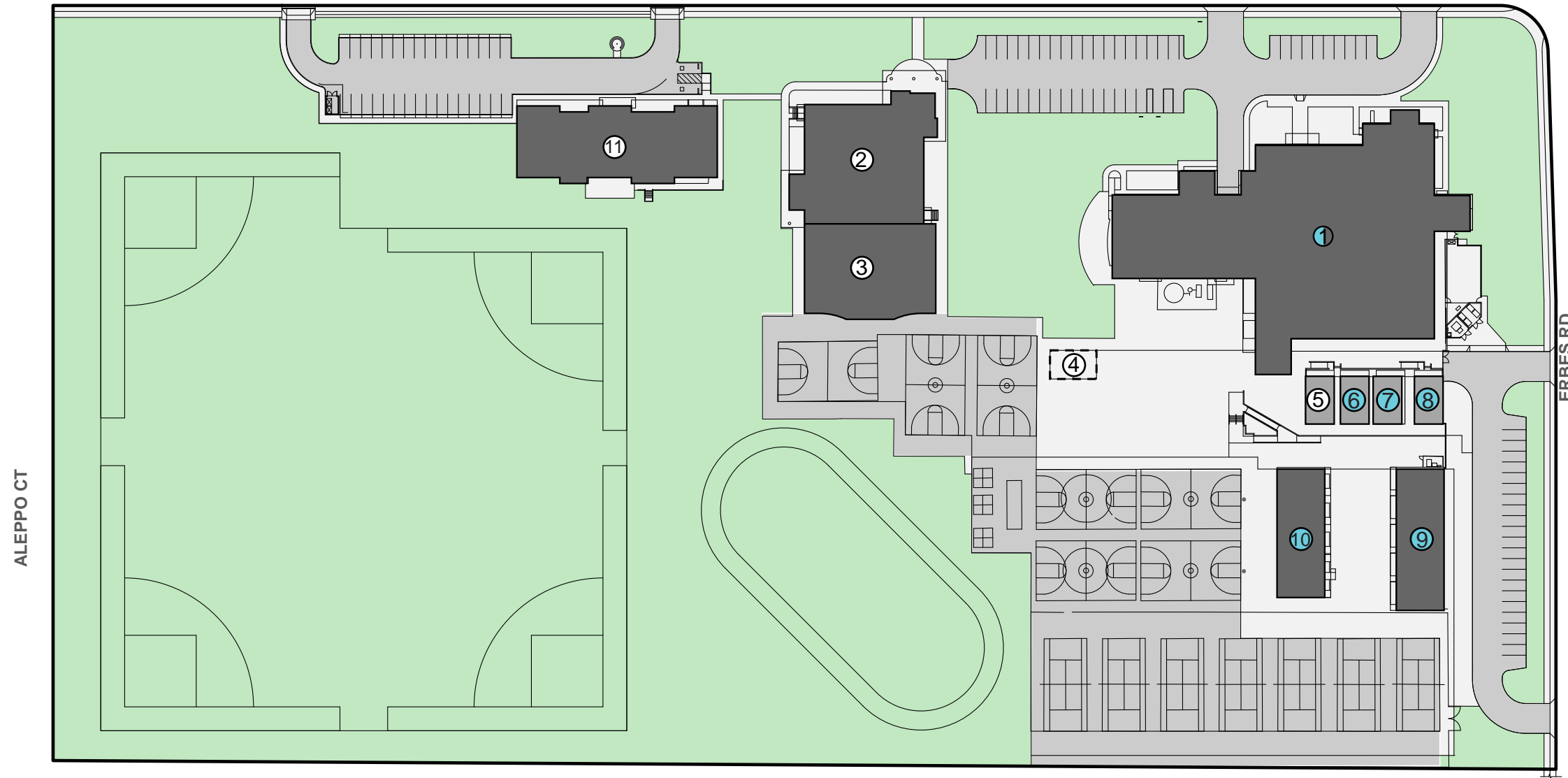
- Administration (+21 SF)
- Food Prep (-2,124 SF)
- Indoor Dining (-5,196 SF)
- Lunch Shelter (-2,961 SF)
- Multi-Purpose Room (-2,684 SF)
- Library (-3,417 SF)
- Parking (-117 Stalls)



Enrollment Summary

Total Current Classrooms: 44
 Total Based on Projected Enrollment Classrooms: 38





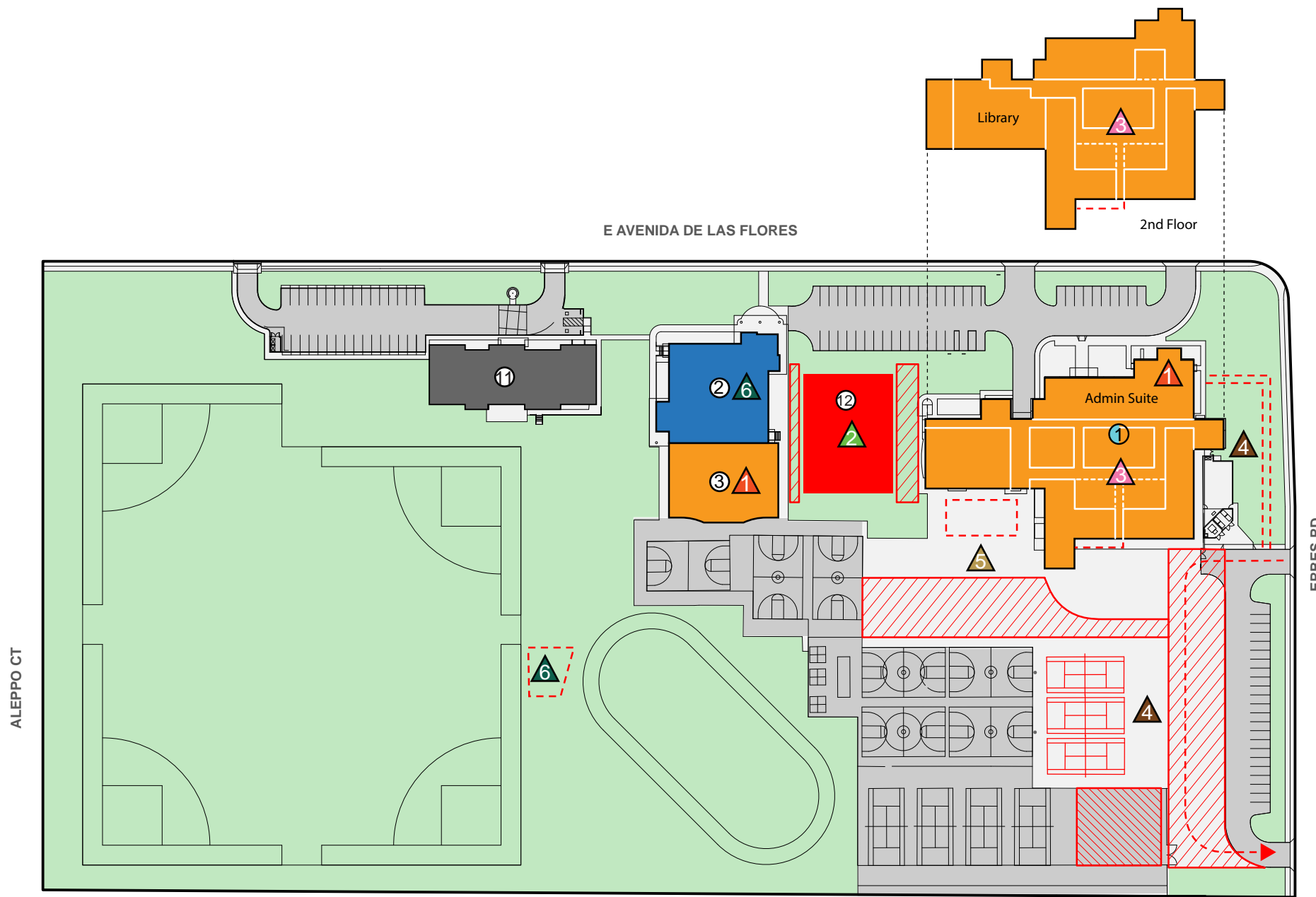
BUILDING KEY

- | | |
|------------------------------|------------------------|
| ① ADMINISTRATION / CLASSROOM | ⑦ CLASSROOMS (MODULAR) |
| ② GYMNASIUM | ⑧ CLASSROOMS (MODULAR) |
| ③ SHOWER / LOCKER | ⑨ CLASSROOMS |
| ④ LUNCH SHELTER | ⑩ CLASSROOMS EXPANSION |
| ⑤ CLASSROOMS (MODULAR) | ⑪ BOYS & GIRLS CLUB |
| ⑥ CLASSROOMS (MODULAR) | |

LEGEND

- | | |
|--|------------------------------------|
| | PERMANENT BUILDING |
| | PORTABLE BUILDING |
| | STRUCTURE ABOVE |
| | UNCERTIFIED |
| | PORTION OF BUILDING IS UNCERTIFIED |





- ### Project Groups
- Project Group 1:** Modernization to Frontage/ Administrative Spaces at Main Building & Shower/Locker Building 3
 - Project Group 2:** New 2-Story Classroom Building
 - Project Group 3:** High Modernization to Main Building 1
 - Project Group 4:** Building Removal & Parking Lot Expansion
 - Project Group 5:** New Lunch Shelter & Courtyard
 - Project Group 6:** Modernization to Building 2 & New Athletic Shade Structure

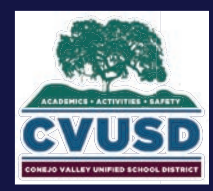
- ### Classrooms Counts
- Current classroom count: 44
 - Classroom count based on projected enrollment: 38
 - Master plan classroom count: 39

BUILDING KEY

- | | |
|------------------------------|----------------------------------|
| ① ADMINISTRATION / CLASSROOM | ⑦ CLASSROOMS (MODULAR) |
| ② GYMNASIUM | ⑧ CLASSROOMS (MODULAR) |
| ③ SHOWER / LOCKER | ⑨ CLASSROOMS |
| ④ LUNCH SHELTER | ⑩ CLASSROOMS EXPANSION |
| ⑤ CLASSROOMS (MODULAR) | ⑪ BOYS & GIRLS CLUB |
| ⑥ CLASSROOMS (MODULAR) | ⑫ NEW 2-STORY CLASSROOM BUILDING |

LEGEND

- | | |
|--------------------------------------|------------------------|
| ■ PERMANENT BUILDING (NO WORK) | ■ NEW CONSTRUCTION |
| ■ PORTABLE BUILDING (NO WORK) | ■ HIGH MODERNIZATION |
| - - - STRUCTURE ABOVE | ■ MEDIUM MODERNIZATION |
| ● UNCERTIFIED | ■ LOW MODERNIZATION |
| ◐ PORTION OF BUILDING IS UNCERTIFIED | |



Los Cerritos Middle School | Master Plan & Projects

2100 E Avenida De Las Flores, Thousand Oaks, CA 91362
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 March 31, 2017

Master Planning - Projects

Project Group 1: Modernization to Frontage/ Administrative Spaces at Main Building 1 & Shower/Locker Building 3



- high modernization to Main Building 1 entrance/frontage
- reconfigure & modernize administrative spaces, and modernize three (e) classrooms for administrative space
- integrate daylight systems into building envelope along E Avenida De Las Flores
- high modernization to Shower/Locker Building 3; includes modernization to building infrastructure, finishes, fixtures, lockers and evaluation of required number of showers

Total Construction (Direct) Cost\$4,396,950
Total Project (Direct & Indirect) Cost\$6,155,730

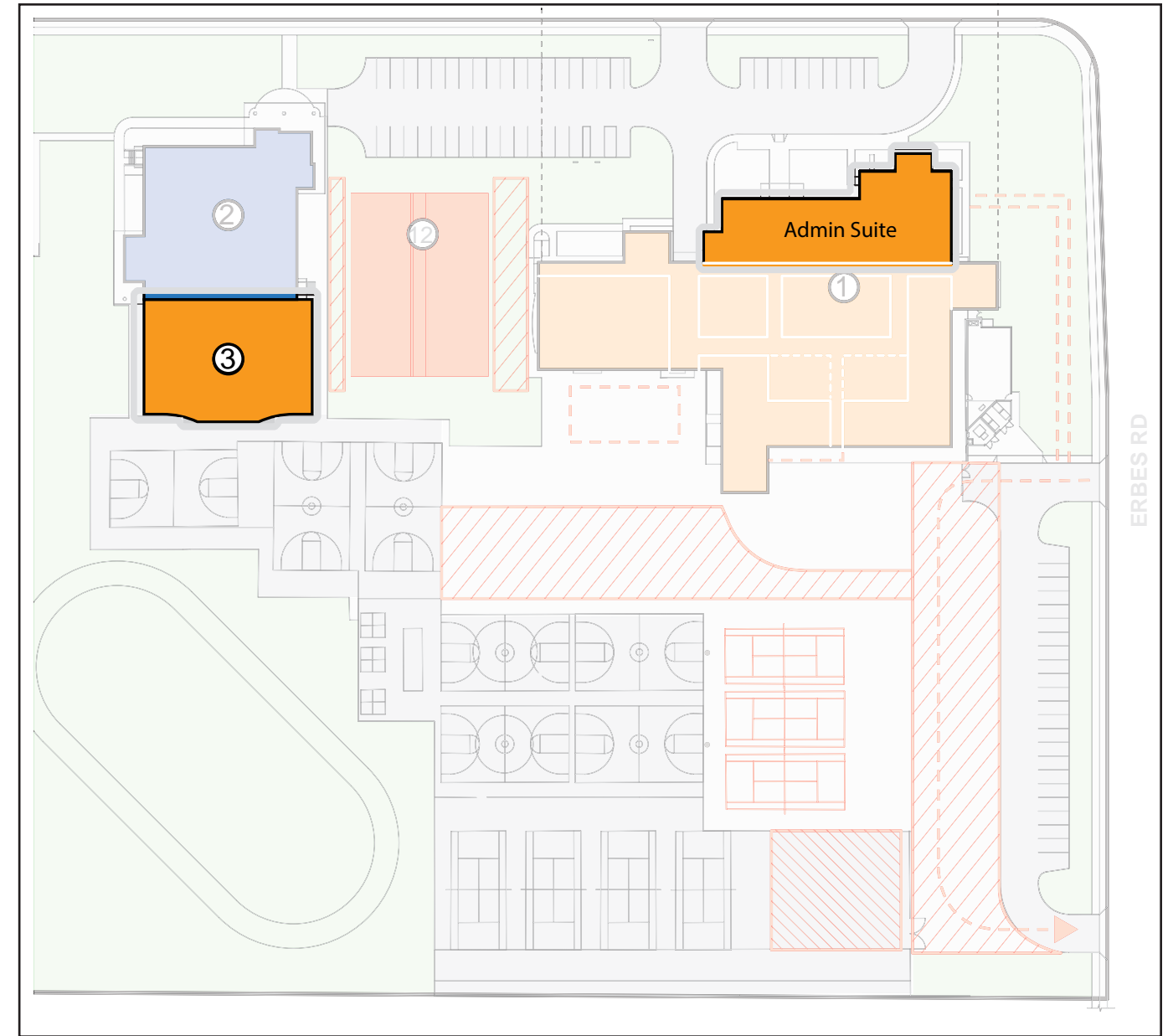
Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

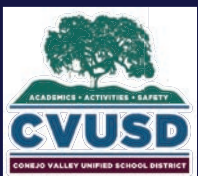
- | | |
|------------------------------|----------------------------------|
| ① ADMINISTRATION / CLASSROOM | ⑦ CLASSROOMS (MODULAR) |
| ② GYMNASIUM | ⑧ CLASSROOMS (MODULAR) |
| ③ SHOWER / LOCKER | ⑨ CLASSROOMS |
| ④ LUNCH SHELTER | ⑩ CLASSROOMS EXPANSION |
| ⑤ CLASSROOMS (MODULAR) | ⑪ BOYS & GIRLS CLUB |
| ⑥ CLASSROOMS (MODULAR) | ⑫ NEW 2-STORY CLASSROOM BUILDING |

LEGEND

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



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



Los Cerritos Middle School | Master Plan & Projects

2100 E Avenida De Las Flores, Thousand Oaks, CA 91362
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Master Planning - Project Group 1

Project Group 2: New 2-Story Classroom Building



- (11) general classrooms
- (1) music classroom & practice rooms
- (1) band classroom & practice rooms
- (1) choral classroom & practice rooms
- (1) science lab & prep room
- (1) wood shop
- restrooms
- adjacent academic courts
- exterior lockers

Total Construction (Direct) Cost\$8,640,000
Total Project (Direct & Indirect) Cost\$12,096,000

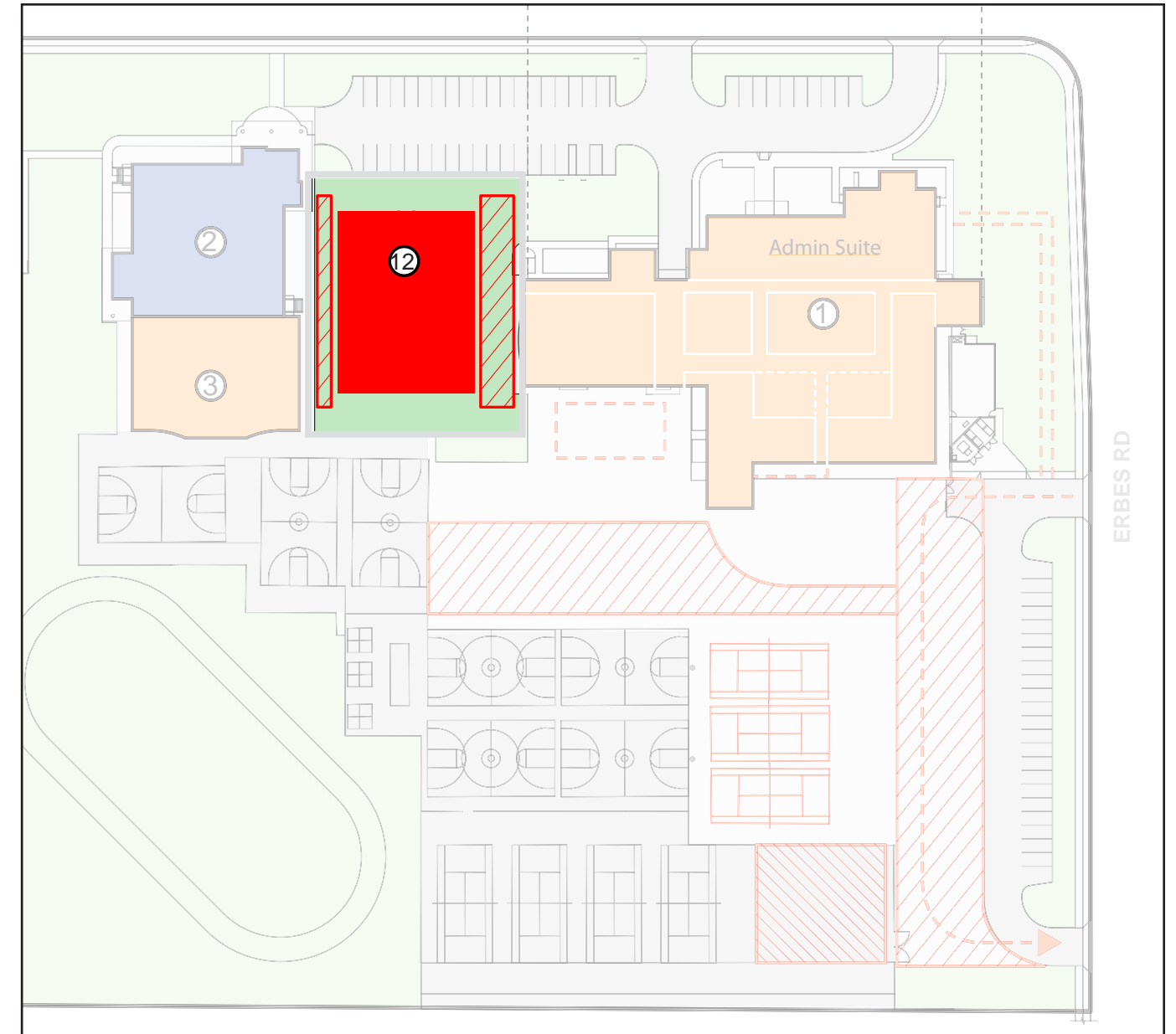
Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

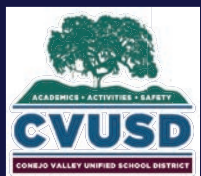
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|------------------------------|----------------------------------|
| ① ADMINISTRATION / CLASSROOM | ⑦ CLASSROOMS (MODULAR) |
| ② GYMNASIUM | ⑧ CLASSROOMS (MODULAR) |
| ③ SHOWER / LOCKER | ⑨ CLASSROOMS |
| ④ LUNCH SHELTER | ⑩ CLASSROOMS EXPANSION |
| ⑤ CLASSROOMS (MODULAR) | ⑪ BOYS & GIRLS CLUB |
| ⑥ CLASSROOMS (MODULAR) | ⑫ NEW 2-STORY CLASSROOM BUILDING |

LEGEND

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



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



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Master Planning - Project Group 2

Project Group 3: High Modernization to Main Building 1



- high modernization to main Building 1
- integrate daylight systems into building envelope
- integrate covered walkway system
- modernize library and adjacent administrative zone for three classrooms
- modernize (e) science classroom for general classroom
- modernize music and band classrooms for library
- reconfigure and minimize 2nd floor exterior circulation
- construct covered walkways
- remove two classrooms at 1st floor & four classrooms at 2nd floor
- remove interior lockers and construct new exterior lockers

Total Construction (Direct) Cost\$17,722,800
Total Project (Direct & Indirect) Cost\$24,811,920

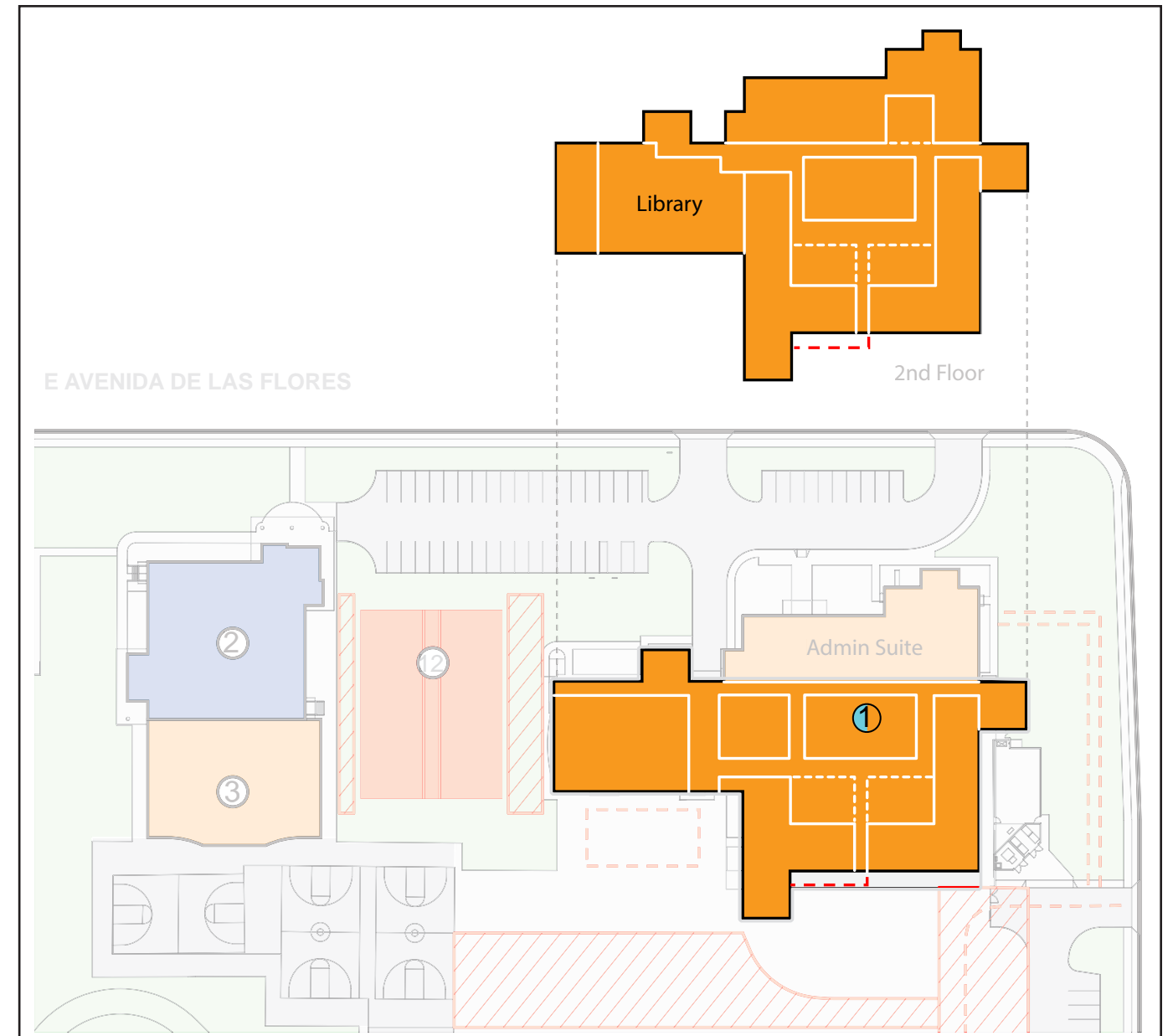
Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

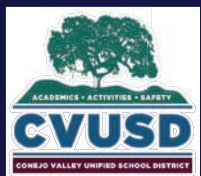
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|------------------------------|----------------------------------|
| ① ADMINISTRATION / CLASSROOM | ⑦ CLASSROOMS (MODULAR) |
| ② GYMNASIUM | ⑧ CLASSROOMS (MODULAR) |
| ③ SHOWER / LOCKER | ⑨ CLASSROOMS |
| ④ LUNCH SHELTER | ⑩ CLASSROOMS EXPANSION |
| ⑤ CLASSROOMS (MODULAR) | ⑪ BOYS & GIRLS CLUB |
| ⑥ CLASSROOMS (MODULAR) | ⑫ NEW 2-STORY CLASSROOM BUILDING |

LEGEND

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



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	Functionality	Adequacy	Criticality	Certification	Special Funding or Criteria	Score	Notes
						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



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Master Planning - Project Group 3

Project Group 4: Building Removal & Parking Lot Expansion



- remove Portable Buildings 5, 6, 7, 8 & 10
- remove Classroom Building 9
- expand Erbes Road parking lot with expanded drop-off
- relocate tennis courts
- construct new courts (by Parks District)
- construct paved walkway with seating from parking lot to administrative spaces

Total Construction (Direct) Cost\$1,384,500

Total Project (Direct & Indirect) Cost\$1,938,300

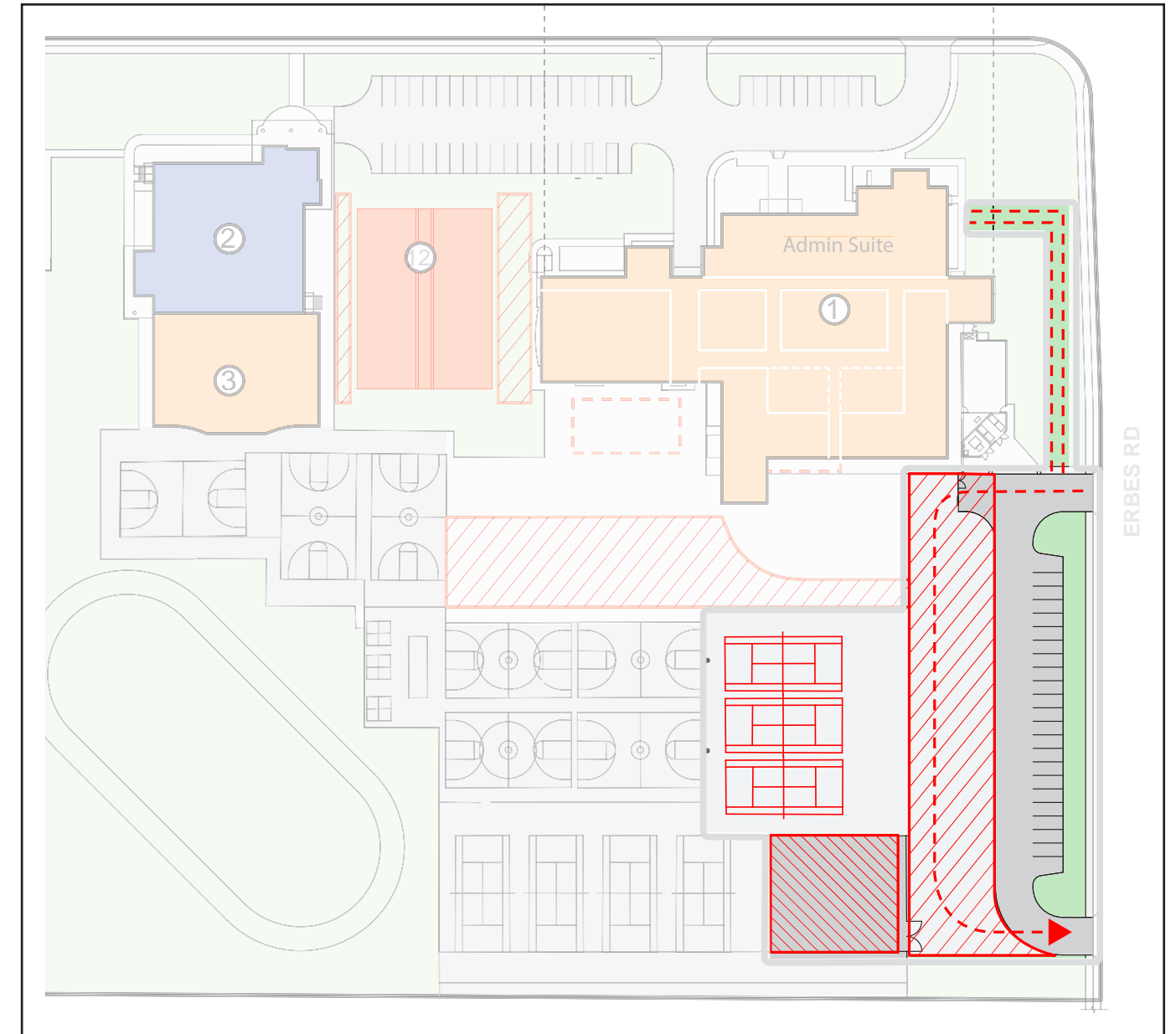
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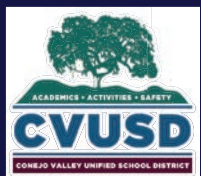
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|------------------------------|----------------------------------|
| ① ADMINISTRATION / CLASSROOM | ⑦ CLASSROOMS (MODULAR) |
| ② GYMNASIUM | ⑧ CLASSROOMS (MODULAR) |
| ③ SHOWER / LOCKER | ⑨ CLASSROOMS |
| ④ LUNCH SHELTER | ⑩ CLASSROOMS EXPANSION |
| ⑤ CLASSROOMS (MODULAR) | ⑪ BOYS & GIRLS CLUB |
| ⑥ CLASSROOMS (MODULAR) | ⑫ NEW 2-STORY CLASSROOM BUILDING |

LEGEND

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



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		
						0-100	0-100	0-100	0-100	0-100	0-500= High Score indicates the criticality of the project	
											Explanation of Project Rating	



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Master Planning - Project Group 4

Project Group 5: New Lunch Shelter & Courtyard



- construct new lunch shelter
- new landscape/hardscape & sloped walkway at transition between building zone and athletic courts

Total Construction (Direct) Cost\$625,000
Total Project (Direct & Indirect) Cost\$875,000

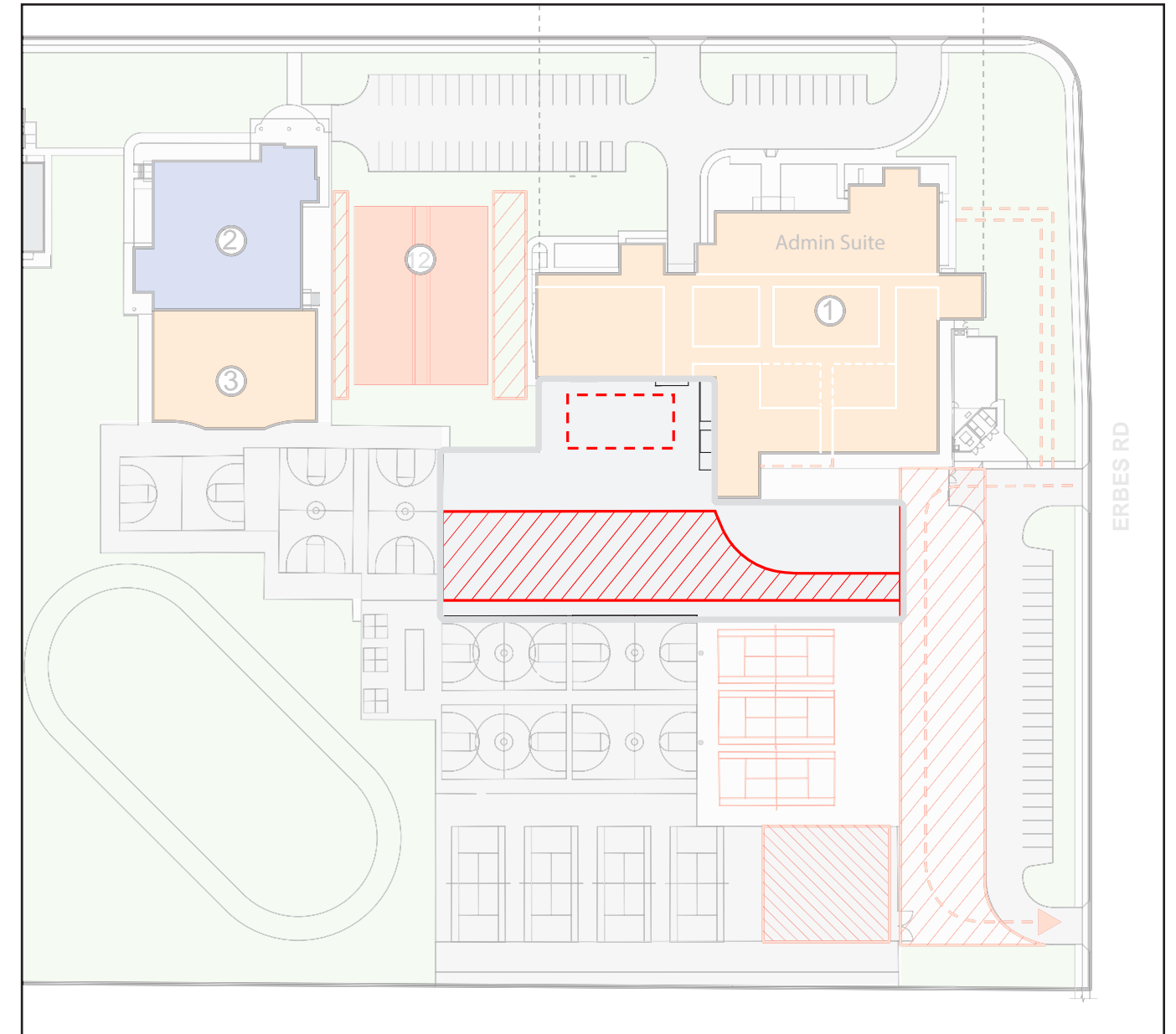
Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

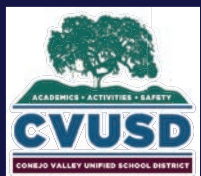
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|------------------------------|----------------------------------|
| ① ADMINISTRATION / CLASSROOM | ⑦ CLASSROOMS (MODULAR) |
| ② GYMNASIUM | ⑧ CLASSROOMS (MODULAR) |
| ③ SHOWER / LOCKER | ⑨ CLASSROOMS |
| ④ LUNCH SHELTER | ⑩ CLASSROOMS EXPANSION |
| ⑤ CLASSROOMS (MODULAR) | ⑪ BOYS & GIRLS CLUB |
| ⑥ CLASSROOMS (MODULAR) | ⑫ NEW 2-STORY CLASSROOM BUILDING |

LEGEND

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



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
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						0-100	0-100	0-100	0-100	0-100		Explanation of Project Rating



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Master Planning - Project Group 5

Project Group 6: Modernization to Building 2 & New Athletic Shade Structure



- low modernization to Gymnasium Building 2
- construct athletic zone shade structure

Total Construction (Direct) Cost\$279,650
Total Project (Direct & Indirect) Cost\$391,510

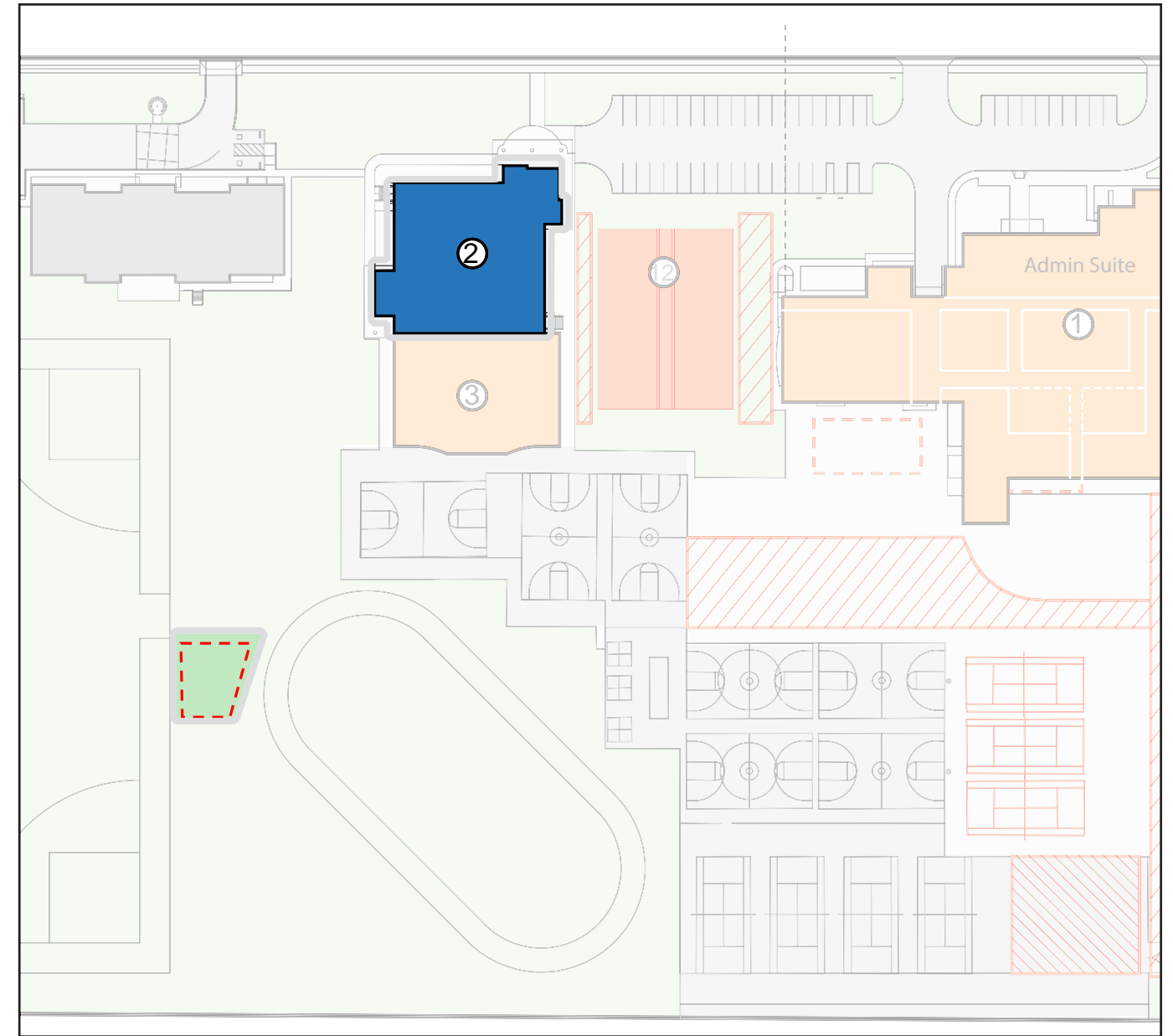
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BUILDING KEY

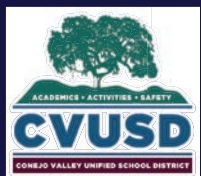
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|------------------------------|----------------------------------|
| ① ADMINISTRATION / CLASSROOM | ⑦ CLASSROOMS (MODULAR) |
| ② GYMNASIUM | ⑧ CLASSROOMS (MODULAR) |
| ③ SHOWER / LOCKER | ⑨ CLASSROOMS |
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| ⑤ CLASSROOMS (MODULAR) | ⑪ BOYS & GIRLS CLUB |
| ⑥ CLASSROOMS (MODULAR) | ⑫ NEW 2-STORY CLASSROOM BUILDING |

LEGEND

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



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					0-500= High Score indicates the criticality of the project	Explanation of Project Rating
						Functionality	Adequacy	Criticality	Certification	Special Funding or Criteria		
						0-100	0-100	0-100	0-100	0-100		



Los Cerritos Middle School | Master Plan & Projects

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Master Planning - Project Group 6

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Los Cerritos MS						
Project Group 1						
Bldg. 1 Modernization (high)	7,760	SF	1	7,760	\$270.00	\$ 2,095,200.00
Building 3 Modernization (high)	8,525	SF	1	8,525	\$270.00	\$ 2,301,750.00
Total Construction Cost						\$ 4,396,950.00
Total Project Cost						\$ 6,155,730.00

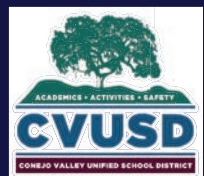
Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Los Cerritos MS						
Project Group 2						
New 2-Story Classroom Building	24,000	SF	1	24,000	\$360.00	\$ 8,640,000.00
Total Construction Cost						\$ 8,640,000.00
Total Project Cost						\$ 12,096,000.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Los Cerritos MS						
Project Group 3						
Bldg. 1 Modernization (high)	65,640	SF	1	65,640	\$270.00	\$ 17,722,800.00
Total Construction Cost						\$ 17,722,800.00
Total Project Cost						\$ 24,811,920.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Los Cerritos MS						
Project Group 4						
Portable Bldgs. 5,6,7,8 & 10 Removal	8,145	SF	1	8,145	\$20.00	\$ 162,900.00
Classroom Building 9 Removal	4,740	SF	1	4,740	\$20.00	\$ 94,800.00
<i>Parking/Drop-off Reconfiguration</i>						
AC Paving	13,900	SF	1	13,900	\$12.00	\$ 166,800.00
Drop-off Lane	250	LF	1	250	\$780.00	\$ 195,000.00
New Tennis Courts	9,000	SF	1	9,000	\$80.00	\$ 720,000.00
New Walkway with Seating	1,800	SF	1	1,800	\$25.00	\$ 45,000.00
Total Construction Cost						\$ 1,384,500.00
Total Project Cost						\$ 1,938,300.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Los Cerritos MS						
Project Group 5						
New Lunch Shelter	2,500	SF	1	2,500	\$138.00	\$ 345,000.00
New Landscape/Hardscape & Walkway	14,000	SF	1	14,000	\$20.00	\$ 280,000.00
Total Construction Cost						\$ 625,000.00
Total Project Cost						\$ 875,000.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Los Cerritos MS						
Project Group 6						
Building 2 Modernization (low)	11,050	SF	1	11,050	\$13.00	\$ 143,650.00
New Shade Structure	1,700	SF	1	1,700	\$80.00	\$ 136,000.00
Total Construction Cost						\$ 279,650.00
Total Project Cost						\$ 391,510.00



Los Cerritos Middle School | Master Plan & Projects

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Master Planning - Cost Breakdown