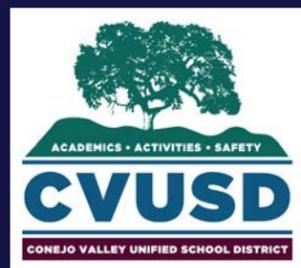




CVUSD | *Facilities Master Plan*



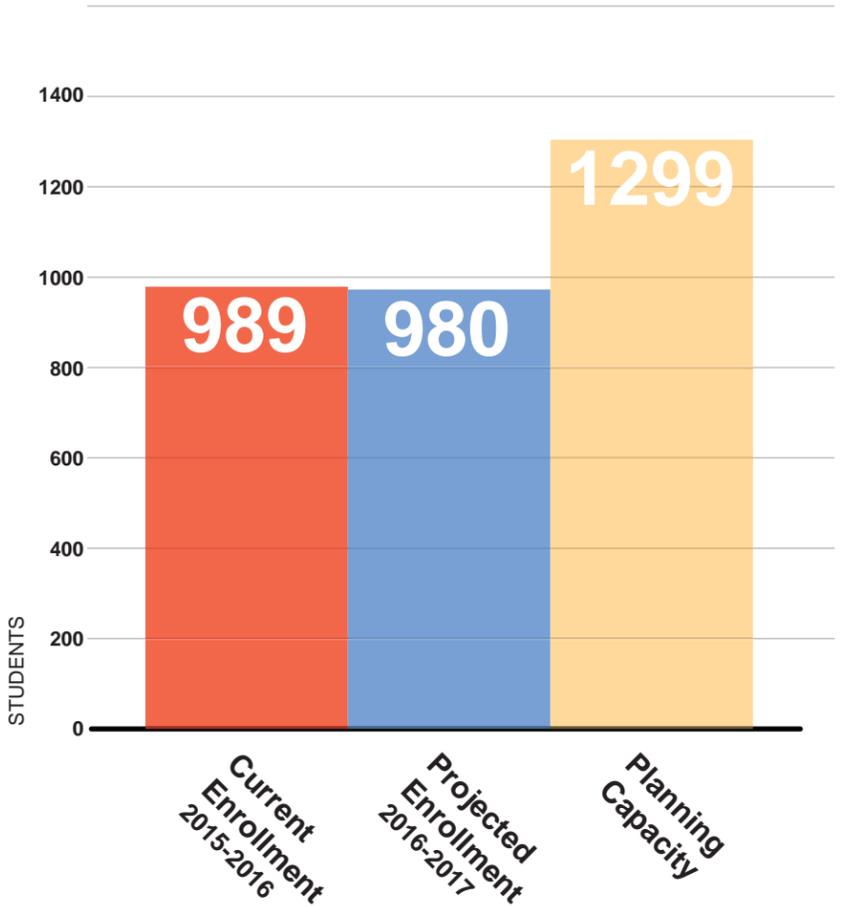
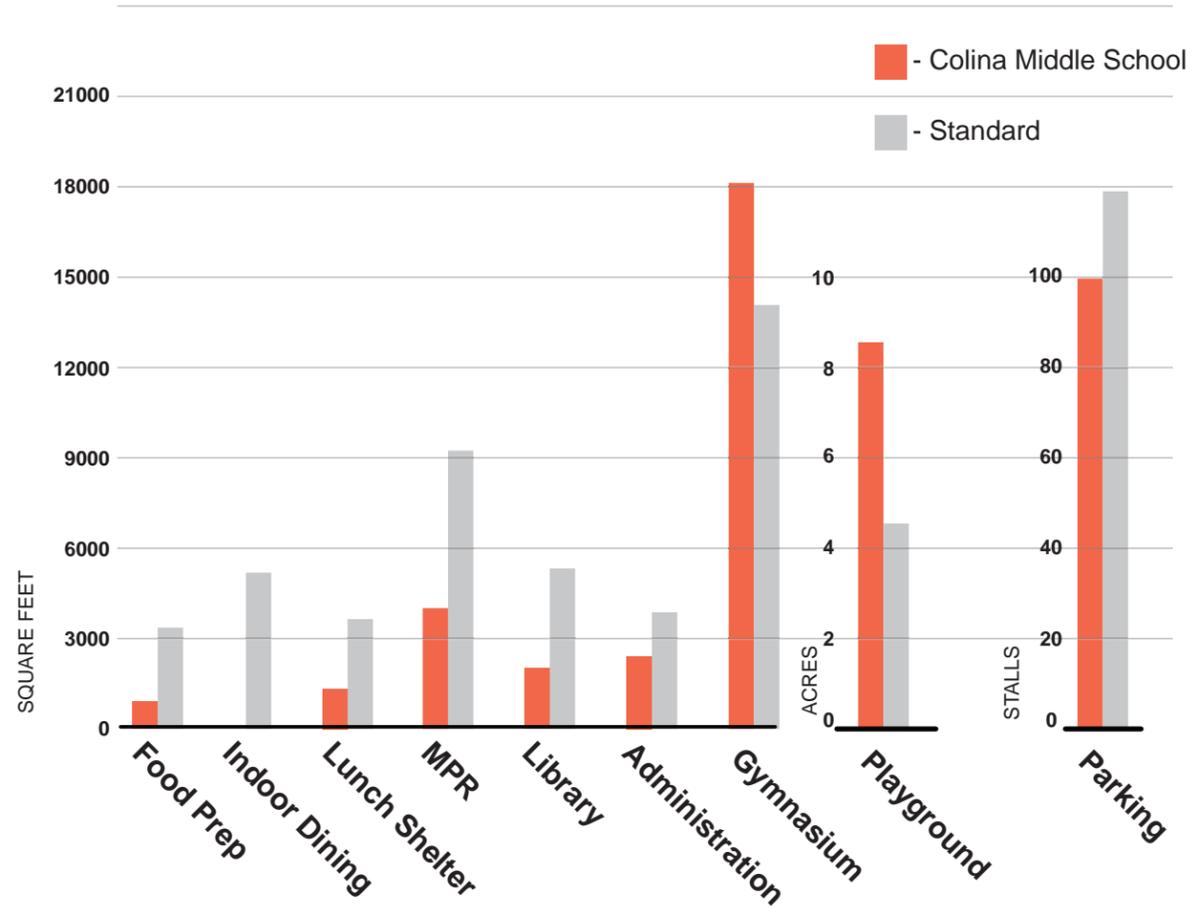
CVUSD - WESTLAKE CLUSTER



Colina Middle School | *Conceptual Master Plan*

1500 E Hillcrest Dr, 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

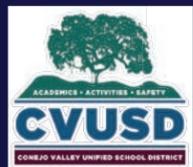
- Lunch Shelter (-2,277 SF)
- Indoor Dining (-5,196 SF)
- Gymnasium (+ 3,957 SF)
- Playground (+ 4.14 Acres)

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



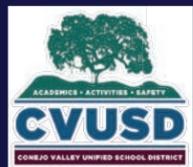


BUILDING KEY

- | | |
|-----------------------|------------------------------|
| ① ADMINISTRATION | ⑩ CLASSROOMS |
| ② MULTI-PURPOSE | ⑪ CLASSROOMS |
| ③ CLASSROOMS | ⑫ GYMNASIUM |
| ④ CLASSROOMS | ⑬ CLASSROOM |
| ⑥ CLASSROOMS | ⑭ LUNCH SHELTER |
| ⑦ SHOWERS/LOCKER ROOM | ⑮ BOYS & GIRLS CLUB |
| ⑧ CLASSROOMS | ⑯ 2-STORY CLASSROOM BUILDING |
| ⑨ CLASSROOMS | ⑰ CONCESSION BUILDING |

LEGEND

- PERMANENT BUILDING
- PORTABLE BUILDING
- STRUCTURE ABOVE
- UNCERTIFIED



Colina Middle School | *Conceptual Master Plan*

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Existing Facilities



- Project Group 1:**
 1 High Modernization/Addition to Administration Building 1 & MPR Building 2, and Modernization of Lunch Zone
- Project Group 2:**
 2 High Modernization to Classroom Building 10
- Project Group 3:**
 3 Modernization to Main Classroom Building Zone
- Project Group 4:**
 4 New Parking Lot, Drop-Off & Trash Enclosure
- Project Group 5:**
 5 Modernization to Buildings 7 & 12
- Project Group 6:**
 6 Modernization to Classroom Building 6 & Courts
- Project Group 7:**
 7 Modernization to Buildings 15, 16 & 17
- Project Group 8:**
 8 Site Work

BUILDING KEY

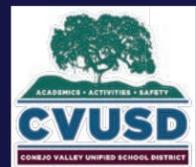
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|-----------------------|------------------------------|
| ① ADMINISTRATION | ⑩ CLASSROOMS |
| ② MULTI-PURPOSE | ⑪ CLASSROOMS |
| ③ CLASSROOMS | ⑫ GYMNASIUM |
| ④ CLASSROOMS | ⑬ CLASSROOM |
| ⑥ CLASSROOMS | ⑭ LUNCH SHELTER |
| ⑦ SHOWERS/LOCKER ROOM | ⑮ BOYS & GIRLS CLUB |
| ⑧ CLASSROOMS | ⑯ 2-STORY CLASSROOM BUILDING |
| ⑨ CLASSROOMS | ⑰ CONCESSION BUILDING |

LEGEND

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

Classrooms Counts

- Current classroom count: 45
- Classroom count based on projected enrollment: 41
- Master plan classroom count: 44



Colina Middle School | *Conceptual Master Plan*

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Conceptual Master Plan - Projects

Project Group 1: High Modernization/Addition to Administration Building 1 & MPR Building 2, and Modernization of Lunch Zone



- high modernization to buildings, including entrance/frontage
- reconfigure, modernize and expand Administration Building 1; include new conference room
- reconfigure, modernize and expand MPR Building 2; include new storage and reconfiguration of lunch-time queuing circulation
- low modernization to Lunch Shelter 14
- remove exterior queuing rails
- remove exterior storage structures
- remove Portable Building 3

Total Project Cost: \$5,950,364



BUILDING KEY

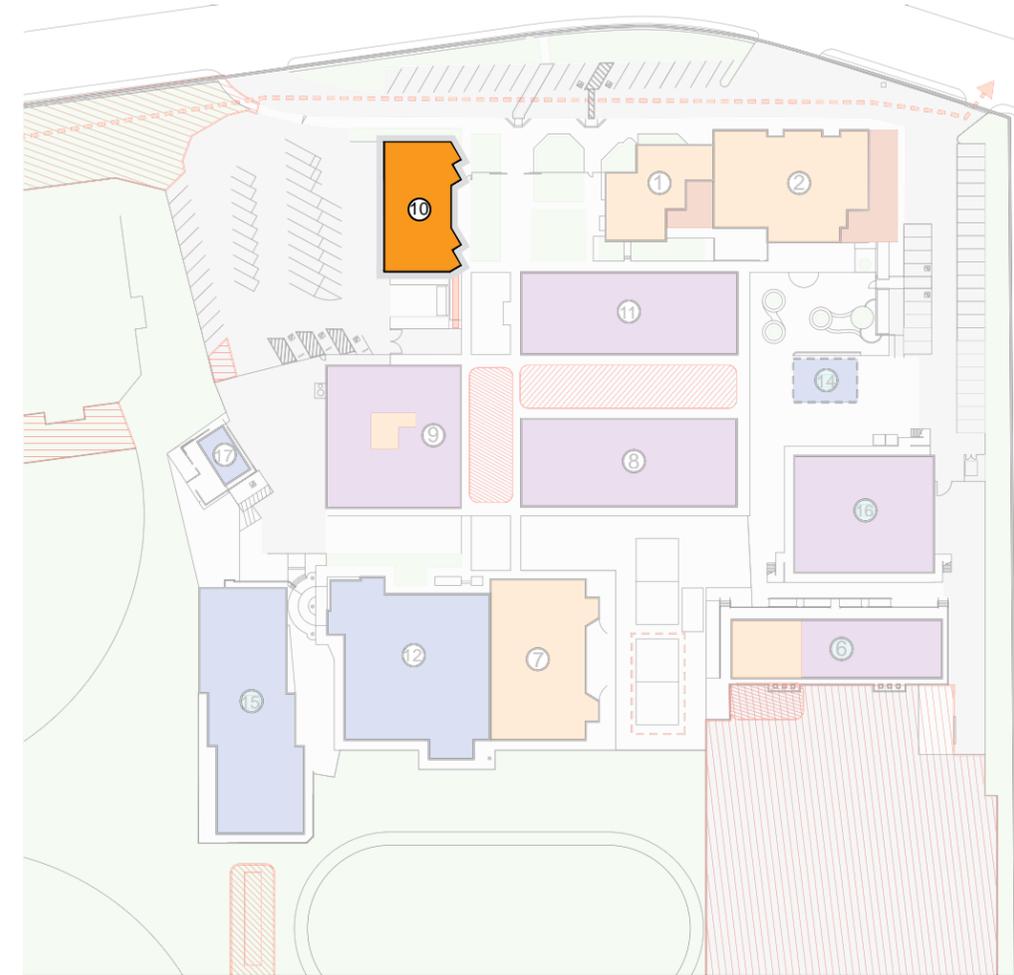
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|-----------------------|------------------------------|
| ① ADMINISTRATION | ⑩ CLASSROOMS |
| ② MULTI-PURPOSE | ⑪ CLASSROOMS |
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| ⑧ CLASSROOMS | ⑯ 2-STORY CLASSROOM BUILDING |
| ⑨ CLASSROOMS | ⑰ CONCESSION BUILDING |

Project Group 2: High Modernization to Classroom Building 10



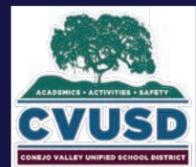
- modernize (e) band classrooms
- modernize (e) support spaces for formalized practice rooms

Total Project Cost: \$1,632,960



LEGEND

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



Colina Middle School | Conceptual Master Plan

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Project Groups 1 & 2

Project Group 3: Modernization to Main Classroom Building Zone



- medium modernization to Classroom Buildings 8 & 11
- medium modernization to Classroom Building 9, including modernization of (e) Computer Room for science wet lab
- construct new 6th Grade Corridor
- construct new science courtyard

Total Project Cost: \$4,852,428



Project Group 4: New Parking Lot, Drop-Off & Trash Enclosure



- construct new parking lot, drop-off & site retaining wall; to be contiguous with (e) parking lots
- construct new trash enclosure at (e) parking lot

Total Project Cost: \$1,107,540

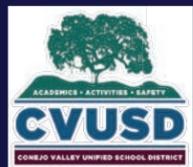


BUILDING KEY

- | | |
|-----------------------|------------------------------|
| ① ADMINISTRATION | ⑩ CLASSROOMS |
| ② MULTI-PURPOSE | ⑪ CLASSROOMS |
| ③ CLASSROOMS | ⑫ GYMNASIUM |
| ④ CLASSROOMS | ⑬ CLASSROOM |
| ⑥ CLASSROOMS | ⑭ LUNCH SHELTER |
| ⑦ SHOWERS/LOCKER ROOM | ⑮ BOYS & GIRLS CLUB |
| ⑧ CLASSROOMS | ⑯ 2-STORY CLASSROOM BUILDING |
| ⑨ CLASSROOMS | ⑰ CONCESSION BUILDING |

LEGEND

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



Colina Middle School | Conceptual Master Plan

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Project Groups 3 & 4

Project Group 5: Modernization to Buildings 7 & 12



- high modernization to Shower/Locker Building 7
- low modernization to Gymnasium Building 12

Total Project Cost: \$3,036,110



BUILDING KEY

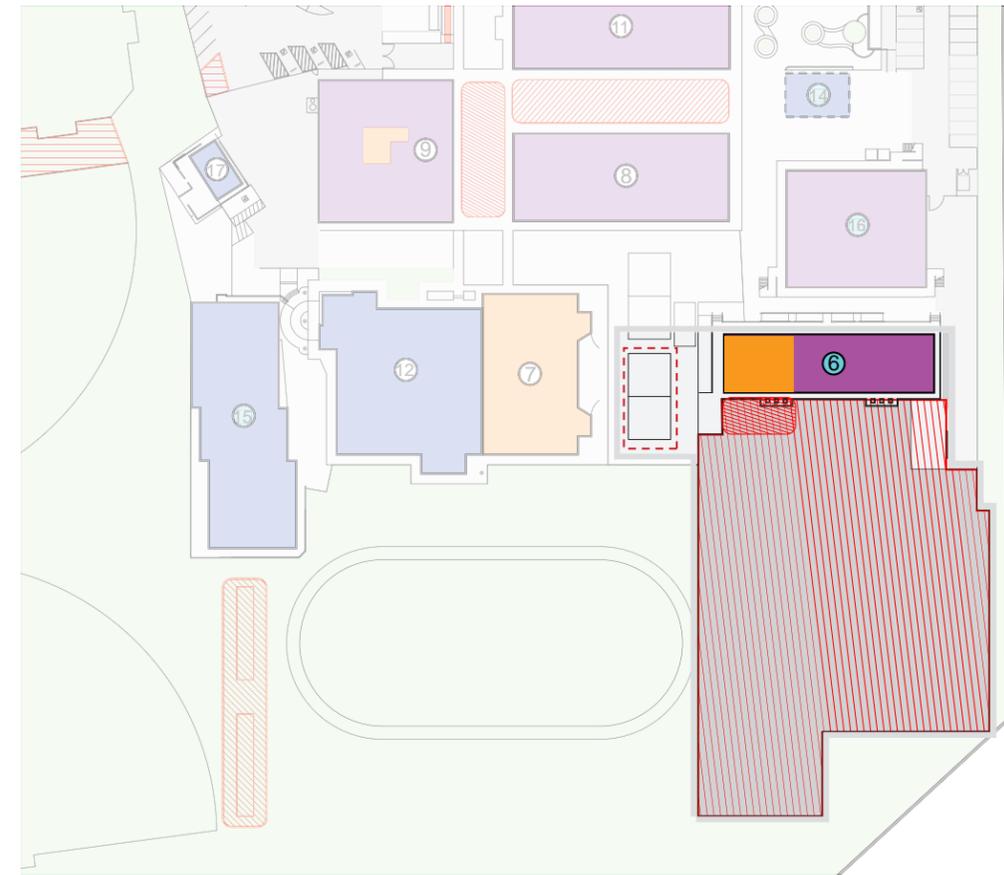
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|-----------------------|------------------------------|
| ① ADMINISTRATION | ⑩ CLASSROOMS |
| ② MULTI-PURPOSE | ⑪ CLASSROOMS |
| ③ CLASSROOMS | ⑫ GYMNASIUM |
| ④ CLASSROOMS | ⑬ CLASSROOM |
| ⑥ CLASSROOMS | ⑭ LUNCH SHELTER |
| ⑦ SHOWERS/LOCKER ROOM | ⑮ BOYS & GIRLS CLUB |
| ⑧ CLASSROOMS | ⑯ 2-STORY CLASSROOM BUILDING |
| ⑨ CLASSROOMS | ⑰ CONCESSION BUILDING |

Project Group 6: Modernization to Classroom Building 6 & Courts



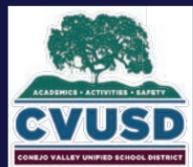
- medium modernization to Classroom Building 6, including modernization of two (e) classrooms for a makerspace classroom, and communicating door between classrooms 603 and 604
- construct makerspace courtyard
- restripe (e) hardcourts for pickleball courts
- construct shade structure
- remove Portable Building 13

Total Project Cost: \$1,109,570



LEGEND

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



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Project Groups 5 & 6

Project Group 7: Modernization to Buildings 15, 16 & 17



- low modernization to Boys & Girls Club Building 15 & Food Concessions Building 17
- medium modernization to Classroom Building 16

Total Project Cost: \$1,551,767



BUILDING KEY

- | | |
|-----------------------|------------------------------|
| ① ADMINISTRATION | ⑩ CLASSROOMS |
| ② MULTI-PURPOSE | ⑪ CLASSROOMS |
| ③ CLASSROOMS | ⑫ GYMNASIUM |
| ④ CLASSROOMS | ⑬ CLASSROOM |
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| ⑧ CLASSROOMS | ⑯ 2-STORY CLASSROOM BUILDING |
| ⑨ CLASSROOMS | ⑰ CONCESSION BUILDING |

Project Group 8: Site Work



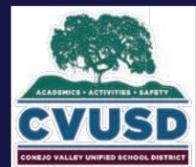
- construct sloped walkway system and spectator seating at transition between high and low fields
- construct high decorative perimeter fencing
- integrate landscape/hardscape for erosion control at t-ball fields
- construct decorative screen at storage container zone
- remove stepped decorative wall at storage container zone

Total Project Cost: \$1,229,690



LEGEND

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



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Project Groups 7 & 8

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Colina MS						
Project Group 1						
Bldg. 1 -Expansion of Adminstration Bldg.	800	SF	1	800	\$450.00	\$ 360,000.00
Bldg. 2 - Expansion of MPR	2,000	SF	1	2,000	\$480.00	\$ 960,000.00
Bldg. 1 & 2 - Modernization (high)	10,650	SF	1	10,650	\$270.00	\$ 2,875,500.00
Lunch Queueing Reconfiguration	1	SF	LS	1	\$8,000.00	\$ 8,000.00
Lunch Shelter Modernization (low)	1,320	SF	1	1,320	\$13.00	\$ 17,160.00
Queueing Rails Removal	1	LS	1	1	\$4,000.00	\$ 4,000.00
Exterior Storage Structures Removal	900	SF	1	900	\$8.00	\$ 7,200.00
Portable Bldg. 3 Removal	920	SF	1	920	\$20.00	\$ 18,400.00
Total Construction Cost						\$ 4,250,260.00
Total Project Cost						\$ 5,950,364.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Colina MS						
Project Group 2						
Bldg. 10 - Modernization (high)	4,320	SF	1	4,320	\$270.00	\$ 1,166,400.00
Total Construction Cost						\$ 1,166,400.00
Total Project Cost						\$ 1,632,960.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Colina MS						
Project Group 3						
Bldg. 9 Modernization (high)	575	SF	1	575	\$270.00	\$ 155,250.00
Bldgs. 8,9,11 - Modernization (medium)	25,645	SF	1	25,645	\$126.00	\$ 3,231,270.00
New 6th Grade Corridor	4,800	SF	1	4,800	\$8.00	\$ 38,400.00
New Science Courtyard	2,740	SF	1	2,740	\$15.00	\$ 41,100.00
Total Construction Cost						\$ 3,466,020.00
Total Project Cost						\$ 4,852,428.00

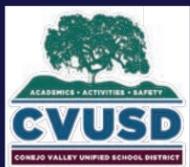
Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Colina MS						
Project Group 4						
<i>Parking/Drop-off Reconfiguration</i>						
AC Paving	18,350	SF	1	18,350	\$12.00	\$ 220,200.00
Drop-off Lane	360	LF	1	360	\$780.00	\$ 280,800.00
Site Retaining Wall	295	LF	1	295	\$780.00	\$ 230,100.00
New Trash Enclosure	1	LS	1	1	\$60,000.00	\$ 60,000.00
Total Construction Cost						\$ 791,100.00
Total Project Cost						\$ 1,107,540.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Colina MS						
Project Group 5						
Building 7 Modernization (high)	7,500	SF	1	7,500	\$270.00	\$ 2,025,000.00
Building 12 Modernization (low)	11,050	SF	1	11,050	\$13.00	\$ 143,650.00
Total Construction Cost						\$ 2,168,650.00
Total Project Cost						\$ 3,036,110.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Colina MS						
Project Group 6						
Bldg. 6 - Modernization (medium)	5,775	SF	1	5,775	\$126.00	\$ 727,650.00
New Maker Space Courtyard	1,200	SF	1	1,200	\$15.00	\$ 18,000.00
Re-stripe Hardcourts for Pickleball	46,900	SF	1	46,900	\$1.00	\$ 46,900.00
New Shade Structure	2,050	SF	1	2,050	\$80.00	\$ 164,000.00
Portable Bldg. 13 Removal	960	SF	1	960	\$20.00	\$ 19,200.00
Total Construction Cost						\$ 792,550.00
Total Project Cost						\$ 1,109,570.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Colina MS						
Project Group 7						
Bldg. 16 Modernization (medium)	7,680	SF	1	7,680	\$126.00	\$ 967,680.00
Bldgs. 15 &17 Modernization (low)	10,825	SF	1	10,825	\$13.00	\$ 140,725.00
Total Construction Cost						\$ 1,108,405.00
Total Project Cost						\$ 1,551,767.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Colina MS						
Project Group 8						
New Walkway	1	LS	1	1	\$120,000.00	\$ 120,000.00
Spectator Seating	1	EA	1	1	\$180,000.00	\$ 180,000.00
New High Decorative Fencing	1,400	LF	1	1,400	\$210.00	\$ 294,000.00
Erosion Control at T-ball Fields	8,775	SF	1	8,775	\$20.00	\$ 175,500.00
New Decorative Screen	1,555	SF	1	1,555	\$60.00	\$ 93,300.00
Stepped Decorative Wall Removal	1,555	SF	1	1,555	\$10.00	\$ 15,550.00
Total Construction Cost						\$ 878,350.00
Total Project Cost						\$ 1,229,690.00



Colina Middle School | *Conceptual Master Plan*

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Cost Breakdown