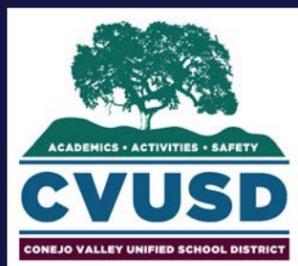




CVUSD | *Facilities Master Plan*

CVUSD - WESTLAKE CLUSTER



Los Cerritos Middle School | *Conceptual Master Plan*

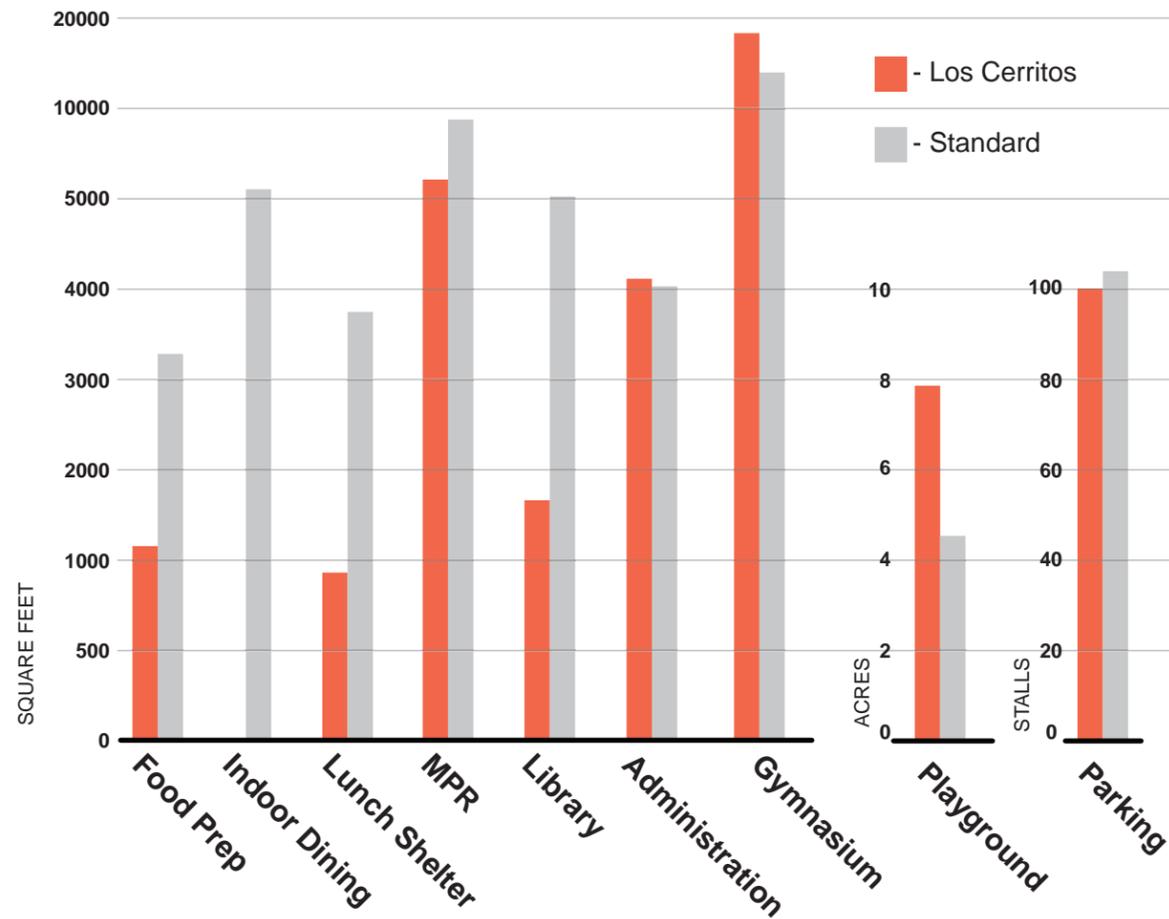
2100 E Avenida De Las Flores, Thousand Oaks, CA 91362
Conejo Valley Unified School District
March 31, 2017

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:

- Several challenges at Building 1
 - Lack of windows
 - Congested hallways & lunch queue
 - Need for acoustic separation
 - Lack of proper hardware at classes
 - Insufficient specialty classrooms
 - Insufficient and aging central plant
- Undersized parking and drop-off
- Aging finishes on interior and exterior of buildings
- Aging locker rooms
- Homogenous exterior play areas
- Lack of covered walkway



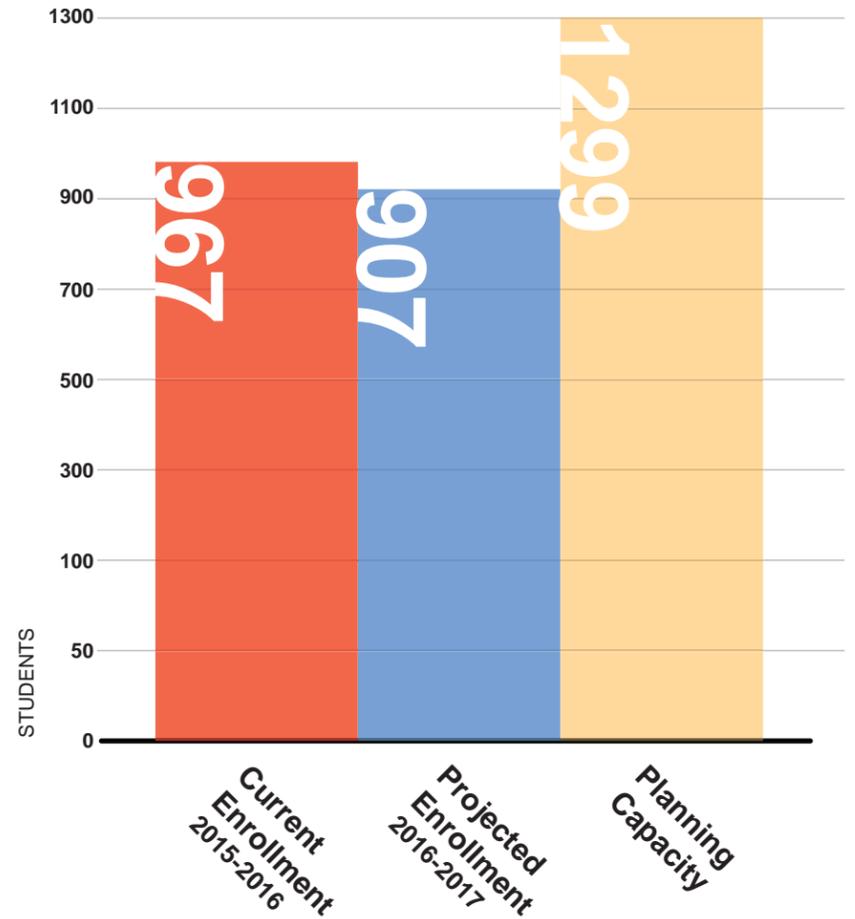
Core Facilities Summary

Current facilities meet school's needs

- Gymnasium (+4,311 SF)
- Playground (+3 Acres)

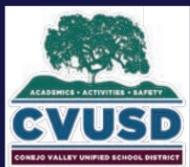
Current facilities DO NOT meet school's needs

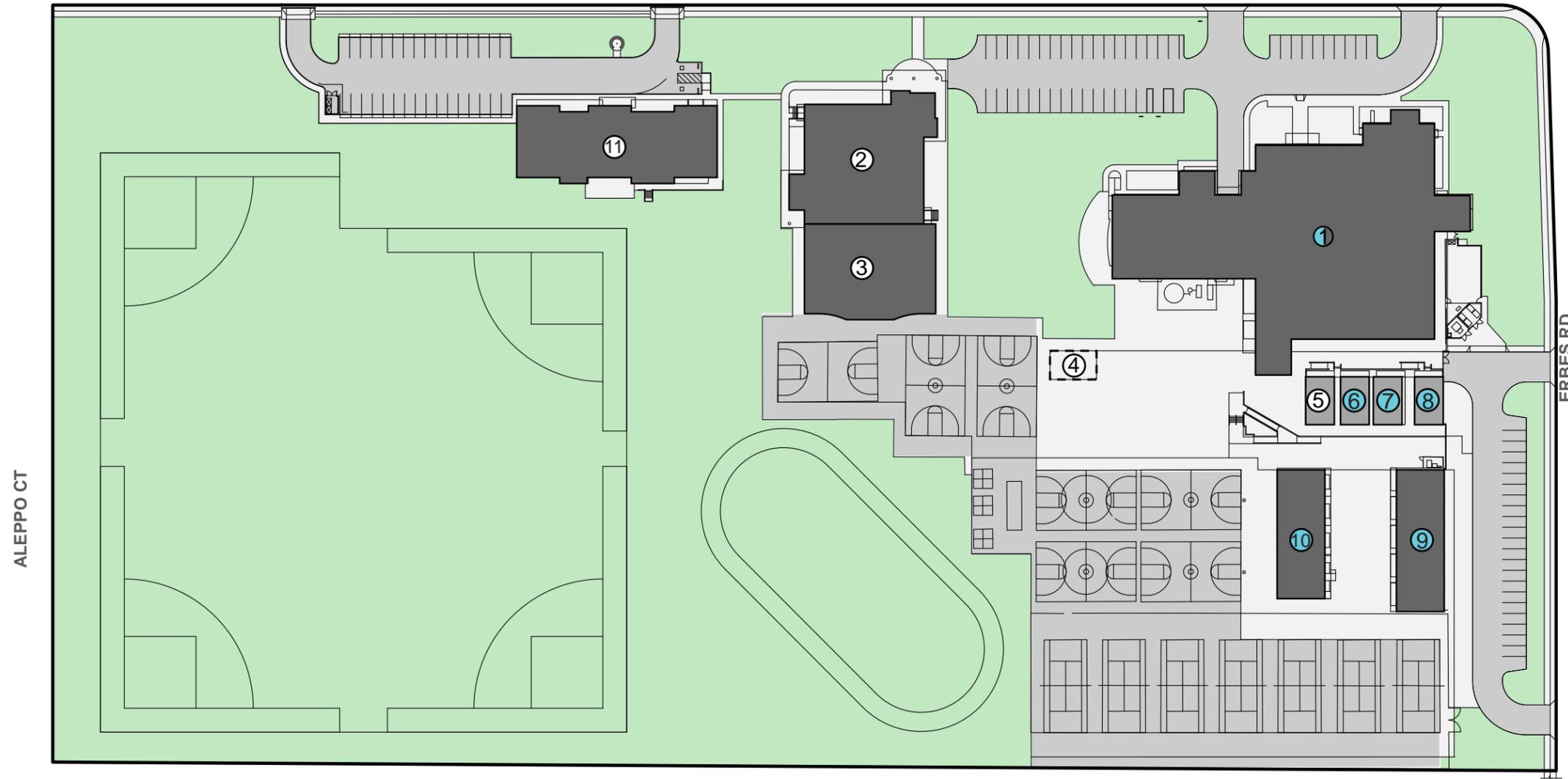
- Administration (+21 SF)
- Food Prep (-2,124 SF)
- Indoor Dining (-5,196 SF)
- Lunch Shelter (-2,961 SF)
- Multi-Purpose Room (-2,684 SF)
- Library (-3,417 SF)
- Parking (-117 Stalls)



Enrollment Summary

Total Current Classrooms: 44
 Total Based on Projected Enrollment Classrooms: 38





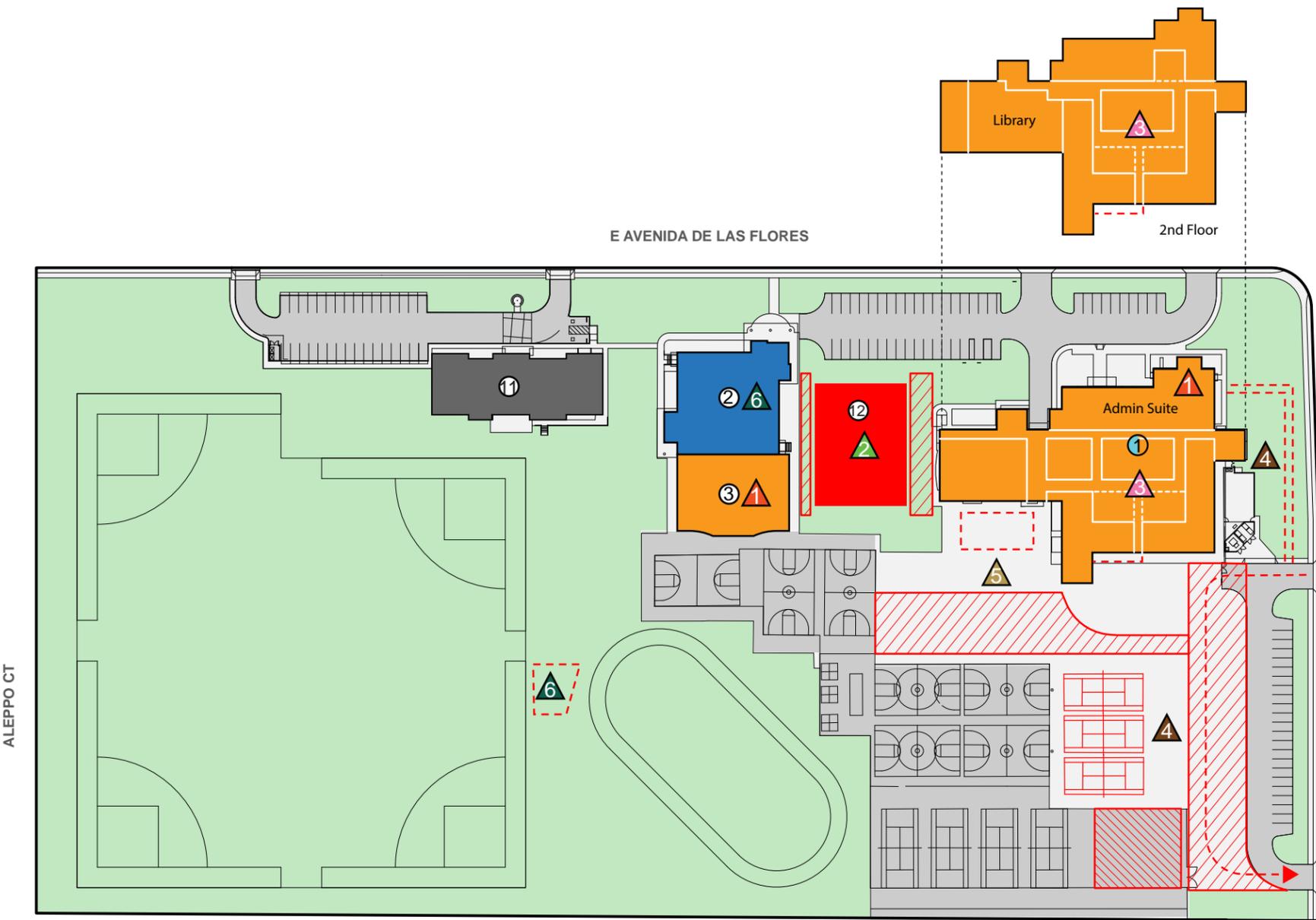
BUILDING KEY

- | | |
|------------------------------|------------------------|
| ① ADMINISTRATION / CLASSROOM | ⑦ CLASSROOMS (MODULAR) |
| ② GYMNASIUM | ⑧ CLASSROOMS (MODULAR) |
| ③ SHOWER / LOCKER | ⑨ CLASSROOMS |
| ④ LUNCH SHELTER | ⑩ CLASSROOMS EXPANSION |
| ⑤ CLASSROOMS (MODULAR) | ⑪ BOYS & GIRLS CLUB |
| ⑥ CLASSROOMS (MODULAR) | |

LEGEND

- | | |
|--|------------------------------------|
| | PERMANENT BUILDING |
| | PORTABLE BUILDING |
| | STRUCTURE ABOVE |
| | UNCERTIFIED |
| | PORTION OF BUILDING IS UNCERTIFIED |





BUILDING KEY

- | | |
|------------------------------|----------------------------------|
| ① ADMINISTRATION / CLASSROOM | ⑦ CLASSROOMS (MODULAR) |
| ② GYMNASIUM | ⑧ CLASSROOMS (MODULAR) |
| ③ SHOWER / LOCKER | ⑨ CLASSROOMS |
| ④ LUNCH SHELTER | ⑩ CLASSROOMS EXPANSION |
| ⑤ CLASSROOMS (MODULAR) | ⑪ BOYS & GIRLS CLUB |
| ⑥ CLASSROOMS (MODULAR) | ⑫ NEW 2-STORY CLASSROOM BUILDING |

LEGEND

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

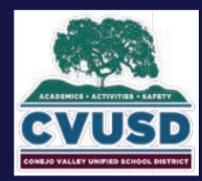


Project Groups

- Project Group 1:**
 Modernization to Frontage/ Administrative Spaces at Main Building 1 & Shower/Locker Building 3
- Project Group 2:**
 New 2-Story Classroom Building
- Project Group 3:**
 High Modernization to Main Building 1
- Project Group 4:**
 Building Removal & Parking Lot Expansion
- Project Group 5:**
 New Lunch Shelter & Courtyard
- Project Group 6:**
 Modernization to Building 2 & New Athletic Shade Structure

Classrooms Counts

- Current classroom count: 44
- Classroom count based on projected enrollment: 38
- Master plan classroom count: 39



Los Cerritos Middle School | *Conceptual Master Plan*

2100 E Avenida De Las Flores, Thousand Oaks, CA 91362
 Conejo Valley Unified School District
 March 31, 2017

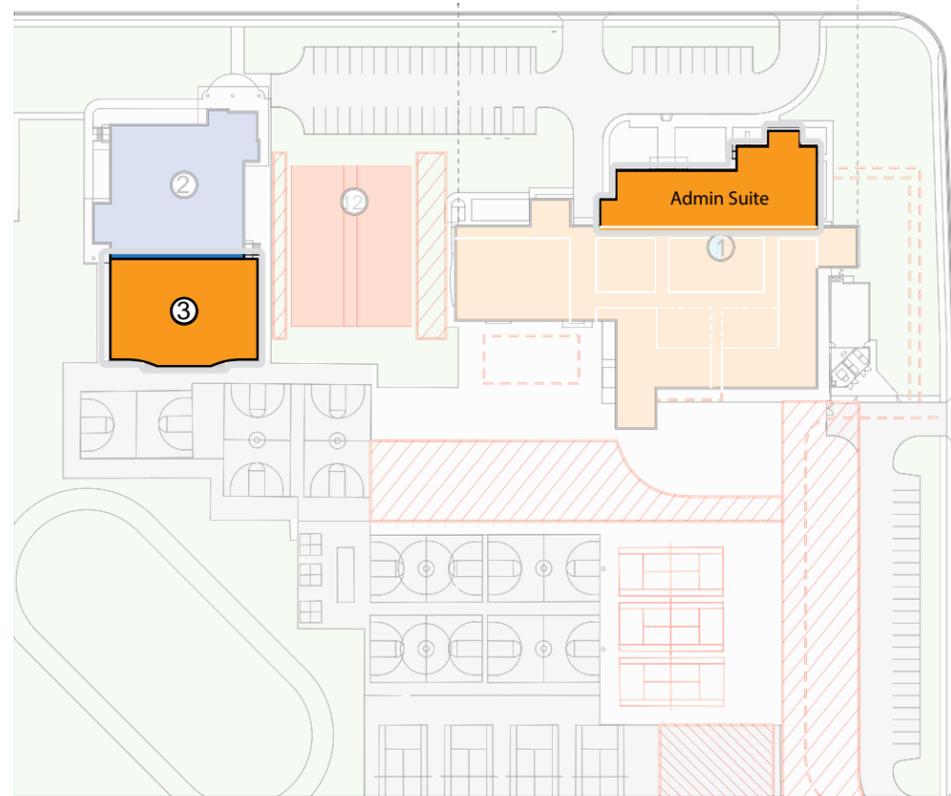
Conceptual Master Plan - Projects

Project Group 1: Modernization to Frontage/ Administrative Spaces at Main Building 1 & Shower/Locker Building 3



- high modernization to Main Building 1 entrance/frontage
- reconfigure & modernize administrative spaces, and modernize three (e) classrooms for administrative space
- integrate daylight systems into building envelope along E Avenida De Las Flores
- high modernization to Shower/Locker Building 3; includes modernization to building infrastructure, finishes, fixtures, lockers and evaluation of required number of showers

Total Project Cost: \$6,155,730



BUILDING KEY

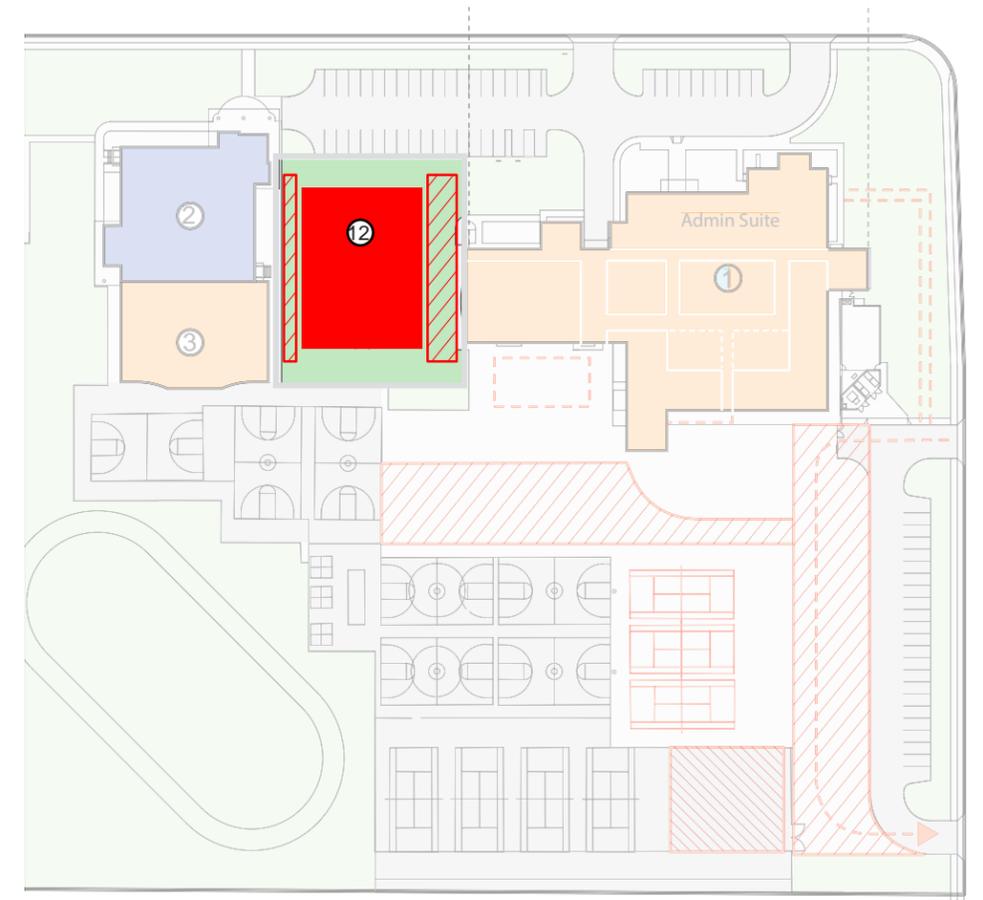
- | | |
|------------------------------|----------------------------------|
| ① ADMINISTRATION / CLASSROOM | ⑦ CLASSROOMS (MODULAR) |
| ② GYMNASIUM | ⑧ CLASSROOMS (MODULAR) |
| ③ SHOWER / LOCKER | ⑨ CLASSROOMS |
| ④ LUNCH SHELTER | ⑩ CLASSROOMS EXPANSION |
| ⑤ CLASSROOMS (MODULAR) | ⑪ BOYS & GIRLS CLUB |
| ⑥ CLASSROOMS (MODULAR) | ⑫ NEW 2-STORY CLASSROOM BUILDING |

Project Group 1: New 2-Story Classroom Building



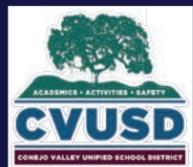
- (11) general classrooms
- (1) music classroom & practice rooms
- (1) band classroom & practice rooms
- (1) choral classroom & practice rooms
- (1) science lab & prep room
- (1) wood shop
- restrooms
- adjacent academic courts
- exterior lockers

Total Project Cost: \$12,096,000



LEGEND

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



Los Cerritos Middle School | Conceptual Master Plan

2100 E Avenida De Las Flores, Thousand Oaks, CA 91362
 Conejo Valley Unified School District
 March 31, 2017

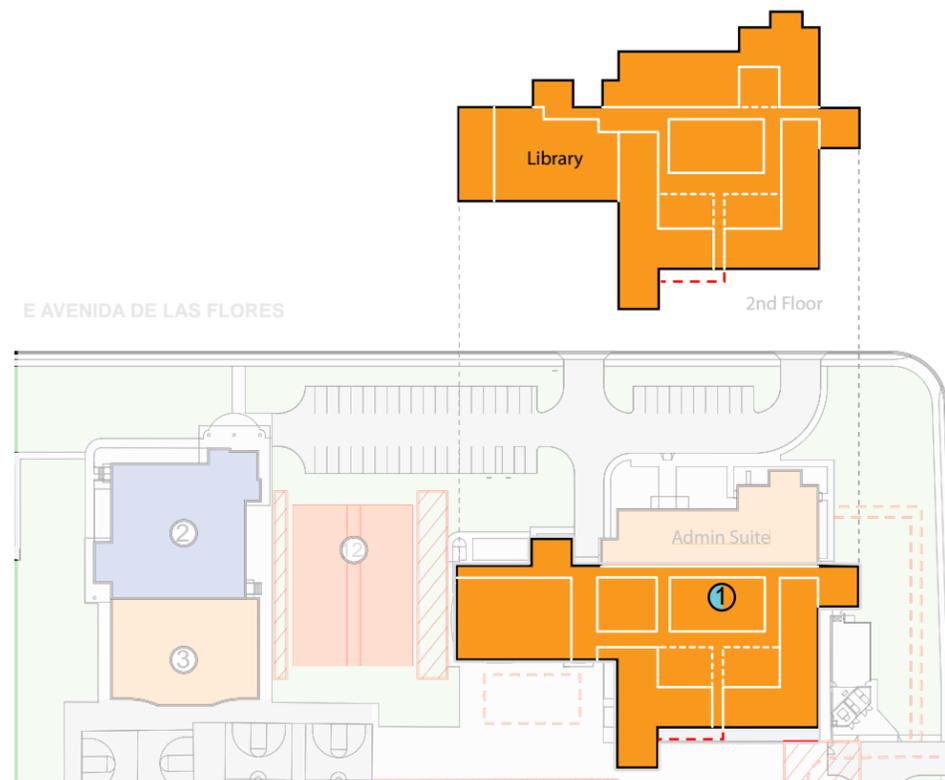
Project Groups 1 & 2

Project Group 3: High Modernization to Main Building 1



- high modernization to main Building 1
- integrate daylight systems into building envelope
- integrate covered walkway system
- modernize library and adjacent administrative zone for three classrooms
- modernize (e) science classroom for general classroom
- modernize music and band classrooms for library
- reconfigure and minimize 2nd floor exterior circulation
- construct covered walkways
- remove two classrooms at 1st floor & four classrooms at 2nd floor
- remove interior lockers and construct new exterior lockers

Total Project Cost: \$24,811,920



BUILDING KEY

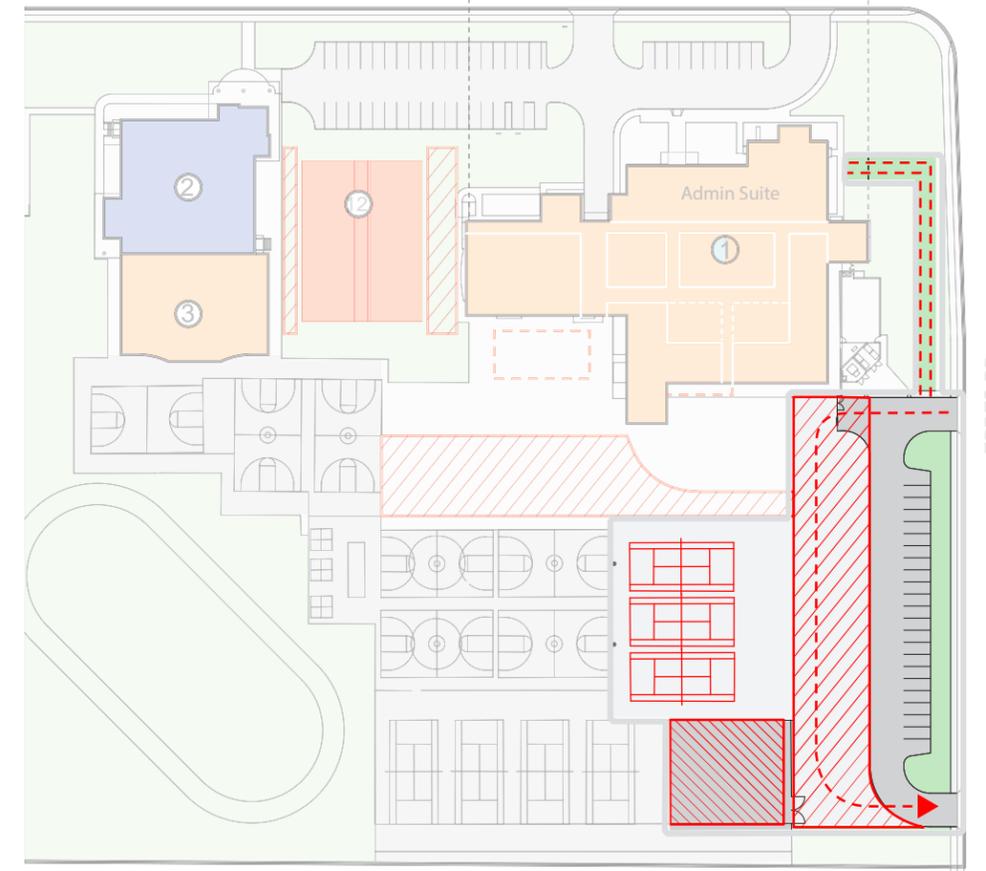
- | | |
|------------------------------|----------------------------------|
| ① ADMINISTRATION / CLASSROOM | ⑦ CLASSROOMS (MODULAR) |
| ② GYMNASIUM | ⑧ CLASSROOMS (MODULAR) |
| ③ SHOWER / LOCKER | ⑨ CLASSROOMS |
| ④ LUNCH SHELTER | ⑩ CLASSROOMS EXPANSION |
| ⑤ CLASSROOMS (MODULAR) | ⑪ BOYS & GIRLS CLUB |
| ⑥ CLASSROOMS (MODULAR) | ⑫ NEW 2-STORY CLASSROOM BUILDING |

Project Group 4: Building Removal & Parking Lot Expansion



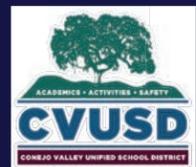
- remove Portable Buildings 5, 6, 7, 8 & 10
- remove Classroom Building 9
- expand Erbes Road parking lot with expanded drop-off
- relocate tennis courts
- construct new courts (by Parks District)
- construct paved walkway with seating from parking lot to administrative spaces

Total Project Cost: \$1,938,300



LEGEND

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



Los Cerritos Middle School | Conceptual Master Plan

2100 E Avenida De Las Flores, Thousand Oaks, CA 91362
Conejo Valley Unified School District
March 31, 2017

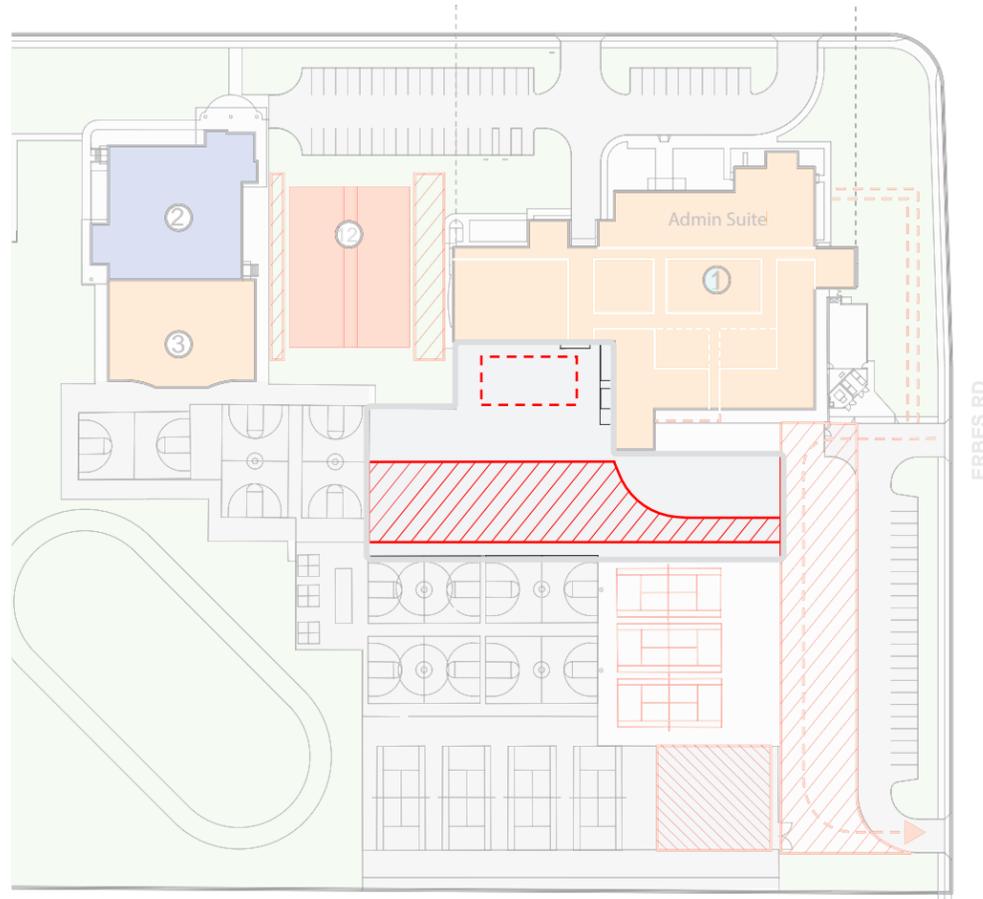
Project Groups 3 & 4

Project Group 4: New Lunch Shelter & Courtyard



- construct new lunch shelter
- new landscape/hardscape & sloped walkway at transition between building zone and athletic courts

Total Project Cost: \$875,000



BUILDING KEY

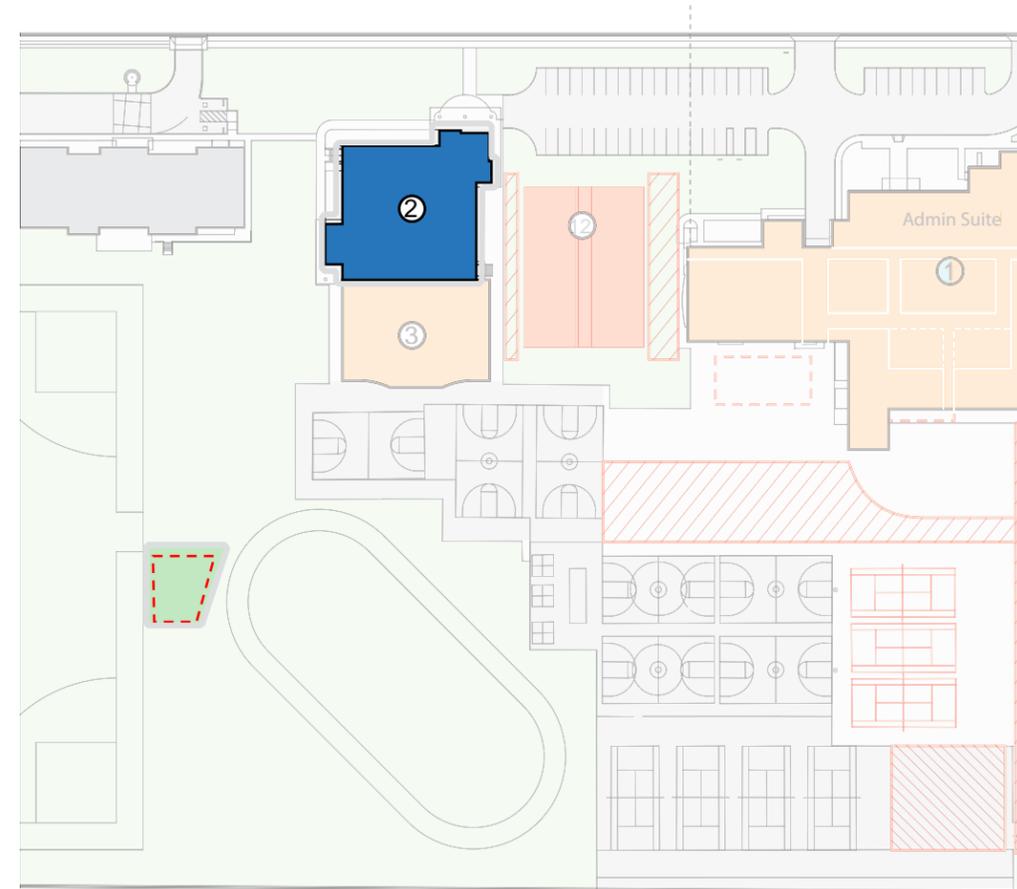
- | | |
|------------------------------|----------------------------------|
| ① ADMINISTRATION / CLASSROOM | ⑦ CLASSROOMS (MODULAR) |
| ② GYMNASIUM | ⑧ CLASSROOMS (MODULAR) |
| ③ SHOWER / LOCKER | ⑨ CLASSROOMS |
| ④ LUNCH SHELTER | ⑩ CLASSROOMS EXPANSION |
| ⑤ CLASSROOMS (MODULAR) | ⑪ BOYS & GIRLS CLUB |
| ⑥ CLASSROOMS (MODULAR) | ⑫ NEW 2-STORY CLASSROOM BUILDING |

Project Group 6: Modernization to Building 2 & New Athletic Shade Structure



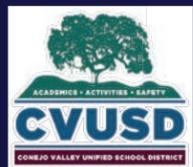
- low modernization to Gymnasium Building 2
- construct athletic zone shade structure

Total Project Cost: \$391,510



LEGEND

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



Los Cerritos Middle School | Conceptual Master Plan

2100 E Avenida De Las Flores, Thousand Oaks, CA 91362
 Conejo Valley Unified School District
 March 31, 2017

Project Groups 5 & 6

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Los Cerritos MS						
Project Group 1						
Bldg. 1 Modernization (high)	7,760	SF	1	7,760	\$270.00	\$ 2,095,200.00
Building 3 Modernization (high)	8,525	SF	1	8,525	\$270.00	\$ 2,301,750.00
Total Construction Cost						\$ 4,396,950.00
Total Project Cost						\$ 6,155,730.00

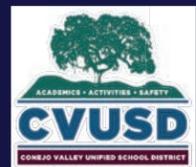
Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Los Cerritos MS						
Project Group 2						
New 2-Story Classroom Building	24,000	SF	1	24,000	\$360.00	\$ 8,640,000.00
Total Construction Cost						\$ 8,640,000.00
Total Project Cost						\$ 12,096,000.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Los Cerritos MS						
Project Group 3						
Bldg. 1 Modernization (high)	65,640	SF	1	65,640	\$270.00	\$ 17,722,800.00
Total Construction Cost						\$ 17,722,800.00
Total Project Cost						\$ 24,811,920.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Los Cerritos MS						
Project Group 4						
Portable Bldgs. 5,6,7,8 & 10 Removal	8,145	SF	1	8,145	\$20.00	\$ 162,900.00
Classroom Building 9 Removal	4,740	SF	1	4,740	\$20.00	\$ 94,800.00
<i>Parking/Drop-off Reconfiguration</i>						
AC Paving	13,900	SF	1	13,900	\$12.00	\$ 166,800.00
Drop-off Lane	250	LF	1	250	\$780.00	\$ 195,000.00
New Tennis Courts	9,000	SF	1	9,000	\$80.00	\$ 720,000.00
New Walkway with Seating	1,800	SF	1	1,800	\$25.00	\$ 45,000.00
Total Construction Cost						\$ 1,384,500.00
Total Project Cost						\$ 1,938,300.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Los Cerritos MS						
Project Group 5						
New Lunch Shelter	2,500	SF	1	2,500	\$138.00	\$ 345,000.00
New Landscape/Hardscape & Walkway	14,000	SF	1	14,000	\$20.00	\$ 280,000.00
Total Construction Cost						\$ 625,000.00
Total Project Cost						\$ 875,000.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Los Cerritos MS						
Project Group 6						
Building 2 Modernization (low)	11,050	SF	1	11,050	\$13.00	\$ 143,650.00
New Shade Structure	1,700	SF	1	1,700	\$80.00	\$ 136,000.00
Total Construction Cost						\$ 279,650.00



Los Cerritos Middle School | *Conceptual Master Plan*

2100 E Avenida De Las Flores, Thousand Oaks, CA 91362
 Conejo Valley Unified School District
 March 31, 2017

Cost Breakdown