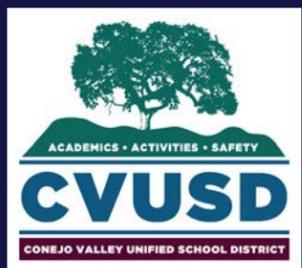




CVUSD | *Facilities Master Plan*



CVUSD - WESTLAKE CLUSTER



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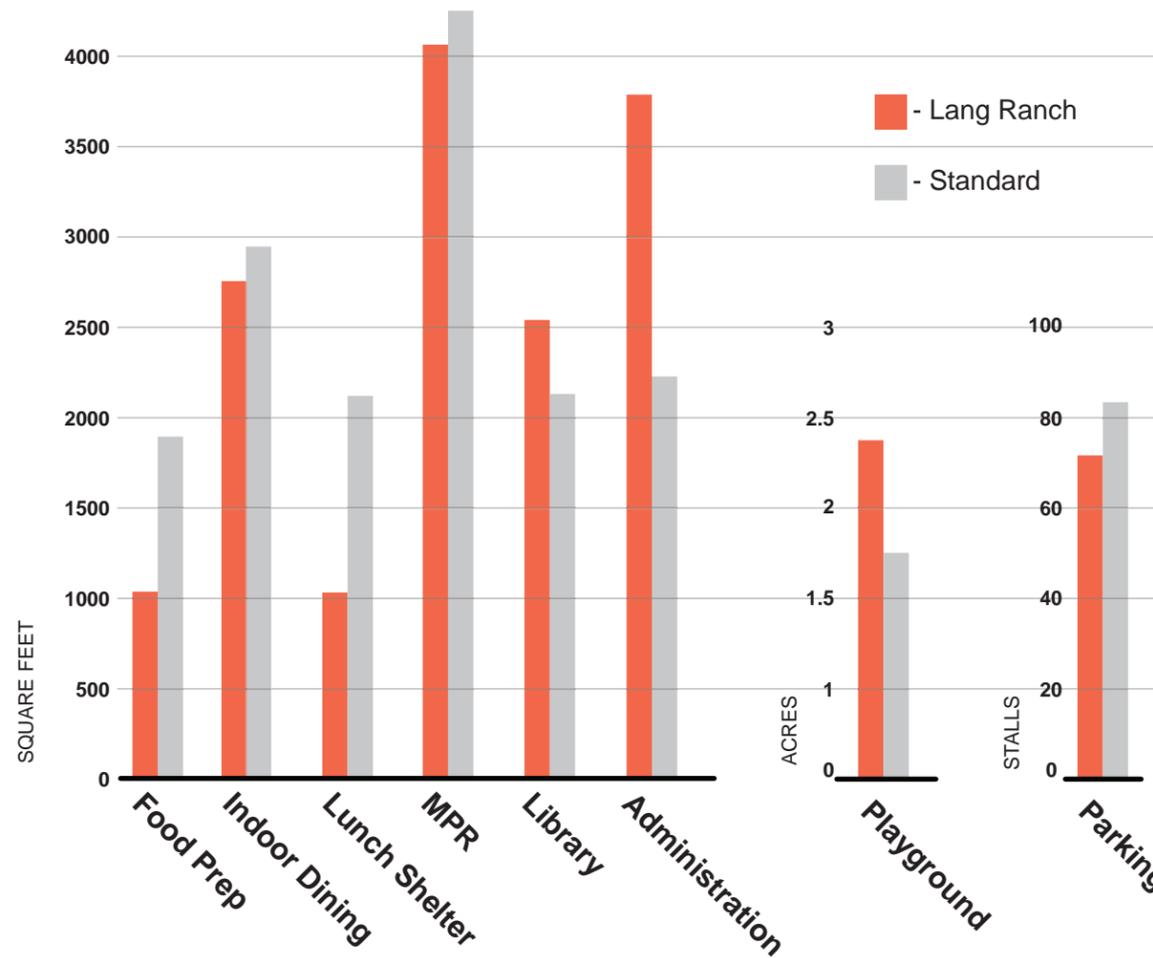
2450 Whitechapel Place, Thousand Oaks, CA 91362
Conejo Valley Unified School District
March 31, 2017

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:

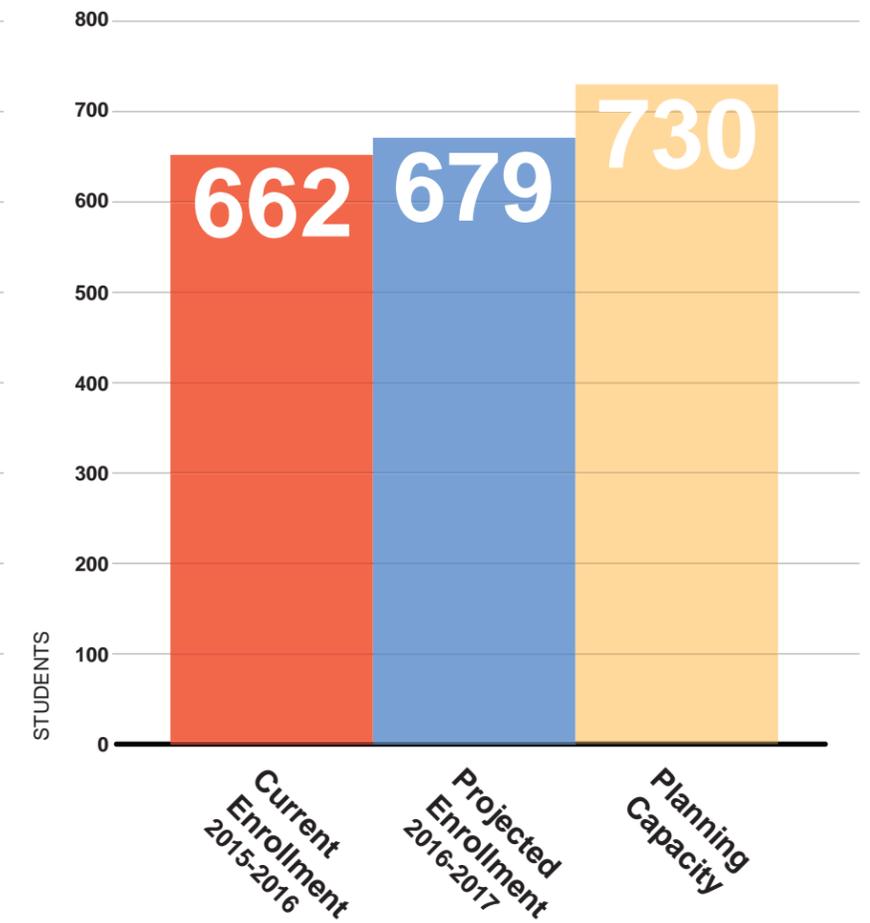
- Topography presents some site access challenges
- Supervision concerns at Buildings 3 & 6
- Undersized classrooms
- Insufficient HVAC controls and lack of electrical outlets
- Lack of site lighting and proper gate hardware
- Exterior finishes are showing signs of wear
- Close proximity between lunch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



Core Facilities Summary

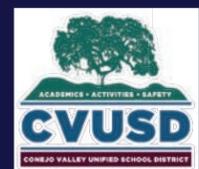
Current facilities meet school's needs

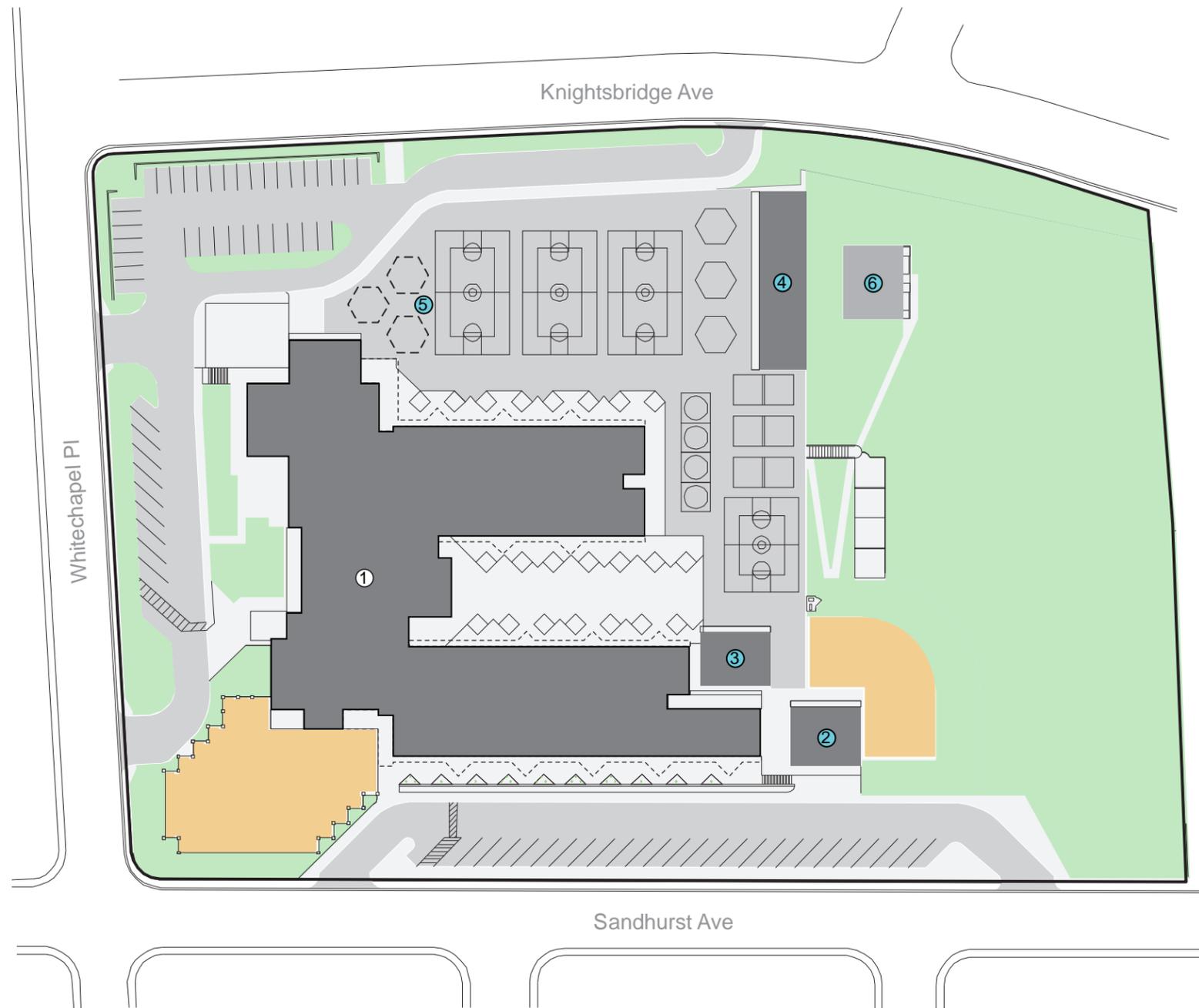
- Food Prep (-711 SF)
- Indoor Dining (-168 SF)
- Lunch Shelter (-1,151 SF)
- Multi-Purpose Room (-222 SF)
- Library (+475 SF)
- Administration (+1,579 SF)
- Playground (+.7 Acres)



Enrollment Summary

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



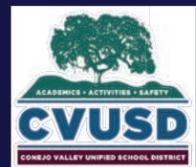


BUILDING KEY

- ① MAIN BUILDING (ADMINISTRATION- LIBRARY - CLASSROOM - MULTI-PURPOSE ROOM)
- ② CLASSROOM BUILDING
- ③ CLASSROOM BUILDING
- ④ CLASSROOM BUILDING
- ⑤ LUNCH SHELTER
- ⑥ CLASSROOM BUILDING ROOM

LEGEND

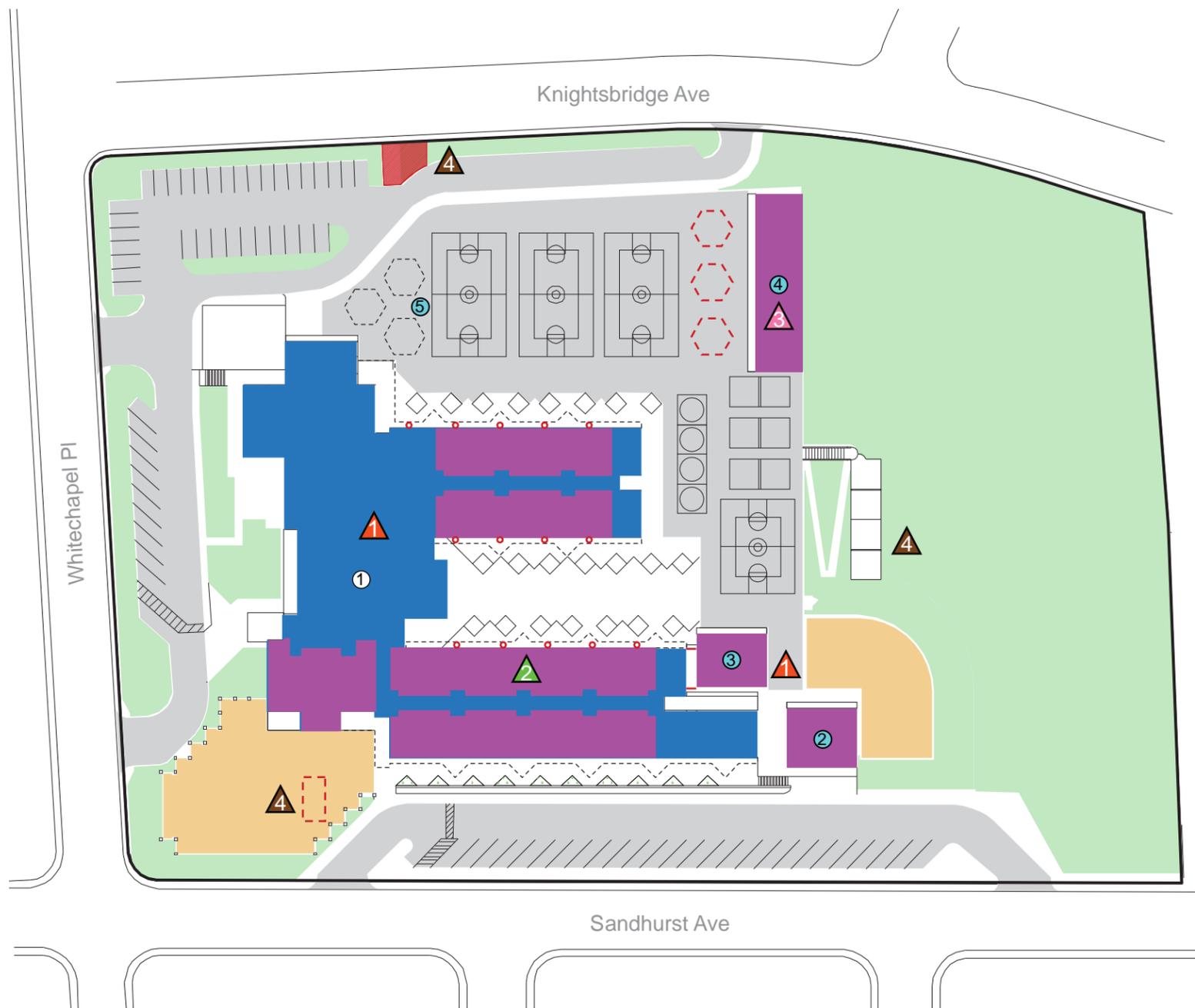
- PERMANENT BUILDING
- PORTABLE BUILDING
- STRUCTURE ABOVE
- UNCERTIFIED



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Existing Facilities



- ① MAIN BUILDING (ADMINISTRATION- LIBRARY - CLASSROOM - MULTI-PURPOSE ROOM)
- ② CLASSROOM BUILDING
- ③ CLASSROOM BUILDING
- ④ CLASSROOM BUILDING
- ⑤ LUNCH SHELTER
- ⑥ CLASSROOM BUILDING

LEGEND

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

Project Groups

Project Group 1:
 Medium/Low Modernization to Bldg 1, Medium Modernization to Classroom Buildings 2 & 3

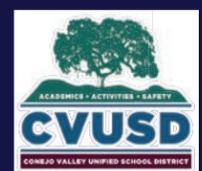
Project Group 2:
 Medium Modernization to Building 1

Project Group 3:
 Modernization to Classroom Building 4 zone

Project Group 4:
 Miscellaneous Site Work

Classrooms Counts

- Current classroom count: 34
- Classroom count based on projected enrollment: 31
- Master plan classroom count: 34

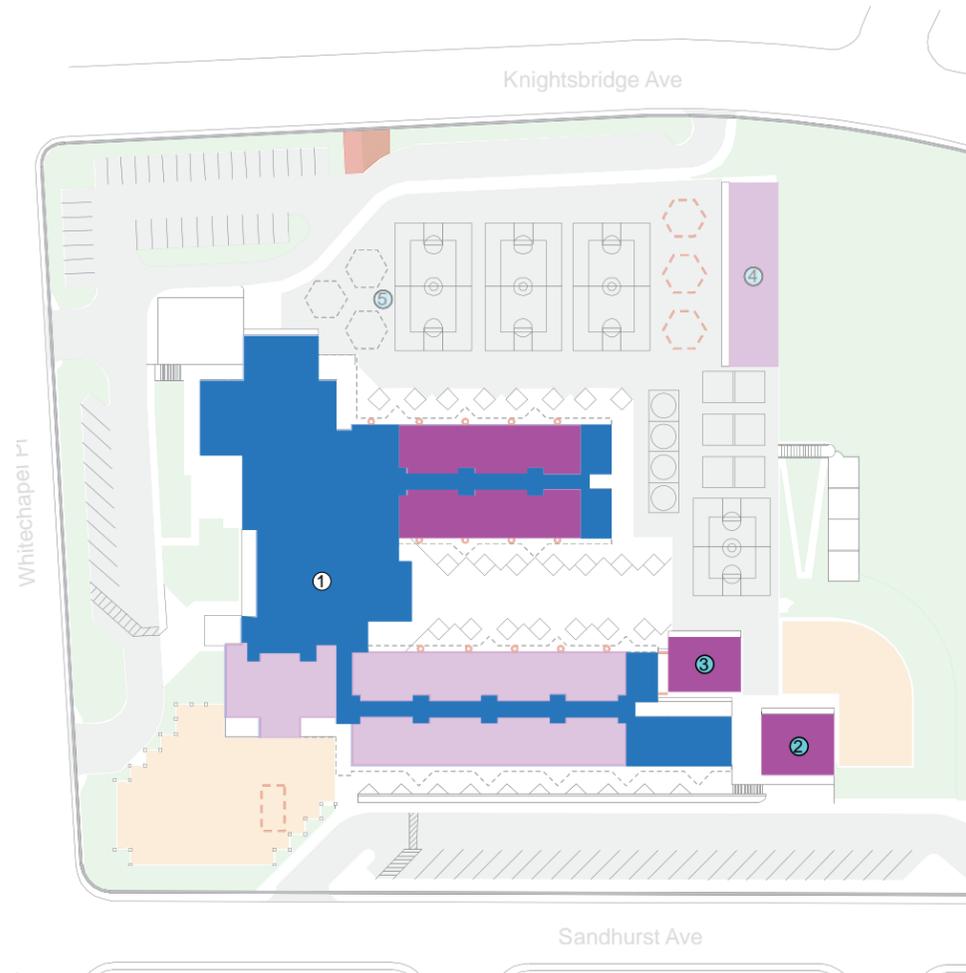


Project Group 1: Modernization to Classroom Buildings 1, 2 & 3



- medium modernization Building 1 classroom spaces and low modernization to remainder of building
- integrate more secure hardware and/or security system at front entry
- modernize Classroom Buildings 2 & 3
- construct decorative security fence between Buildings 1 & 3
- addition of building mounted lights

Total Project Cost: \$2,443,103



BUILDING KEY

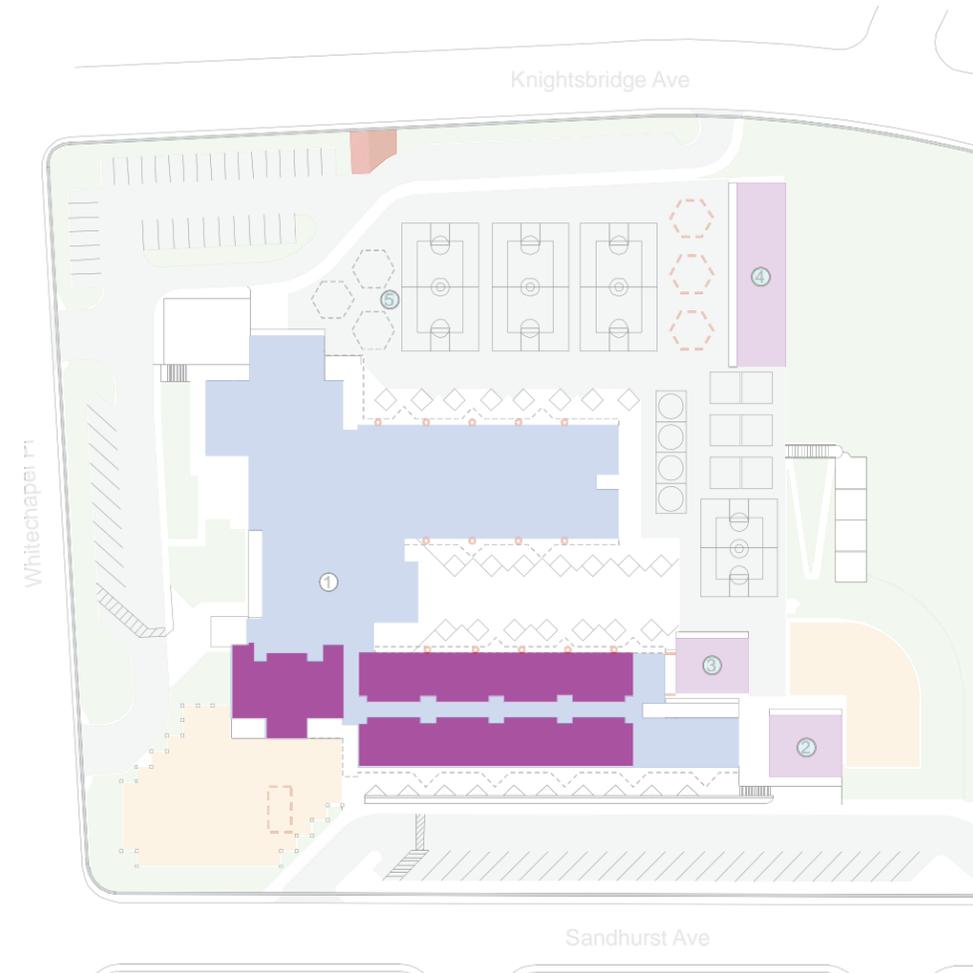
- | | |
|---|-------------------------------|
| ① MAIN BUILDING
(ADMINISTRATION- LIBRARY -
CLASSROOM - MULTI-PURPOSE
ROOM) | ⑤ LUNCH SHELTER |
| ② CLASSROOM BUILDING | ⑥ CLASSROOM BUILDING
ROOM) |
| ③ CLASSROOM BUILDING | |
| ④ CLASSROOM BUILDING | |

Project Group 2: Medium Modernization to Building 1



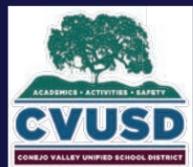
- medium modernization to classrooms

Total Project Cost: \$2,575,440



LEGEND

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



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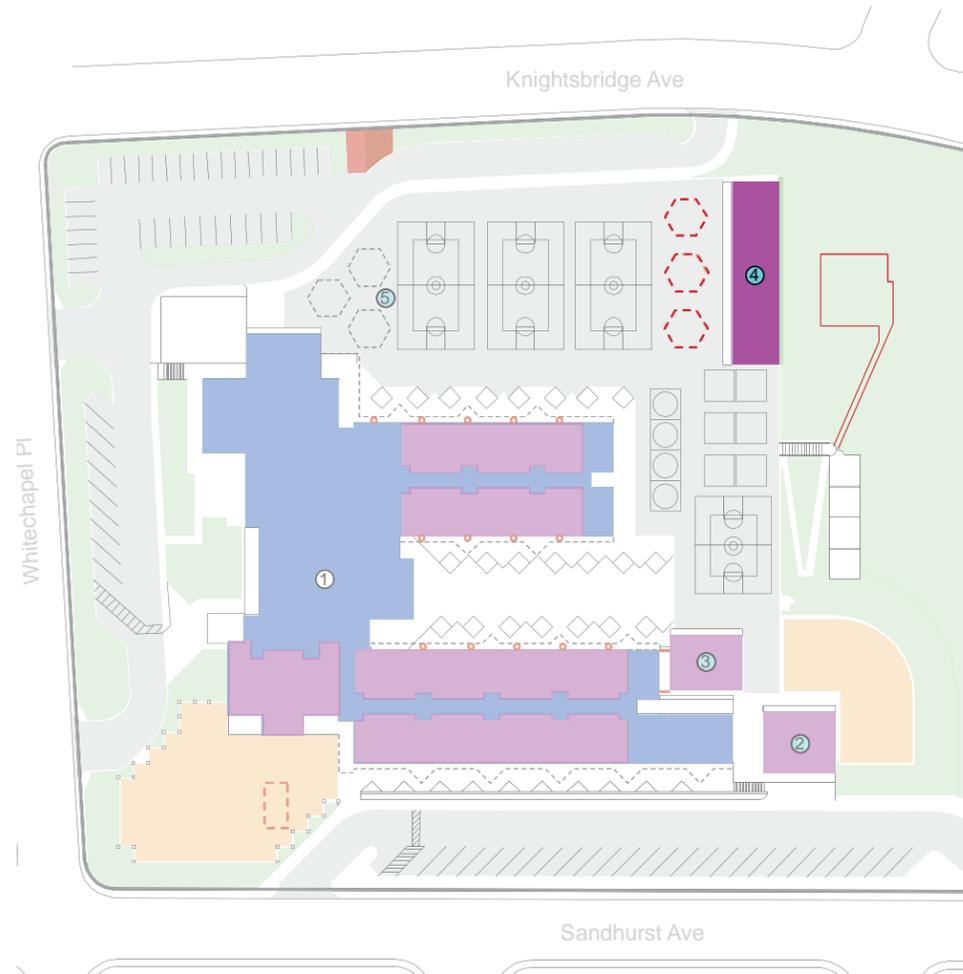
Project Groups 1 & 2

Project Group 3: Modernization to Classroom Building 4 zone



- medium modernization to Classroom Building 4
- construct three new shade structures
- remove Child Care Portable 6 & associated ramp; resurface with turf to match existing

Total Project Cost: \$880,656



BUILDING KEY

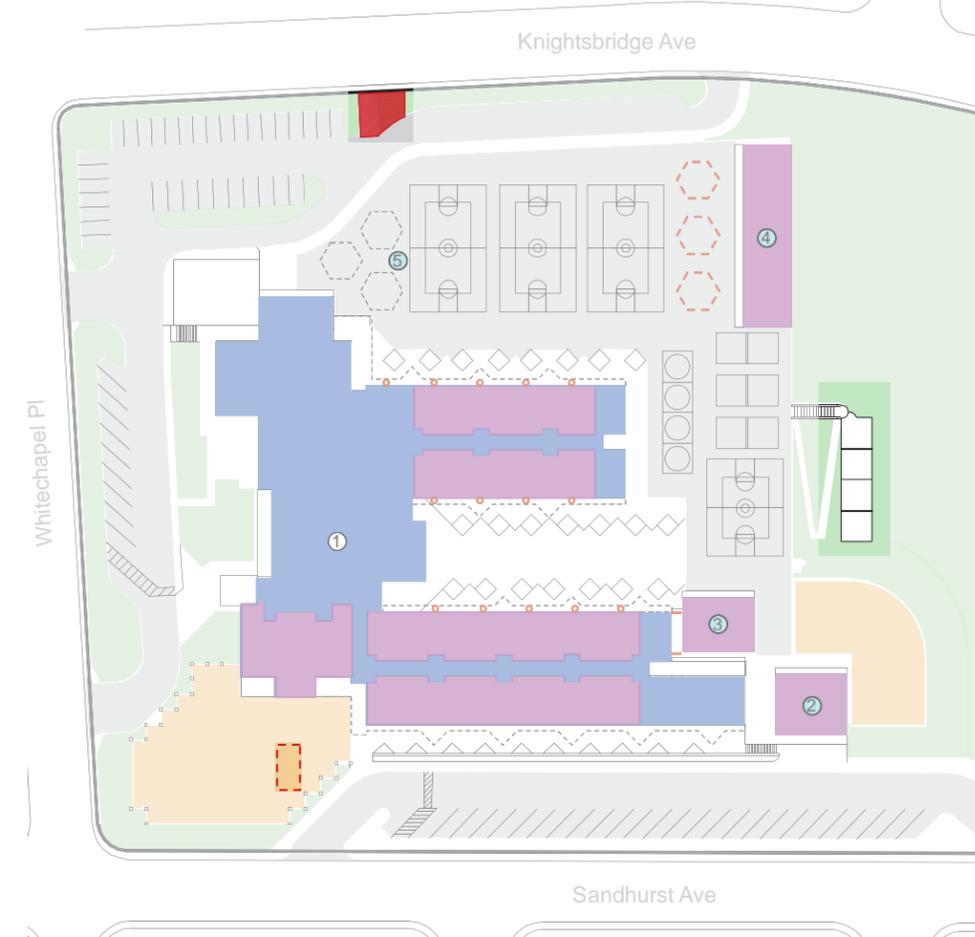
- | | |
|---|-------------------------------|
| ① MAIN BUILDING
(ADMINISTRATION- LIBRARY -
CLASSROOM - MULTI-PURPOSE
ROOM) | ⑤ LUNCH SHELTER |
| ② CLASSROOM BUILDING | ⑥ CLASSROOM BUILDING
ROOM) |
| ③ CLASSROOM BUILDING | |
| ④ CLASSROOM BUILDING | |

Project Group 4: Miscellaneous Site Work



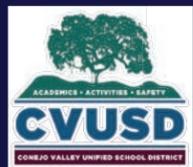
- construct ramp/sloped walkway from Knightsbridge Avenue to (e) parking lot
- construct shade structure at Sandhurst Avenue play area; to be constructed on (e) concrete paving
- replace varying styles of perimeter gates with more uniform operation type and hardware
- certify handball wall

Total Project Cost: \$777,000



LEGEND

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



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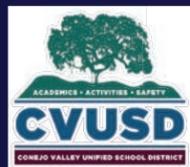
Project Groups 3 & 4

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Lang Ranch ES						
Project Group 1						
Bldg. 1 - Modernization (medium)	7,380	SF	1	7,380	\$126.00	\$ 929,880.00
Bldgs. 2 - Modernization (medium)	1,920	SF	1	1,920	\$126.00	\$ 241,920.00
Bldgs. 3 - Modernization (medium)	1,730	SF	1	1,730	\$126.00	\$ 217,980.00
Bldgs 1 - Modernization (low)	27,088	SF	1	27,088	\$13.00	\$352,144
New Decorative Security Fence	15	LF	1	15	\$210.00	\$ 3,150.00
Total Construction Cost						\$ 1,745,074.00
Total Project Cost						\$ 2,443,103.60

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Lang Ranch ES						
Project Group 2						
Bldg. 1 - Modernization (medium)	14,600	SF	1	14,600	\$126.00	\$ 1,839,600.00
Total Construction Cost						\$ 1,839,600.00
Total Project Cost						\$ 2,575,440.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Lang Ranch ES						
Project Group 3						
Bldg. 4 Modernization (medium)	3,840	SF	1	3,840	\$126.00	\$ 483,840.00
New Shade Structures	1,500	SF	1	1,500	\$80.00	\$ 120,000.00
Portable Bldg. 6 Removal	920	SF	1	920	\$20.00	\$ 18,400.00
New Turf	1,360	SF	1	1,360	\$5.00	\$ 6,800.00
Total Construction Cost						\$ 629,040.00
Total Project Cost						\$ 880,656.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Lang Ranch ES						
Project Group 4						
New Ramp/Sloped Walkway	1	LS	1	1	\$500,000.00	\$ 500,000.00
New Shade Structure	500	SF	1	500	\$80.00	\$ 40,000.00
New Gates	6	EA	1	6	\$2,500.00	\$ 15,000.00
Total Construction Cost						\$ 555,000.00
Total Project Cost						\$ 777,000.00



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Cost Breakdown