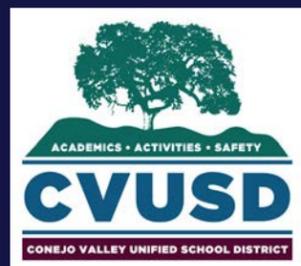




CVUSD | *Facilities Master Plan*

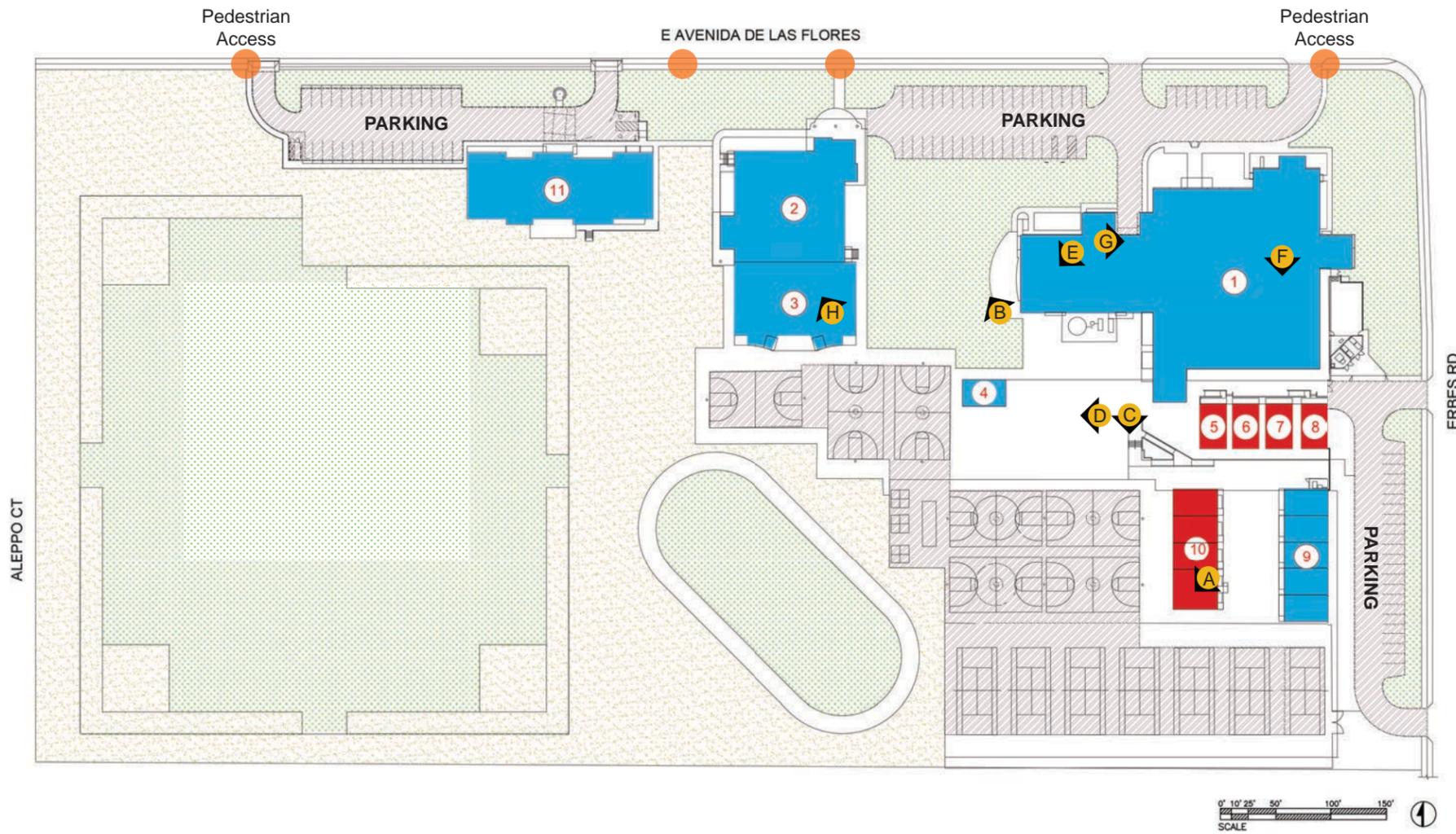
CVUSD - WESTLAKE CLUSTER



Los Cerritos Middle School | *Site Analysis*

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



LEGEND

 PERMANENT BUILDING	 PLANTED AREA
 PORTABLE BUILDING	 SAND
 ASPHALT	 IMAGE KEYS
 CONCRETE	 BUILDING NUMBERS

BUILDINGS

- 1- ADMINISTRATION/CLASSROOM
- 2- GYMNASIUM
- 3- SHOWER/LOCKER
- 4- LUNCH SHELTER
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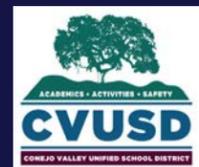
- Generous play fields and exercise area
- Outdoor courtyard with great potential for development
- Well-used specialty classrooms



Image A



Image B



Los Cerritos Middle School | Site Analysis

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Campus Findings

- **Several challenges at Building 1**
 - Lack of windows
 - Unclear circulation paths
 - Congested hallways
 - Lack of acoustic separation
 - Lack of proper classroom hardware
 - Inefficient and aging central plant
 - Specialty classrooms do not meet the needs of the campus
- **Parking and drop-off areas are undersized**
- **Interior and exterior building finishes are aging**
- **Aging locker rooms**
- **Homogenous exterior play areas**
- **Lack of storage**



Image E



Image C



Image F

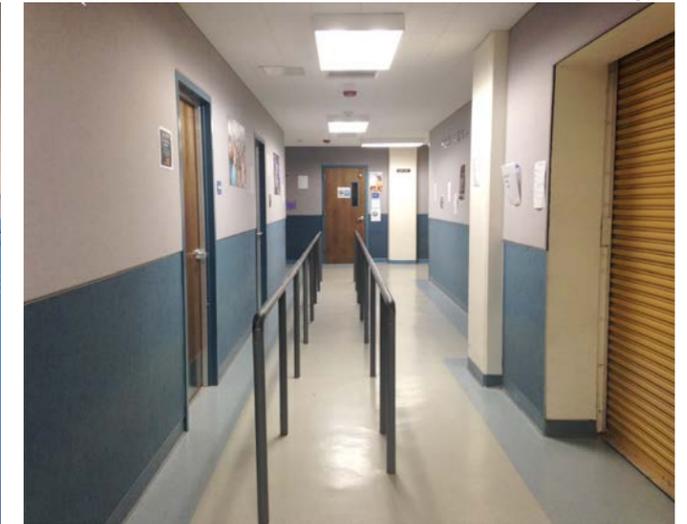


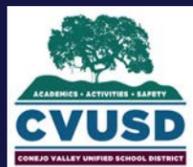
Image G



Image D



Image H



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Campus Findings



Building 1 Objectives

- Integrate daylighting
- Clarify circulation
- Improve safety & security
- Improve acoustics

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 atriums.

LEGEND

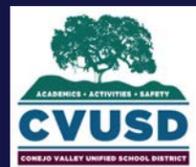
PERMANENT BUILDING	PLANTED AREA
PORTABLE BUILDING	SAND
ASPHALT	IMAGE KEYS
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Image C



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Opportunities for Improvement: Building 1



Improve circulation for lunch activities

Improve library acoustics

New interior finishes and storage solutions

Improve circulation in administration

Update central plant

Modernize specialty classrooms

First floor



Second floor

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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.

The lunch time queuing area may also be relocated, as its current position in the hallway leads to congestion.

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.



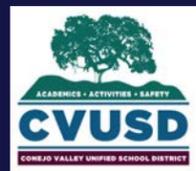
Image A



Image B



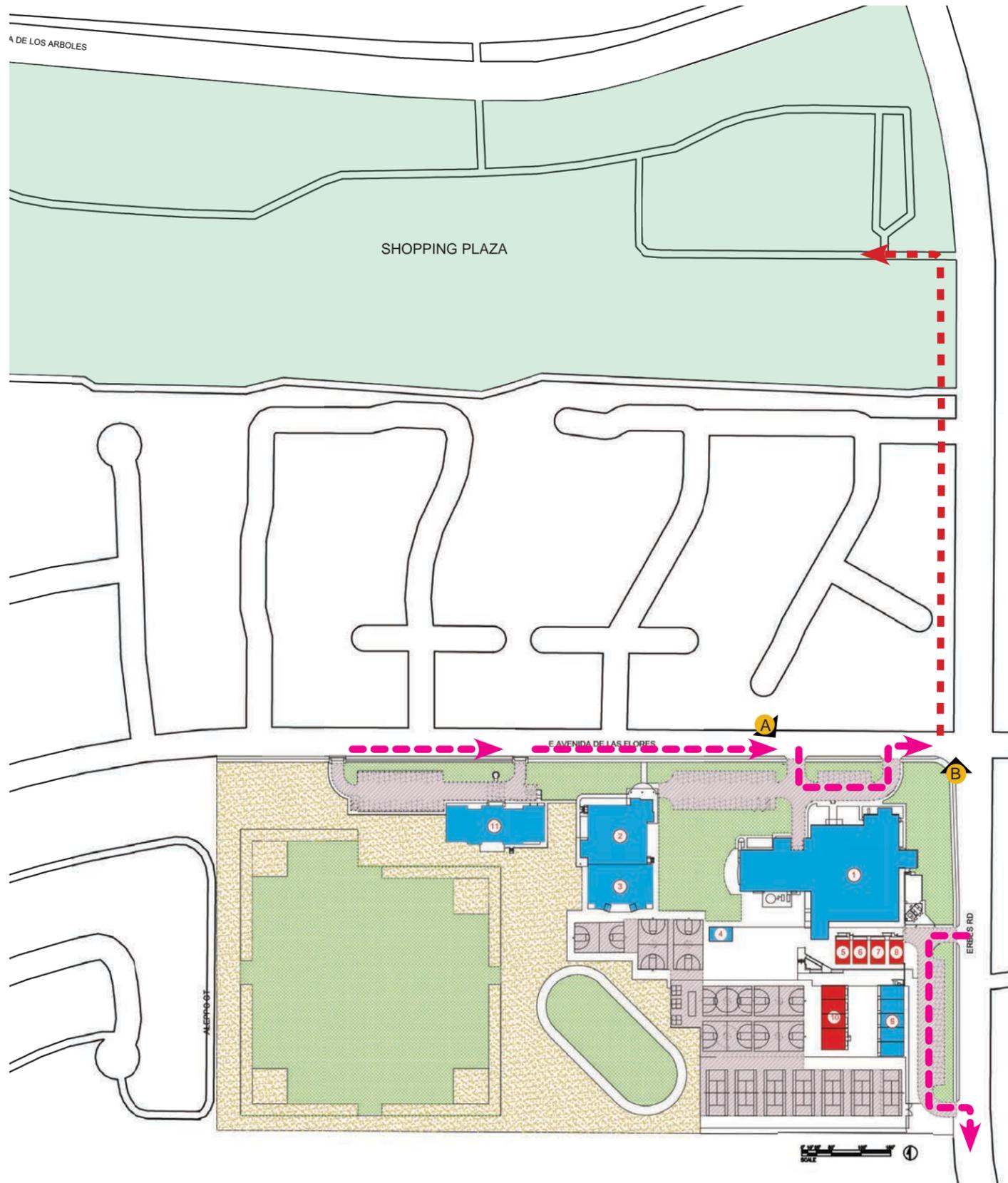
Image C



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Opportunities for Improvement: Building 1



Improve undersized drop-off and pick-up areas

Reconfigure parking to meet campus needs

Improve campus identity

The current parking count does not accommodate the needs of the school. Moreover, the multiple drop-off areas are not sufficient. The adjacent mall is often times used as an alternate pick-up area. There is no path of travel from the Erbes Street drop-off area to Building 1.

A consolidated parking lot that increases parking count, and accommodates longer lines of queuing for drop-off may improve the undersized facilities. Moreover, the face of the school may be modernized in the same effort to bolster the campus' identity within the neighborhood. This may include reconfiguring the parking north of Building 1, and providing the main campus building a stronger presence on the street.

LEGEND

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 PORTABLE BUILDING	 SAND
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BUILDINGS

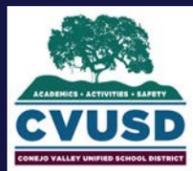
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Image A



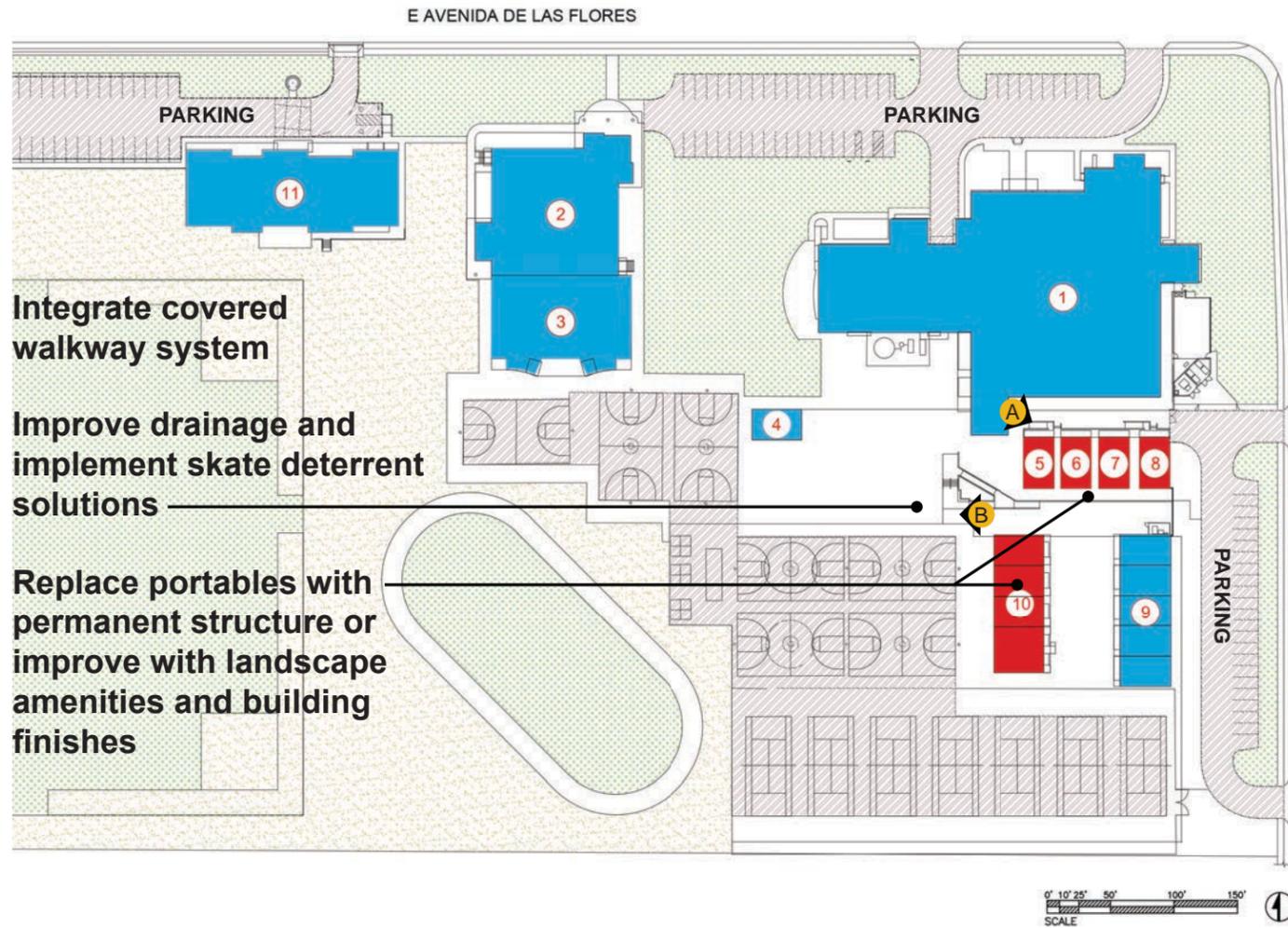
Image B



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Opportunities for Improvement: Parking & Drop-Off



Several uncertified portable buildings occupy the campus. Between 13 and 19 years old, they are in working condition. They may be replaced with permanent structures, absorbing adjacent auxiliary storage structures in the process. Or, the portables may be improved with landscaping and courtyard amenities.

This campus has generous outdoor spaces. They may be greatly improved through the use of site furniture, landscaping and shade structures to create distinct areas of rest and play.

The sloped walkway and stair zone south of the eating area poses challenges of drainage and misuse. Drainage may be improved through the replacement of the existing drainage grate.

Integration of covered walkways throughout the campus would improve use of the facilities during inclement weather.

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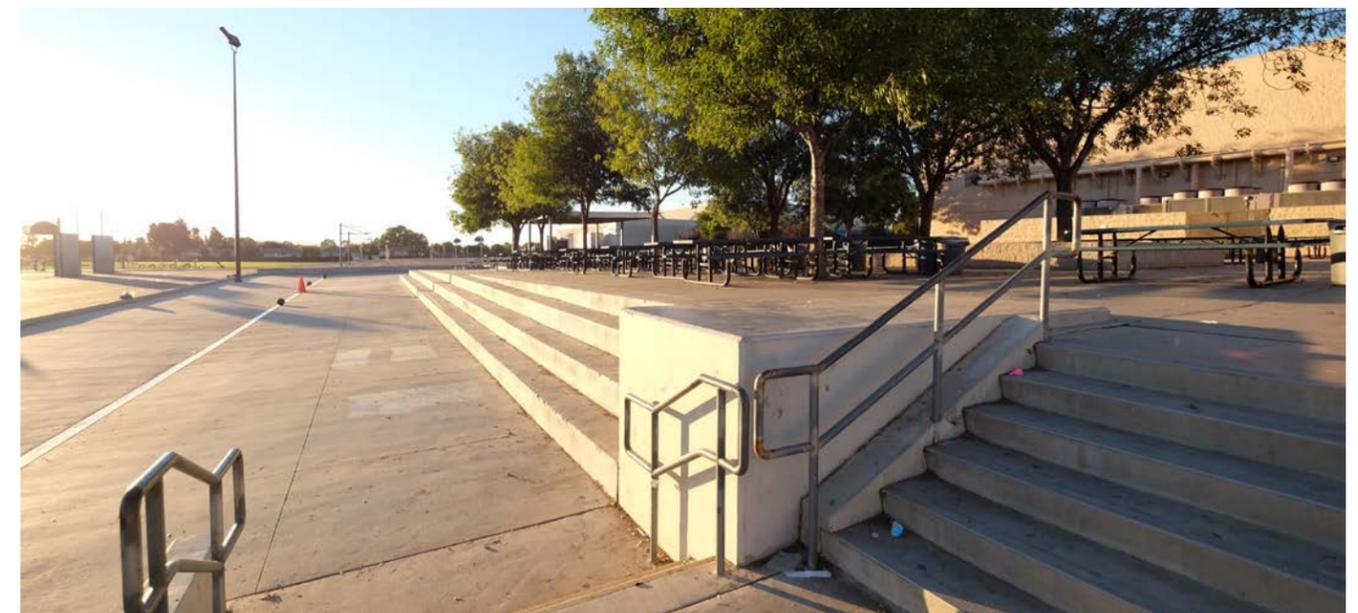
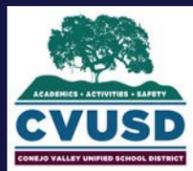


Image B



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Opportunities for Improvement: Exterior Environment