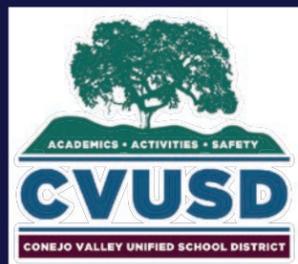




# CVUSD | *Facilities Master Plan*



CVUSD - WESTLAKE CLUSTER



## Lang Ranch Elementary | *Alternate Concepts*

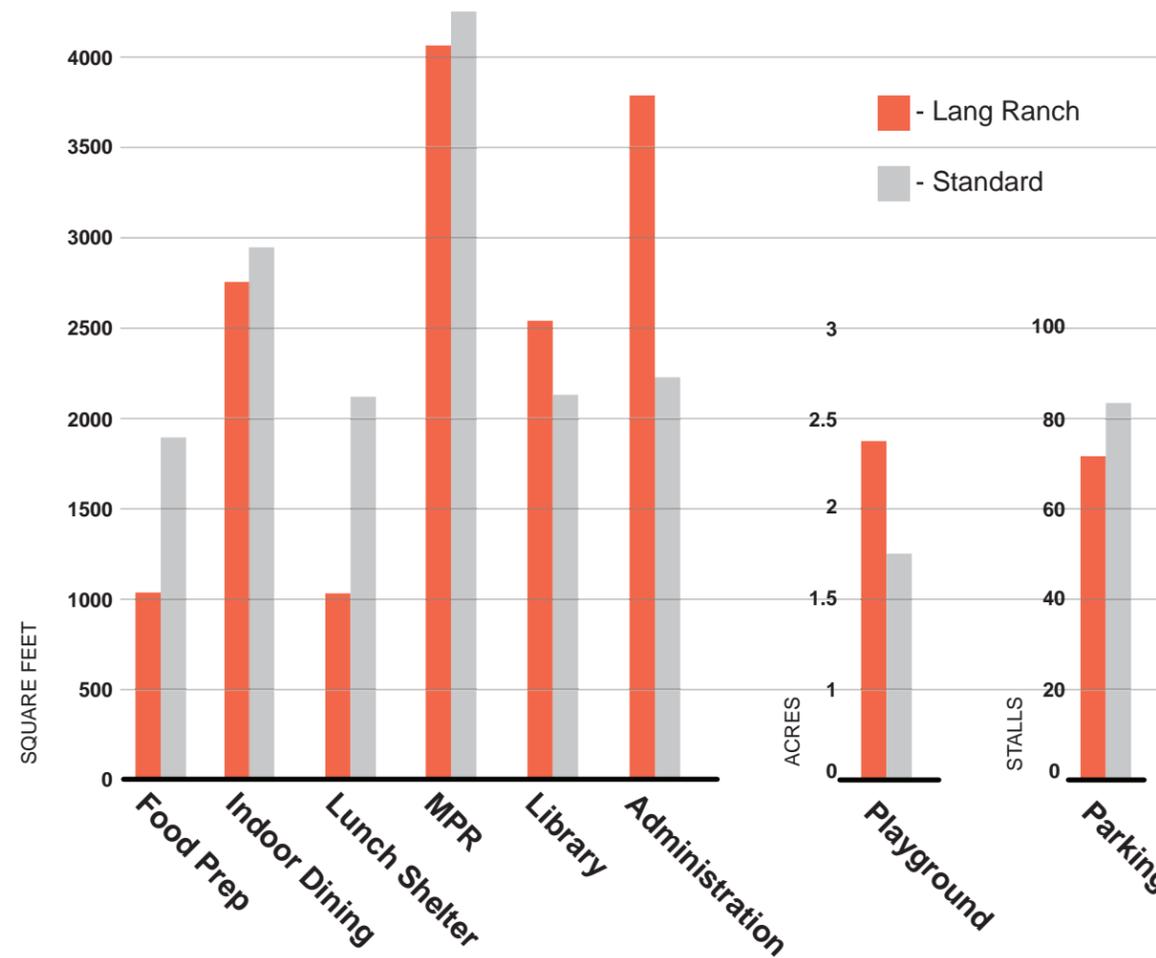
2450 Whitechapel Place | Westlake, CA 91362  
Conejo Valley Unified School District  
March 31, 2017

NAC Architecture  
837 North Spring Street, 3<sup>rd</sup> Floor  
Los Angeles, CA 90012  
Contact: 323.475.8075  
E-mail: lochoa@nacarchitecture.com  
Website: www.nacarchitecture.com



### Challenges Summary:

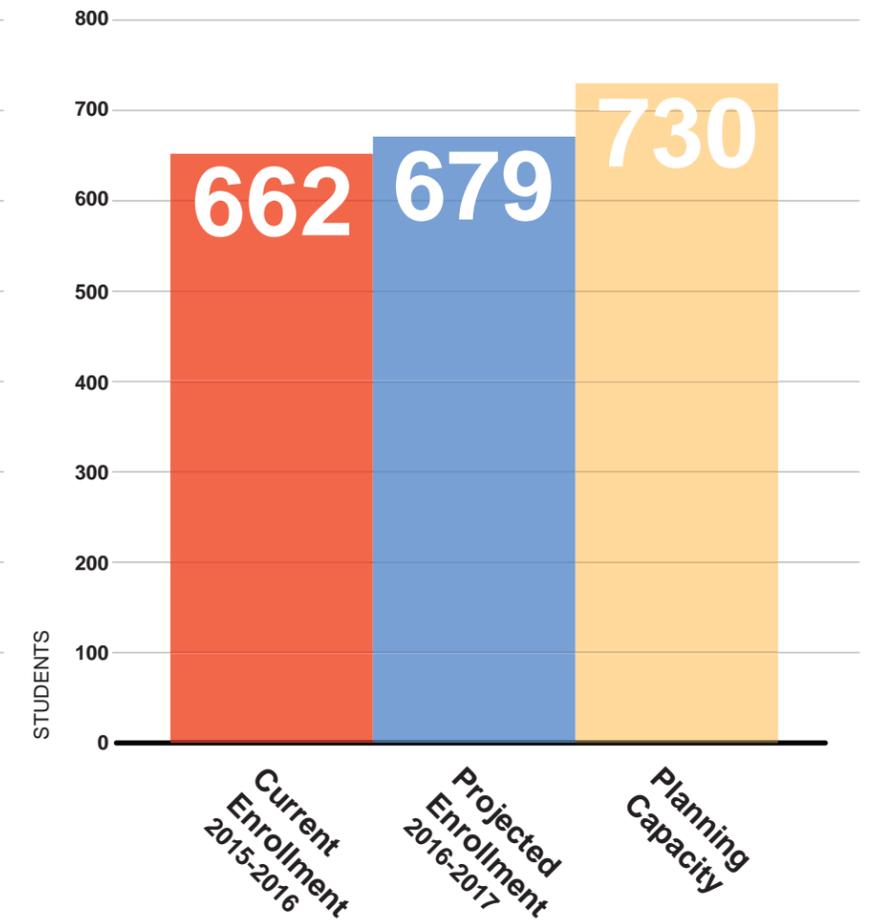
- Topography presents some site access challenges
- Supervision concerns at Buildings 3 & 6
- Undersized classrooms
- Insufficient HVAC controls and lack of electrical outlets
- Lack of site lighting and proper gate hardware
- Exterior finishes are showing signs of wear
- Close proximity between lunch shelter and trash enclosure is not ideal



### Core Facilities Summary

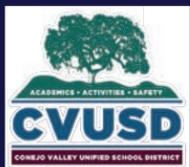
*Current facilities meet school's needs*

- Food Prep (-711 SF)
- Indoor Dining (-168 SF)
- Lunch Shelter (-1,151 SF)
- Multi-Purpose Room (-222 SF)
- Library (+475 SF)
- Administration (+1,579 SF)
- Playground (+.7 Acres)



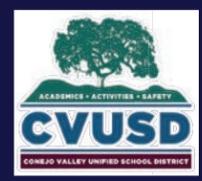
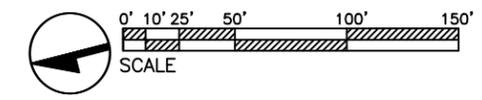
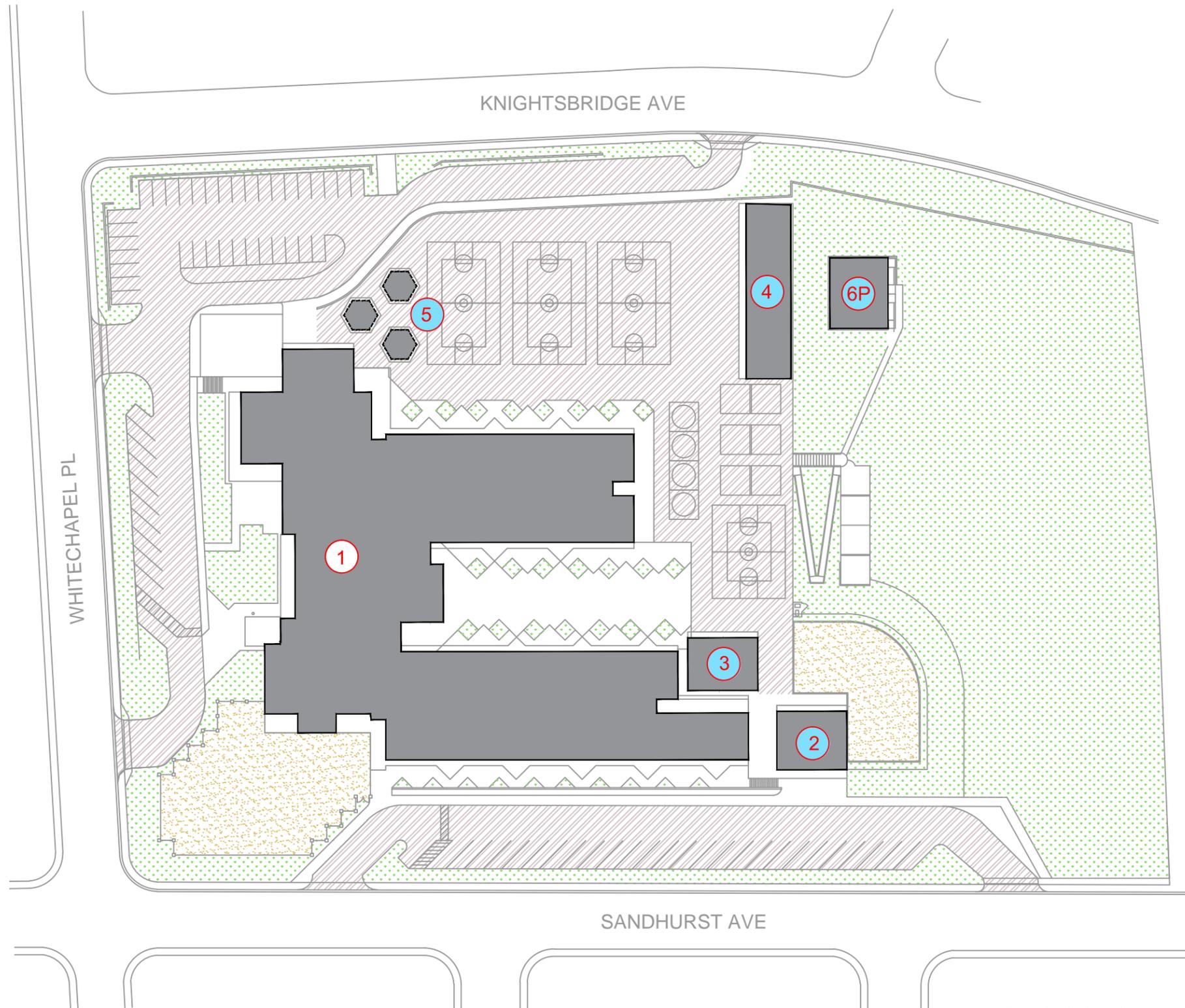
### Enrollment Summary

Total Current Classrooms: 34  
 Total Based on Projected Enrollment Classrooms: 31



**LEGEND**

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

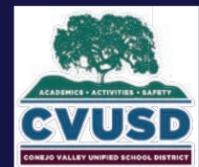
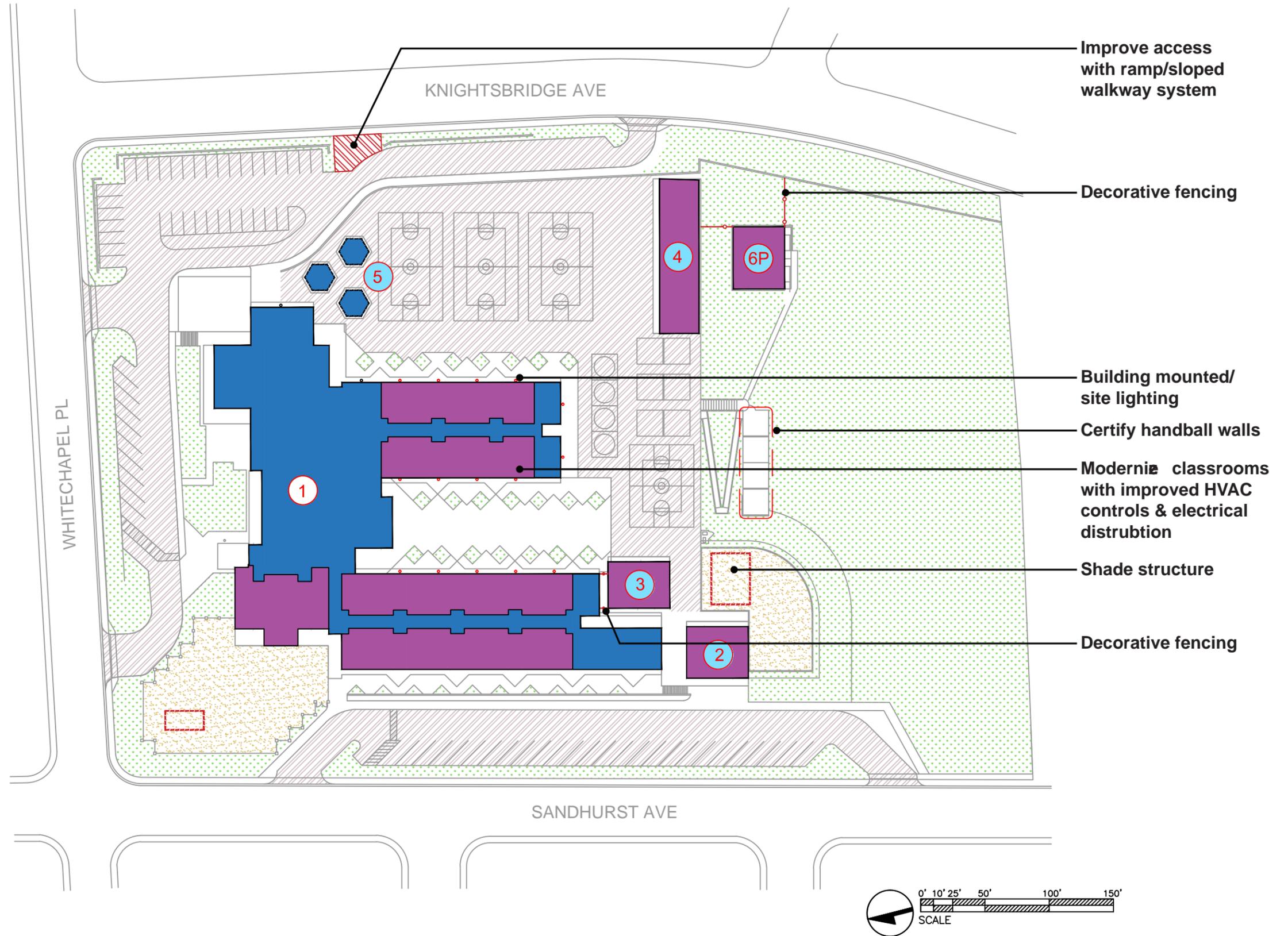


Lang Ranch Elementary | *Alternate Concepts*  
 2450 Whitechapel Place, Thousand Oaks, CA 91362  
 Conejo Valley Unified School District  
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**Existing Conditions**

**LEGEND**

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- New Construction
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- Medium Modernization
- Low Modernization
- Structure Above
- x Building Number
- P Indicates Portable
- x Indicates Uncertified



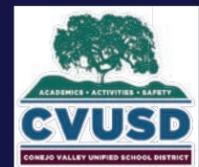
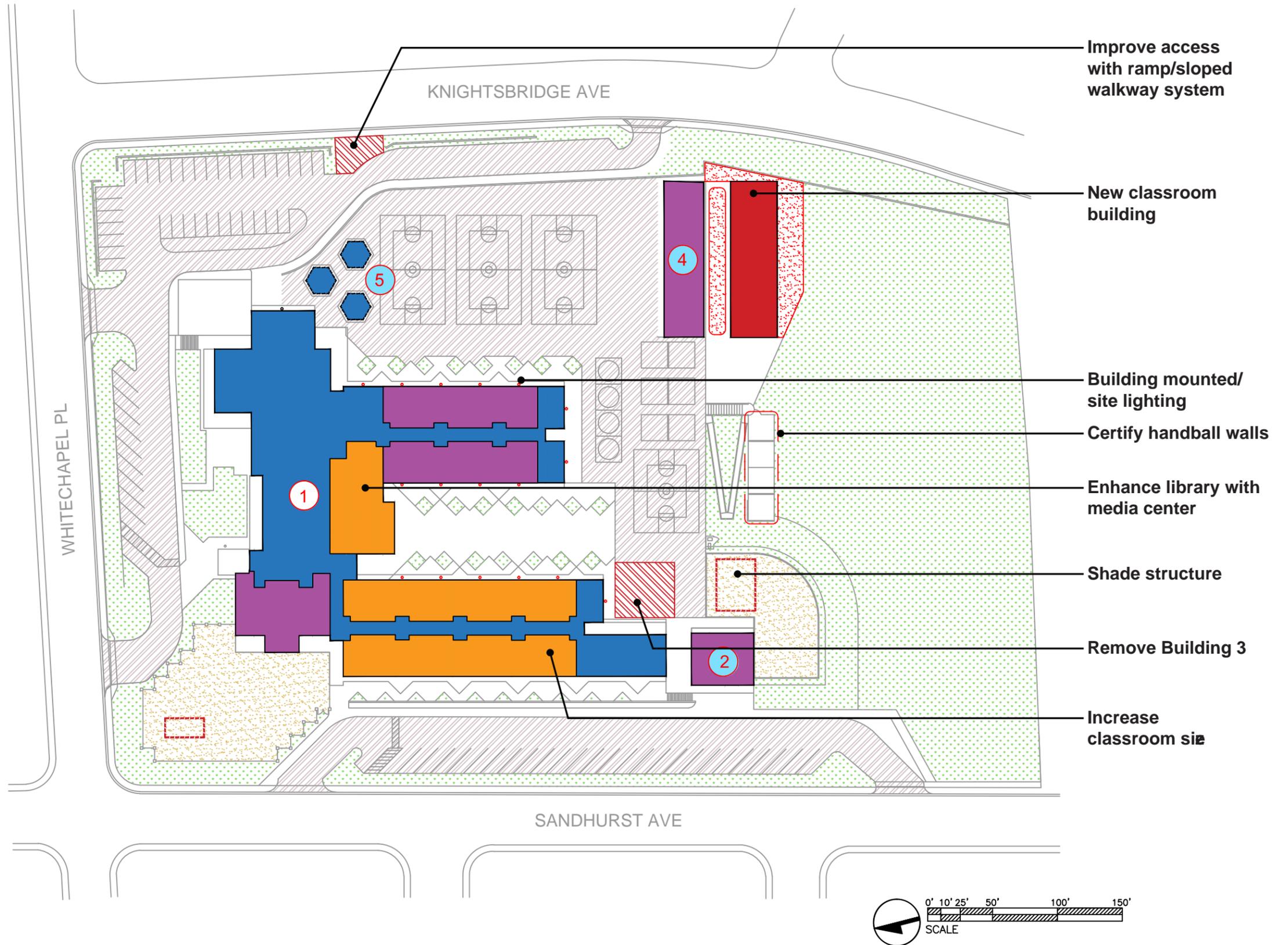
**Lang Ranch Elementary | Alternate Concepts**

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**Alternate Concept 1**

**LEGEND**

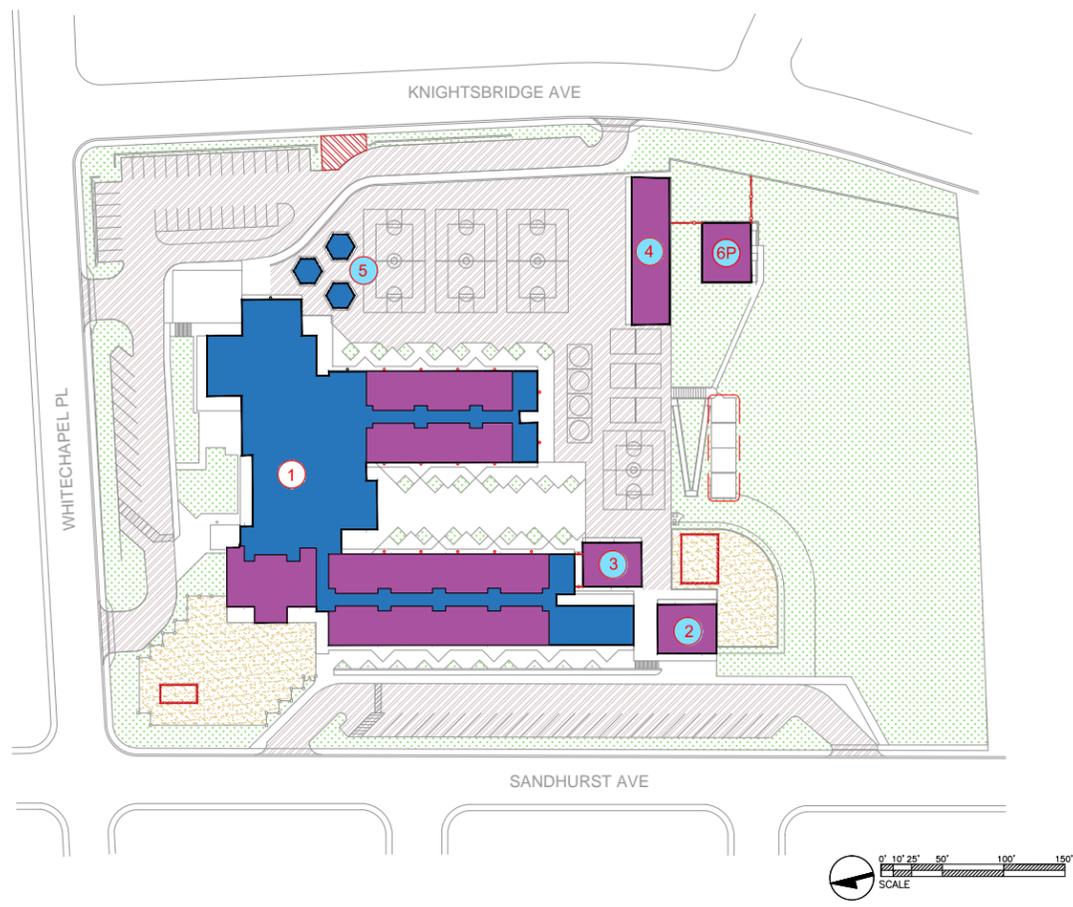
- Existing Building (No Work)
- New Construction
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- Low Modernization
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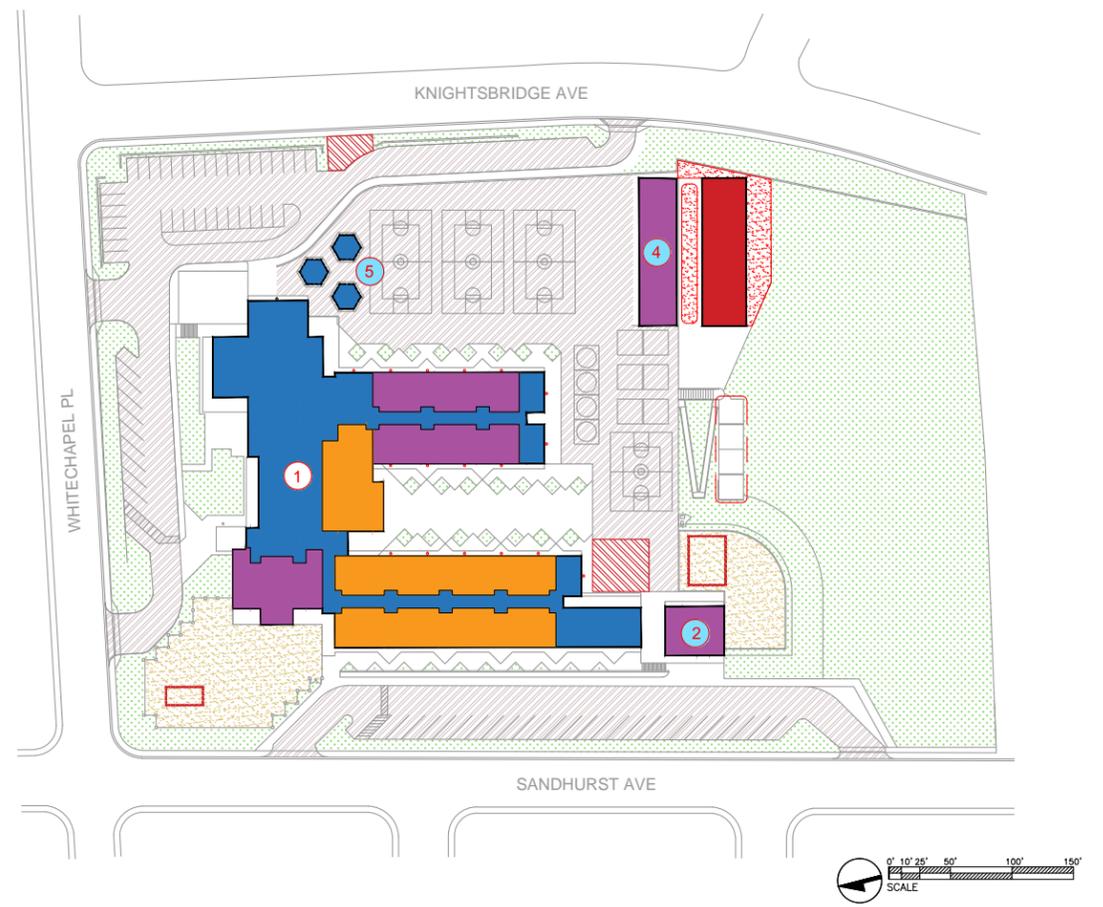
**Lang Ranch Elementary | Alternate Concepts**

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**Alternate Concept 2**



Alternate Concept 1



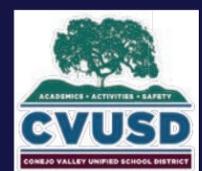
Alternate Concept 2

**Project Scope:**

- Modernized classrooms to improve HVAC controls & electrical distribution
- DSA certification of all buildings & handball walls
- Addition of shade structures
- Addition of building mounted/site lighting
- Decorative fencing to improve visual supervision of campus
- Improve hardware at exterior gates
- General accessibility upgrades, including access at Knightsbridge Avenue

**Project Scope:**

- Modernized classrooms to improve HVAC controls & electrical distribution
- Increase classroom sizes at Building 1 & modernize library with media center
- Remove Buildings 3 & 6
- New classroom building
- DSA certification of all buildings & handball walls
- Addition of shade structures
- Addition of building mounted/site lighting
- Improve hardware at exterior gates
- General accessibility upgrades, including access at Knightsbridge Avenue



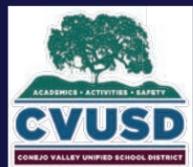
Lang Ranch Elementary | *Alternate Concepts*

2450 Whitechapel Place, Thousand Oaks, CA 91362  
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Summary

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
<b>Lang Ranch ES (Alternate Concept 1)</b>						
Existing Bldgs - Modernization (medium)	31,361	SF	1	31,361	\$126.00	\$ 3,951,486.00
Existing Bldgs - Modernization (light)	27,115	SF	1	27,115	\$13.00	\$ 352,495.00
Shade Structure	1,630	SF	1	1,630	\$80.00	\$ 130,400.00
Decorative Fencing	80	LF	1	80	\$210.00	\$ 16,800.00
Access Improvements	1	LS	1	1	\$40,000.00	\$ 40,000.00
Exterior Lighting	1	LS	1	1	\$30,000.00	\$ 30,000.00
<b>Total Construction Cost</b>						<b>\$ 4,521,181.00</b>
<b>Total Project Cost</b>						<b>\$ 6,329,653.40</b>

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
<b>Lang Ranch ES (Alternate Concept 2)</b>						
New Classroom Building	4,320	SF	1	4,320	\$360.00	\$ 1,555,200.00
Existing Bldgs - Modernization (high)	14,796	SF	1	14,796	\$270.00	\$ 3,994,920.00
Existing Bldgs - Modernization (medium)	16,613	SF	1	16,613	\$126.00	\$ 2,093,238.00
Existing Bldgs - Modernization (light)	23,419	SF	1	23,419	\$13.00	\$ 304,447.00
Building Demolition	3,648	SF	1	3,648	\$20.00	\$ 72,960.00
Shade Structure	1,630	SF	1	1,630	\$80.00	\$ 130,400.00
Decorative Fencing	100	LF	1	100	\$210.00	\$ 21,000.00
Access Improvements	1	LS	1	1	\$40,000.00	\$ 40,000.00
Exterior Lighting	1	LS	1	1	\$30,000.00	\$ 30,000.00
<b>Total Construction Cost</b>						<b>\$ 8,242,165.00</b>
<b>Total Project Cost</b>						<b>\$ 11,539,031.00</b>



## Lang Ranch Elementary | *Alternate Concepts*

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## Cost Evaluations