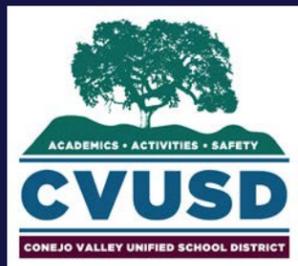




CVUSD | *Facilities Master Plan*



CVUSD - WESTLAKE CLUSTER



Conejo Elementary School | *Conceptual Master Plan*

280 North Conejo School 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

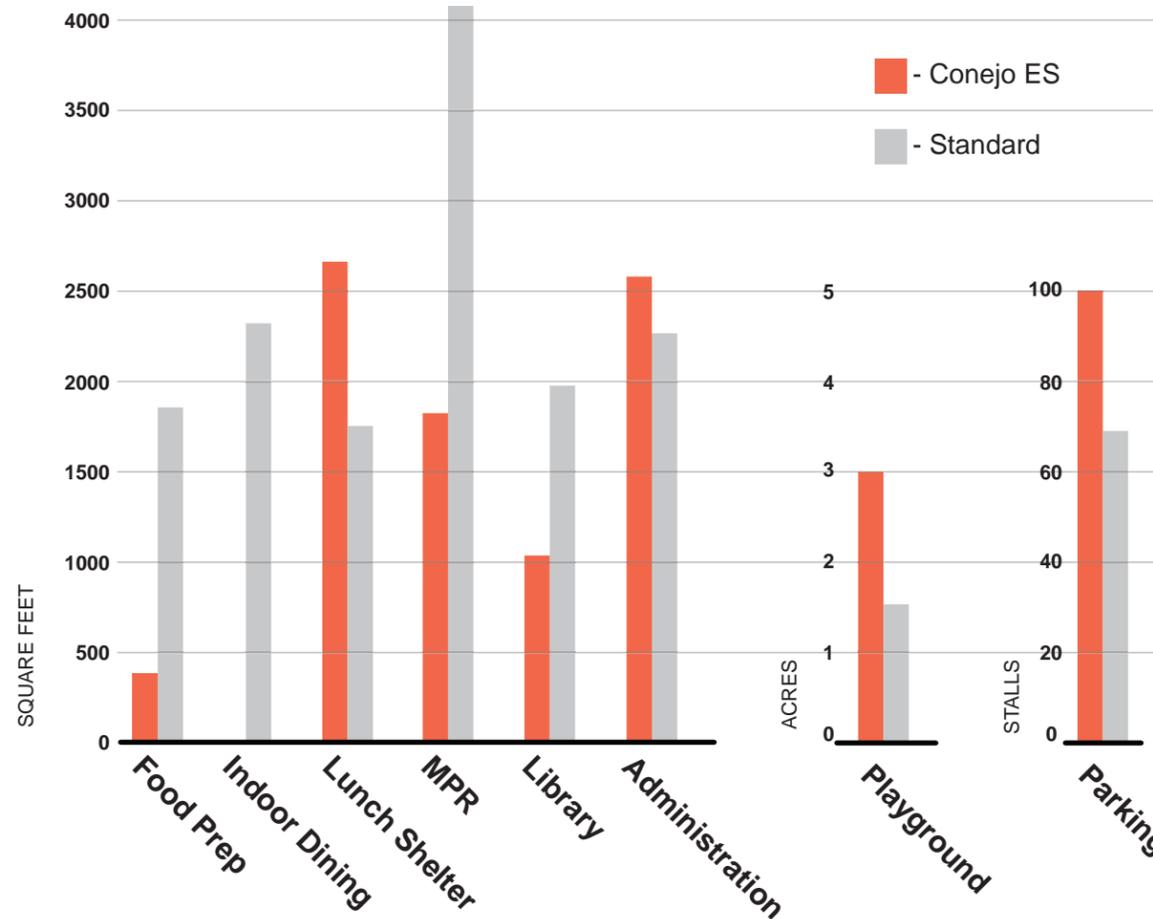
E-mail: lochoa@nacarchitecture.com

Website: www.nacarchitecture.com



Challenges Summary:

- Topography presents accessibility, safety and site drainage challenges
- Campus building infrastructure and finishes are aging
- Classroom furniture systems and technology do not meet the school's needs
- Play structures are aging
- Evenly distributed and age-specific restrooms are lacking
- Campus perimeter security is lacking
- Main entry gate configuration is compressed
- Main administrative offices are undersized



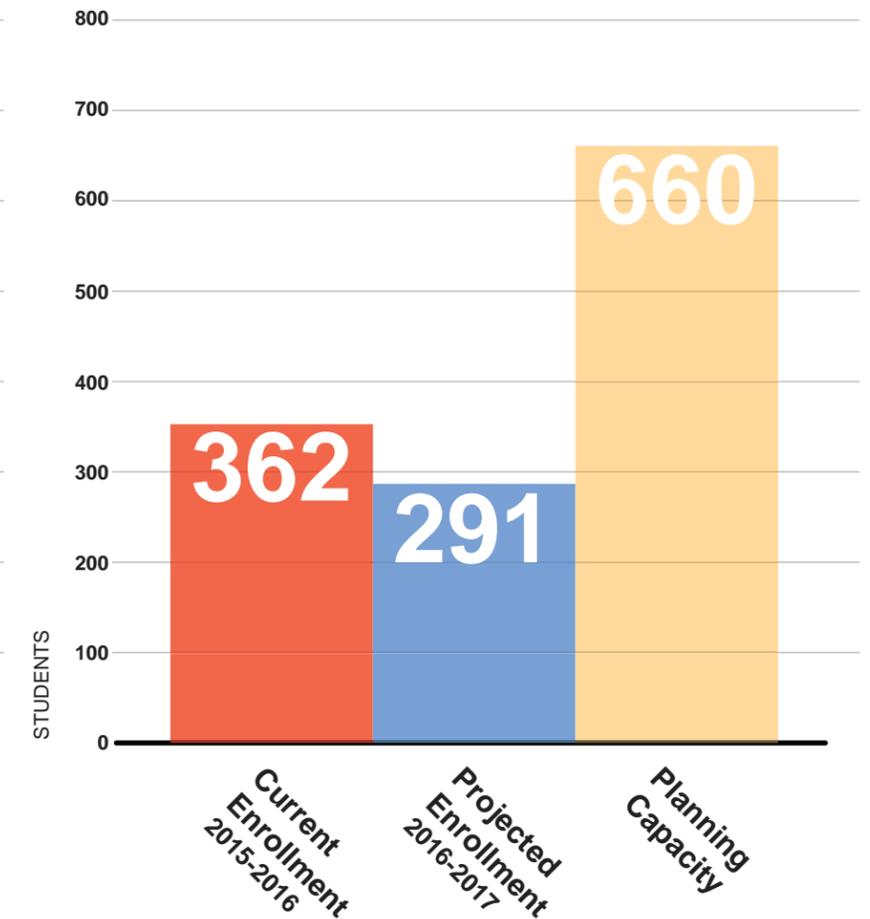
Core Facilities Summary

Current facilities meet school's needs

- Food Prep (-1,254 SF)
- Indoor Dining (-2,640 SF)
- Lunch Shelter (+810 SF)
- Playground (+1.34 Acres)

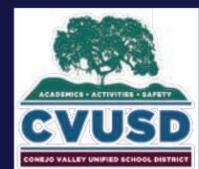
Current facilities DO NOT meet school's needs

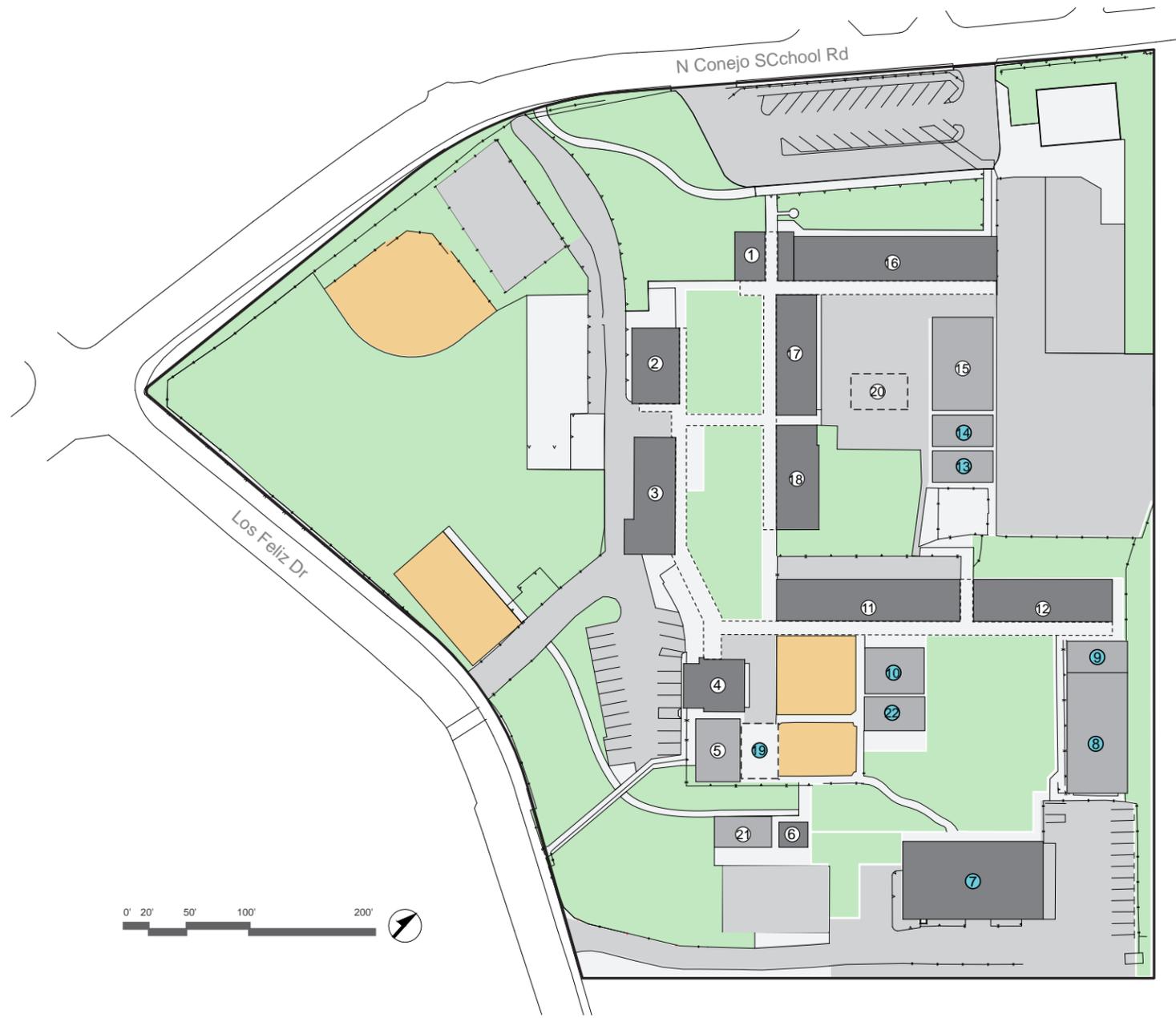
- Multi-Purpose Room (-2,363 SF)
- Library (-810 SF)
- Administration (+455 SF)
- Parking (+24 Stalls)



Enrollment Summary

Total Current Classrooms: 25
 Total Based on Projected Enrollment Classrooms: 15



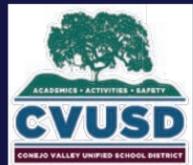


BUILDING KEY

- | | | |
|------------------------|----------------|-----------------|
| ① ADMINISTRATION | ⑨ CLASSROOMS | ⑰ CLASSROOMS |
| ② LIBRARY | ⑩ KINDERGARTEN | ⑱ CLASSROOMS |
| ③ MULTIPURPOSE/KITCHEN | ⑪ CLASSROOMS | ⑲ LUNCH SHELTER |
| ④ KINDERGARTEN | ⑫ CLASSROOM | ⑳ LUNCH SHELTER |
| ⑤ CHILDCARE | ⑬ CLASSROOMS | ㉑ CLASSROOM |
| ⑥ RESTROOM | ⑭ CLASSROOMS | ㉒ CLASSROOM |
| ⑦ SPECIAL EDUCATION | ⑮ CLASSROOMS | |
| ⑧ CLASSROOMS | ⑯ CLASSROOMS | |

LEGEND

- PERMANENT BUILDING
- PORTABLE BUILDING
- STRUCTURE ABOVE
- UNCERTIFIED



Conejo Elementary School | *Conceptual Master Plan*

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Existing Facilities



Project Groups

- Project Group 1:**
 1 Modernization to Main Entrance, Play Zones, Academic & Assembly Courtyards, Accessible Pathway from Los Feliz Drive, and Site Work
- Project Group 2:**
 2 Modernization to Administration Building 1, Classroom Buildings 4, 16, 17, 18 & Kindergarten Building 5, Lunch Shelter 19, Cafetorium Building 3 & Parking Lot
- Project Group 3:**
 3 Construct New Library/Specialty Classroom Building, Modernization to Library Building 2, Lunch Shelter 20
- Project Group 4:**
 4 New Classroom Building, and removal of Portable Buildings

BUILDING KEY

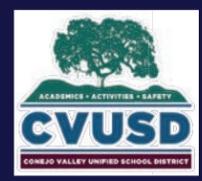
- | | | |
|------------------------|----------------|---|
| ① ADMINISTRATION | ⑨ CLASSROOMS | ⑰ CLASSROOMS |
| ② LIBRARY | ⑩ KINDERGARTEN | ⑱ CLASSROOMS |
| ③ MULTIPURPOSE/KITCHEN | ⑪ CLASSROOMS | ⑲ LUNCH SHELTER |
| ④ KINDERGARTEN | ⑫ CLASSROOM | ⑳ LUNCH SHELTER |
| ⑤ CHILDCARE | ⑬ CLASSROOMS | ㉑ CLASSROOM |
| ⑥ RESTROOM | ⑭ CLASSROOMS | ㉒ CLASSROOM |
| ⑦ SPECIAL EDUCATION | ⑮ CLASSROOMS | ㉓ NEW RESTROOM BUILDING |
| ⑧ CLASSROOMS | ⑯ CLASSROOMS | ㉔ NEW CLASSROOM LIBRARY/MULTIMEDIA/SCIENCE BUILDING |
| | | ㉕ NEW CLASSROOM 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: 25
- Classroom count based on projected enrollment: 15
- Master plan classroom count: 25

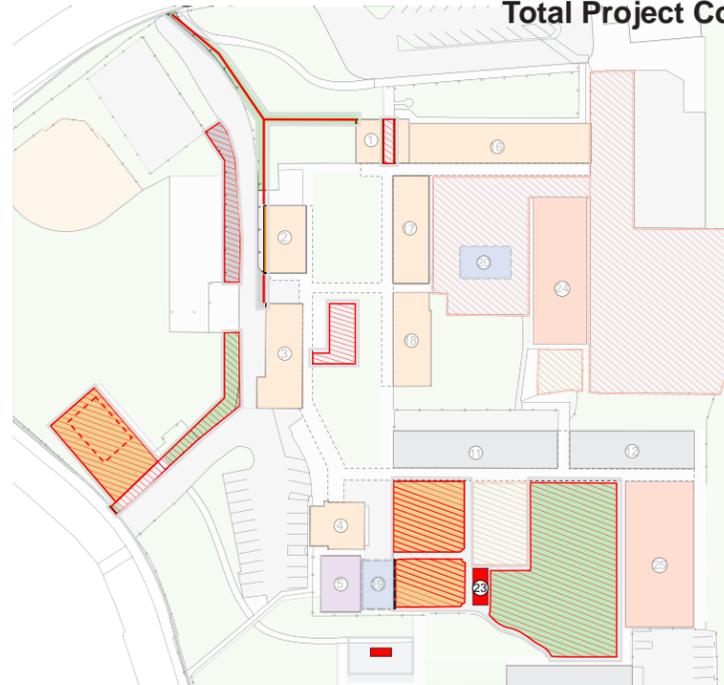


Project Group 1: Modernization to Main Entrance, Play Zones, Academic & Assembly Courtyards, Accessible Pathway from Los Feliz Drive, and Site Work



- high modernization to frontage & reconfiguring congested main entrance
- modernized assembly courtyard with amphitheater
- new play structures rubberized surface at kindergarten zone and main field
- construction of fencing & pedestrian gates between main campus and athletic fields
- construction of hardscape, landscape and sloped walkway(s) to mediate grade change between main campus & athletic fields
- formalize drop-off lane at Los Feliz Drive by including paved accessible walkway from street to campus
- patch paving & construct academic courtyard, accessible to main campus & County-run Special Ed Program
- new emergency storage container
- remove buildings 6 and 21
- new restroom building

Total Project Cost: \$2,085,689.20



BUILDING KEY

① ADMINISTRATION	⑨ CLASSROOMS	⑰ CLASSROOMS
② LIBRARY	⑩ KINDERGARTEN	⑱ CLASSROOMS
③ MULTIPURPOSE/KITCHEN	⑪ CLASSROOMS	⑲ LUNCH SHELTER
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⑥ RESTROOM	⑭ CLASSROOMS	㉒ CLASSROOM
⑦ SPECIAL EDUCATION	⑮ CLASSROOMS	㉓ NEW RESTROOM BUILDING
⑧ CLASSROOMS	⑯ CLASSROOMS	㉔ NEW CLASSROOM LIBRARY/ MULTIMEDIA/SCIENCE BUILDING
		㉕ NEW CLASSROOM BUILDING

Project Group 2: Modernization to Administration Building 1, Classroom Buildings 4, 16, 17, 18 & Kindergarten Building 5, Lunch Shelter 19, Cafetorium Building 3 & Parking Lot



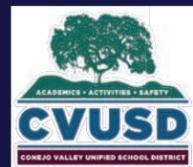
- interior reconfiguration of Administration Building 1
- correction of exterior drainage patterns at Classroom Building 11, 12, 16
- high modernization to Classroom Buildings 4, 11, 12, 16, 17 & 18, including furniture, technology and storage system improvements
- high modernization to Cafetorium Building 3
- medium modernization to Kindergarten Building 5
- low modernization to Lunch Shelter 19
- restriped & repaved northeast parking lot, including improved signage/traffic markings at parking entrance

Total Project Cost: \$9,735,894



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 1 & 2

Project Group 3: Construct New Library/Specialty Classroom Building, Modernization to Library Building 2, Lunch Shelter 20



- Construct New Building
 - library/multimedia center
 - (1) music/flex classroom
 - (1) special education classroom
 - student/staff restrooms
- high modernization to Library Building 2 for administrative spaces
- modernized academic courtyard, modernized Learning Garden
- low modernization to Lunch Shelter 20
- remove Portable Buildings 13-15

Total Project Cost: \$4,417,973



BUILDING KEY

- | | | |
|------------------------|----------------|---|
| ① ADMINISTRATION | ⑨ CLASSROOMS | ⑰ CLASSROOMS |
| ② LIBRARY | ⑩ KINDERGARTEN | ⑱ CLASSROOMS |
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| ⑤ CHILDCARE | ⑬ CLASSROOMS | ㉑ CLASSROOM |
| ⑥ RESTROOM | ⑭ CLASSROOMS | ㉒ CLASSROOM |
| ⑦ SPECIAL EDUCATION | ⑮ CLASSROOMS | ㉓ NEW RESTROOM BUILDING |
| ⑧ CLASSROOMS | ⑯ CLASSROOMS | ㉔ NEW CLASSROOM LIBRARY/
MULTIMEDIA/SCIENCE BUILDING |
| | | ㉕ NEW CLASSROOM BUILDING |

Project Group 4: New Classroom Building, and removal of Portable Buildings



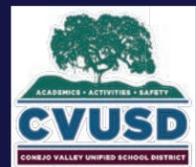
- remove Portable Buildings 8, 9, 10 & 22 (4 general classrooms, 1 science room, 1 kindergarten classroom, 1 speech pathologist office)
- Construct New Classroom building
 - (5) general classrooms
 - (1) science classroom
 - (1) speech office
 - student/staff restroom

Total Project Cost: \$4,727,016



LEGEND

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



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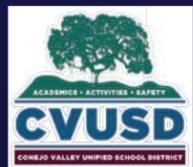
Project Groups 3 & 4

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Conejo ES						
Project Group 1						
Bldg. 1 - Main Entrance Modernization (high)	350	SF	1	350	\$270.00	\$ 94,500.00
New Shade Structure	1,695	SF	1	1,695	\$80.00	\$ 135,600.00
Resurface (3) Play Areas	11,553	SF	1	11,553	\$16.00	\$ 184,848.00
New Kindergarten Play Structure	2	EA	2	2	\$60,000.00	\$ 120,000.00
New Fencing/Gate	215	LF	1	215	\$210.00	\$ 45,150.00
New Hardscape/Landscape/Sloped Walkway	1,806	SF	1	1,806	\$15.00	\$ 27,090.00
Accessible Travel Path of Travel (Los Feliz Dr.)	2,145	SF	1	2,145	\$20.00	\$ 42,900.00
New Academic Courtyard	16,368	SF	1	16,368	\$15.00	\$ 245,520.00
New Assembly Courtyard	2,550	SF	1	2,550	\$15.00	\$ 38,250.00
Storage Container	1	EA	1	1	\$20,000.00	\$ 20,000.00
New restroom bldg(student)	370	SF	1	370	\$570.00	\$ 210,900.00
Reconfigured Bldg 11 - Staff Restroom	275	SF	1	275	\$570.00	\$ 156,750.00
Restroom Bldg. 6 Removal	357	SF	1	357	\$30.00	\$ 10,710.00
Portable Bldgs. 21 Removal	1,098	SF	1	1,098	\$20.00	\$ 21,960.00
Total Construction Cost						\$ 1,354,178.00
Total Project Cost						\$ 1,895,849.20

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Conejo ES						
Project Group 2						
Bldgs. 1,4,16,17,18 - Modernization (high)	15,063	SF	1	15,063	\$270.00	\$ 4,067,010.00
Drainage Corrections	255	LF	1	255	\$300.00	\$ 76,500.00
Bldg. 5 Modernization (Med)	1,440	SF	1	1,440	\$126.00	\$ 181,440.00
Lunch Shelter Modernization (low)	1,350	SF	1	1,350	\$13.00	\$ 17,550.00
Bldg. 3 Modernization (high)	3,460	SF	1	3,460	\$270.00	\$ 934,200.00
New Lunch Structure	1,750	SF	1	1,750	\$138.00	\$ 241,500.00
Restripe/repave Parking Lot	22,500	SF	1	22,500	\$12.00	\$ 270,000.00
Total Construction Cost						\$ 5,788,200.00
Total Project Cost						\$ 8,103,480.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Conejo ES						
Project Group 3						
New Library/Specialty Classroom Building	5,030	SF	1	5,030	\$480.00	\$ 2,414,400.00
Bldg. 2 - Modernization (high)	1,762	SF	1	1,762	\$270.00	\$ 475,740.00
Modernize Academic Courtyard	10,045	SF	1	10,045	\$15.00	\$ 150,675.00
Modernize Learning Garden	1,450	SF	1	1,450	\$10.00	\$ 14,500.00
Lunch Shelter Modernization (low)	1,260	SF	1	1,260	\$13.00	\$ 16,380.00
Portable Bldgs. 13,14,15 Removal	4,200	SF	1	4,200	\$20.00	\$ 84,000.00
Total Construction Cost						\$ 3,155,695.00
Total Project Cost						\$ 4,417,973.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Conejo ES						
Project Group 4						
Portable Bldgs. 8,9,10,22 Removal	7,542	SF	1	7,542	\$20.00	\$ 150,840.00
New Classroom Building	8,960	SF	1	8,960	\$360.00	\$ 3,225,600.00
Repave Academic Courtyard	4,347	SF	1	4,347	\$15.00	\$ 65,205.00
Total Construction Cost						\$ 3,376,440.00
Total Project Cost						\$ 4,727,016.00



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Cost Breakdown