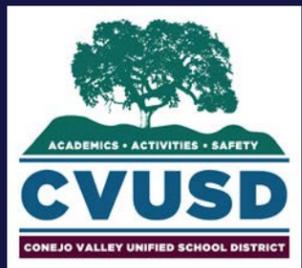




CVUSD | *Facilities Master Plan*



CVUSD - WESTLAKE CLUSTER



Westlake Elementary | *Master Plan & Projects*

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

Existing Site Summary

Neighborhood:

Westlake Elementary School is located in Westlake Village, bound by East Potrero Road to the south, Lake Eleanor Creek to the north, and residential lots to the east and west. The campus is located in a residential neighborhood, and is surrounded by Lake Eleanor Sentinel, Conejo Ridge Open Space and the local park. The closest major intersection is Westlake Boulevard and East Potrero Road.

Instruction:

Westlake Elementary School currently serves 540 students from Kindergarten through 5th grade. In addition to their general education instruction, the campus has programs for after school enrichment, participates in GATE, and has created Art Masters. The school's technology program is especially strong, and is supported by a dedicated Makerspace. Students spend several days a week creating news broadcasts, and experimenting 3D printers and Lego Robotics.

Summary of Facilities:

The core buildings on the campus were built in 1969 with Spanish Mission tile roofs and stucco exterior finishes. Additional general classrooms in the form of modular buildings were added in the late 1990s. The site has been well maintained over the years, and permanent structures were observed to be in good working condition. The site is organized into two halves, with structures occupying the southern zone, and four baseball/softball fields to the north. Students are afforded a diverse number of outdoor areas, including turf fields, two play structures, hardcourts and academic courtyards. Three sides of the site are lined with exceptionally tall, sheltering and mature trees.

Building Systems:

The HVAC systems on campus are multi-zone units and appear to be functioning adequately overall, though they are nearing the end of their life-cycle. Plumbing and sewer systems appear to be well maintained. The current electrical capacity and distribution meet the school's needs.

Technology:

The site has been modernized with an updated fiber network, wireless access points and copper in all rooms. There is a desire for wireless coverage in exterior spaces. Classrooms have transitioned to mobile devices. The importance of technology in the school's curriculum is apparent in the campus' two computer labs, Makerspace classroom and updated library.

Energy:

There are currently no renewable energy systems installed on campus. Gas and electricity use across the past 3 years are relatively consistent indicating similar demands and the unlikelihood of gas leaks and/or errant electricity use. Water use data for the past year indicates an increase in water use from 2015. As the current HVAC equipment is nearing the end of their useful life, there is an opportunity to install more energy efficient models/systems to reduce the demand for energy.

Site Attributes:

The most visually apparent site attribute is the large, well landscaped grounds. The campus character is greatly enhanced and shaped by the mature trees and adjacent open parks. Within the campus, the school and the wider community enjoys the use of Westlake Elementary School's playfields. The materiality of the building structures match those of the neighboring houses with their Spanish Mission tile roofs and stucco finish. The main entrance to the school appears as three arched gateways. The library is identified as the heart of the school, and spaces such as the Makerspace classroom are important fixtures on the campus.

Site Opportunities:

There are several opportunities for improving the campus environment. The kitchen and multi-purpose room are undersized and do not meet the current needs of the campus. While lunch is served in the multi-purpose room, students eat outside; tables and chairs are rolled outside during lunch hours and rolled back into the multi-purpose room daily. Shade structures in the playground spaces could be beneficial to the campus. Improvements to the Kindergarten playground may be explored as well. A low fence surrounds this zone of the school; student safety may be enhanced by modernizing this area.

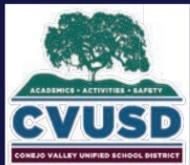
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| 4.0 | Master Planning - Goals |
| 5.0 | Master Planning - Existing Site |
| 5.1 | Master Planning - Existing Facilities |
| 5.2 | Master Planning - Existing Enrollment & Facilities Data |
| 5.3 | Master Planning - Existing Site |
| 6.0 - 6.7 | Master Planning - Projects |
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Enrollment Summary

Elementary

| Student | Jr K | K | 1 | 2 | 3 | 4 | 5 | SDC | Total | Prior Month | Prior YR | Adopted Budget | + or - Budget |
|----------------------------|------|----|----|----|----|----|----|-----|-------|-------------|----------|----------------|---------------|
| <i>Westlake Elementary</i> | 21 | 84 | 92 | 84 | 76 | 93 | 90 | | 540 | | 515 | | |



Master Planning Process Summary

Master Plan Goals

- Expansion of the Multi-Purpose Room
- Modernize and reconfigure administration space
- Modernize Interior & exterior finishes, roofing & HVAC systems
- Consolidate auxiliary storage units across the campus
- Upgrade play structures to be ADA accessible
- Provide taller fencing around kindergarten yard
- Modernize Classroom Building 3 to create standard size classrooms
- Incorporate a science/flex lab space into campus

Process

Westlake Elementary School was included in the Measure I master planning effort and was studied with the Westlake Cluster family of schools.

ITEM 1- Survey

The Westlake Elementary School Campus Survey was completed in December of 2016. The survey was done by NAC Architecture.

The survey found that the campus housed 540 students in 2016, with enrollment projected to decrease slightly to 519 by 2017. The CVUSD Planning Capacity for the campus is 580 students. Overall, the campus was found to be in relatively good condition. The visual survey confirmed several deficiencies in core facilities.

- The food prep and serving areas are approximately 1,550 SF smaller than district standards and does not meet the needs of the school; lunch time activities are divided into three periods
- There is no indoor dining on campus. The multi-purpose room is used during inclement weather only
- The lunch shelter area is approximately 540 SF smaller than district standards and does not serve the needs of the school
- The library is approximately 1,020 SF smaller than district standards, but meets the needs of the school
- The administrative core facilities are approximately 460 SF smaller than district standards and does not meet the needs of the school

- The parking stall count is currently 27 stalls fewer than district standards; by managing the traffic flow, the school has been able to mitigate the vehicular challenges common to the district
- Overall the campus was found to contain sufficient playground area, 5.66 acres, to accommodate the needs of a 540 student population, but various buildings require renovation, while underutilized site areas should be redeveloped to better serve student needs

Charrette #1

Following the Survey, a summary of findings and draft survey were presented to the school Principal. Specific input clarifying the existing campus concerns and top priorities for improvement were discussed, and included the following:

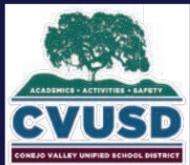
- The lunch shelter and food prep/serving areas are undersized and should be a priority for modernization
- The staff lounge is undersized
- Most classrooms are undersized per the needs of the school; expansion of the instructional spaces would be beneficial

ITEM 2- Site Analysis

The Site Analysis was completed in January of 2017.

This report analyzed the site from multiple viewpoints, including campus circulation, the functionality of facilities and programmatic requirements. Preliminary suggestions for improvements geared towards supporting the school's educational mission were presented.

- Existing fencing along the kindergarten play yard would benefit from being replaced with a taller solution. Decorative fence solutions may be explored
- Aging play structures and sand areas may be replaced with modernized structures that meet ADA requirements. The kindergarten play area may benefit from more varied play equipment
- Auxiliary storage shelters located across the site may be consolidated into permanent solutions, helping to recapture valuable play space
- Modernization of interior & exterior finishes, roofing and HVAC systems would enhance the function and aesthetics of the campus
- Lunchtime activities would be greatly improved with the expansion of the kitchen, reconfiguration of the queuing line and expansion of the lunch shelter. Permanent exterior seating may be considered, as tables and chairs must currently be transported in and out of the MPR.
- The main administrative offices are undersized; the staff lounge would especially benefit from expansion



Charrette #2

The Site Analysis was presented to various stakeholders at a community meeting located in the library at Westlake High School. Campus users had the following input:

- Fencing is not necessary at the front of the school
- Classroom Building 3 has several small classroom spaces
- Adequate conference rooms are lacking
- The food prep and serving areas are undersized; circulation through the multi-purpose room is a challenge
- A science/flex lab is desirable

The stakeholders supported these findings and requested that the Project Team integrate their feedback in the eventual conceptual master plan.

ITEM 3- Alternate Concepts

Following the Charrette, NAC Architecture developed a series of projects for the campus which included new facilities, modernization of buildings and sitework to address the points raised by the campus user groups.

2 Alternative layouts were developed.

Alternate 1- Included:

- Expansion of MPR and food service with building addition
- Expansion of administrative spaces
- Modernization of library/media center
- Modernization of Building 3 to increase classroom size & integrate storage
- DSA certification of all buildings
- Higher Kindergarten yard perimeter fencing
- Replacement of play structures and addition of shade structures
- Covered flexible outdoor classroom
- General accessibility upgrades

Alternate 2- Included:

- Expansion of MPR and food service
- Expansion of administrative spaces with building addition
- Modernization of Building 3 to increase classroom size & integrate storage
- New library/media center & classroom building, including makerspace/flex science
- DSA certification of all buildings
- Higher Kindergarten yard perimeter fencing
- Replacement of play structures and addition of shade structures
- Restripe hard courts
- General accessibility upgrades

Charrette #3

Following development of the Alternate Concepts, NAC Architecture presented draft master plans to stakeholders in a Charrette Review Meeting. The Charrette included the Westlake Cluster and took place at Westlake High School's library in February 2017. NAC Architecture presented several potential projects to a Stakeholder Group consisting of the school principal and representatives of the teachers and parents who were nominated by the campus administration to participate.

The Stakeholders supported these options and emphasized the need to provide for student needs first. The Stakeholders added specific input for campus improvements:

- Consider re-analyzing the projected enrollment; stakeholders believe enrollment is increasing rather than decreasing
- Permanent shaded lunch seating is a priority; the blacktop area east of Building 6 is a potential lunch area

Following the Charrette Review Meeting the campus administration and staff reviewed the proposal and added additional input and suggestions:

- The principal concern is the outdoor lunch area where tables are manually moved in and out during the lunch period; along with being undersized, this creates safety challenges

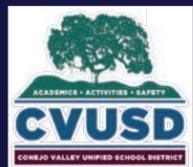
Stakeholder Input was incorporated into the progress plans.

ITEM 4- Conceptual Master Plan

The Conceptual Master Plan was developed based on the presentation and feedback from the Alternate Concepts and the stakeholder feedback from the charrettes. The Conceptual Master was eventually a variation of Alternate Concept 1. In this phase of the process, the solution was narrowed down to one plan for every site to include long-term and short-term plans. Projects were developed in this step with draft cost estimates.

The potential projects in the Master Plan were presented to include the following:

- Multi-Purpose Room addition and lunch shelter
- Medium & high modernization to main building 1 and 3
- Modernization to kindergarten zone
- Modernization to play spaces
- Modernization to makerspace zone
- Modernization to portable buildings & shade structure



Charrette #4

The Conceptual Master Plan was presented at a Charrette Meeting, and included projects and draft cost estimates. NAC Architecture revised the earlier studies to reflect stakeholder input. The various stakeholders supported the general direction taken by the master plan, and had specific input for campus improvements:

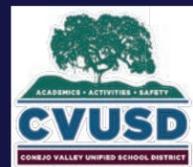
- The proposed location for the lunch shelter conflicts with the school's shaded gathering area; another shaded area outside of the lunch shelter should be provided as well
- Modernization of Building 3 is not a priority
- Re-analyze projected classroom count; the stakeholders believe the existing classroom count should remain

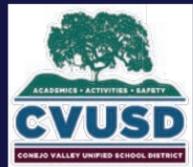
ITEM 5- Final Master Plan and Projects

This document is the Final Master Plan based on the presentations and feedback from the Conceptual Master Plan and earlier reviews. This document includes a single short-term and long-term Master Plan vision which is shown in a series of projects to be completed under the current Measure I Bond and future Bond measures. Each project group is accompanied by a cost estimate.

Documentation of the process and identification of the stakeholders who participated ensure that the master plan addresses the need for each site in an objective way.

Projects will be prioritized by CVUSD based on the criticality, functionality and adequacy of facility needs.



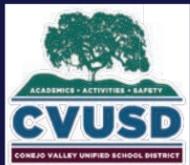


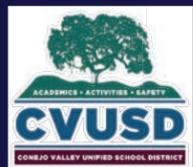
Westlake Elementary | *Master Plan & Projects*

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

Master Planning - Site Story

- 1. Expansion of the Multi-Purpose Room**
- 2. Modernize and reconfigure administration space**
- 3. Modernize Interior & exterior finishes, roofing & HVAC systems**
- 4. Consolidate auxiliary storage units across the campus**
- 5. Upgrade play structures to be ADA accessible**
- 6. Provide taller fencing around kindergarten yard**
- 7. Modernize Classroom Building 3 to create standard size classrooms**
- 8. Incorporate a science/flex lab space into campus**





Westlake Elementary | *Master Plan & Projects*

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

Master Planning - Existing Site

| School District Site Name | Street Address | City | Zip Code St Plus Four | School District Building Name | Building Rating Classification | Square Footage | Fire Const. Code | Fire Const. Type | Roof Type | Year Built | Year Renovated Roof | Year Renovated HVAC | Electric | Plumbing | Status | Is Vacant Y/N |
|---------------------------|------------------------|------------------|-----------------------|-------------------------------|--------------------------------|----------------|------------------|-------------------------|-------------|------------|---------------------|---------------------|----------|----------|------------------------------------|---------------|
| Westlake Elementary | 1571 East Potrero Road | Westlake Village | CA 91361-1529 | 1-Admin/Multi purpose | Elementary | 20,160 | 5 | Modified Fire Resistive | Composition | 1969 | 2007 | 2004 | 1999 | 2004 | Owned and occupied by the district | N |
| Westlake Elementary | 1571 East Potrero Road | Westlake Village | CA 91361-1529 | 2-Lunch Shelter | N/A | 1,200 | 5 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | Owned and occupied by the district | N |
| Westlake Elementary | 1571 East Potrero Road | Westlake Village | CA 91361-1529 | 3- Classrooms 1-10 | Elementary | 9,056 | 5 | Modified Fire Resistive | Composition | 1969 | 1994 | 2004 | 1999 | 2004 | Owned and occupied by the district | N |
| Westlake Elementary | 1571 East Potrero Road | Westlake Village | CA 91361-1529 | 4- Kindergarten 2A | *Portable | 1,440 | 5 | Modified Fire Resistive | Metal | 1999 | 1999 | 1999 | 1999 | 1999 | Owned and occupied by the district | N |
| Westlake Elementary | 1571 East Potrero Road | Westlake Village | CA 91361-1529 | 5- Childcare | Elementary | 1,440 | 5 | Modified Fire Resistive | Metal | 1988 | 1988 | 2004 | 1999 | 2004 | Owned and occupied by the district | N |
| Westlake Elementary | 1571 East Potrero Road | Westlake Village | CA 91361-1529 | 6- Classroom 27-28 | Portable | 1,440 | 5 | Modified Fire Resistive | Metal | 1997 | 1997 | 2004 | 1999 | 2004 | Owned and occupied by the district | N |
| Westlake Elementary | 1571 East Potrero Road | Westlake Village | CA 91361-1529 | 8- Classroom 24-25 | Portable | 1,920 | 5 | Modified Fire Resistive | Metal | 1964 | 1964 | 2004 | 1999 | 2004 | Owned and occupied by the district | N |
| Westlake Elementary | 1571 East Potrero Road | Westlake Village | CA 91361-1529 | 9- Shade Structure | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | Owned and occupied by the district | N |

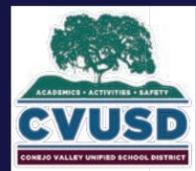
*Buildings noted here as Portable but observed on site to be modular construction have been identified as permanent buildings in the site plans.



Existing Facilities:

- 3 buildings are over 40 years old
- 3 buildings are between 30 and 40 years old

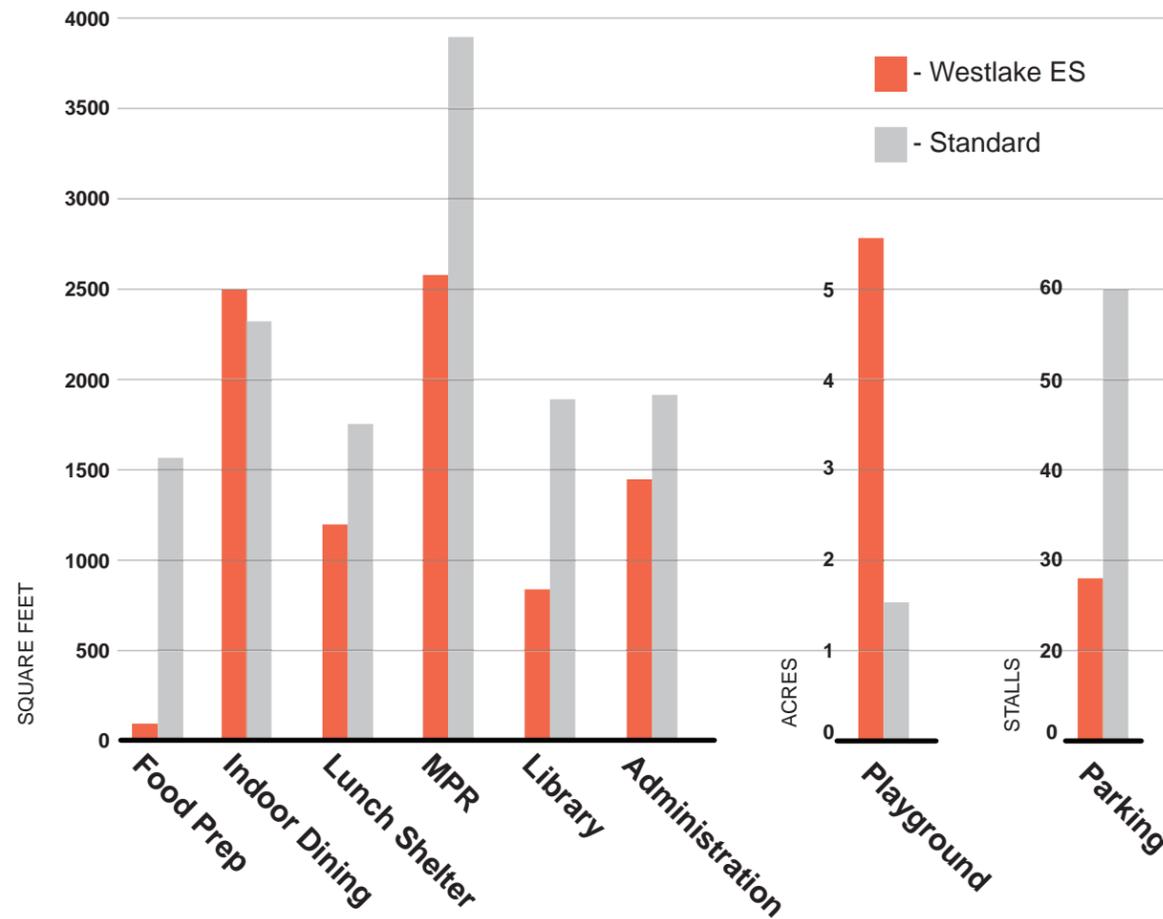
The oldest permanent buildings on the campus were 47 years old at the time this survey was taken, while the oldest portable building was 52 years old. Built with durable materials, the floor and wall components appear to be in good condition. The roofing across the campus is between 9 and 28 years old. The roofs are in need of repair. The major building systems are between 12 and 17 years old, with the HVAC systems at the end of their useful life. Most portable building infrastructure is original.





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



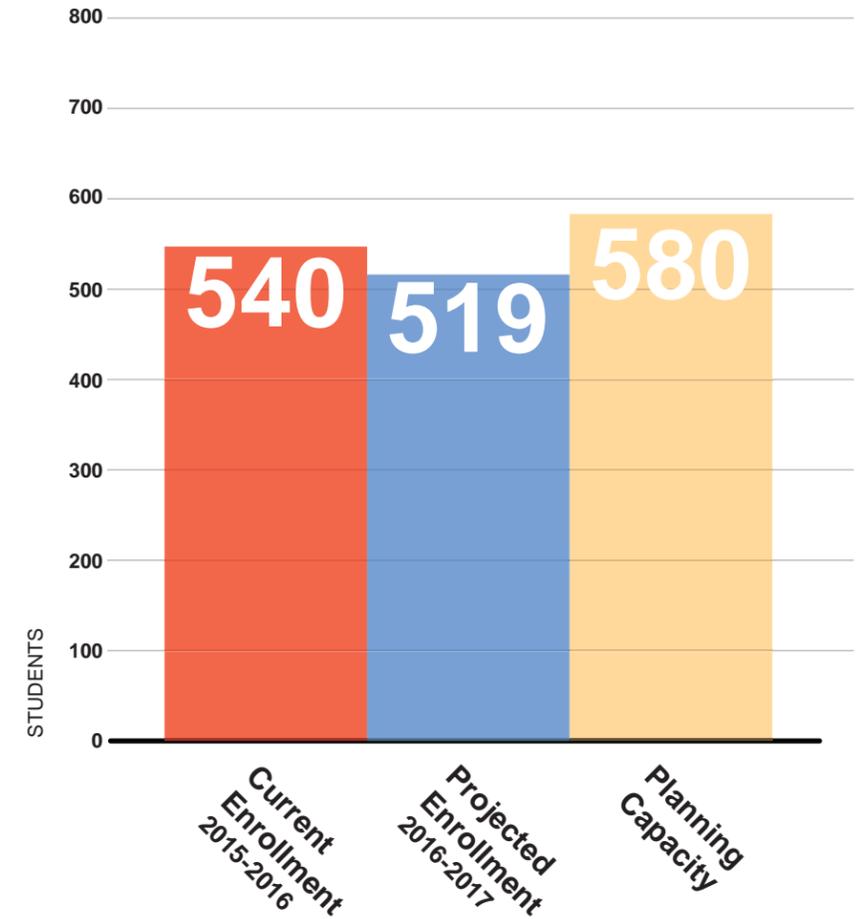
Core Facilities Summary

Current facilities meet school's needs

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

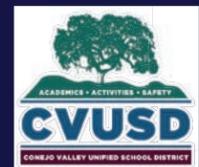
Current facilities DO NOT meet school's needs

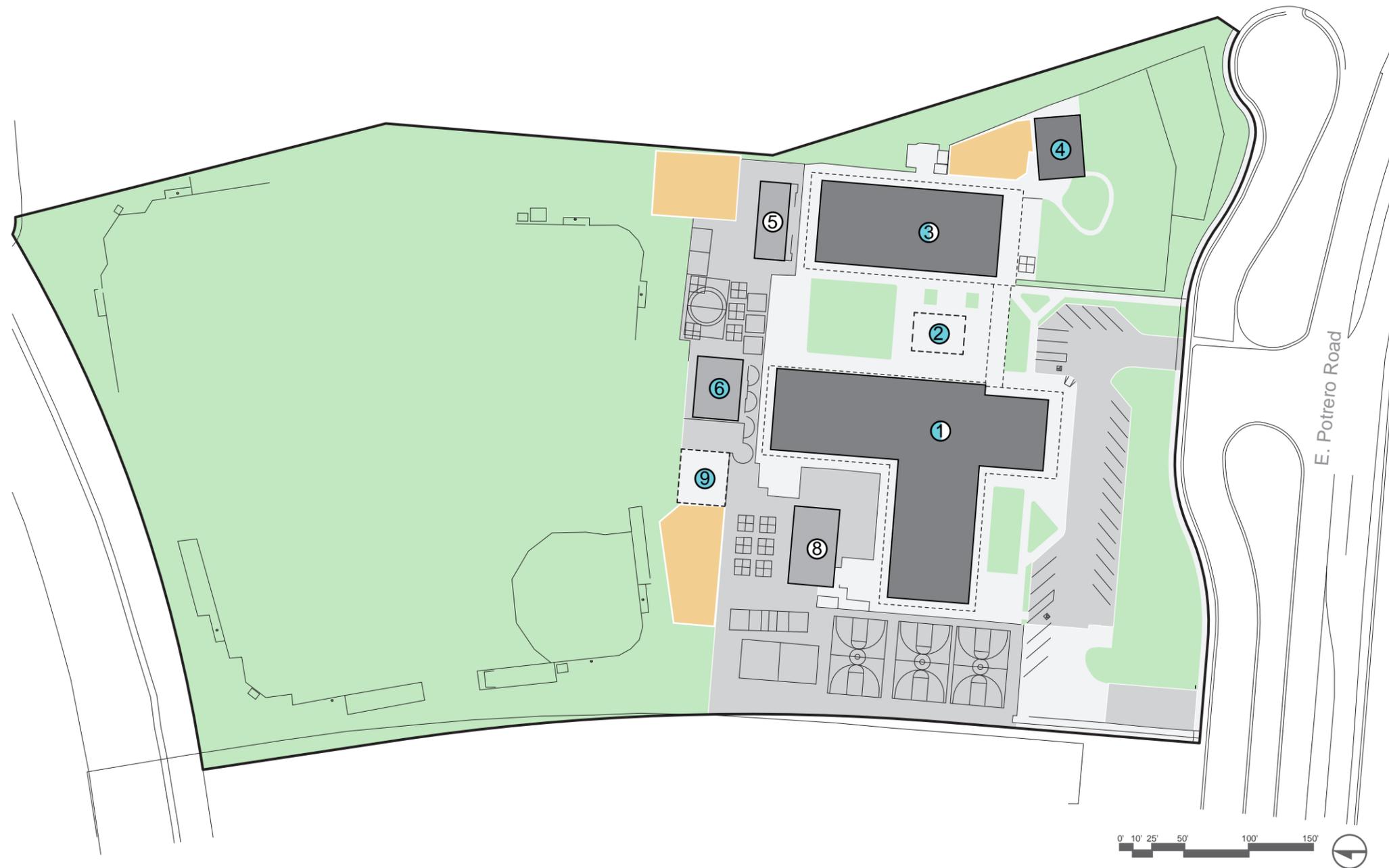
- Food Prep (-1,558 SF)
- Lunch Shelter (-540 SF)
- Multi-Purpose Room (-1,212 SF)
- Administration (-482 SF)



Enrollment Summary

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



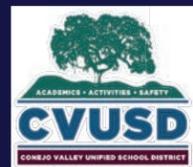


BUILDING KEY

- | | |
|---|-----------------------|
| 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 |
| | PORTION OF BUILDING IS UNCERTIFIED |



Westlake Elementary | *Master Plan & Projects*

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

Master Planning - Existing Site



Project Groups

- Project Group 1:**
MPR Addition & Lunch Shelter
1
- Project Group 2:**
Medium & High Modernization to Main Building 1
2
- Project Group 3:**
Medium & High Modernization to Classroom Building 3
3
- Project Group 4:**
Modernization to Kindergarten Zone
4
- Project Group 5:**
Modernization to Play Spaces
5
- Project Group 6:**
Modernization to Makerspace Zone
6
- Project Group 7:**
Modernization to Portable Buildings & Shade Structure
7

BUILDING KEY

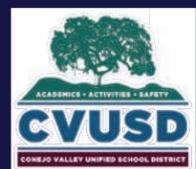
- | | |
|--|-----------------------|
| 1 MAIN BUILDING (ADMINISTRATION- LIBRARY - CLASSROOM - MULTI-PURPOSE ROOM) | 5 DOUBLE UNIT MODULAR |
| 2 LUNCH SHELTER | 6 DOUBLE UNIT MODULAR |
| 3 CLASSROOM BUILDING | 7 (NUMBER NOT IN USE) |
| 4 CLASSROOM BUILDING | 8 DOUBLE UNIT MODULAR |
| | 9 SHADE STRUCTURE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

LEGEND

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

Classrooms Counts

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



Westlake Elementary | Master Plan & Projects

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Master Planning - 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 Construction (Direct) Cost\$1,685,030
Total Project (Direct & Indirect) Cost\$2,359,042

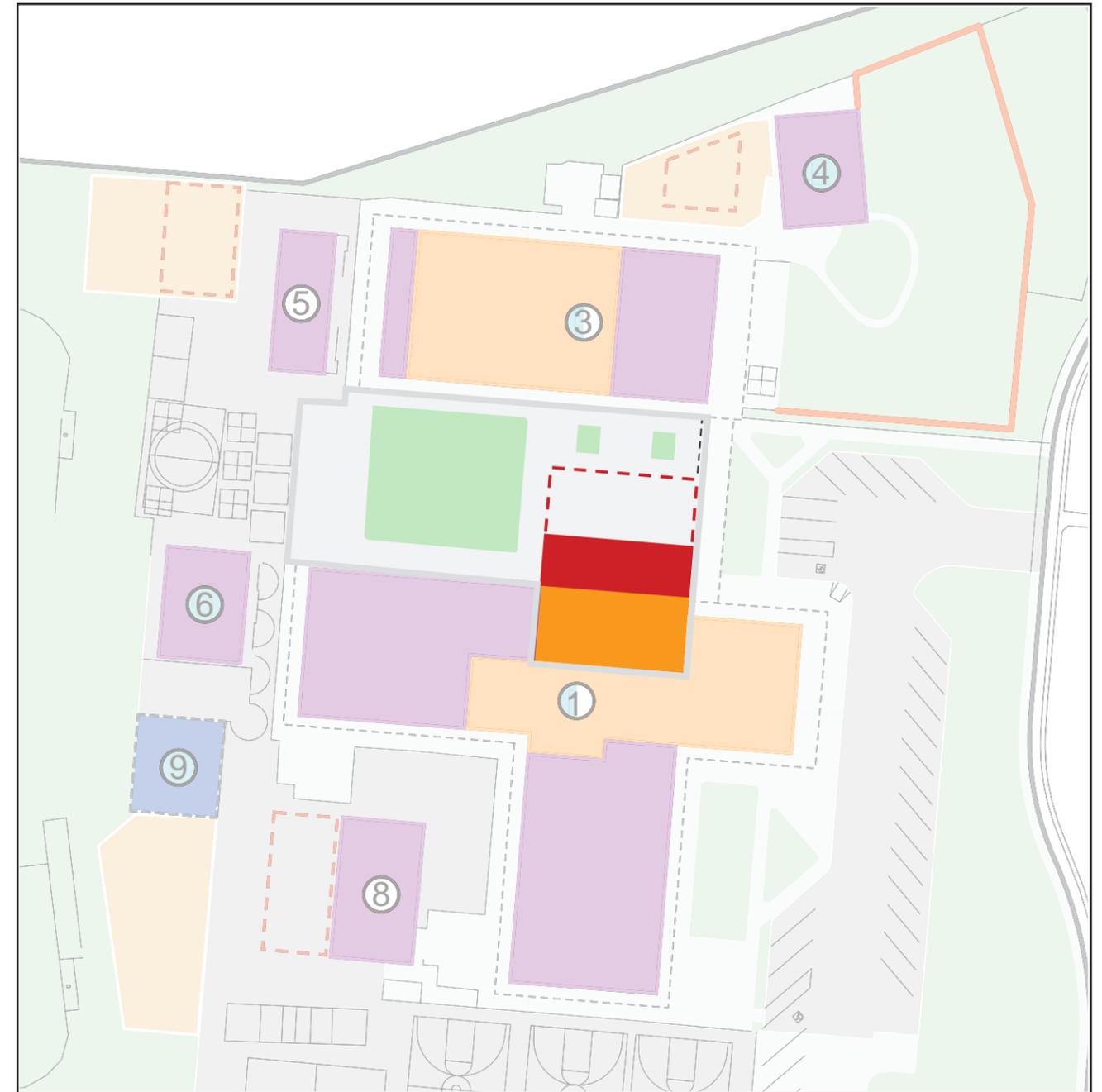
Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

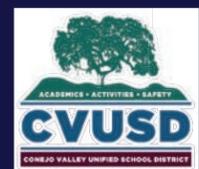
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|---|-----------------------|
| ① MAIN BUILDING (ADMINISTRATION- LIBRARY - CLASSROOM - MULTI-PURPOSE ROOM) | ⑤ DOUBLE UNIT MODULAR |
| ② LUNCH SHELTER | ⑥ DOUBLE UNIT MODULAR |
| ③ CLASSROOM BUILDING | ⑦ (NUMBER NOT IN USE) |
| ④ CLASSROOM BUILDING | 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 |
| PORTION OF BUILDING IS UNCERTIFIED | |



| CVUSD FACILITIES SCORE CARD | | | | | | Project Scoring Criteria | | | | | Total Score | Notes |
|-----------------------------|--------------|---------|---------------------|----------------------|------------------------------|--|--|--|----------------------------|-----------------------------|--|-------------------------------|
| Project Information | | | | | | Project Score | | | | | | |
| | | | | | Project Cost | 0-20=Optimum | 21-40=Adequate | 41-60=Fair | 61-80=Poor | 81-100=Unsatisfactory | Score | Notes |
| Site | Project Name | Uniform | Planning Time Frame | Execution Time Frame | Project Estimated Total Cost | Functionality | Adequacy | Criticality | Certification | Special Funding or Criteria | Score | Notes |
| | | | | | | Codes; Growth & System Refresh; Deferred Maintenance | System/ Risk Obsolescence; Forward Thinking; Energy Savings & Sustainability; Proactive Routine/ Maintenance | Life Safety; Facility Criticality; Mission Alignment | Uncertified Project Status | Special Criteria | 0-500= High Score indicates the criticality of the project | |
| | | | | | | 0-100 | 0-100 | 0-100 | 0-100 | 0-100 | | Explanation of Project Rating |
| | | | | | | | | | | | | |



Westlake Elementary | Master Plan & Projects

1571 East Potrero Road, Westlake Village, CA 91361
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Master Planning - Project Group 1

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 Construction (Direct) Cost\$2,359,042
Total Project (Direct & Indirect) Cost\$4,104,450

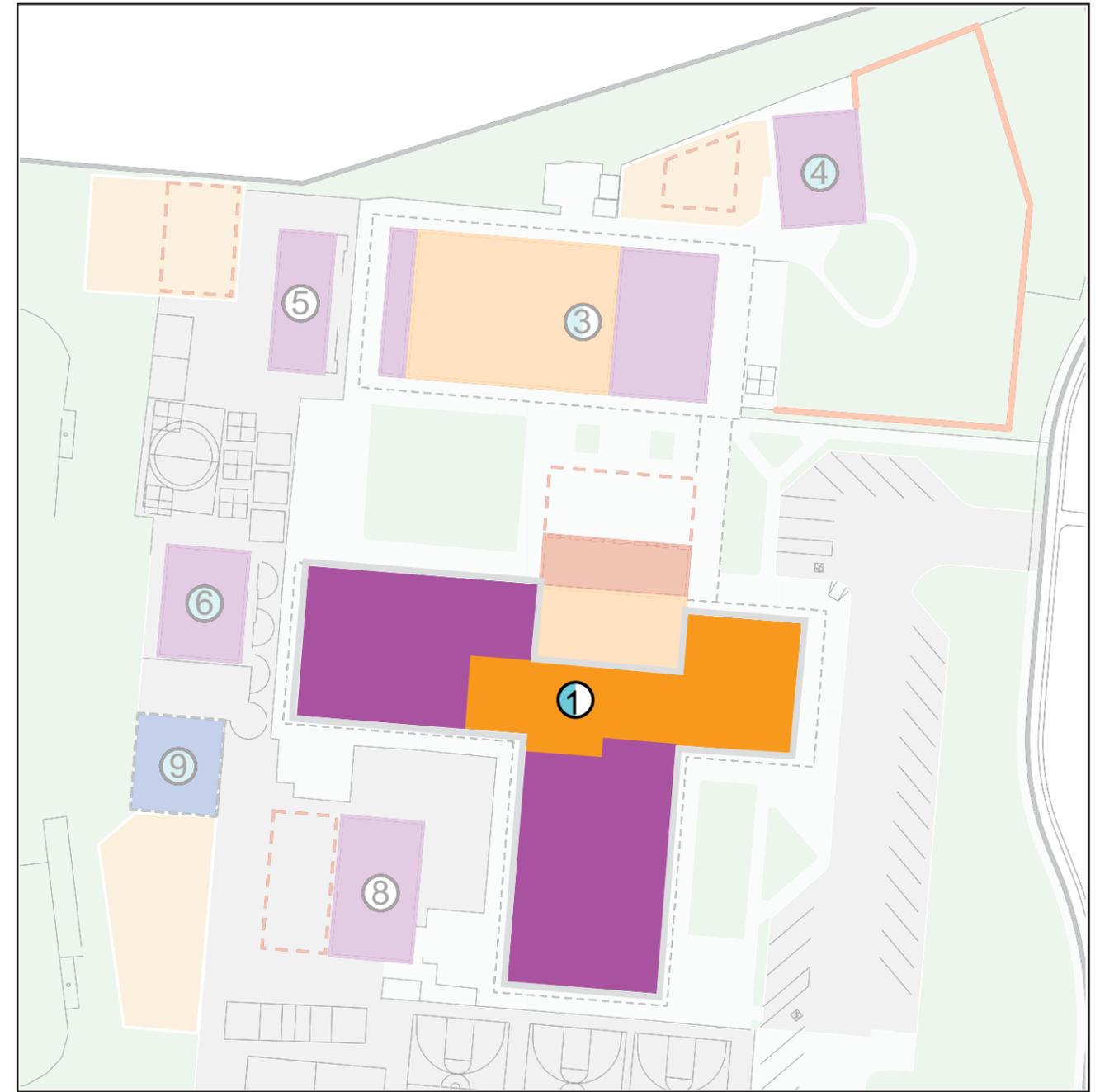
Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

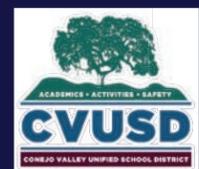
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|--|-----------------------|
| ① MAIN BUILDING (ADMINISTRATION- LIBRARY - CLASSROOM - MULTI-PURPOSE ROOM) | ⑤ DOUBLE UNIT MODULAR |
| ② LUNCH SHELTER | ⑥ DOUBLE UNIT MODULAR |
| ③ CLASSROOM BUILDING | ⑦ (NUMBER NOT IN USE) |
| ④ CLASSROOM BUILDING | 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 |
| PORTION OF BUILDING IS UNCERTIFIED | |



| CVUSD FACILITIES SCORE CARD | | | | | | Project Scoring Criteria | | | | | Total Score | Notes |
|-----------------------------|--------------|---------|---------------------|----------------------|------------------------------|--|--|--|----------------------------|-----------------------------|--|-------------------------------|
| Project Information | | | | | | Project Score | | | | | | |
| | | | | | Project Cost | 0-20=Optimum | 21-40=Adequate | 41-60=Fair | 61-80=Poor | 81-100=Unsatisfactory | Score | Notes |
| Site | Project Name | Uniform | Planning Time Frame | Execution Time Frame | Project Estimated Total Cost | Functionality | Adequacy | Criticality | Certification | Special Funding or Criteria | Score | Notes |
| | | | | | | Codes; Growth & System Refresh; Deferred Maintenance | System/ Risk Obsolescence; Forward Thinking; Energy Savings & Sustainability; Proactive Routine/ Maintenance | Life Safety; Facility Criticality; Mission Alignment | Uncertified Project Status | Special Criteria | 0-500= High Score indicates the criticality of the project | |
| | | | | | | 0-100 | 0-100 | 0-100 | 0-100 | 0-100 | | Explanation of Project Rating |
| | | | | | | | | | | | | |



Westlake Elementary | Master Plan & Projects

1571 East Potrero Road, Westlake Village, CA 91361
 Conejo Valley Unified School District
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Master Planning - Project Group 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 Construction (Direct) Cost\$1,911,960
Total Project (Direct & Indirect) Cost\$2,676,744

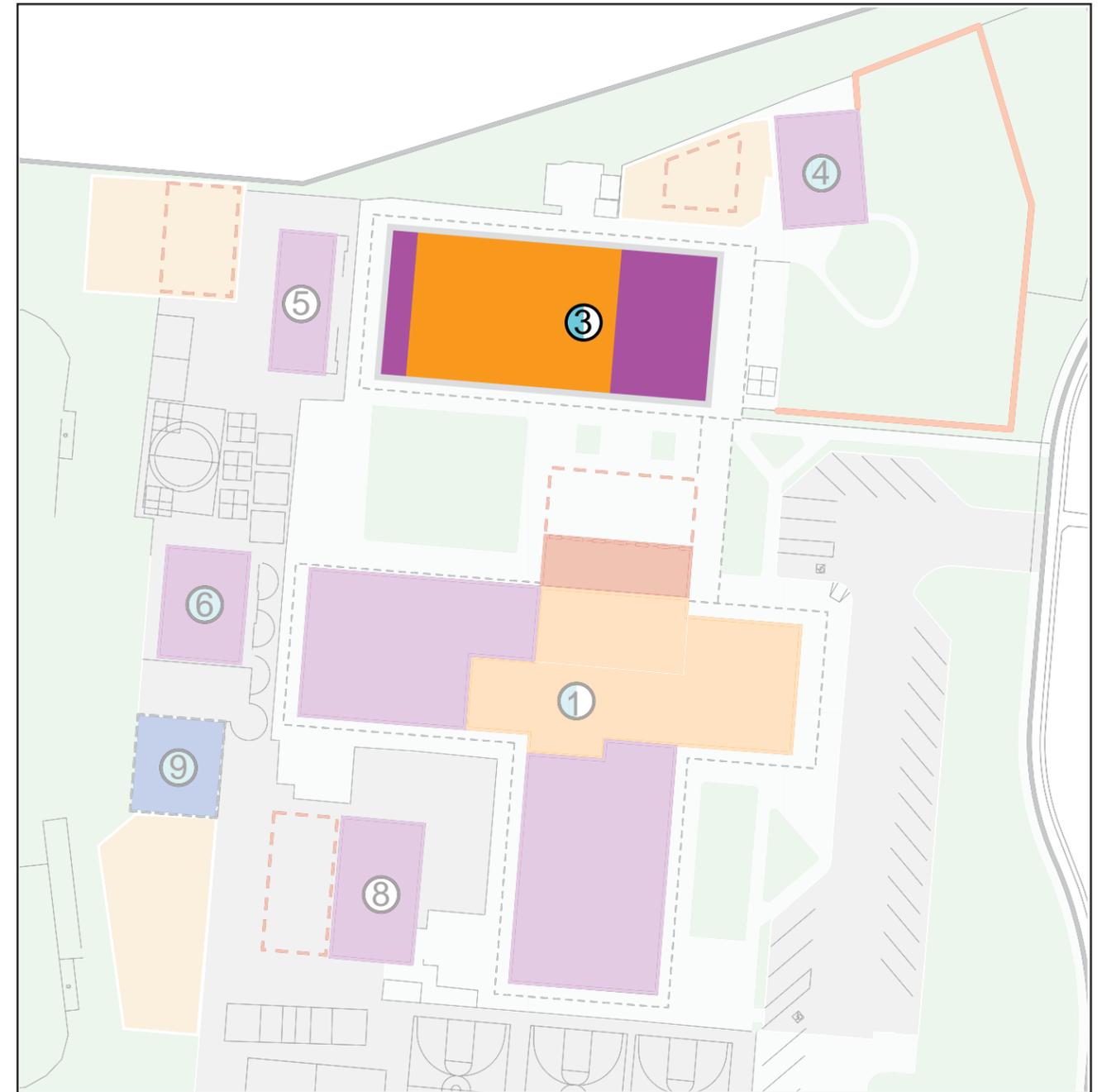
Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

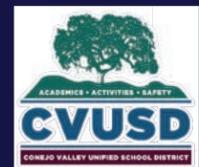
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|--|-----------------------|
| ① MAIN BUILDING (ADMINISTRATION- LIBRARY - CLASSROOM - MULTI-PURPOSE ROOM) | ⑤ DOUBLE UNIT MODULAR |
| ② LUNCH SHELTER | ⑥ DOUBLE UNIT MODULAR |
| ③ CLASSROOM BUILDING | ⑦ (NUMBER NOT IN USE) |
| ④ CLASSROOM BUILDING | 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 |
| PORTION OF BUILDING IS UNCERTIFIED | |



| CVUSD FACILITIES SCORE CARD | | | | | | Project Scoring Criteria | | | | | Total Score | Notes |
|-----------------------------|--------------|---------|---------------------|----------------------|------------------------------|--|--|--|----------------------------|-----------------------------|--|-------------------------------|
| Project Information | | | | | | Project Score | | | | | | |
| Project Cost | | | | | | 0-20=Optimum | 21-40=Adequate | 41-60=Fair | 61-80=Poor | 81-100=Unsatisfactory | Score | Notes |
| Site | Project Name | Uniform | Planning Time Frame | Execution Time Frame | Project Estimated Total Cost | Functionality | Adequacy | Criticality | Certification | Special Funding or Criteria | 0-500= High Score indicates the criticality of the project | Explanation of Project Rating |
| | | | | | | Codes: Growth & System Refresh; Deferred Maintenance | System/ Risk Obsolescence; Forward Thinking; Energy Savings & Sustainability; Proactive Routine/ Maintenance | Life Safety; Facility Criticality; Mission Alignment | Uncertified Project Status | Special Criteria | | |
| | | | | | | 0-100 | 0-100 | 0-100 | 0-100 | 0-100 | | |
| | | | | | | | | | | | | |



Westlake Elementary | Master Plan & Projects

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

Master Planning - Project Group 3

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 Construction (Direct) Cost \$473,390
Total Project (Direct & Indirect) Cost..... \$662,746

Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

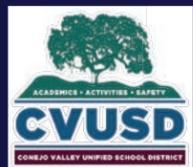
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| ① MAIN BUILDING (ADMINISTRATION- LIBRARY - CLASSROOM - MULTI-PURPOSE ROOM) | ⑤ DOUBLE UNIT MODULAR |
| ② LUNCH SHELTER | ⑥ DOUBLE UNIT MODULAR |
| ③ CLASSROOM BUILDING | ⑦ (NUMBER NOT IN USE) |
| ④ CLASSROOM BUILDING | ⑧ DOUBLE UNIT MODULAR |
| |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

LEGEND

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



| CVUSD FACILITIES SCORE CARD | | | | | | Project Scoring Criteria | | | | | Total Score | Notes |
|-----------------------------|--------------|---------|---------------------|----------------------|------------------------------|--|--|--|----------------------------|-----------------------------|--|-------------------------------|
| Project Information | | | | | | Project Score | | | | | | |
| Project Cost | | | | | | 0-20=Optimum | 21-40=Adequate | 41-60=Fair | 61-80=Poor | 81-100=Unsatisfactory | Score | Notes |
| Site | Project Name | Uniform | Planning Time Frame | Execution Time Frame | Project Estimated Total Cost | Functionality | Adequacy | Criticality | Certification | Special Funding or Criteria | 0-500= High Score indicates the criticality of the project | Explanation of Project Rating |
| | | | | | | Codes: Growth & System Refresh; Deferred Maintenance | System/ Risk Obsolescence; Forward Thinking; Energy Savings & Sustainability; Proactive Routine/ Maintenance | Life Safety; Facility Criticality; Mission Alignment | Uncertified Project Status | Special Criteria | | |
| | | | | | | 0-100 | 0-100 | 0-100 | 0-100 | 0-100 | | |
| | | | | | | | | | | | | |



Westlake Elementary | Master Plan & Projects

1571 East Potrero Road, Westlake Village, CA 91361
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Master Planning - Project Group 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 Construction (Direct) Cost\$355,660
Total Project (Direct & Indirect) Cost\$497,924

Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

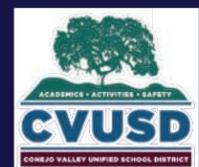
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| ① MAIN BUILDING (ADMINISTRATION- LIBRARY - CLASSROOM - MULTI-PURPOSE ROOM) | ⑤ DOUBLE UNIT MODULAR |
| ② LUNCH SHELTER | ⑥ DOUBLE UNIT MODULAR |
| ③ CLASSROOM BUILDING | ⑦ (NUMBER NOT IN USE) |
| ④ CLASSROOM BUILDING | ⑧ DOUBLE UNIT MODULAR |
| |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

LEGEND

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



| CVUSD FACILITIES SCORE CARD | | | | | | Project Scoring Criteria | | | | | Total Score | Notes |
|-----------------------------|--------------|---------|---------------------|----------------------|------------------------------|--|--|--|----------------------------|-----------------------------|--|-------------------------------|
| Project Information | | | | | | Project Score | | | | | | |
| Project Cost | | | | | | 0-20=Optimum | 21-40=Adequate | 41-60=Fair | 61-80=Poor | 81-100=Unsatisfactory | Score | Notes |
| Site | Project Name | Uniform | Planning Time Frame | Execution Time Frame | Project Estimated Total Cost | Functionality | Adequacy | Criticality | Certification | Special Funding or Criteria | 0-500= High Score indicates the criticality of the project | Explanation of Project Rating |
| | | | | | | Codes: Growth & System Refresh; Deferred Maintenance | System/ Risk Obsolescence; Forward Thinking; Energy Savings & Sustainability; Proactive Routine/ Maintenance | Life Safety; Facility Criticality; Mission Alignment | Uncertified Project Status | Special Criteria | | |
| | | | | | | 0-100 | 0-100 | 0-100 | 0-100 | 0-100 | | |
| | | | | | | | | | | | | |



Westlake Elementary | Master Plan & Projects

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Master Planning - Project Group 5

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 Construction (Direct) Cost\$429,120
Total Project (Direct & Indirect) Cost\$600,768

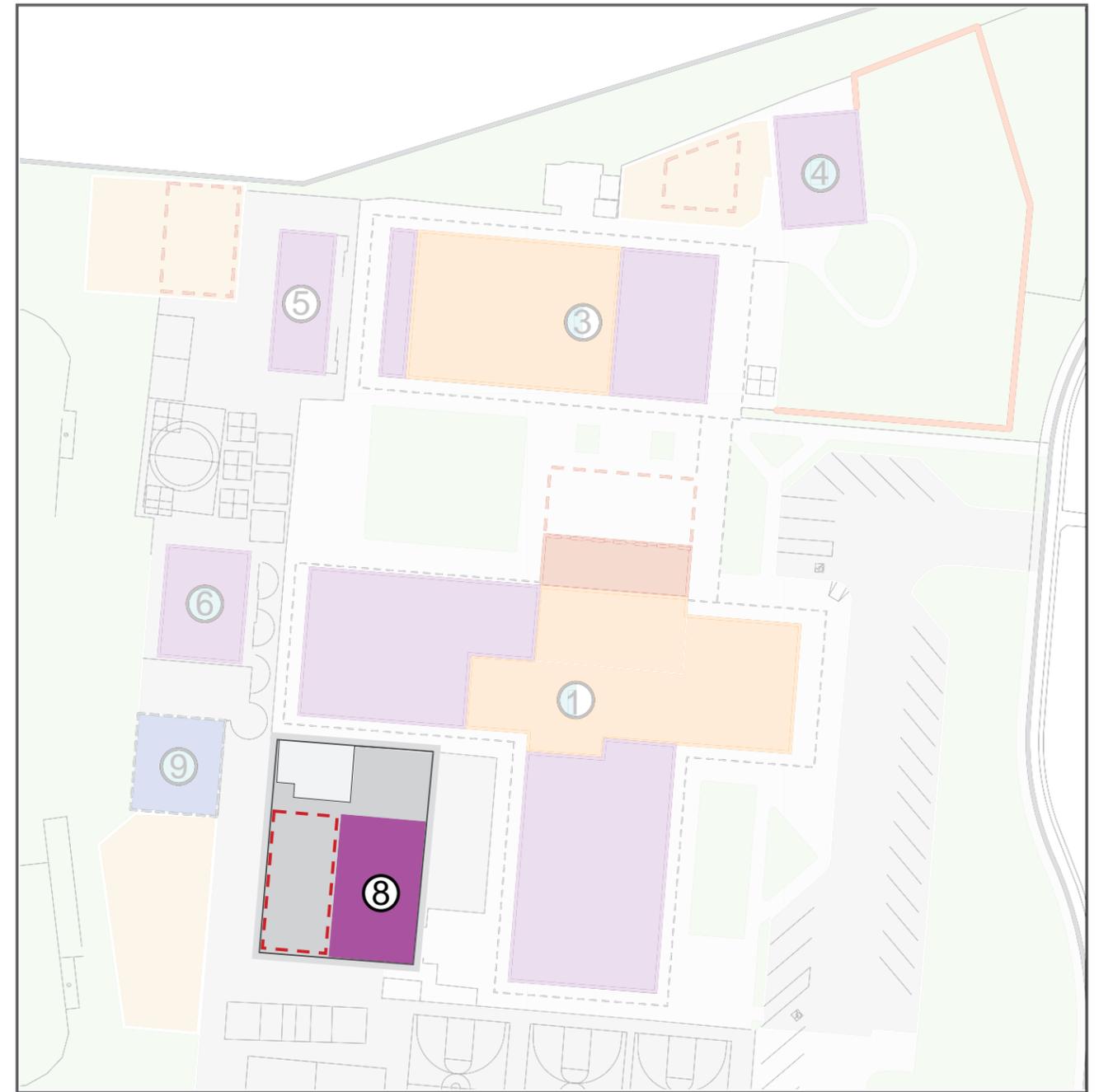
Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

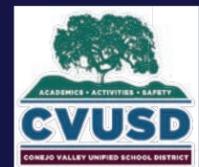
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|--|-----------------------|
| ① MAIN BUILDING (ADMINISTRATION- LIBRARY - CLASSROOM - MULTI-PURPOSE ROOM) | ⑤ DOUBLE UNIT MODULAR |
| ② LUNCH SHELTER | ⑥ DOUBLE UNIT MODULAR |
| ③ CLASSROOM BUILDING | ⑦ (NUMBER NOT IN USE) |
| ④ CLASSROOM BUILDING | 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 |
| PORTION OF BUILDING IS UNCERTIFIED | |



| CVUSD FACILITIES SCORE CARD | | | | | | Project Scoring Criteria | | | | | Total Score | Notes |
|-----------------------------|--------------|---------|---------------------|----------------------|------------------------------|--|--|--|----------------------------|-----------------------------|--|-------------------------------|
| Project Information | | | | | | Project Score | | | | | | |
| Project Cost | | | | | | 0-20=Optimum | 21-40=Adequate | 41-60=Fair | 61-80=Poor | 81-100=Unsatisfactory | Score | Notes |
| Site | Project Name | Uniform | Planning Time Frame | Execution Time Frame | Project Estimated Total Cost | Functionality | Adequacy | Criticality | Certification | Special Funding or Criteria | 0-500= High Score indicates the criticality of the project | Explanation of Project Rating |
| | | | | | | Codes: Growth & System Refresh; Deferred Maintenance | System/ Risk Obsolescence; Forward Thinking; Energy Savings & Sustainability; Proactive Routine/ Maintenance | Life Safety; Facility Criticality; Mission Alignment | Uncertified Project Status | Special Criteria | | |
| | | | | | | 0-100 | 0-100 | 0-100 | 0-100 | 0-100 | | |



Westlake Elementary | Master Plan & Projects

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Master Planning - Project Group 6

Project Group 7: Modernization to Portable Buildings & Shade Structure



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

Total Construction (Direct) Cost\$410,750
Total Project (Direct & Indirect) Cost\$575,050

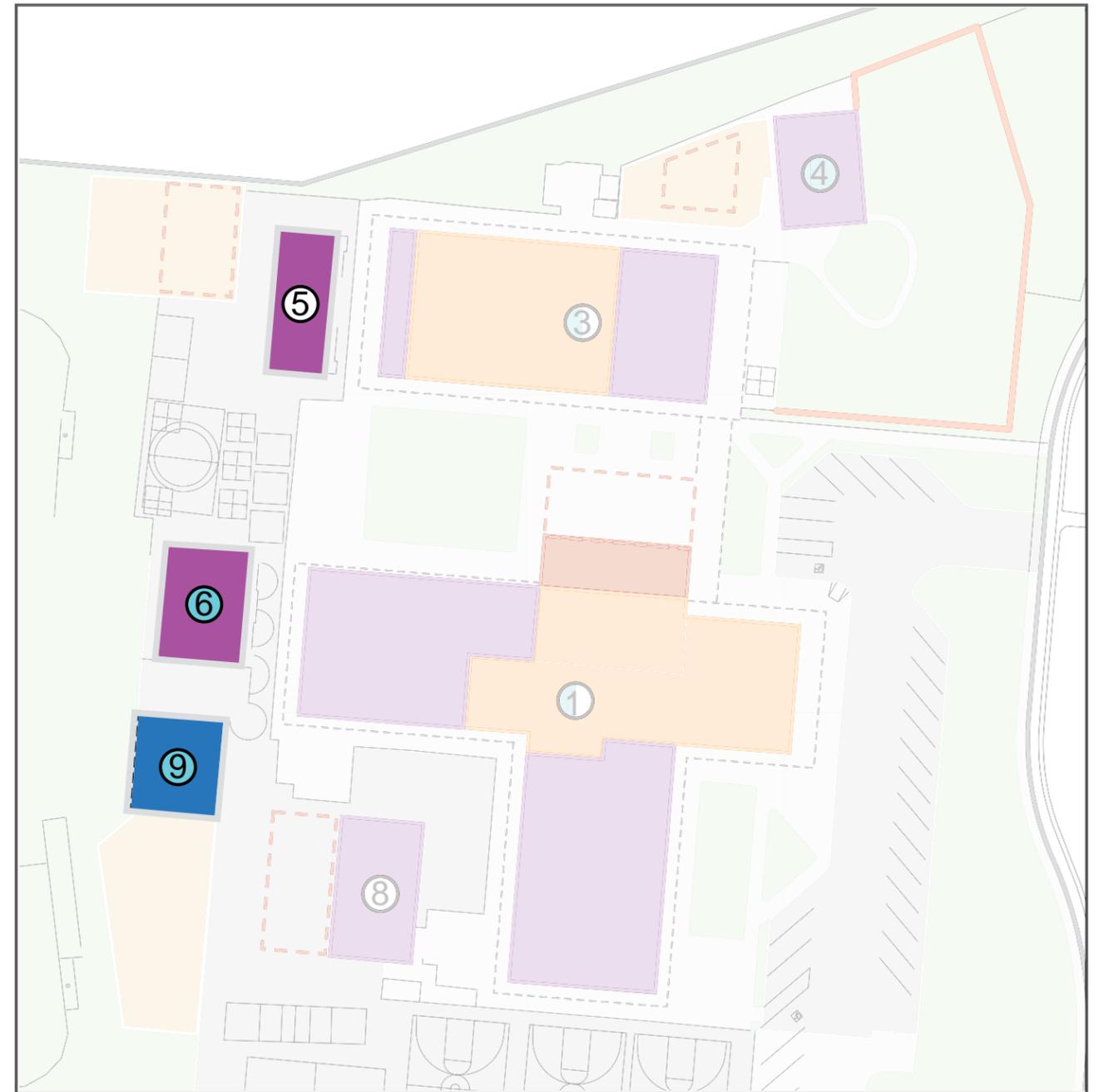
Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

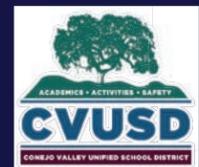
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| ① MAIN BUILDING (ADMINISTRATION- LIBRARY - CLASSROOM - MULTI-PURPOSE ROOM) | ⑤ DOUBLE UNIT MODULAR |
| ② LUNCH SHELTER | ⑥ DOUBLE UNIT MODULAR |
| ③ CLASSROOM BUILDING | ⑦ (NUMBER NOT IN USE) |
| ④ CLASSROOM BUILDING | ⑧ DOUBLE UNIT MODULAR |
| |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

LEGEND

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



| CVUSD FACILITIES SCORE CARD | | | | | | Project Scoring Criteria | | | | | Total Score | Notes |
|-----------------------------|--------------|---------|---------------------|----------------------|------------------------------|--------------------------|----------------|-------------|---------------|-----------------------------|--|-------------------------------|
| Project Information | | | | | | Project Score | | | | | | |
| | | | | | Project Cost | 0-20=Optimum | 21-40=Adequate | 41-60=Fair | 61-80=Poor | 81-100=Unsatisfactory | Score | Notes |
| Site | Project Name | Uniform | Planning Time Frame | Execution Time Frame | Project Estimated Total Cost | Functionality | Adequacy | Criticality | Certification | Special Funding or Criteria | 0-500= High Score indicates the criticality of the project | Notes |
| | | | | | | 0-100 | 0-100 | 0-100 | 0-100 | 0-100 | | Explanation of Project Rating |
| | | | | | | | | | | | | |



Westlake Elementary | Master Plan & Projects

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Master Planning - Project Group 7

| 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 |

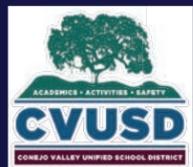
| Description | Quantity | Unit | Count | Total | Unit Cost | Total Cost |
|----------------------------------|----------|------|-------|-------|-----------|------------------------|
| Westlake ES | | | | | | |
| Project Group 3 | | | | | | |
| Bldg. 3 - Modernization (high) | 5,490 | SF | 1 | 5,490 | \$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 |



Westlake Elementary | Master Plan & Projects

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Master Planning - Cost Breakdown