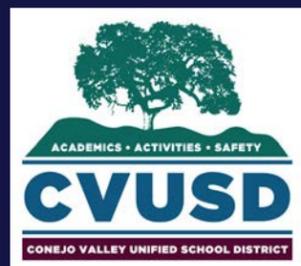




CVUSD | *Facilities Master Plan*

CVUSD - WESTLAKE CLUSTER



Westlake Hills Elementary | *Conceptual Master Plan*

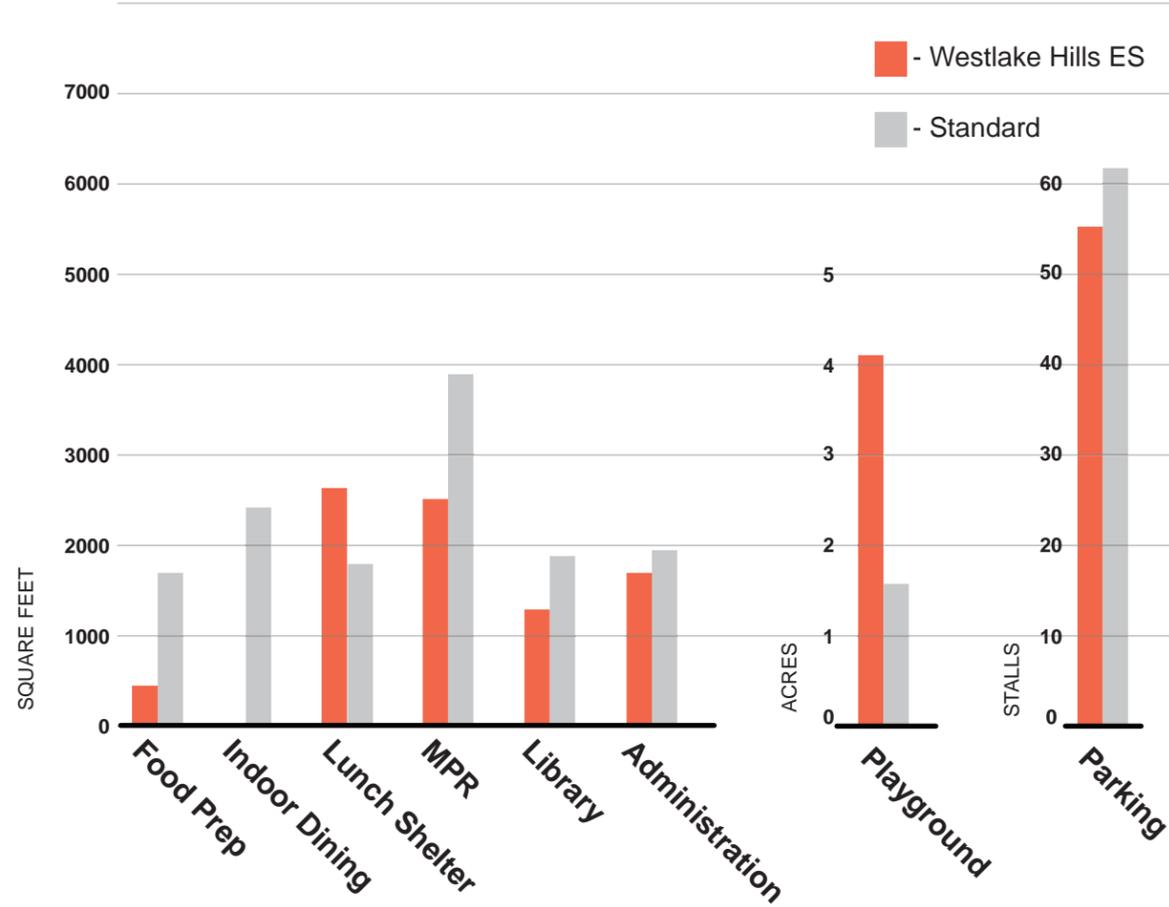
3333 Medicine Bow Court | Thousand Oaks, CA 91362
Conejo Valley Unified School District
February 23, 2017

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:

- Congestion in parking lot and drop-off
- Play structures are aging
- Layout of administrative space does not meet the school's needs, notably at reception area
- Storage is lacking in classrooms, library & MPR; classroom layout is congested
- Lack of age-specific restrooms for TK
- Aging finishes, roofing & HVAC systems
- Aging portable buildings
- Typical accessibility challenges



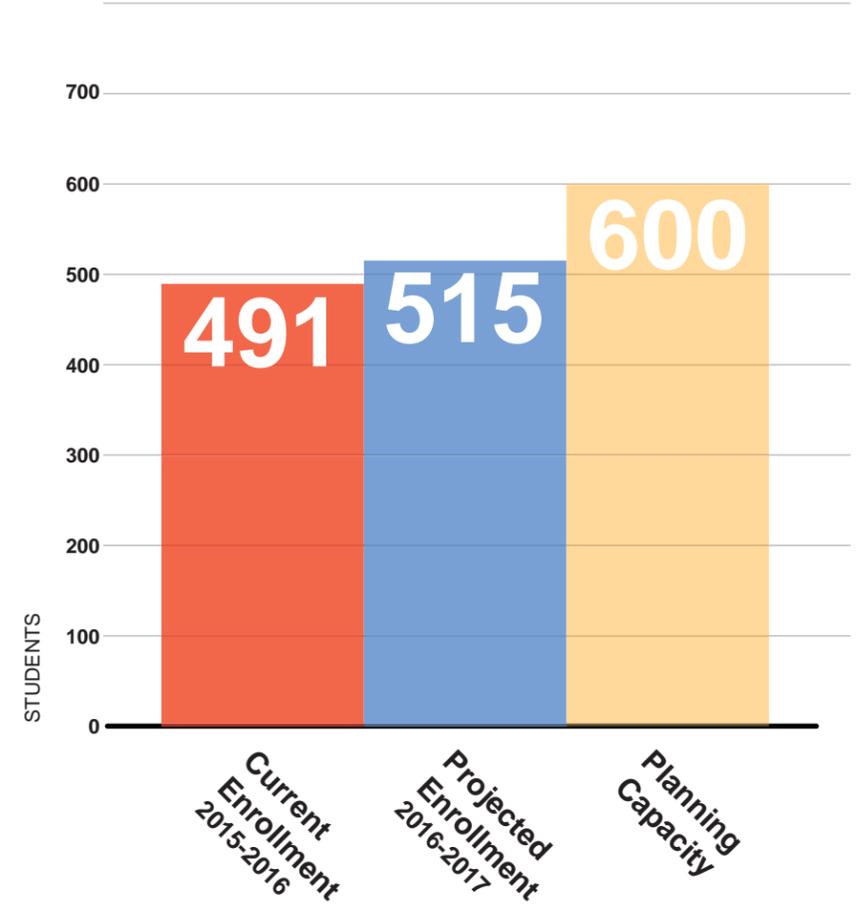
Core Facilities Summary

Current facilities meet school's needs

- Food Prep (-1,294 SF)
- Indoor Dining (-2,400 SF)
- Lunch Shelter (+820 SF)
- Playground (+ 2.59 Acres)

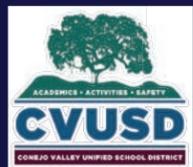
Current facilities DO NOT meet school's needs

- Multi-Purpose Room (-1,410 SF)
- Administration (-270 SF)
- Library (-485 SF)
- Parking (-7 Stalls)



Enrollment Summary

Total Current Classrooms: 26
 Total Based on Projected Enrollment Classrooms: 23



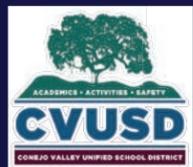


BUILDING KEY

- ① MAIN BUILDING (ADMINISTRATION-MULTI-PURPOSE ROOM)
- ② CLASSROOM BUILDING
- ④ CLASSROOM BUILDING
- ⑤ CLASSROOM BUILDING
- ⑥ CHILD CARE
- ⑦ CLASSROOM BUILDING
- ⑧ CLASSROOM BUILDING
- ⑨ CLASSROOM BUILDING
- ⑩ CLASSROOM BUILDING
- ⑫ CLASSROOM BUILDING
- ⑭ LUNCH SHELTER

LEGEND

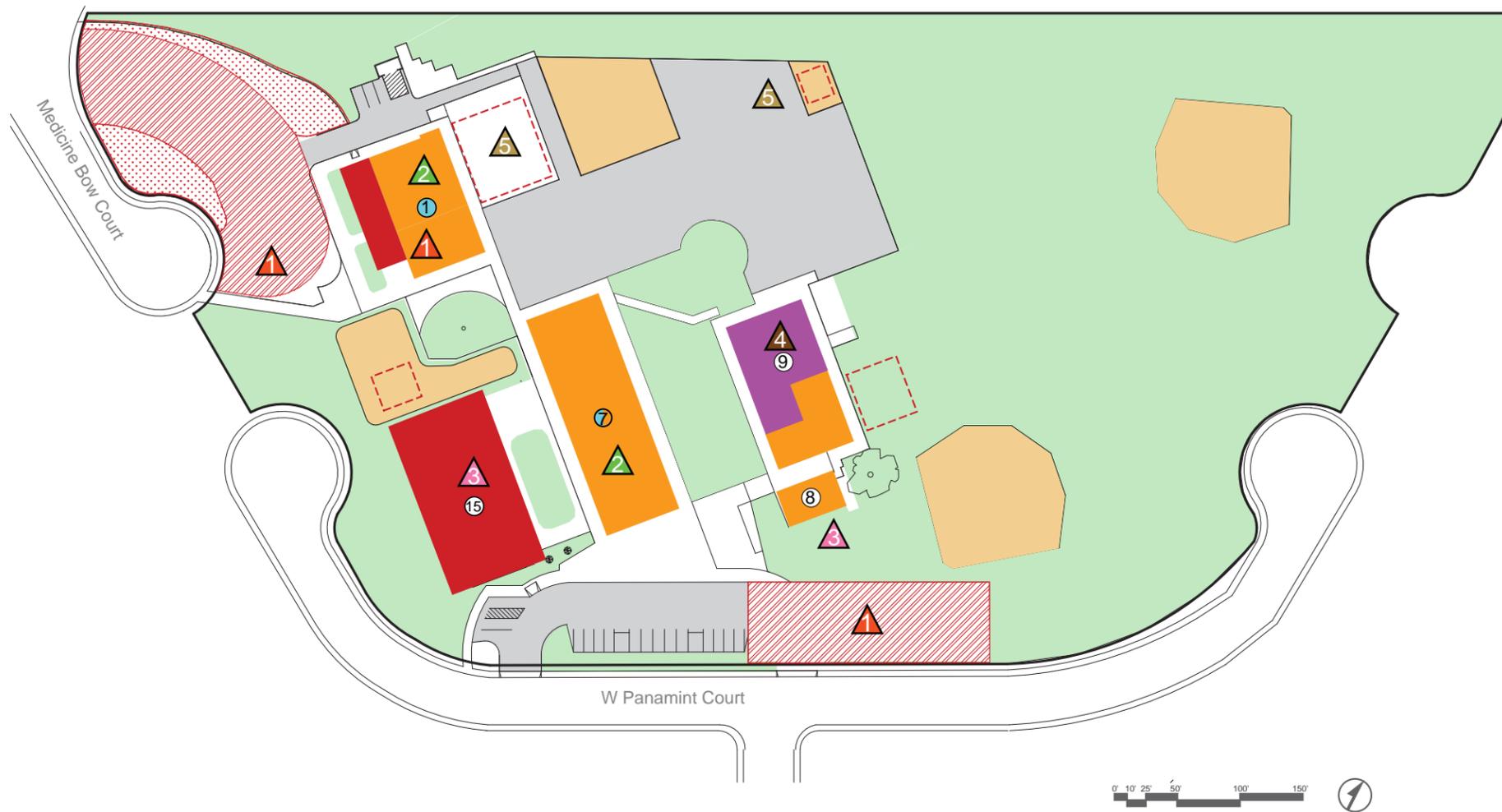
- PERMANENT BUILDING
- PORTABLE BUILDING
- STRUCTURE ABOVE
- UNCERTIFIED
- PORTION OF BUILDING IS UNCERTIFIED



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Existing Facilities



- Project Group 1:**
 1 High Modernization/Addition to Building 1 Administration, Parking Lot Expansion
- Project Group 2:**
 2 High Modernization/Addition to Building 1 MPR and High Modernization to Classroom Building 7
- Project Group 3:**
 3 Construct New Classroom Building, Play Area & Modernization to Building 8
- Project Group 4:**
 4 Modernization to Classroom Building 9 Zone
- Project Group 5:**
 5 New Lunch Shelter & Modernization to Play Areas

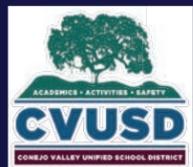
BUILDING KEY

- | | |
|---|-------------------------------------|
| 1 MAIN BUILDING (ADMINISTRATION-MULTI-PURPOSE ROOM) | 7 CLASSROOM BUILDING |
| 2 CLASSROOM BUILDING | 8 CLASSROOM BUILDING |
| 4 CLASSROOM BUILDING | 9 CLASSROOM BUILDING |
| 5 CLASSROOM BUILDING | 10 CLASSROOM BUILDING |
| 6 CHILD CARE | 12 CLASSROOM BUILDING |
| | 14 LUNCH SHELTER |
| | 15 NEW CLASSROOM / LIBRARY 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 | |

- Classrooms Counts**
- Current classroom count: 26
 - Classroom count based on projected enrollment: 23
 - Master plan classroom count: 23



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Conceptual Master Plan - Projects

Project Group 1: High Modernization/Addition to Administration/MPR



Building 1 & Parking Lot Expansion

- high modernization to building 1 admin spaces, including entrance/frontage
- expansion to and reconfiguration of (e) administrative spaces
- restriping and expansion of Medicine Bow Court parking lot, including addition of dedicated drop-off/pick up lane and surrounding landscape
- expansion of West Panamint Court parking lot and drop-off lane, including mature landscape buffer

Total Project Cost: \$2,492,910



BUILDING KEY

- | | |
|---|------------------------------------|
| ① MAIN BUILDING (ADMINISTRATION-MULTI-PURPOSE ROOM) | ⑦ CLASSROOM BUILDING |
| ② CLASSROOM BUILDING | ⑧ CLASSROOM BUILDING |
| ④ CLASSROOM BUILDING | ⑨ CLASSROOM BUILDING |
| ⑤ CLASSROOM BUILDING | ⑩ CLASSROOM BUILDING |
| ⑥ CHILD CARE | ⑫ CLASSROOM BUILDING |
| | ⑭ LUNCH SHELTER |
| | ⑮ NEW CLASSROOM / LIBRARY BUILDING |

Project Group 2: High Modernization to Classroom Building 7



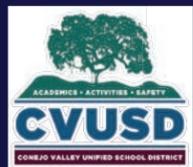
- high modernization and expansion to MPR building, including storage
- high modernization to Classroom Building 7, including reconfiguration of 12 classrooms for 10 classrooms and full wall height storage systems

Total Project Cost: \$6,568,800



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 | |

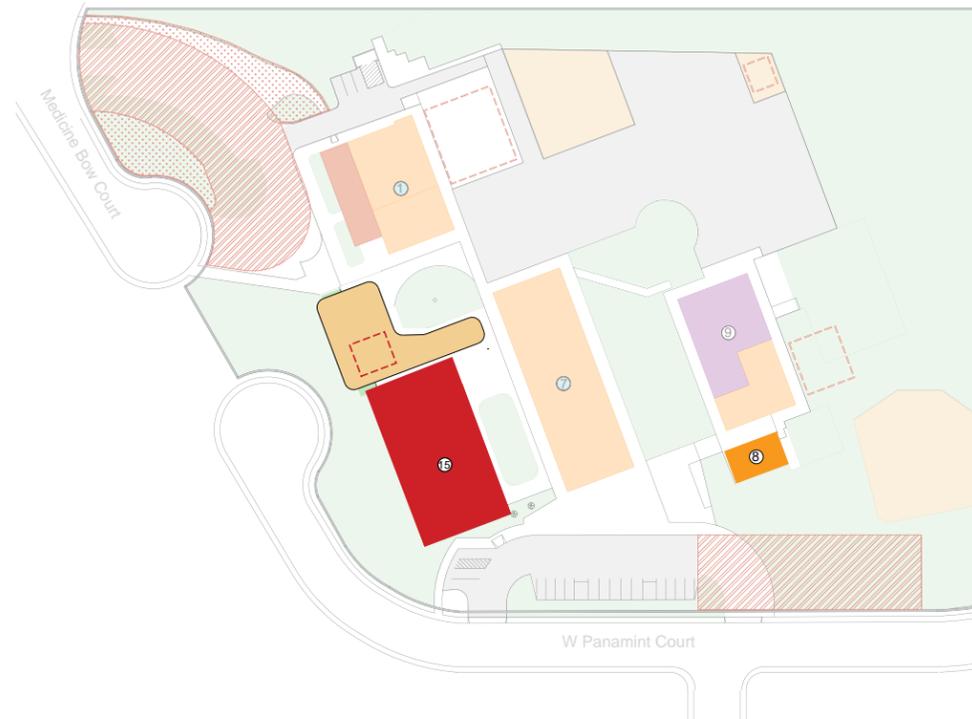


Project Group 3: Construct New Classroom Building, Play Area & Modernization to Building 8



- (2) child care rooms, (1) art room, (6) general classrooms, library/media center, including storage, staff, student & TK restrooms
- construct new kindergarten play area with play & shade structures
- high modernization to Library Building 8 for Music Classroom
- remove Portable Classroom Buildings 2, 4, 5, 6, 10 & 12

Total Project Cost: \$6,933,808



BUILDING KEY

- | | |
|---|------------------------------------|
| ① MAIN BUILDING (ADMINISTRATION-MULTI-PURPOSE ROOM) | ⑦ CLASSROOM BUILDING |
| ② CLASSROOM BUILDING | ⑧ CLASSROOM BUILDING |
| ④ CLASSROOM BUILDING | ⑨ CLASSROOM BUILDING |
| ⑤ CLASSROOM BUILDING | ⑩ CLASSROOM BUILDING |
| ⑥ CHILD CARE | ⑫ CLASSROOM BUILDING |
| | ⑭ LUNCH SHELTER |
| | ⑮ NEW CLASSROOM / LIBRARY BUILDING |

Project Group 4: Modernization to Classroom Building 9 Zone



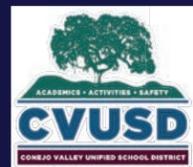
- medium modernization to Classroom Building 9
- high modernization to (e) computer classroom for science classroom
- high modernization to (e) computer classroom and general classroom for (1) makerspace/flex classroom
- construct new learning garden with shade structure

Total Project Cost: \$2,220,260



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 | |



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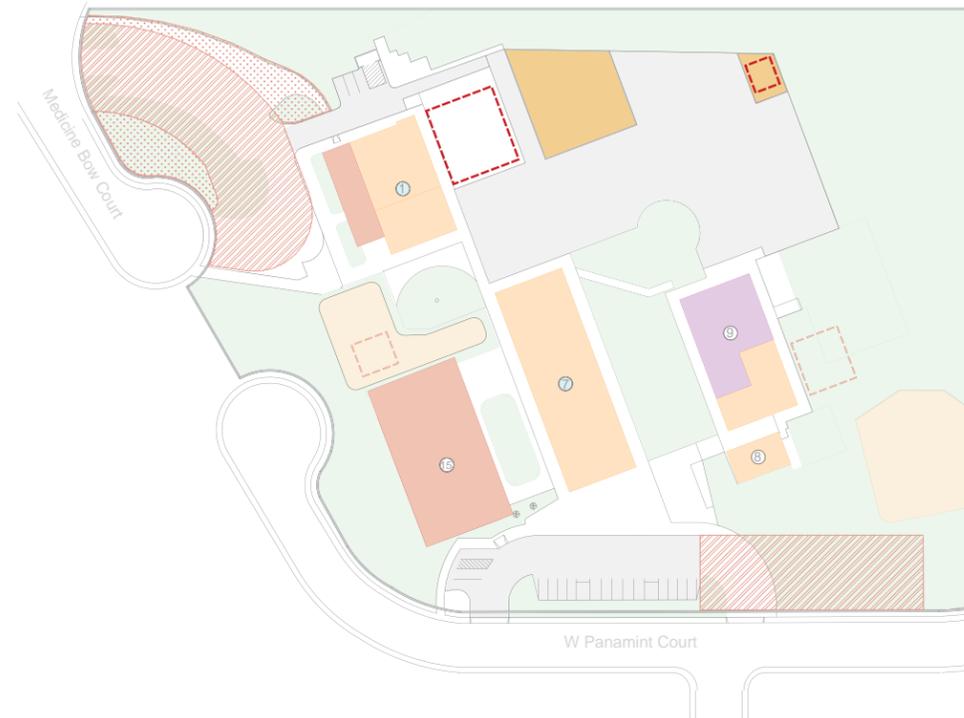
Project Groups 3 & 4

Project Group 5: New Lunch Shelter & Modernization to Play Areas



- construct new lunch/shade shelter
- construct new play structure (west)
- construct new play & shade structures (north)
- remove Lunch shelter 14

Total Project Cost: \$1,223,348

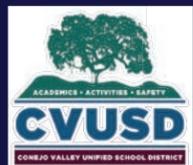


BUILDING KEY

- | | |
|--|---------------------------------------|
| ① MAIN BUILDING
(ADMINISTRATION-
MULTI-PURPOSE ROOM) | ⑦ CLASSROOM BUILDING |
| ② CLASSROOM BUILDING | ⑧ CLASSROOM BUILDING |
| ④ CLASSROOM BUILDING | ⑨ CLASSROOM BUILDING |
| ⑤ CLASSROOM BUILDING | ⑩ CLASSROOM BUILDING |
| ⑥ CHILD CARE | ⑫ CLASSROOM BUILDING |
| | ⑭ LUNCH SHELTER |
| | ⑮ NEW CLASSROOM / LIBRARY
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 | |



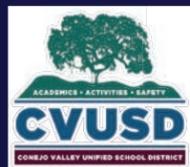
Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Westlake Hills ES						
Project Group 1						
Bldg. 1 -Expansion of Administration Bldg.	875	SF	1	875	\$450.00	\$ 393,750.00
Bldg. 1 - Expansion of MPR	1,539	SF	1	1,539	\$480.00	\$ -
Bldg. 1 - Modernization (high)	2,390	SF	1	2,390	\$270.00	\$ 645,300.00
<i>Parking/Drop-off Reconfiguration - Medicine Bow Court</i>						
AC Paving	20,000	SF	1	20,000	\$12.00	\$ 240,000.00
Drop-off Lane	300	LF	1	300	\$780.00	\$ 234,000.00
<i>Parking/Drop-off Reconfiguration - Panamint Court</i>						
AC Paving	14,500	SF	1	14,500	\$12.00	\$ 174,000.00
Drop-off Lane	120	LF	1	120	\$780.00	\$ 93,600.00
Total Construction Cost						\$ 1,780,650.00
Total Project Cost						\$ 2,492,910.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Westlake Hills ES						
Project Group 2						
Bldg. 1 - Expansion of MPR	1,540	SF	1	1,540	\$480.00	\$ 739,200.00
Bldg. 1 - Modernization (high)	3,840	SF	1	3,840	\$270.00	\$ 1,036,800.00
Bldg. 7 (high)	10,800	SF	1	10,800	\$270.00	\$ 2,916,000.00
Total Construction Cost						\$ 4,692,000.00
Total Project Cost						\$ 6,568,800.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Westlake Hills ES						
Project Group 3						
New Classroom Building	11,520	SF	1	11,520	\$360.00	\$ 4,147,200.00
Bldg. 8 Modernization (high)	1,480	SF	1	1,480	\$270.00	\$ 399,600.00
New Play Surface	6,420	SF	1	6,420	\$16.00	\$ 102,720.00
New Shade Structure	1,000	SF	1	1,000	\$80.00	\$ 80,000.00
New Play Equipment	1	EA	1	1	\$60,000.00	\$ 60,000.00
Portable Bldgs. 2,4,5,6,10 & 12	8,160	SF	1	8,160	\$20.00	\$ 163,200.00
Total Construction Cost						\$ 4,952,720.00
Total Project Cost						\$ 6,933,808.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Westlake Hills ES						
Project Group 4						
Bldg. 9 Modernization (high)	2,930	SF	1	2,930	\$270.00	\$ 791,100.00
Bldg. 9 Modernization (medium)	4,800	SF	1	4,800	\$126.00	\$ 604,800.00
New Shade Structure	2,000	SF	1	2,000	\$80.00	\$ 160,000.00
New Learning Garden	2,000	SF	1	2,000	\$15.00	\$ 30,000.00
Total Construction Cost						\$ 1,585,900.00
Total Project Cost						\$ 2,220,260.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Westlake Hills ES						
Project Group 5						
New Lunch Shelter	4,000	SF	1	4,000	\$138.00	\$ 552,000.00
New Play Surface - West	6,870	SF	1	6,870	\$16.00	\$ 109,920.00
New Play Equipment - North & West	2	EA	1	2	\$60,000.00	\$ 120,000.00
New Play Surface - North	1,100	SF	1	1,100	\$16.00	\$ 17,600.00
New Shade Structure - North	600	SF	1	600	\$80.00	\$ 48,000.00
Lunch Shelter 14 Removal	2,630	SF	1	2,630	\$10.00	\$ 26,300.00
Total Construction Cost						\$ 873,820.00
Total Project Cost						\$ 1,223,348.00



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Cost Breakdown