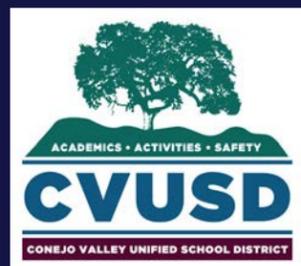




CVUSD | *Facilities Master Plan*

CVUSD - WESTLAKE CLUSTER



Westlake High School | *Alternate Concepts*

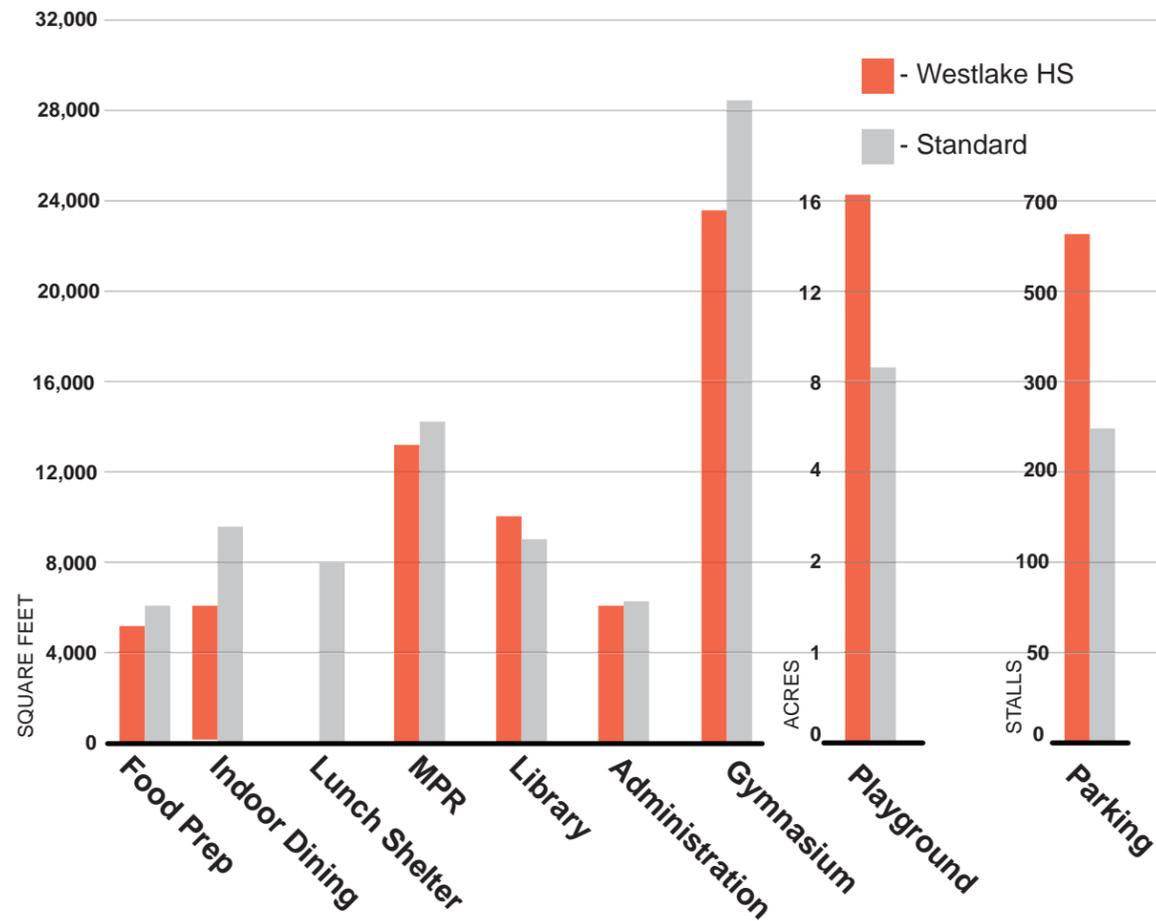
100 Lakeview Canyon Road | Thousand Oaks, CA 91362
Conejo Valley Unified School District
March 31, 2017

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:

- Science/technology & performing arts facilities do not support the needs of the school
- Many classrooms are undersized
- Topography presents accessibility, safety, site drainage and site structure challenges
- Unequal distribution of restrooms
- Lack of cross-campus plumbing infrastructure
- Drop-off is congested
- Interior and exterior building finishes are aging
- Lack of storage



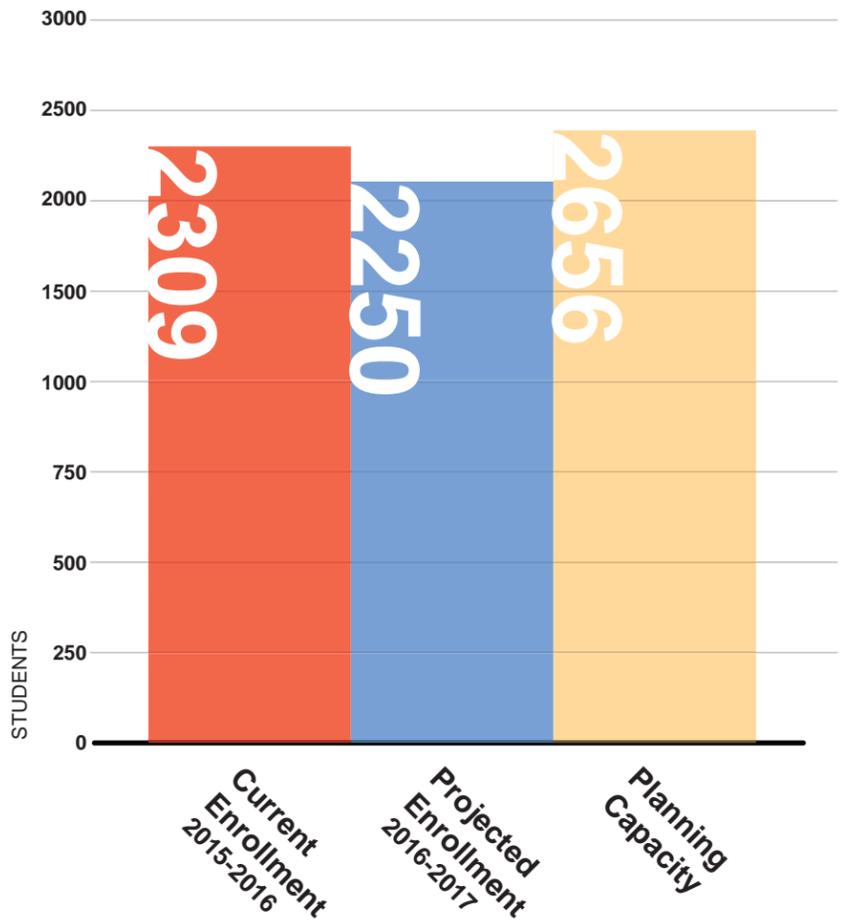
Core Facilities Summary

Current facilities meet school's needs

- Indoor Dining (-4,611 SF)
- Lunch Shelter (-7,968 SF)
- Multi-Purpose Room (-1,629 SF)
- Library (+931 SF)
- Administration (-676 SF)
- Playground (+8.09 Acres)

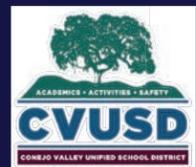
Current facilities DO NOT meet school's needs

- Food Prep (-926 SF)
- Gymnasium (-4,874 SF)
- Parking (+388 Stalls)



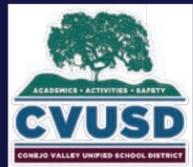
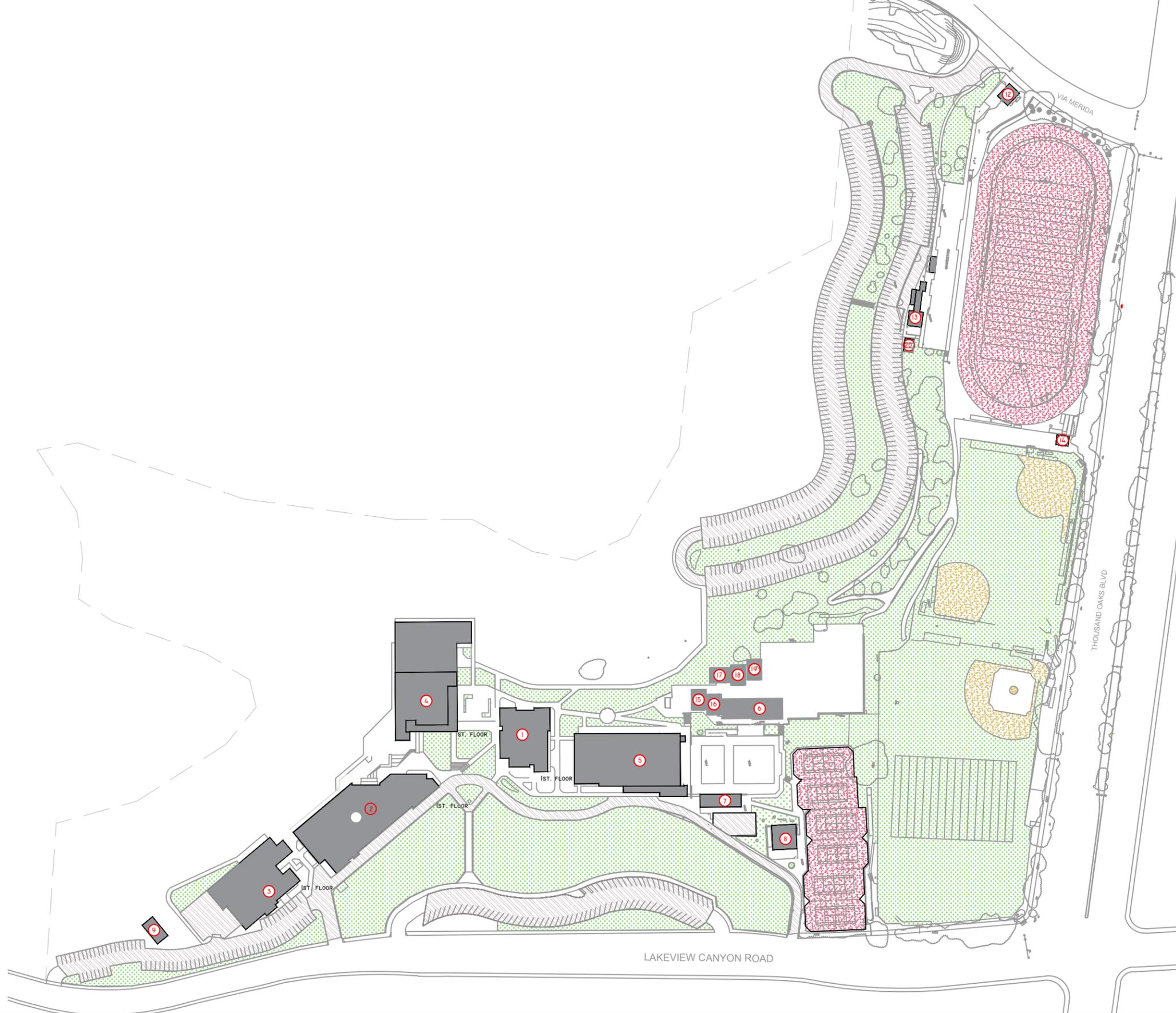
Enrollment Summary

Total Current Classrooms: 84
 Total Based on Projected Enrollment Classrooms: 71



LEGEND

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



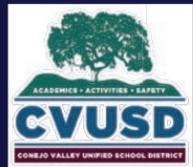
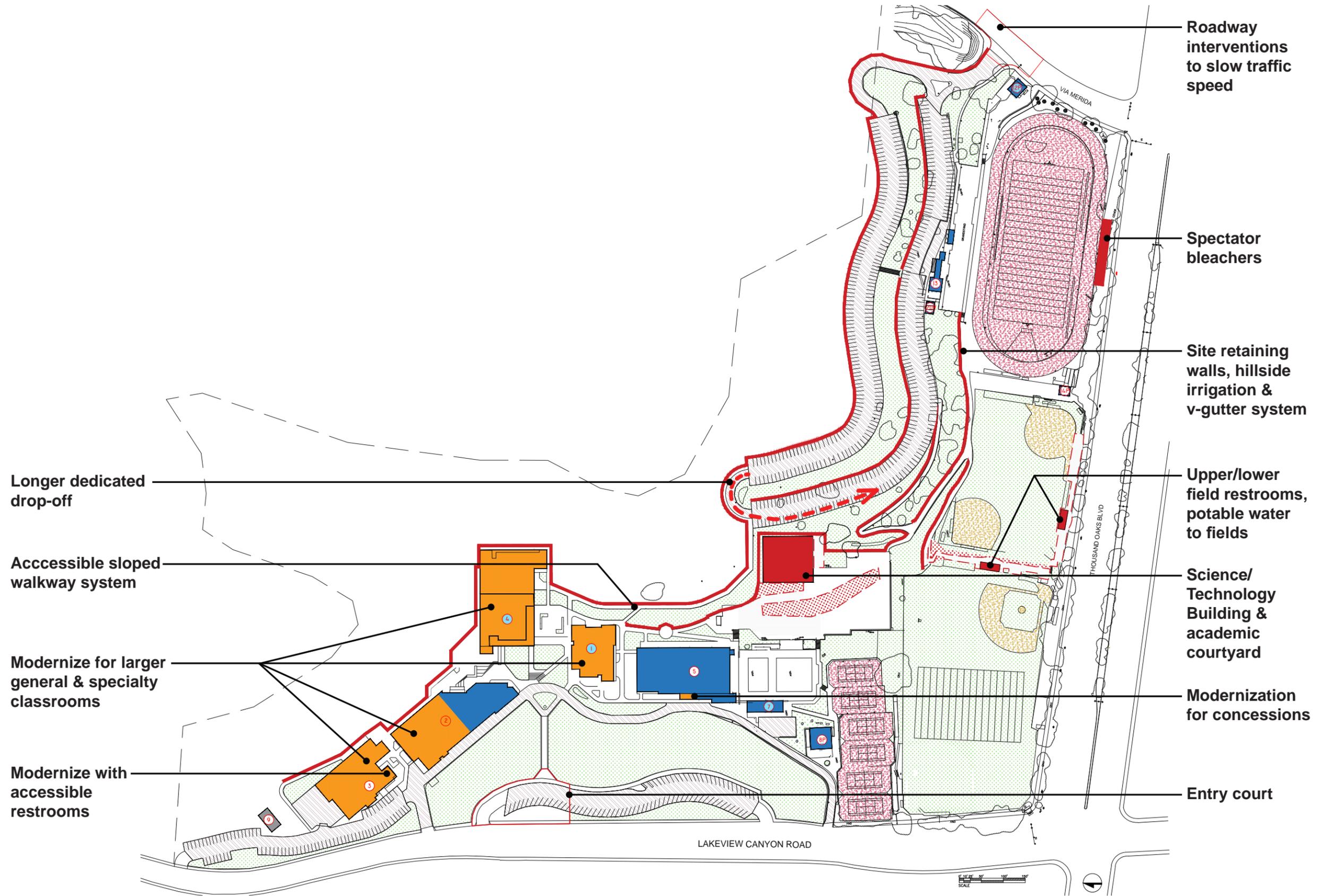
Westlake High School | *Alternate Concepts*

100 Lakeview Canyon Road | Thousand Oaks, CA 91362
 Conejo Valley Unified School District
 March 31, 2017

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



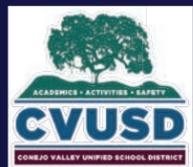
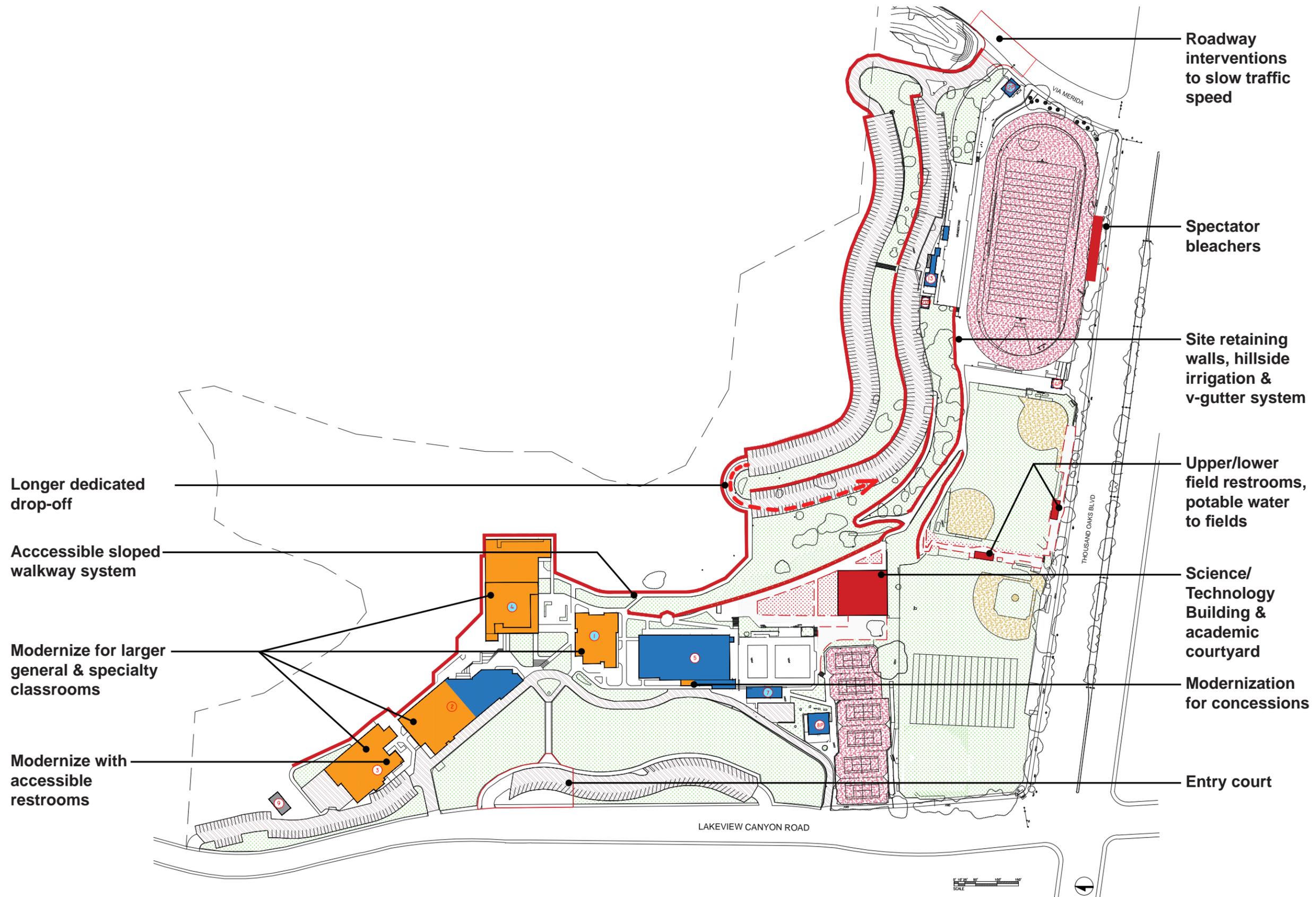
Westlake High School | *Alternate Concepts*

100 Lakeview Canyon Road | Thousand Oaks, CA 91362
 Conejo Valley Unified School District
 March 31, 2017

Alternate Concept 1

LEGEND

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



Westlake High School | *Alternate Concepts*

100 Lakeview Canyon Road | Thousand Oaks, CA 91362
 Conejo Valley Unified School District
 March 31, 2017

Alternate Concept 2



Alternate Concept 1



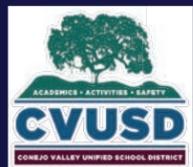
Alternate Concept 2

Project Scope:

- New 3-story Science/Tech Bldg with access to parking & adjacent courtyard
- Modernization of existing buildings for larger classrooms
- Modernize Bldg 3 with accessible restrooms
- Modernize Bldg 5 with concessions space
- New upper and lower field restrooms with hydration stations
- DSA certification of all buildings
- Spectator seating at stadium
- Cross-campus sloped walkway/ramp system
- Site retaining walls with hillside irrigation & v-gutter system
- Entry court at Lakeview Canyon Road
- Expand drop-off at student lot with slowing roadway interventions at drive entry
- General accessibility upgrades

Project Scope:

- New 3-story Science/Tech Bldg with access to athletics level & adjacent courtyard
- Modernization of existing buildings for larger classrooms
- Modernize Bldg 3 with accessible restrooms
- Modernize Bldg 5 with concessions space
- New upper and lower field restrooms with hydration stations
- DSA certification of all buildings
- Spectator seating at stadium
- Cross-campus sloped walkway/ramp system
- Site retaining walls with hillside irrigation & v-gutter system
- Entry court at Lakeview Canyon Road
- Expand drop-off at student lot with slowing roadway interventions at drive entry
- General accessibility upgrades

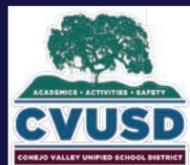


Westlake High School | *Alternate Concepts*

100 Lakeview Canyon Road | Thousand Oaks, CA 91362
 Conejo Valley Unified School District
 March 31, 2017

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Westlake High School (Alternate Concept 1)						
New Science/Technology Building	32,000	SF	1	32,000	\$480.00	\$ 15,360,000.00
New Upper/Lower Field Restrooms	1,500	SF	1	1,500	\$875.00	\$ 1,312,500.00
Existing Bldgs - Modernization (high)	240,000	SF	1	240,000	\$270.00	\$ 64,800,000.00
Existing Bldgs - Modernization (light)	44,000	SF	1	44,000	\$13.00	\$ 572,000.00
Building Demolition	6,720	SF	1	6,720	\$20.00	\$ 134,400.00
Entry Court	20,000	SF	1	20,000	\$12.00	\$ 240,000.00
Academic Courtyard	55,000	SF	1	55,000	\$8.00	\$ 440,000.00
Retaining Walls/Irrigation/V-Gutter	6,525	LF	1	6,525	\$125.00	\$ 815,625.00
Accessible Sloped Walkway System	800	LF	1	800	\$25.00	\$ 20,000.00
Spectator Bleachers	1	EA	1	1	\$180,000.00	\$ 180,000.00
Spectator Seating Infrastructure	1	LS	1	1	\$500,000.00	\$ 500,000.00
<i>Parking/Drop-off Reconfiguration</i>						
Drop-off Lane	300	LF	1	300	\$780.00	\$ 234,000.00
Roadway Interventions	1	LS	1	1	\$50,000.00	\$ 50,000.00
Total Construction Cost						\$ 84,658,525.00
Total Project Cost						\$ 118,521,935.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Westlake High School (Alternate Concept 1)						
New Science/Technology Building	32,000	SF	1	32,000	\$480.00	\$ 15,360,000.00
New Upper/Lower Field Restrooms	1,500	SF	1	1,500	\$875.00	\$ 1,312,500.00
Existing Bldgs - Modernization (high)	240,000	SF	1	240,000	\$270.00	\$ 64,800,000.00
Existing Bldgs - Modernization (light)	44,000	SF	1	44,000	\$13.00	\$ 572,000.00
Building Demolition	6,720	SF	1	6,720	\$20.00	\$ 134,400.00
Entry Court	20,000	SF	1	20,000	\$12.00	\$ 240,000.00
Academic Courtyard	55,000	SF	1	55,000	\$8.00	\$ 440,000.00
Retaining Walls/Irrigation/V-Gutter	6,375	LF	1	6,375	\$125.00	\$ 796,875.00
Accessibles Sloped Walkway System	800	LF	1	800	\$25.00	\$ 20,000.00
Spectator Bleachers	1	EA	1	1	\$180,000.00	\$ 180,000.00
Spectator Seating Infrastructure	1	LS	1	1	\$500,000.00	\$ 500,000.00
<i>Parking/Drop-off Reconfiguration</i>						
Drop-off Lane	300	LF	1	300	\$780.00	\$ 234,000.00
Roadway Interventions	1	LS	1	1	\$50,000.00	\$ 50,000.00
Total Construction Cost						\$ 84,639,775.00
Total Project Cost						\$ 118,495,685.00



Westlake High School | *Alternate Concepts*

100 Lakeview Canyon Road | Thousand Oaks, CA 91362
Conejo Valley Unified School District
March 31, 2017

Cost Evaluations