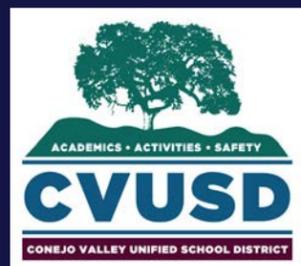


HOME OF THE WESTLAKE WIZARDS

CVUSD | *Facilities Master Plan*



CVUSD - WESTLAKE CLUSTER



Westlake Elementary | *Conceptual Master Plan*

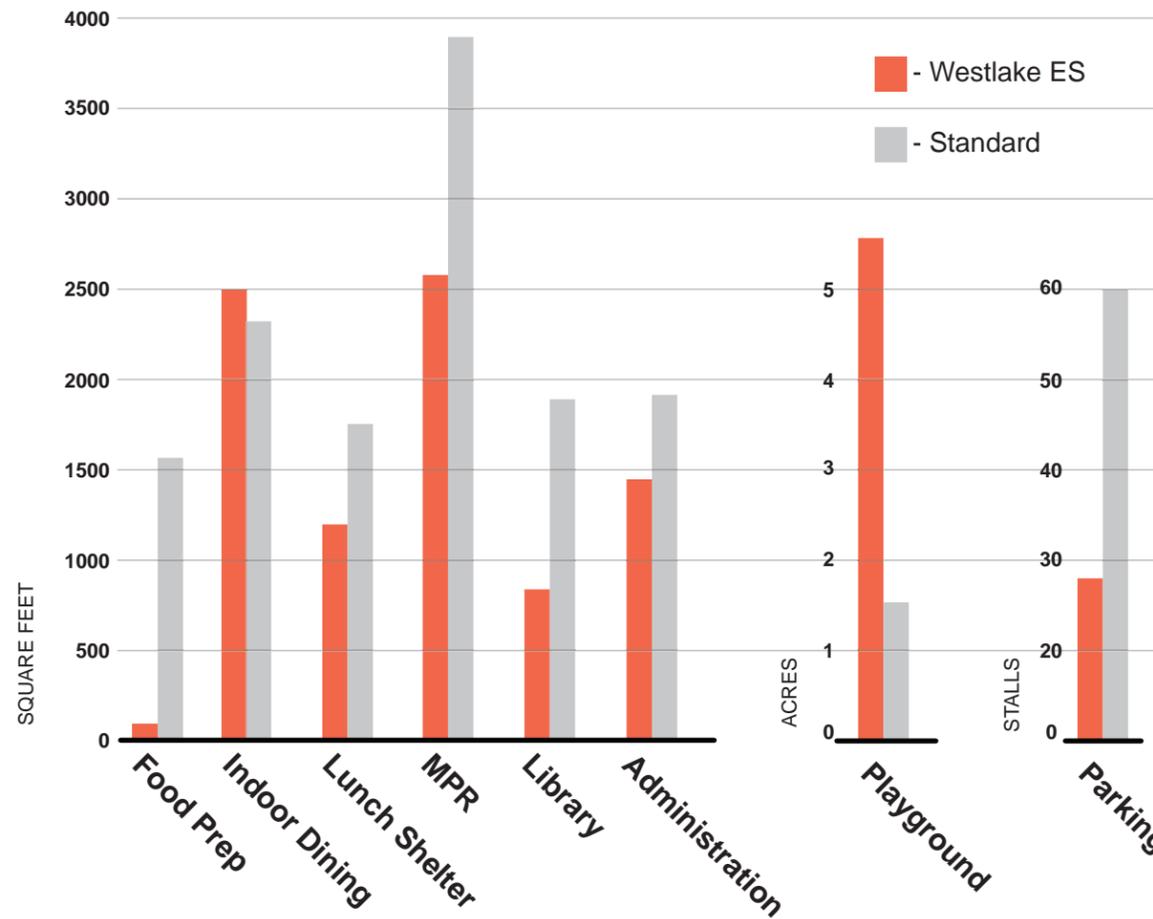
1571 East Potrero Road, Westlake Village, CA 91361
Conejo Valley Unified School District
March 31, 2017

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:

- Multipurpose room and server room are undersized
- Main administrative office is undersized
- Interior & exterior finishes, roofing & HVAC systems are aging
- Multiple auxiliary storage units
- Play structures are aging and require accessibility upgrades
- Low fencing surrounding K yard
- Undersized classrooms at Building 3
- Lack of science /flex lab



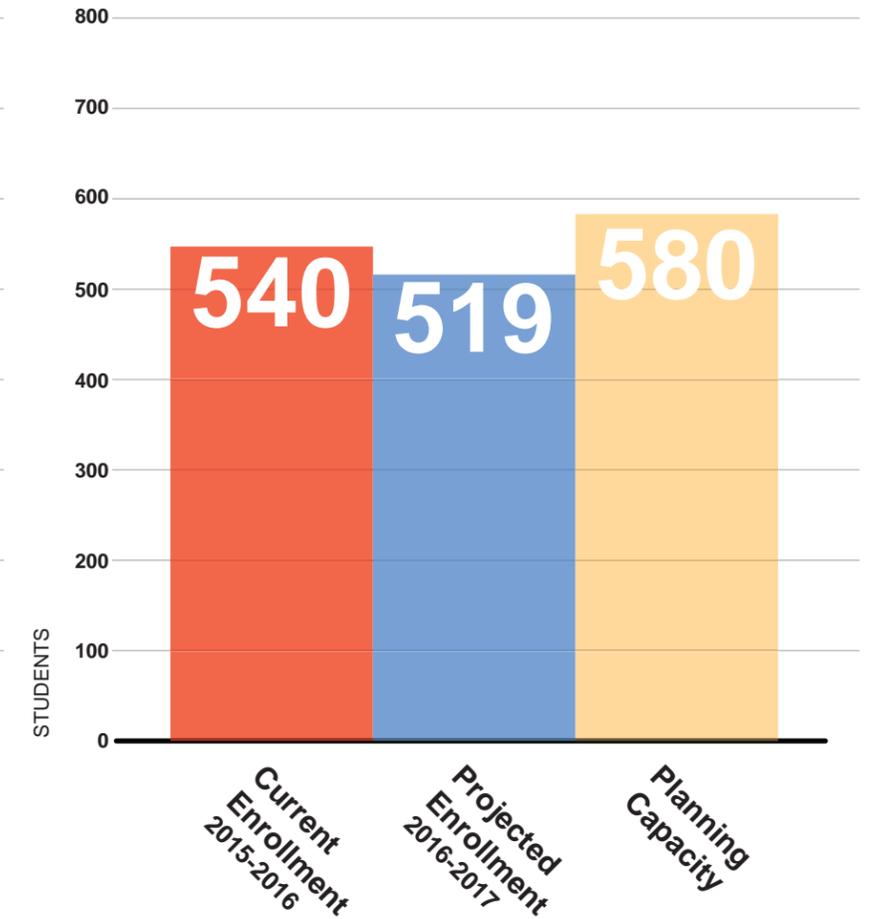
Core Facilities Summary

Current facilities meet school's needs

- Indoor Dining (+288 SF)
- Library (-1,018 SF)
- Playground (+4 Acres)
- Parking (-33 Stalls)

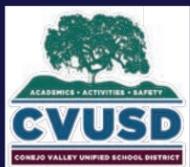
Current facilities DO NOT meet school's needs

- Food Prep (-1,558 SF)
- Lunch Shelter (-540 SF)
- Multi-Purpose Room (-1,212 SF)
- Administration (-482 SF)



Enrollment Summary

Total Current Classrooms: 27
 Total Based on Projected Enrollment Classrooms: 25



Westlake Elementary | Conceptual Master Plan

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Enrollment & Facilities Data

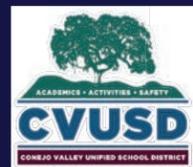


BUILDING KEY

- | | |
|---|-----------------------|
| ① MAIN BUILDING
(ADMINISTRATION- LIBRARY -
CLASSROOM - MULTI-PURPOSE
ROOM) | ⑤ DOUBLE UNIT MODULAR |
| ② LUNCH SHELTER | ⑥ DOUBLE UNIT MODULAR |
| ③ CLASSROOM BUILDING | ⑦ (NUMBER NOT IN USE) |
| ④ CLASSROOM BUILDING | ⑧ DOUBLE UNIT MODULAR |
| | ⑨ SHADE STRUCTURE |

LEGEND

- | | |
|--|--------------------|
| | PERMANENT BUILDING |
| | PORTABLE BUILDING |
| | STRUCTURE ABOVE |
| | UNCERTIFIED |



Westlake Elementary | *Conceptual Master Plan*

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 Conejo Valley Unified School District
 March 31, 2017

Existing Facilities



BUILDING KEY

- | | |
|---|-----------------------|
| ① MAIN BUILDING
(ADMINISTRATION- LIBRARY -
CLASSROOM - MULTI-PURPOSE
ROOM) | ⑤ DOUBLE UNIT MODULAR |
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| ④ CLASSROOM BUILDING | ⑧ DOUBLE UNIT MODULAR |
| | ⑨ SHADE STRUCTURE |

LEGEND

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

Project Group 1:

- MPR Addition & Lunch Shelter

Project Group 2:

- Medium & High Modernization to Main Building 1

Project Group 3:

- Medium & High Modernization to Classroom Building 3

Project Group 4:

- Modernization to Kindergarten Zone

Project Group 5:

- Modernization to Play Spaces

Project Group 6:

- Modernization to Makerspace Zone

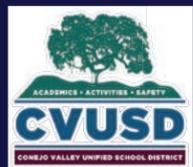
Project Group 7:

- Modernization to Portable Buildings & Shade Structure

Project Groups

Classrooms Counts

- Current classroom count: 27
- Classroom count based on projected enrollment: 25
- Master plan classroom count: 25



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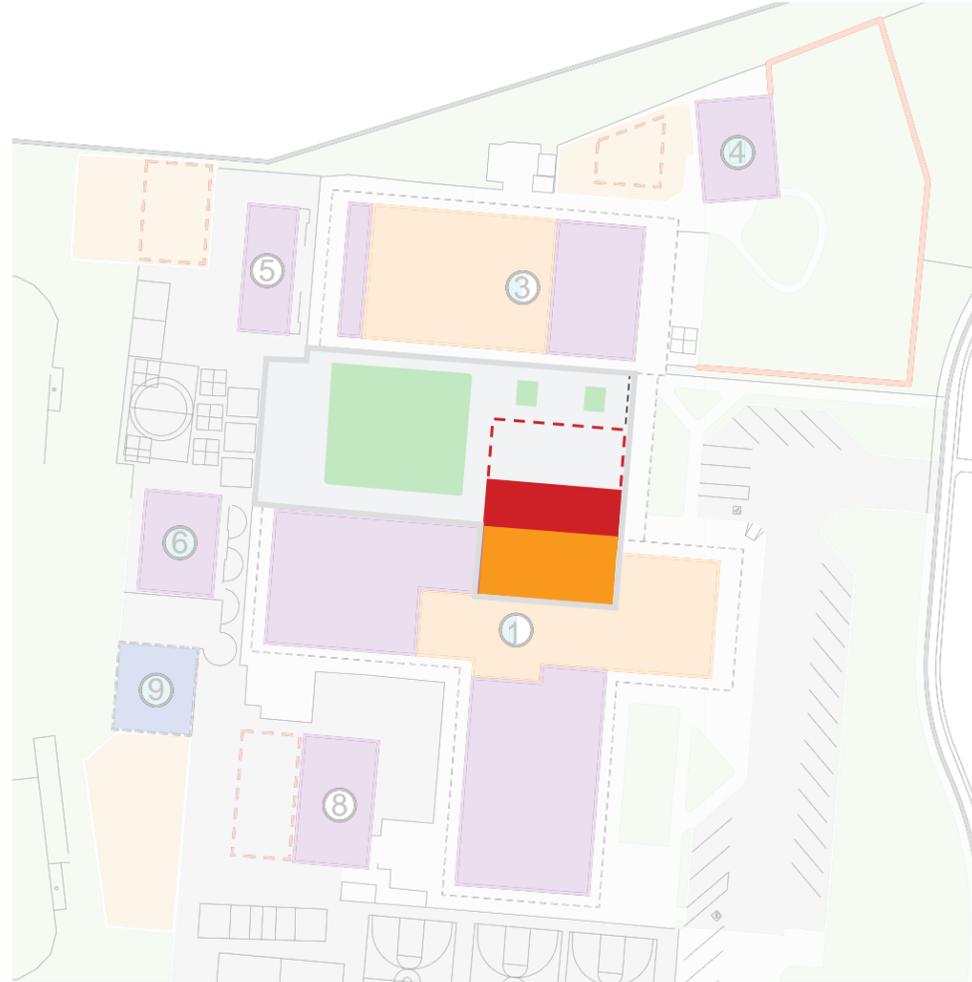
Conceptual Master Plan - Projects

Project Group 1: MPR Addition & Lunch Shelter



- renovate and expand MPR and food services
- construct new lunch shelter with permanent dining furniture
- modernize assembly courtyard
- remove (e) lunch shelter

Total Project Cost: \$2,359,042



BUILDING KEY

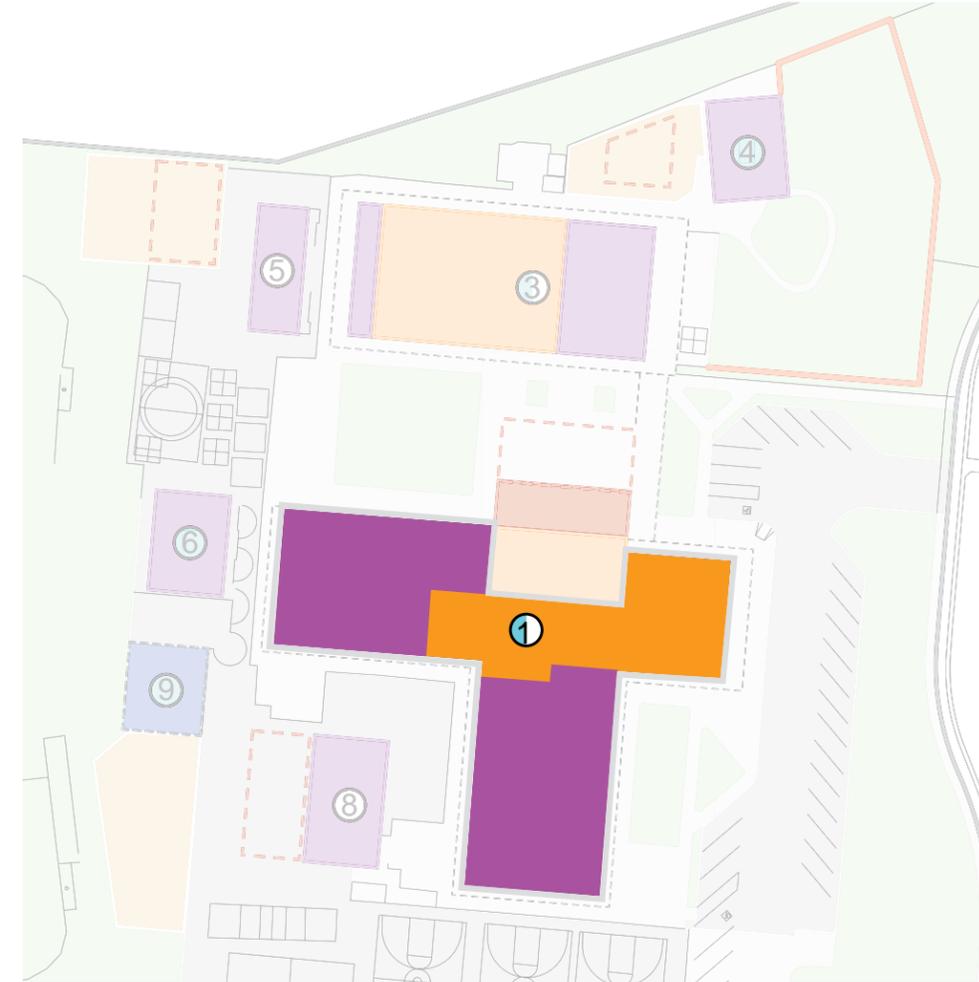
- | | |
|---|-----------------------|
| ① MAIN BUILDING
(ADMINISTRATION- LIBRARY -
CLASSROOM - MULTI-PURPOSE
ROOM) | ⑤ DOUBLE UNIT MODULAR |
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| ③ CLASSROOM BUILDING | ⑦ (NUMBER NOT IN USE) |
| ④ CLASSROOM BUILDING | ⑧ DOUBLE UNIT MODULAR |
| | ⑨ SHADE STRUCTURE |

Project Group 2: Medium & High Modernization to Main Building 1



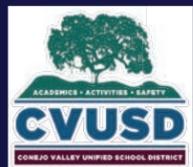
- medium/high modernization to building, including entrance/frontage
- modernize (e) administration & renovate (e) library for administration
- renovate (e) computer classroom for general classroom
- renovate (e) computer classroom and general classroom for library/
multi-media center

Total Project Cost: \$4,104,450



LEGEND

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



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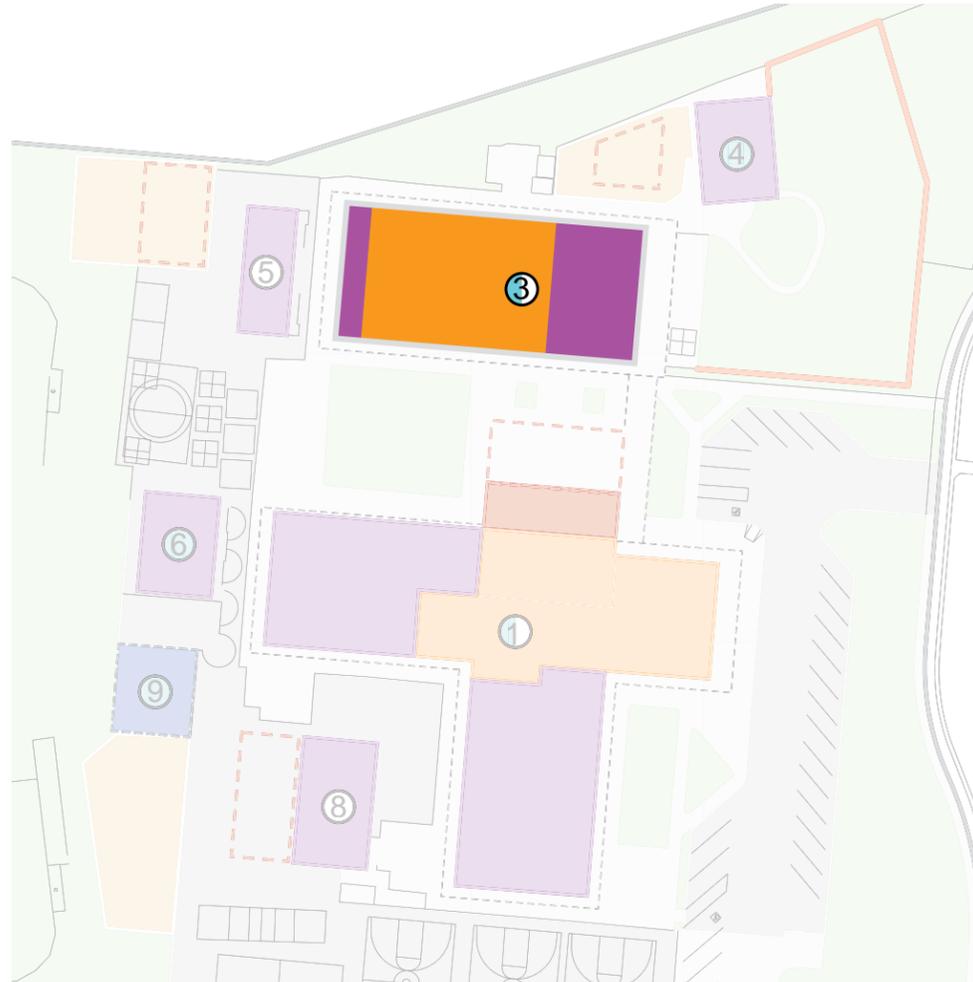
Project Groups 1 & 2

Project Group 3: Medium & High Modernization to Classroom Building 3



- medium modernization to building
- high modernization/renovation to enlarge (8) general classrooms for (6) general classrooms

Total Project Cost: \$2,676,744

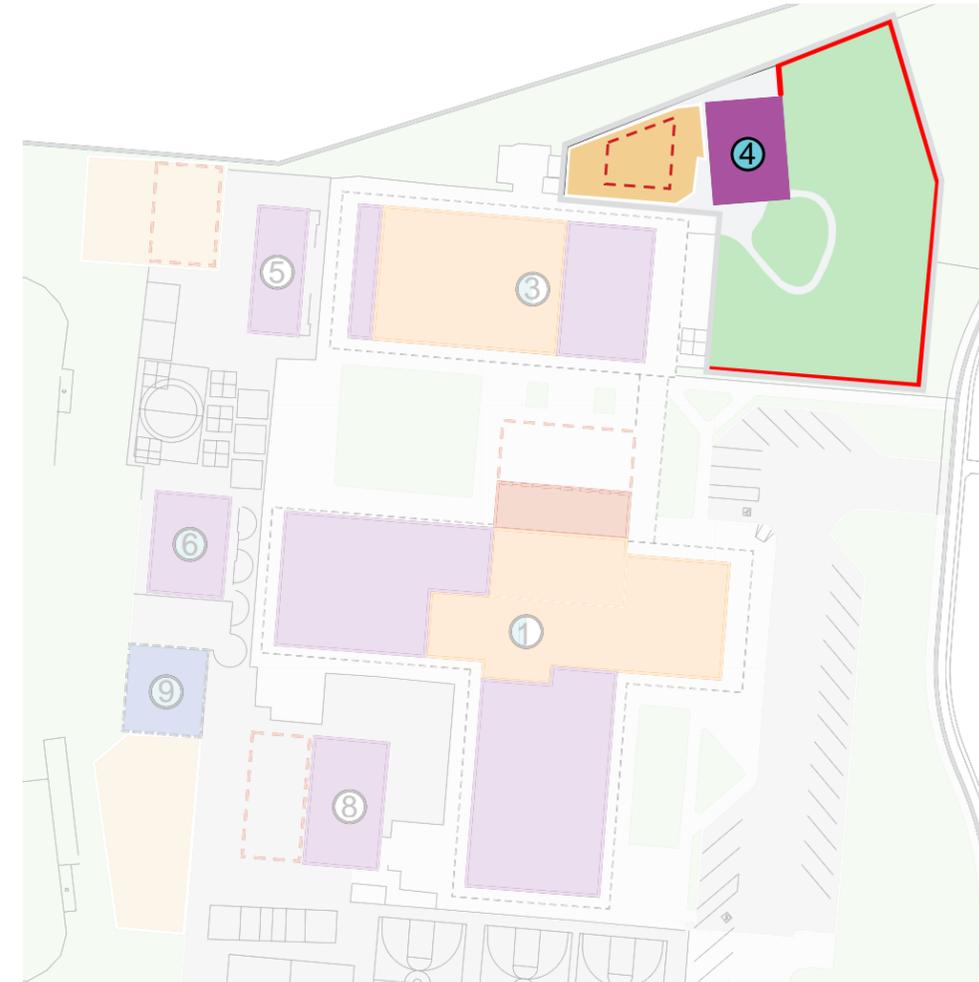


Project Group 4: Modernization to Kindergarten Zone



- medium modernization to Classroom Building 4
- construct new, taller decorative perimeter fence
- construct new shade structure and play structure with rubberized surface
- remove (e) play structure

Total Project Cost: \$662,746

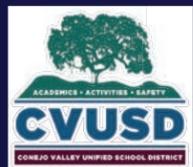


BUILDING KEY

- | | |
|--|-----------------------|
| ① MAIN BUILDING (ADMINISTRATION- LIBRARY - CLASSROOM - MULTI-PURPOSE ROOM) | ⑤ DOUBLE UNIT MODULAR |
| ② LUNCH SHELTER | ⑥ DOUBLE UNIT MODULAR |
| ③ CLASSROOM BUILDING | ⑦ (NUMBER NOT IN USE) |
| ④ CLASSROOM BUILDING | ⑧ DOUBLE UNIT MODULAR |
| | ⑨ SHADE STRUCTURE |

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

Project Group 5: Modernization to Play Spaces



- construct new shade structure and play structure with rubberized surface (east yard)
- construct new play structure with rubberized surface (west yard)
- remove (e) play structures

Total Project Cost: \$497,924

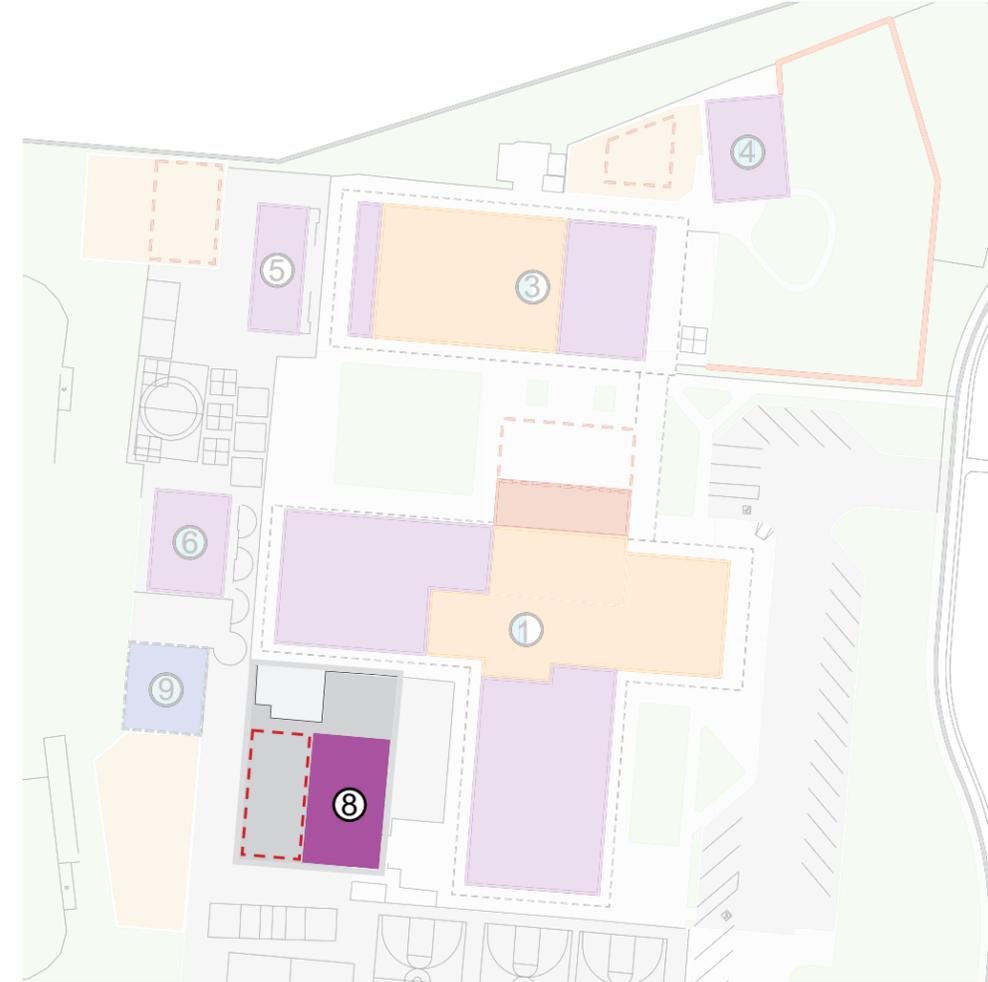


Project Group 6: Modernization to Makerspace Zone



- medium modernization to Portable Building 8
- construct new shade structure for outdoor classroom/flex space
- construct new maker space courtyard

Total Project Cost: \$600,768

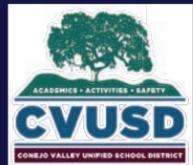


BUILDING KEY

- | | |
|--|-----------------------|
| ① MAIN BUILDING (ADMINISTRATION- LIBRARY - CLASSROOM - MULTI-PURPOSE ROOM) | ⑤ DOUBLE UNIT MODULAR |
| ② LUNCH SHELTER | ⑥ DOUBLE UNIT MODULAR |
| ③ CLASSROOM BUILDING | ⑦ (NUMBER NOT IN USE) |
| ④ CLASSROOM BUILDING | ⑧ DOUBLE UNIT MODULAR |
| | ⑨ SHADE STRUCTURE |

LEGEND

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



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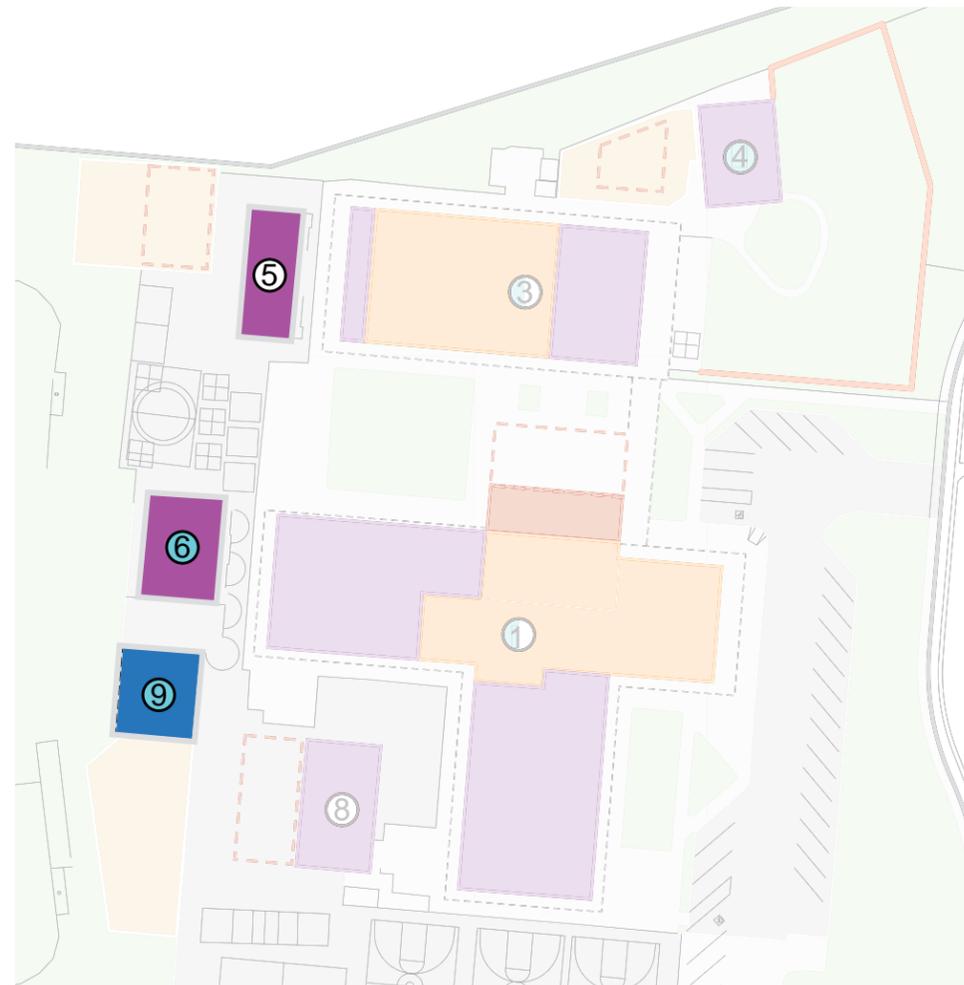
Project Groups 5 & 6

Project Group 7: Modernization to Portable Buildings & Shade Structure



- medium modernization to Portable Buildings 5 & 6
- low modernization to Shade Structure 9

Total Project Cost: \$575,050

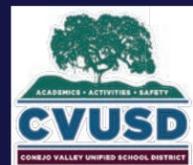


BUILDING KEY

- | | |
|---|-----------------------|
| ① MAIN BUILDING
(ADMINISTRATION- LIBRARY -
CLASSROOM - MULTI-PURPOSE
ROOM) | ⑤ DOUBLE UNIT MODULAR |
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| ③ CLASSROOM BUILDING | ⑦ (NUMBER NOT IN USE) |
| ④ CLASSROOM BUILDING | ⑧ DOUBLE UNIT MODULAR |
| | ⑨ SHADE STRUCTURE |

LEGEND

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



Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Westlake ES						
Project Group 1						
Bldg. 1 -Expansion of MPR	1,400	SF	1	1,400	\$480.00	\$ 672,000.00
Bldg. 1 - Modernization MPR Only (high)	2,555	SF	1	2,555	\$270.00	\$ 689,850.00
New Lunch Shelter	1,910	SF	1	1,910	\$138.00	\$ 263,580.00
Assembly Courtyard Upgrades	2,500	SF	1	2,500	\$20.00	\$ 50,000.00
Existing Lunch Shelter Demolition	1,200	SF	1	1,200	\$8.00	\$ 9,600.00
Total Construction Cost						\$ 1,685,030.00
Total Project Cost						\$ 2,359,042.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Westlake ES						
Project Group 2						
Bldg. 1 - Modernization (high)	5,291	SF	1	5,291	\$270.00	\$ 1,428,570.00
Bldg. 1 - Modernization (medium)	11,930	SF	1	11,930	\$126.00	\$ 1,503,180.00
Total Construction Cost						\$ 2,931,750.00
Total Project Cost						\$ 4,104,450.00

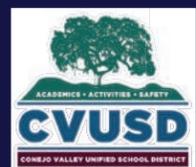
Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Westlake ES						
Project Group 3						
Bldg. 3 - Modernization (high)	5,490	SF	1	5,490	\$270.00	\$ 1,482,300.00
Bldg. 3 - Modernization (medium)	3,410	SF	1	3,410	\$126.00	\$ 429,660.00
Total Construction Cost						\$ 1,911,960.00
Total Project Cost						\$ 2,676,744.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Westlake ES						
Project Group 4						
Bldg. 4 - Modernization (medium)	1,695	SF	1	1,695	\$126.00	\$ 213,570.00
New Perimeter Fencing	440	LF	1	440	\$210.00	\$ 92,400.00
New Shade Structure	800	SF	1	800	\$80.00	\$ 64,000.00
New Playground Equipment	1	EA	1	1	\$60,000.00	\$ 60,000.00
New Playground Surface	2,245	SF	1	2,245	\$16.00	\$ 35,920.00
Existing Play Area Demolition	1	LS	1	1	\$7,500.00	\$ 7,500.00
Total Construction Cost						\$ 473,390.00
Total Project Cost						\$ 662,746.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Westlake ES						
Project Group 5						
New Shade Structure	1,432	SF	1	1,432	\$80.00	\$ 114,560.00
New Playground Equipment	2	EA	1	2	\$60,000.00	\$ 120,000.00
New Playground Surface	7,100	SF	1	7,100	\$16.00	\$ 113,600.00
Existing Play Area Demolition	1	LS	1	1	\$7,500.00	\$ 7,500.00
Total Construction Cost						\$ 355,660.00
Total Project Cost						\$ 497,924.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Westlake ES						
Project Group 6						
Bldg. 8 - Modernization (medium)	2,120	SF	1	2,120	\$126.00	\$ 267,120.00
New Shade Structure	1,650	SF	1	1,650	\$80.00	\$ 132,000.00
New Maker Space Courtyard	2,000	SF	1	2,000	\$15.00	\$ 30,000.00
Total Construction Cost						\$ 429,120.00
Total Project Cost						\$ 600,768.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Westlake ES						
Project Group 7						
Bldgs. 5 & 6 - Modernization (medium)	3,100	SF	1	3,100	\$126.00	\$ 390,600.00
Shade Structure Modernization (light)	1,550	SF	1	1,550	\$13.00	\$ 20,150.00
Total Construction Cost						\$ 410,750.00
Total Project Cost						\$ 575,050.00



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Cost Breakdown