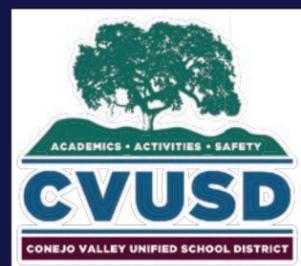




CVUSD *Facilities Master Plan*

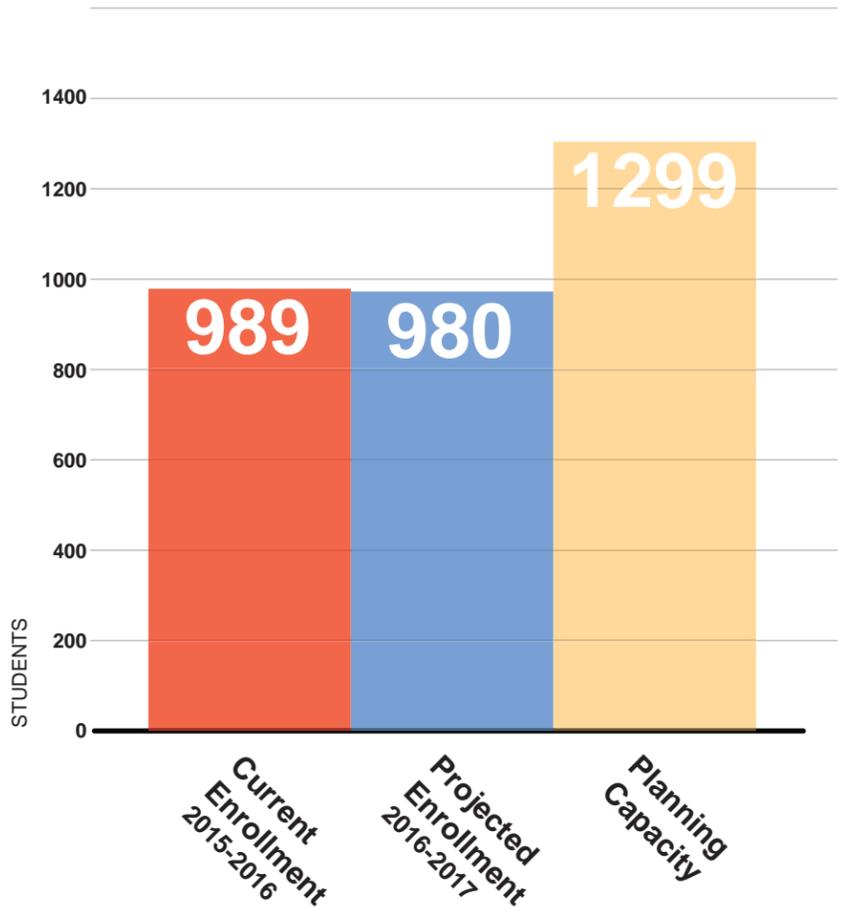
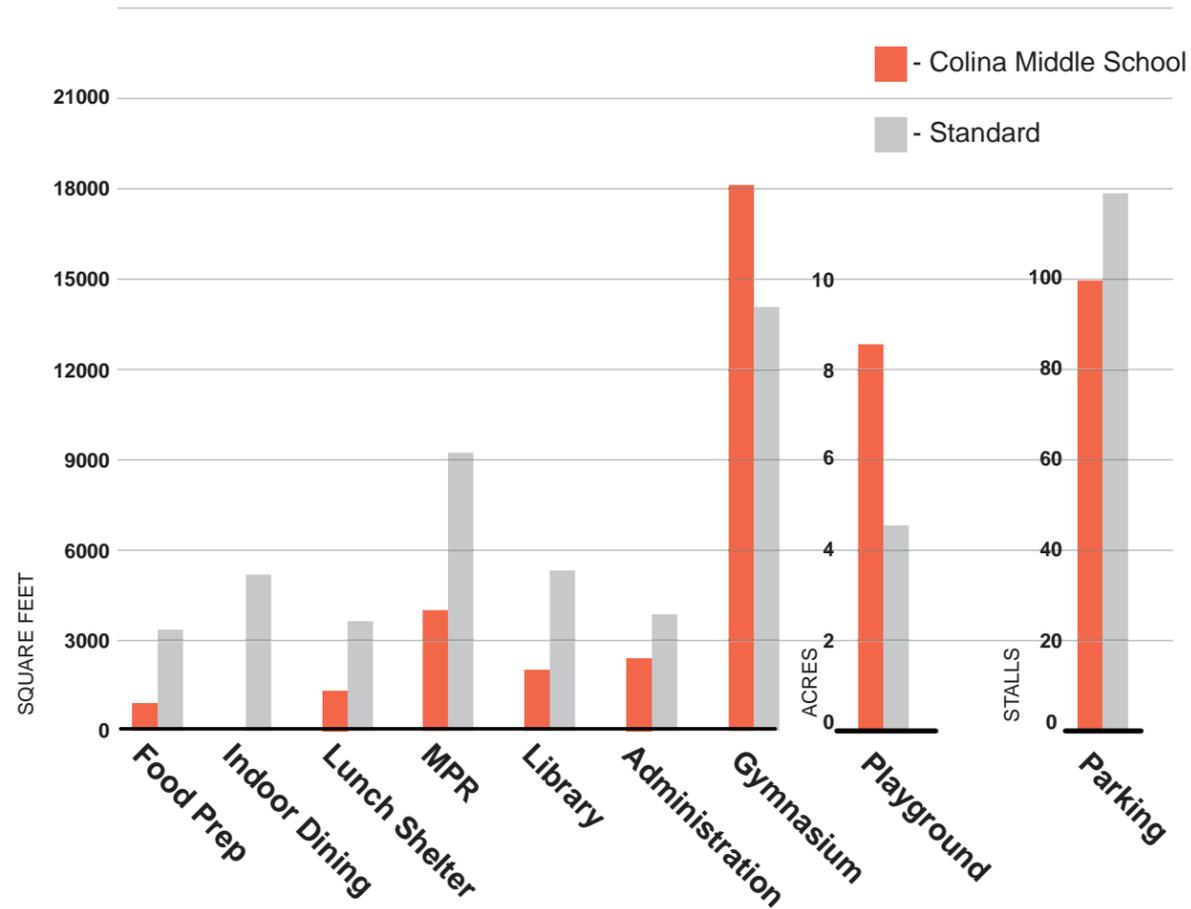
CVUSD - WESTLAKE CLUSTER



Colina Middle School | *Alternate Concepts*

1500 East Hillcrest Drive | 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



Challenges Summary:

- Topography presents accessibility, safety and site drainage challenges
- Administration Building and Multi-Purpose Building HVAC systems and roofing are aging
- Interior and exterior finishes are aging
- Portable buildings are aging
- Parking lots & drop-off zones are undersized
- Lack of conference rooms
- Congested lunch time queuing
- Campus perimeter fencing is low

Core Facilities Summary

Current facilities meet school's needs

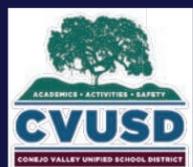
- Lunch Shelter (-2,277 SF)
- Indoor Dining (-5,196 SF)
- Gymnasium (+ 3,957 SF)
- Playground (+ 4.14 Acres)

Current facilities DO NOT meet school's needs

- Food Prep (-2,590 SF)
- Multi-Purpose Room (-5,143 SF)
- Library (-2,921 SF)
- Administration (-1,650 SF)
- Parking (-19 Stalls)

Enrollment Summary

Total Current Classrooms: 45
 Total Based on Projected Enrollment Classrooms: 41



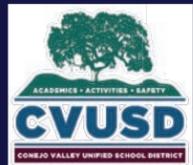
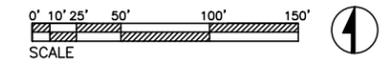
Colina Middle School | Alternate Concepts

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Enrollment & Facilities Data

LEGEND

- Existing Building (No Work)
- New Construction
- High Modernization
- Medium Modernization
- Low Modernization
- Structure Above
- x Building Number
- "P" Indicates Portable
- x Indicates Uncertified



Colina Middle School | *Alternate Concepts*

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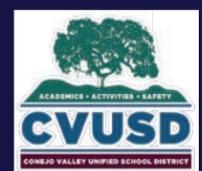
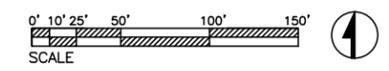
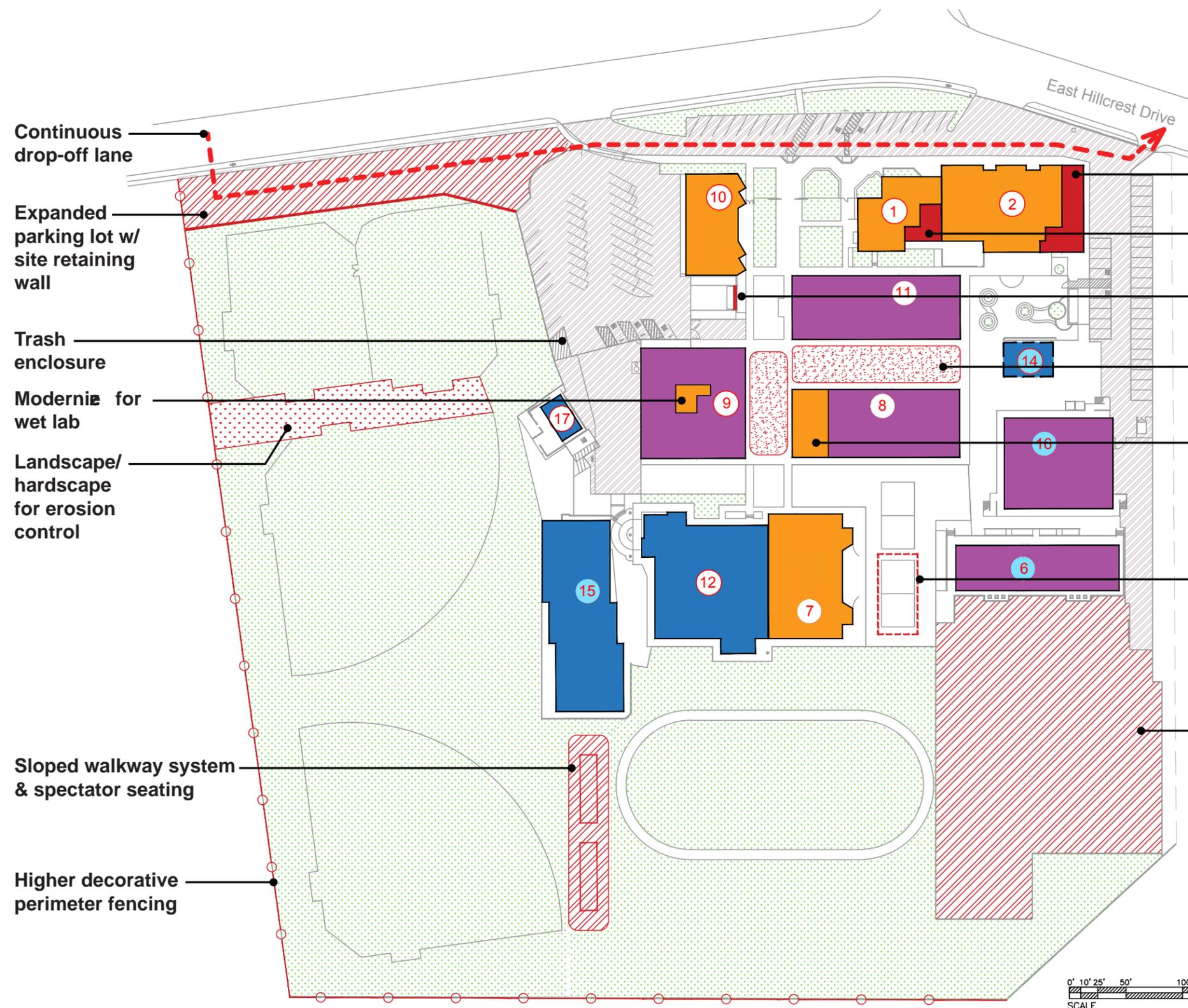
Existing Conditions

LEGEND

- Existing Building (No Work)
- New Construction
- High Modernization
- Medium Modernization
- Low Modernization
- Structure Above
- x Building Number
- "P" Indicates Portable
- x Indicates Uncertified

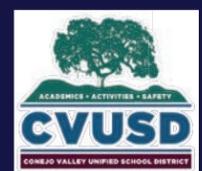
- Continuous drop-off lane
- Expanded parking lot w/ site retaining wall
- Trash enclosure
- Modernize for wet lab
- Landscape/hardscape for erosion control
- Sloped walkway system & spectator seating
- Higher decorative perimeter fencing

- MPR/Food Service expansion
- Admin expansion
- Decorative wall replacement
- 6th Grade Corridor
- Modernize for maker space
- Shade structure
- Restripe for pickle ball courts



LEGEND

- Existing Building (No Work)
- New Construction
- High Modernization
- Medium Modernization
- Low Modernization
- Structure Above
- x Building Number
- "P" Indicates Portable
- x Indicates Uncertified





Alternate Concept 1



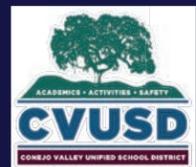
Alternate Concept 2

Project Scope:

- Expand MPR and food service with building addition
- Expand Administrative spaces
- Modernization of computer room for wet lab
- Modernization of Building 8 classrooms for maker space
- DSA certification of all buildings
- Higher decorative perimeter fencing
- Replacement of decorative site wall
- Addition of shade structures & enhancement of courtyards, including 6th grade corridor
- Expanded parking & integration of continuous drop-off lane
- Sloped walkway at field transition with spectator seating
- Landscape/hardscape south of t-ball fields
- General accessibility upgrades

Project Scope:

- Expand MPR and food service with building addition
- Expand Administrative spaces
- New Music, Wet Lab & Maker Space Building
- DSA certification of all buildings
- Higher decorative perimeter fencing
- Addition of shade structures & enhancement of courtyards, including 6th grade corridor
- Expanded parking & integration of continuous drop-off lane
- Sloped walkway at field transition with spectator seating
- Landscape/hardscape south of t-ball fields
- General accessibility upgrades



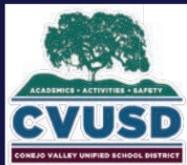
Colina Middle School | *Alternate Concepts*

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Summary

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Colina MS (Alternate Concept 1)						
Administration Expansion	800	SF	1	800	\$450.00	\$ 360,000.00
MPR/Food Service Expansion	2,000	SF	1	2,000	\$480.00	\$ 960,000.00
Existing Bldgs - Modernization (high)	23,943	SF	1	23,943	\$270.00	\$ 6,464,610.00
Existing Bldgs - Modernization (medium)	45,291	SF	1	45,291	\$126.00	\$ 5,706,666.00
Existing Bldgs - Modernization (light)	23,195	SF	1	23,195	\$13.00	\$ 301,535.00
6th Grade Corridor	4,766	SF	1	4,766	\$8.00	\$ 38,128.00
Shade Structure	2,470	SF	1	2,470	\$80.00	\$ 197,600.00
Landscape/Trees	8,620	SF	1	8,620	\$8.00	\$ 68,960.00
Re-striped Hard Courts	48,120	EA	1	48,120	\$1.00	\$ 48,120.00
Sloped Walkway System	1	LS	1	1	\$120,000.00	\$ 120,000.00
Spectator Seating	1	EA	1	1	\$180,000.00	\$ 180,000.00
Perimeter Fencing	1,363	EA	1	1,363	\$210.00	\$ 286,230.00
Wall Replacement	20	LF	1	20	\$450.00	\$ 9,000.00
Trash Enclosure	1	LS	1	1	\$60,000.00	\$ 60,000.00
<i>Parking/Drop-off Reconfiguration</i>						
AC Paving	15,920	SF	1	15,920	\$12.00	\$ 191,040.00
Drop-off Lane	820	LF	1	820	\$780.00	\$ 639,600.00
Site Retaining Wall	180	LF	1	180	\$780.00	\$ 140,400.00
Total Construction Cost						\$ 15,771,889.00
Total Project Cost						\$ 22,080,644.60

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Colina MS (Alternate Concept 2)						
New Music/Lab/Maker Space Building	6,000	SF	1	6,000	\$480.00	\$ 2,880,000.00
Administration Expansion	800	SF	1	800	\$450.00	\$ 360,000.00
MPR/Food Service Expansion	2,000	SF	1	2,000	\$480.00	\$ 960,000.00
Existing Bldgs - Modernization (high)	17,941	SF	1	17,941	\$270.00	\$ 4,844,070.00
Existing Bldgs - Modernization (medium)	47,791	SF	1	47,791	\$126.00	\$ 6,021,666.00
Existing Bldgs - Modernization (light)	23,195	SF	1	23,195	\$13.00	\$ 301,535.00
Building Demolition	3,502	SF	1	3,502	\$20.00	\$ 70,040.00
6th Grade Corridor	4,766	SF	1	4,766	\$8.00	\$ 38,128.00
Shade Structure	2,470	SF	1	2,470	\$80.00	\$ 197,600.00
Landscape/Trees	8,620	SF	1	8,620	\$8.00	\$ 68,960.00
Re-striped Hard Courts	48,120	EA	1	48,120	\$1.00	\$ 48,120.00
Sloped Walkway System	1	LS	1	1	\$120,000.00	\$ 120,000.00
Spectator Seating	1	EA	1	1	\$180,000.00	\$ 180,000.00
Perimeter Fencing	1,363	EA	1	1,363	\$210.00	\$ 286,230.00
Wall Replacement	20	LF	1	20	\$450.00	\$ 9,000.00
Trash Enclosure	1	LS	1	1	\$60,000.00	\$ 60,000.00
<i>Parking/Drop-off Reconfiguration</i>						
AC Paving	15,920	SF	1	15,920	\$12.00	\$ 191,040.00
Drop-off Lane	820	LF	1	820	\$780.00	\$ 639,600.00
Site Retaining Wall	180	LF	1	180	\$780.00	\$ 140,400.00
Total Construction Cost						\$ 17,416,389.00
Total Project Cost						\$ 24,382,944.60



Colina Middle School | *Alternate Concepts*

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Cost Evaluations