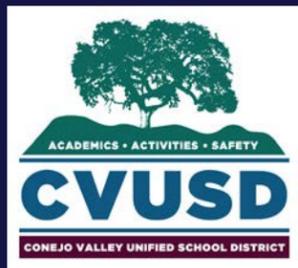




CVUSD | *Facilities Master Plan*



CVUSD - WESTLAKE CLUSTER



Westlake High School | *Master Plan & Projects*

100 Lakeview Canyon Road | 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

Existing Site Summary

Neighborhood:

Westlake High School is located in Thousand Oaks, bound by Lakeview Canyon Road to the west, Thousand Oaks Boulevard to the south, Via Merida to the east, and a gated residential community and mountains to the north. The campus is in a mixed commercial/residential area. The closest major intersection is Thousand Oaks Boulevard and Westlake Boulevard.

Instruction:

Westlake High School currently serves a total of 2,309 students from 9th through 12th grade. The school's general and specialty academics truly define the school. In addition to their general education instruction, the campus has a strong science curriculum, including advanced anatomy robotics and physics. To support advancement of this program, the school's goal is to break the mold of how science is typically taught in high schools.

Summary of Facilities:

The main campus was built in 1979, with additional permanent and portable buildings added from 1992-2005. Composed of one, two and three-story buildings built primarily of concrete and steel, most buildings appear to be in good working condition, though interior and exterior finishes are aging. The site is located on a site with varied terrain and topography; a water channel runs on the west side of campus. While this provides a very bucolic setting in which to learn and play, it poses several challenges that affect the site infrastructure, building systems and accessibility across the campus.

The site is shaped in a curving wedge, hugging the adjacent hills on to the northeast. It is organized into two sections, with buildings occupying the north side of campus and athletics located at the south. Parking lots line the perimeter of the site. The site is grown in with large zones of mature trees.

Building Systems:

As the campus is located on a hill, the school struggles with infrastructural concerns. Plumbing and sewer lines are particularly affected by tree roots and the slight shifting of buildings constructed on hillsides. Potable water is not available at the fields and stadium on the south side of campus. While lighting was recently upgraded, electrical systems were noted to be antiquated. HVAC systems were also recently modernized.

Technology:

Wireless internet access is available on campus. Teachers make use of desktop computers and smartboards for instruction, while students have access to laptops. All classrooms are equipped with projectors.

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 a large decrease in water use from 2004 and 2005. It was noted that electrical systems on campus are antiquated; upgrade of this infrastructure to a more efficient model would help decrease the demand for energy.

Site Attributes:

The site is known for its collegiate-like environment. One enters the campus on a bridge elevated above a water channel, and through a collection of mature trees. The Administration Building can then be seen, framed by varied and well-maintained landscaping. The campus grounds are large, with diverse zones for students to rest, play, interact with small groups and assemble in large groups. Athletic amenities are varied as well, providing the school population with the opportunity to practice multiple sports; a baseball field, softball fields, outdoor swimming pools and gymnasium facilities are used to their fullest potential by the campus. Westlake High School recently received modernizations to their auditorium finishes and cafeteria. Projects in progress at the time this survey was conducted are renovations to a kiln room, a new robotics lab and expansion of the ASG room.

Site Opportunities:

There are several opportunities for improving the campus environment. The site topography impacts the sewer and plumbing infrastructure, as well as site retaining walls and the outdoor amphitheater. Hillside erosion and cross-campus accessibility becomes a concern as well. While the large grounds are a benefit in one respect, it becomes a challenge in another; adequate plumbing and restroom infrastructure is not available at the far north or south ends of campus. A holistic overview of addressing these challenges would be a benefit to Westlake High School.

To support the school's forward-thinking science curriculum, new facilities may be constructed to replace the current aging science facilities. Science classrooms are currently dispersed on different floors and in different buildings, some are undersized, and all do not have the technology necessary to fully support 21st century science education. New facilities would enhance the school greatly.

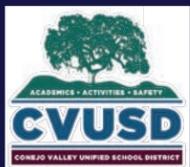
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Enrollment Summary

High School

Student	SP ED	9	10	11	12	SDC	Total	Prior Month	Prior YR	Adopted Budget	+ or - Budget
<i>Westlake High School</i>	56	551	543	520	639		2309		2362		



Master Planning Process Summary

Master Plan Goals

- New science/technology facilities
- Improved performing arts classrooms
- Modernization/reconfiguration of undersized classrooms
- Resolve accessibility, safety, site drainage and site structure challenges caused by existing topographic conditions
- Redistribution of restrooms evenly across campus
- Improve cross-campus plumbing infrastructure
- Improve drop-off congestion
- Modernization of aging interior and exterior building finishes
- Increase storage space

Process

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

The survey found that the campus housed 2,309 students in 2016, with enrollment projected to decrease slightly to 2,250 by 2017. The CVUSD Planning Capacity for the campus is 2,656 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 926 SF smaller than standards and queuing can become long and creates congestion entering and exiting the cafeteria
- The indoor dining area is approximately 4,610 SF smaller than district standards, but was recently renovated and serves the needs of the school
- There is no lunch shelter on campus
- The auditorium is approximately 1,630 SF smaller than district standards, but was recently renovated and serves the needs of the school

- The library is approximately 930 SF larger than district standards, and functions well for the school. It was noted that books are used less and less. The library has become a space for student socialization
- The administrative core facilities are approximately 670 SF smaller than district standards, but functions well for the school
- The gymnasium building is 4,875 SF smaller than district standards, but large enough to allow multiple programs to function simultaneously. However, there is a lack of support space for the gym including adequate restrooms and concessions. The exterior could be greatly improved along the service road and main entrance
- The parking stall count is currently 388 stalls more than district standards; however, student parking was noted to be inadequate
- Overall the campus was found to contain sufficient playground area, 16.3 acres, to accommodate the needs of a 2,309 student population. While the school maximizes their use of most exterior play spaces, the hardcourts located southeast of the pool area are underutilized.

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:

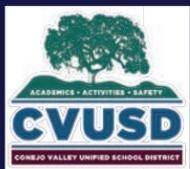
- Existing waterless urinals are challenging
- New science facilities are a priority
- 30% of drop-off occurs at the student parking lot
- There is a lack of restrooms at the north side of campus
- While the existing entrance into the school is integral to the Westlake HS identity, the plaza steps may be improved
- Visitor bleachers at the school stadium is desirable

ITEM 2- Site Analysis

Then 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

- The science facilities may be greatly enhanced with spaces and infrastructure that support multi-size group discussion, interdisciplinary interaction, and large work surfaces for lab work. Some science classrooms are undersized, while others are tucked into the center of the building with little daylight. A new facility would allow the science curriculum to grow and bolster the campus identity



- While the site is set in a bucolic environment, one must pass through the school parking lot to enter the campus interior. The pedestrian approach may be enhanced through modernization of the entry stairs, or use of an entry plaza
- The overall aesthetics of the campus would be greatly improved through maintenance of site and exterior building finishes, notably paint on site rails and guards
- Multiple storage containers to serve the needs of the school occupy the site. More permanent and consolidated storage solutions may improve the aesthetics of the site, while recapturing usable outdoor square footage
- Integration of potable water at sports fields would allow for facilities such as hydration stations, restrooms and concessions to serve the southern athletics facilities
- The integration of visitor bleachers at the sports fields would improve the user experience for the large population of community members that visit the school
- Restrooms are not distributed equally throughout the campus; addition of restrooms at Building 2, Building 3 and sports fields, and accessibility upgrades to existing restrooms would improve campus functions. Waterless urinals may be replaced with water urinals for better maintenance
- Modernization of interior finishes, integration of acoustic materials and modification of classroom layout aimed at 21st century learning goals would improve the instructional environment
- Rethinking and/or reconfiguration of lunch time queuing would improve lunch time activities and congestion

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:

- Aside from science facilities, support of an engineering curriculum should be considered
- Improvement of performing arts facilities is desirable; band and drama classes are cramped
- An additional large arts space should be considered
- Improvement of the maker space is desirable
- Drop-off is congested, made more difficult by the gated community at the end of Lakeview Canyon Road
- The location of the driveway at the student parking lot is unsafe
- 75% of classroom spaces are undersized

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 developed a series of projects for the campus which included new facilities and the modernization of all classroom buildings to address the points raised by the campus user groups.

2 Alternate layouts were developed.

Alternate 1- Included:

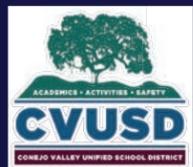
- New 3-story Science/Technology Building with access to parking & adjacent courtyard
- Modernization of existing buildings for larger classrooms
- Modernization of Building 3 with accessible restrooms
- Modernization of Building 5 with concessions space
- New upper and lower field restrooms with hydration stations
- DSA certification of all buildings
- Spectator seating at stadium
- Cross-campus sloped walkway/ramp system
- Site retaining walls with hillside irrigation & v-gutter system
- Entry court at Lakeview Canyon Road
- Expansion of drop-off at student lot with slowing roadway interventions at drive entry
- General accessibility upgrades

Alternate 2- Included:

- New 3-story Science/Technology Building with access to athletics level & adjacent courtyard
- Modernization of existing buildings for larger classrooms
- Modernization of Building 3 with accessible restrooms
- Modernization of Building 5 with concessions space
- New upper and lower field restrooms with hydration stations
- DSA certification of all buildings
- Spectator seating at stadium
- Cross-campus sloped walkway/ramp system
- Site retaining walls with hillside irrigation & v-gutter system
- Entry court at Lakeview Canyon Road
- Expansion of drop-off at student lot with slowing roadway interventions at drive entry
- 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:

- Alternate Concept 1 allows hard courts to remain, which is valuable
- Alternate Concept 1 provides a better connection to existing academic facilities
- The community may not support construction of new facilities at existing front entrance because of the importance of the entry bridge and barranca

Stakeholder Input was incorporated into the progress plans.

TEM 4- Conceptual Master Plan

The Conceptual Master Plan was developed based on the presentation and feedback from the Alternate Concepts and stakeholder feedback from the charrettes. The Conceptual Master was eventually a variation of Alternate Concept 2. 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:

- Construct new 3-story Science/ Technology Building and courtyard
- Modernization of parking lot & construct bridge to new Science/ Technology Building
- Modernization to Buildings 1-4
- Construction of athletic field amenities
- Construct entry court
- Modernization to athletic buildings
- Miscellaneous site work

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 Stakeholders added specific input for campus improvements:

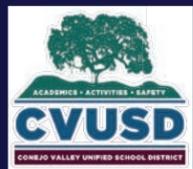
- Ability to retain portable buildings during construction of the new science facility is beneficial
- Actual number of science classrooms will have to be evaluated during the design phase

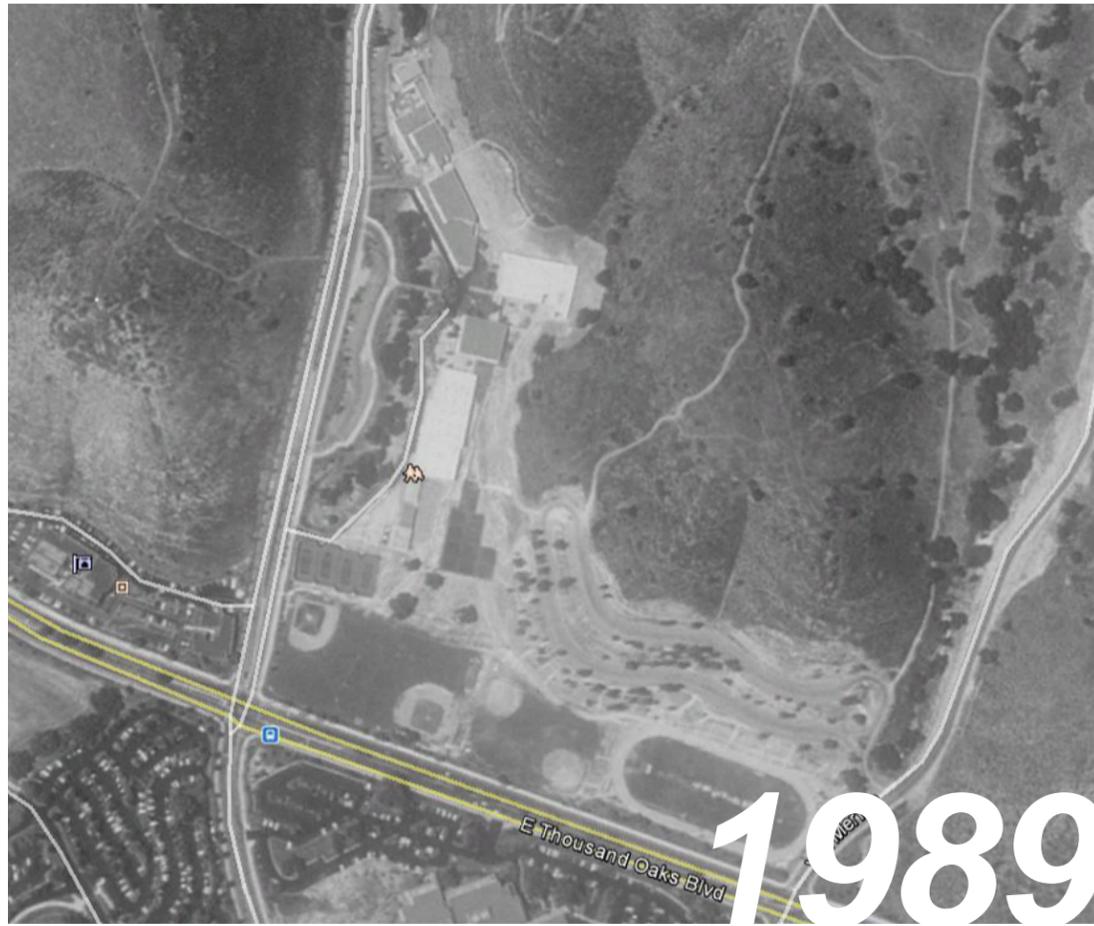
ITEM 5- Final Master Plan and Projects

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.

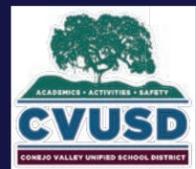
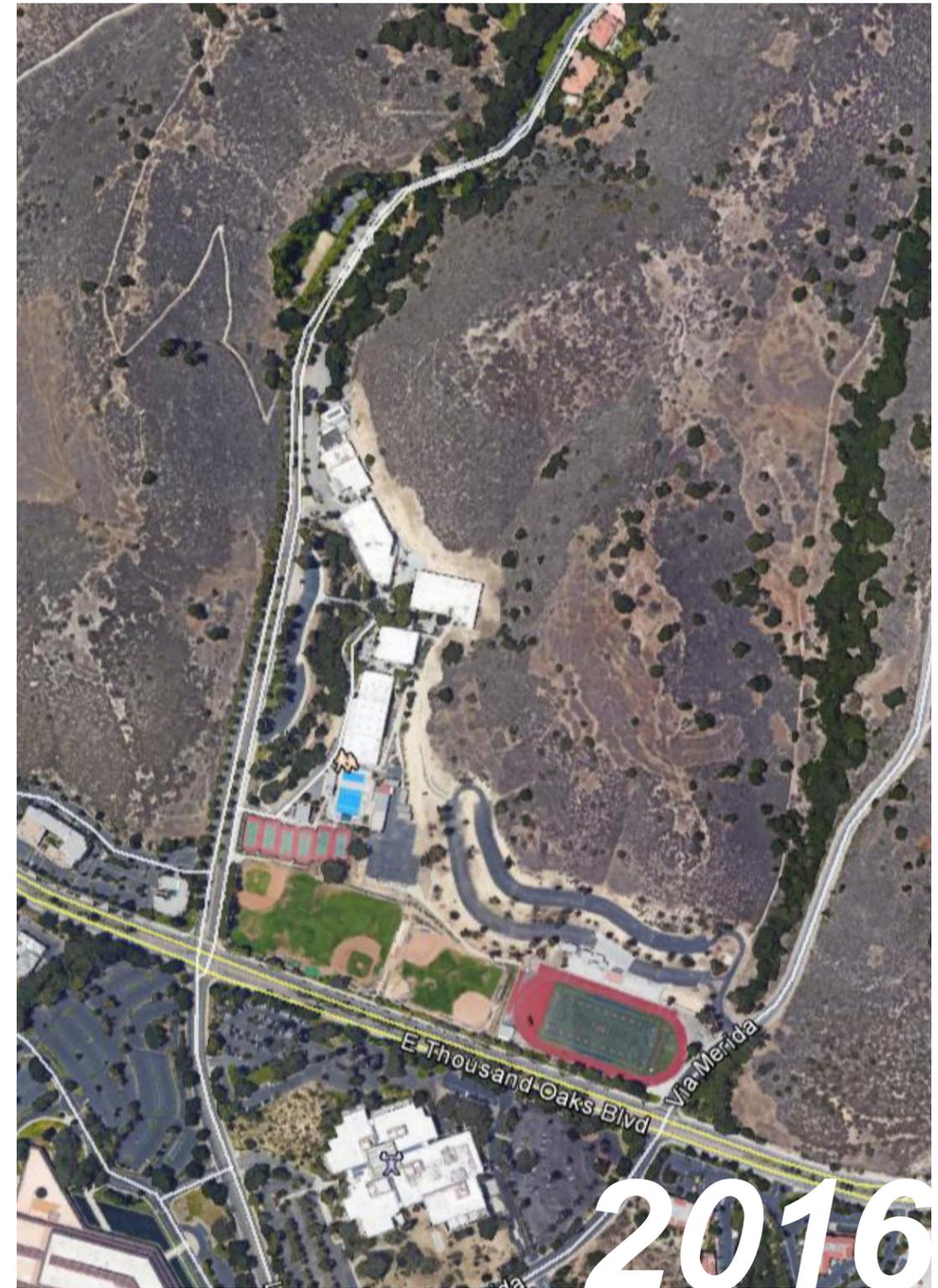
Documentation of the process and identification of the stakeholders who participated ensure that the master plan addresses the need for each site in an objective way.

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





Chamberlin, B. (n.d.). Westlake High School - construction site [Construction begins on new Westlake Village High School]. Retrieved March 30, 2017, from <http://contentdm.califa.org>

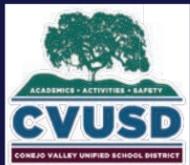


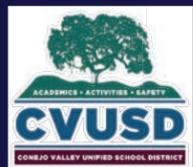
Westlake High School | *Master Plan & Projects*

100 Lakeview Canyon Road | Thousand Oaks, CA 91362
Conejo Valley Unified School District
March 31, 2017

Master Planning - Site Story

- 1. New science/technology facilities**
- 2. Improved performing arts classrooms**
- 3. Modernization/reconfiguration of undersized classrooms**
- 4. Resolve accessibility, safety, site drainage and site structure challenges caused by existing topographic conditions**
- 5. Redistribution of restrooms evenly across campus**
- 6. Improve cross-campus plumbing infrastructure**
- 7. Improve drop-off congestion**
- 8. Modernization of aging interior and exterior building finishes**
- 9. Increase storage space**





Westlake High School | *Master Plan & Projects*

100 Lakeview Canyon Road | Thousand Oaks, CA 91362
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	Year Renovated Electric	Year Renovated Plumbing	Status	Is Vacant Y/N
Westlake High	100 North Lakeview Canyon Road	Westlake Village	CA 91362-3895	1-Administration	Senior High	22,071	5	Modified Fire Resistive	Composition	1979	2007	2009	2009	2009	Owned and occupied by the district	N
Westlake High	100 North Lakeview Canyon Road	Westlake Village	CA 91362-3895	2-Multipurpose	Senior High	38,472	5	Modified Fire Resistive	Composition	1979	2015	2010	2010	2010	Owned and occupied by the district	N
Westlake High	100 North Lakeview Canyon Road	Westlake Village	CA 91362-3895	3-Classrooms	Senior High	25,526	5	Modified Fire Resistive	Composition	1979	2007	2009	2009	2009	Owned and occupied by the district	N
Westlake High	100 North Lakeview Canyon Road	Westlake Village	CA 91362-3895	4-Library/Classrooms	Senior High	65,402	5	Modified Fire Resistive	Composition	1979	1992	2009	2009	2009	Owned and occupied by the district	N
Westlake High	100 North Lakeview Canyon Road	Westlake Village	CA 91362-3895	5-Gymnasium	Senior High	23,894	2	Joisted Masonry	Composition	1979	2015	2009	2009	2009	Owned and occupied by the district	N
Westlake High	100 North Lakeview Canyon Road	Westlake Village	CA 91362-3895	6-Classrooms(4)	Portable	3,840	5	Modified Fire Resistive	Metal	2001	2001	2001	2001	2009	Owned and occupied by the district	N
Westlake High	100 North Lakeview Canyon Road	Westlake Village	CA 91362-3895	7-Pool Equipment	Senior High	1,700	5	Modified Fire Resistive	Composition	2001	2002		2001	2001	Owned and occupied by the district	N
Westlake High	100 North Lakeview Canyon Road	Westlake Village	CA 91362-3895	8-Weight Room	Portable	1,840	5	Modified Fire Resistive	Metal	2001	2001	2001	2001		Owned and occupied by the district	N
Westlake High	100 North Lakeview Canyon Road	Westlake Village	CA 91362-3895	9-Maintenance	Senior High	1,272	2	Joisted Masonry	Composition	1979	1996		1979		Owned and occupied by the district	N
Westlake High	100 North Lakeview Canyon Road	Westlake Village	CA 91362-3895	12-Classrooms	Portable	952	5	Modified Fire Resistive	Composition	1999	1999	1999	1999		Owned and occupied by the district	N
Westlake High	100 North Lakeview Canyon Road	Westlake Village	CA 91362-3895	13-Stadium Press Box/Concession	Senior High	2,213	1	Frame	Composition	1992	1992	1992	1992	1992	Owned and occupied by the district	N
Westlake High	100 North Lakeview Canyon Road	Westlake Village	CA 91362-3895	14 - Visitors Field House	Portable	1,440	5	Modified Fire Resistive	Metal	2005	2005	2005	2005		Owned and occupied by the district	N
Westlake High	100 North Lakeview Canyon Road	Westlake Village	CA 91362-3895	15-Classroom	Senior High	960	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Owned and occupied by the district	N
Westlake High	100 North Lakeview Canyon Road	Westlake Village	CA 91362-3895	16-Classroom	Senior High	960	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Owned and occupied by the district	N
Westlake High	100 North Lakeview Canyon Road	Westlake Village	CA 91362-3895	17-Classroom	Senior High	960	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Owned and occupied by the district	N
Westlake High	100 North Lakeview Canyon Road	Westlake Village	CA 91362-3895	18-Classroom	Senior High	960	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Owned and occupied by the district	N
Westlake High	100 North Lakeview Canyon Road	Westlake Village	CA 91362-3895	19-Classroom	Senior High	960	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Owned and occupied by the district	N
Westlake High	100 North Lakeview Canyon Road	Westlake Village	CA 91362-3895	20-Classroom	Senior High	960	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Owned and occupied by the district	N

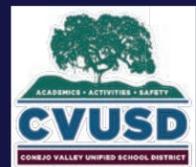


Existing Facilities:

6 buildings are over 30 years old

Analysis:

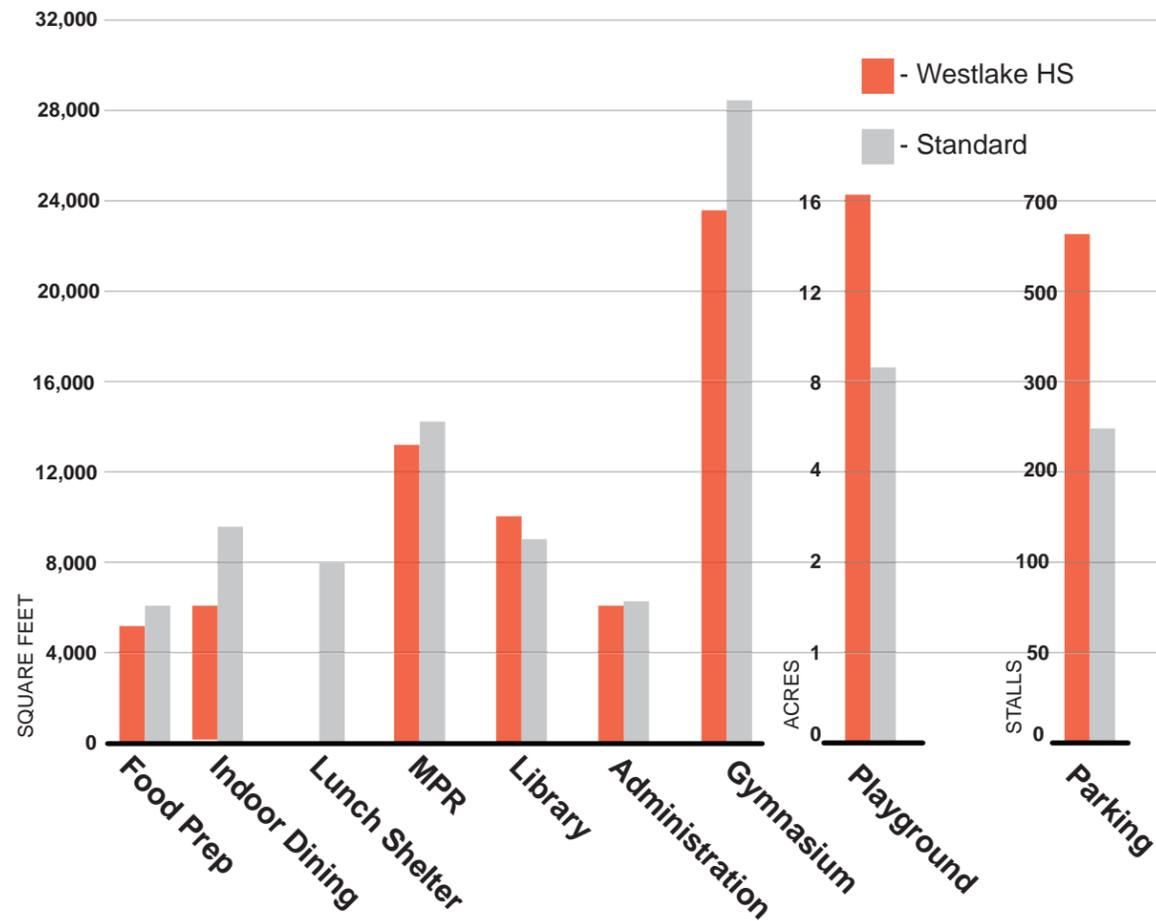
The buildings on the campus were between 11 and 37 years old at the time this survey was taken; the age of recently added portable buildings are not known. In general, building finishes and finishes of site elements such as hand and guardrails were noted to be in aging condition. Roofing at permanent buildings is between 1 and 24 years old. Major building systems of permanent buildings are between 6 and 37 years old. Roofing and building systems of portable buildings are original to the structures. It was noted that plumbing and electrical systems do not meet the needs of the school, while HVAC and lighting systems are in good working condition.





Challenges Summary:

- Science/technology & performing arts facilities do not support the needs of the school
- Many classrooms are undersized
- Topography presents accessibility, safety, site drainage and site structure challenges
- Unequal distribution of restrooms
- Lack of cross-campus plumbing infrastructure
- Drop-off is congested
- Interior and exterior building finishes are aging
- Lack of storage



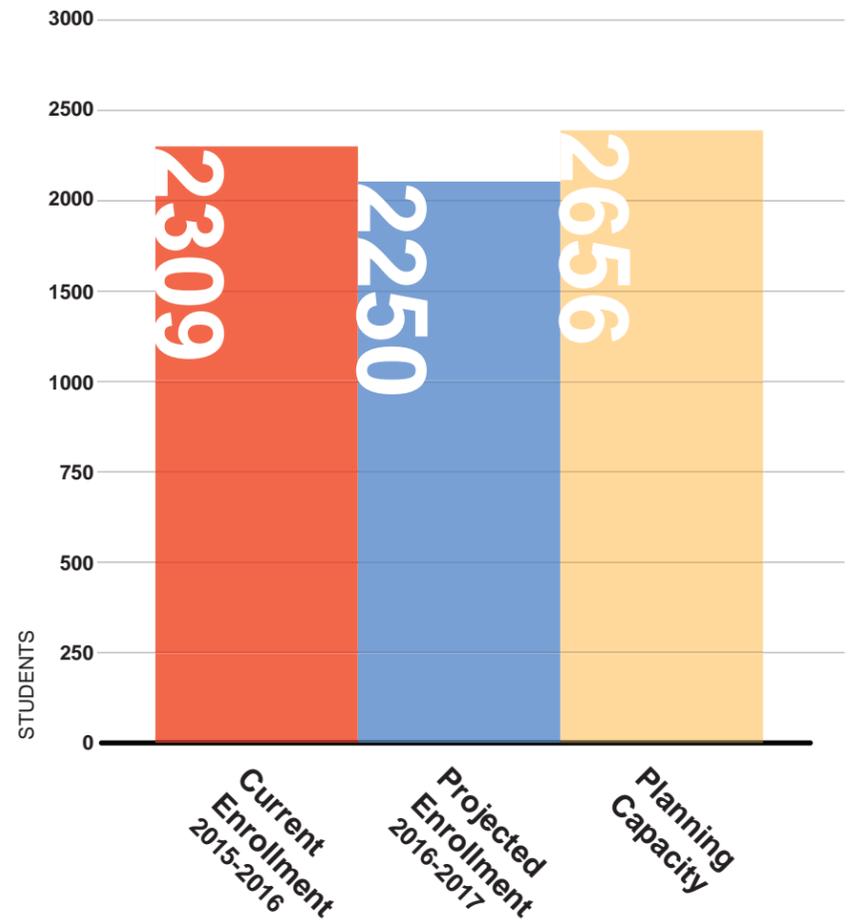
Core Facilities Summary

Current facilities meet school's needs

- Indoor Dining (-4,611 SF)
- Lunch Shelter (-7,968 SF)
- Multi-Purpose Room (-1,629 SF)
- Library (+931 SF)
- Administration (-676 SF)
- Playground (+8.09 Acres)

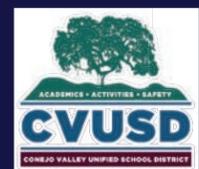
Current facilities DO NOT meet school's needs

- Food Prep (-926 SF)
- Gymnasium (-4,874 SF)
- Parking (+388 Stalls)



Enrollment Summary

Total Current Classrooms: 84
 Total Based on Projected Enrollment Classrooms: 71

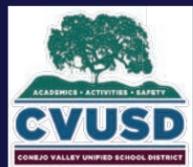


BUILDING KEY

- ① ADMINISTRATION/CLASSROOM BUILDING
- ② MULTIPURPOSE BUILDING
- ③ CLASSROOM BUILDING
- ④ CLASSROOM BUILDING
- ⑤ GYMNASIUM BUILDING
- ⑥ PORTABLE BUILDINGS (4)
- ⑦ POOL BUILDING
- ⑧ WEIGHT ROOM (PORTABLE)
- ⑨ FACILITIES MANAGEMENT BUILDING
- ⑩ NUMBER NOT USED
- ⑪ NUMBER NOT USED
- ⑫ VISITING TEAM LOCKERS (PORTABLE)
- ⑬ BLEACHER/RESTROOMS/ CONCESSION
- ⑭ TEAM LOCKERS (PORTABLE)
- ⑮ CLASSROOM (PORTABLE)
- ⑯ CLASSROOM (PORTABLE)
- ⑰ CLASSROOM (PORTABLE)
- ⑱ CLASSROOM (PORTABLE)
- ⑲ CLASSROOM (PORTABLE)
- ⑳ CLASSROOM (PORTABLE)

LEGEND

- PERMANENT BUILDING
- PORTABLE BUILDING
- STRUCTURE ABOVE
- UNCERTIFIED



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Master Planning - Existing Site

BUILDING KEY

- ① ADMINISTRATION/CLASSROOM BUILDING
- ② MULTIPURPOSE BUILDING
- ③ CLASSROOM BUILDING
- ④ CLASSROOM BUILDING
- ⑤ GYMNASIUM BUILDING
- ⑥ PORTABLE BUILDINGS (4)
- ⑦ POOL BUILDING
- ⑧ WEIGHT ROOM (PORTABLE)
- ⑨ FACILITIES MANAGEMENT BUILDING
- ⑫ VISITING TEAM LOCKERS (PORTABLE)

- ⑬ BLEACHER/RESTROOMS/ CONCESSION
- ⑭ TEAM LOCKERS (PORTABLE)
- ⑮ CLASSROOM (PORTABLE)
- ⑯ CLASSROOM (PORTABLE)
- ⑰ CLASSROOM (PORTABLE)
- ⑱ CLASSROOM (PORTABLE)
- ⑲ CLASSROOM (PORTABLE)
- ⑳ CLASSROOM (PORTABLE)
- ㉑ NEW SCIENCE BUILDING
- ㉒ NEW RESTROOM BUILDING

LEGEND

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

Project Groups

Project Group 1:

① Construct New 3-Story Science/ Technology Building and Courtyard

Project Group 2:

② Modernization of Parking Lot & Construct Bridge to New Science/ Technology Building

Project Group 3:

③ Modernization to Buildings 1-4

Project Group 4:

④ Construction of Athletic Field Amenities

Project Group 5:

⑤ Construct Entry Court

Project Group 6:

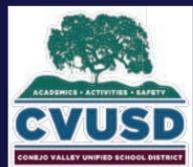
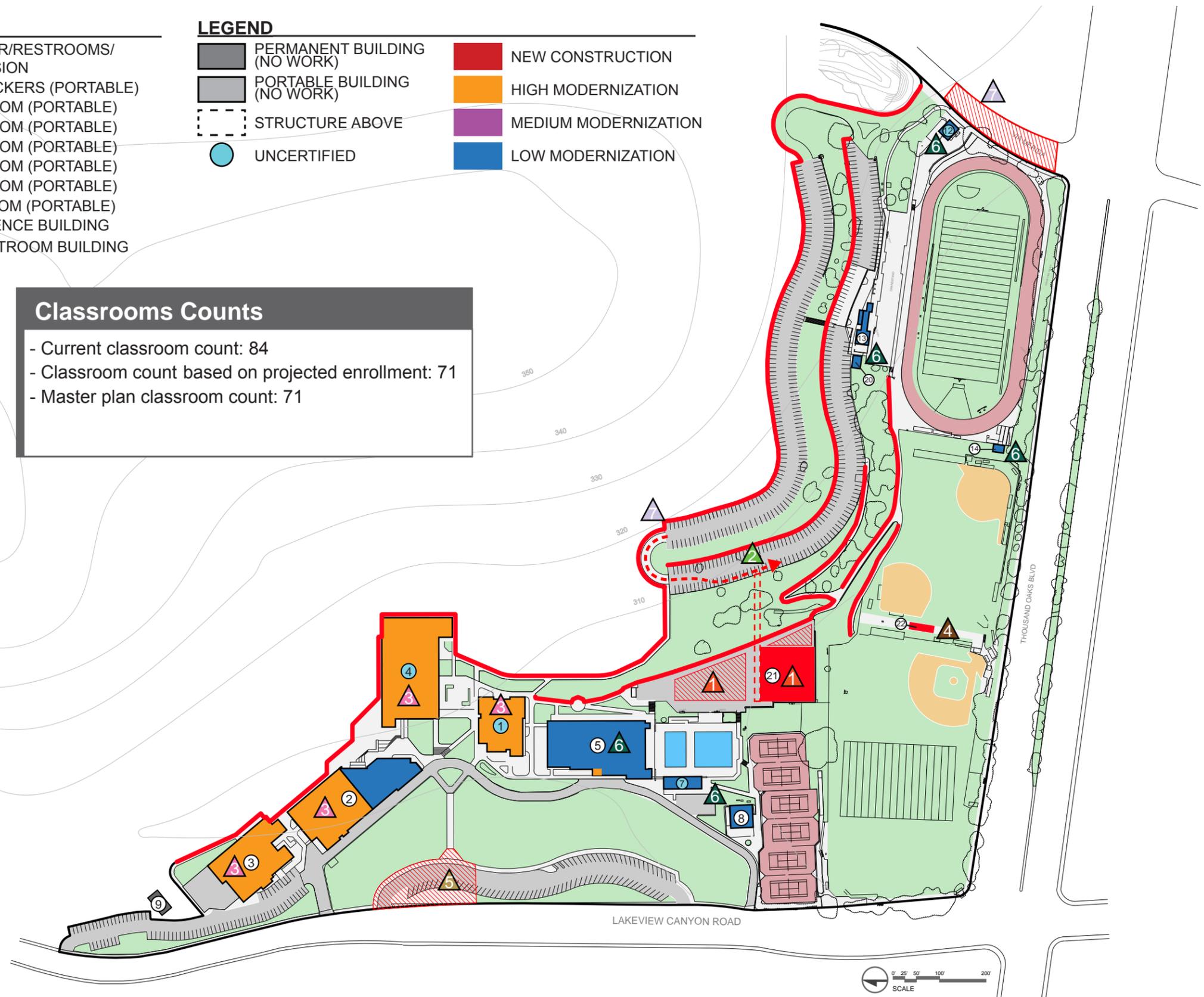
⑥ Modernization to athletic buildings

Project Group 7:

⑦ Miscellaneous Site Work

Classrooms Counts

- Current classroom count: 84
- Classroom count based on projected enrollment: 71
- Master plan classroom count: 71



**Project Group 1: Construct New 3-Story Science/
Technology Building and Courtyard**



- construct new 3-story building
(11) science classrooms
(4) prep rooms
(1) science auditorium
student/staff restrooms
staff/support space
- construct new academic courtyard
- remove Portable Buildings 6 & 15-19
(8) general classrooms
(1) athletic director's office

Total Construction (Direct) Cost\$11,425,200
Total Project (Direct and Indirect) Cost\$15,995,280

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

BUILDING KEY

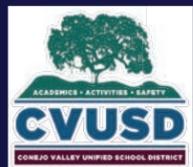
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| ① ADMINISTRATION/CLASSROOM BUILDING | ⑬ BLEACHER/RESTROOMS/ CONCESSION |
| ② MULTIPURPOSE BUILDING | ⑭ TEAM LOCKERS (PORTABLE) |
| ③ CLASSROOM BUILDING | ⑮ CLASSROOM (PORTABLE) |
| ④ CLASSROOM BUILDING | ⑯ CLASSROOM (PORTABLE) |
| ⑤ GYMNASIUM BUILDING | ⑰ CLASSROOM (PORTABLE) |
| ⑥ PORTABLE BUILDINGS (4) | ⑱ CLASSROOM (PORTABLE) |
| ⑦ POOL BUILDING | ⑲ CLASSROOM (PORTABLE) |
| ⑧ WEIGHT ROOM (PORTABLE) | ⑳ CLASSROOM (PORTABLE) |
| ⑨ FACILITIES MANAGEMENT BUILDING | ㉑ NEW SCIENCE BUILDING |
| ⑫ VISITING TEAM LOCKERS (PORTABLE) | ㉒ NEW RESTROOM BUILDING |

LEGEND

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



CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes
Project Information						0-20=Optimum	21-40=Adequate	41-60=Fair	61-80=Poor	81-100=Unsatisfactory		
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame	Project Estimated Total Cost	Project Score					Score	Notes
						Functionality	Adequacy	Criticality	Certification	Special Funding or 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 High School | Master Plan & Projects

100 Lakeview Canyon Road | Thousand Oaks, CA 91362
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Master Planning - Projects 1

Project Group 2: Modernization of Parking Lot & Construct Bridge to New Science/ Technology Building



- construct bridge from student parking lot to new science building
- expand student drop-off zone and restripe parking

Total Construction (Direct) Cost \$2,108,400
Total Project (Direct and Indirect) Cost..... \$2,951,760

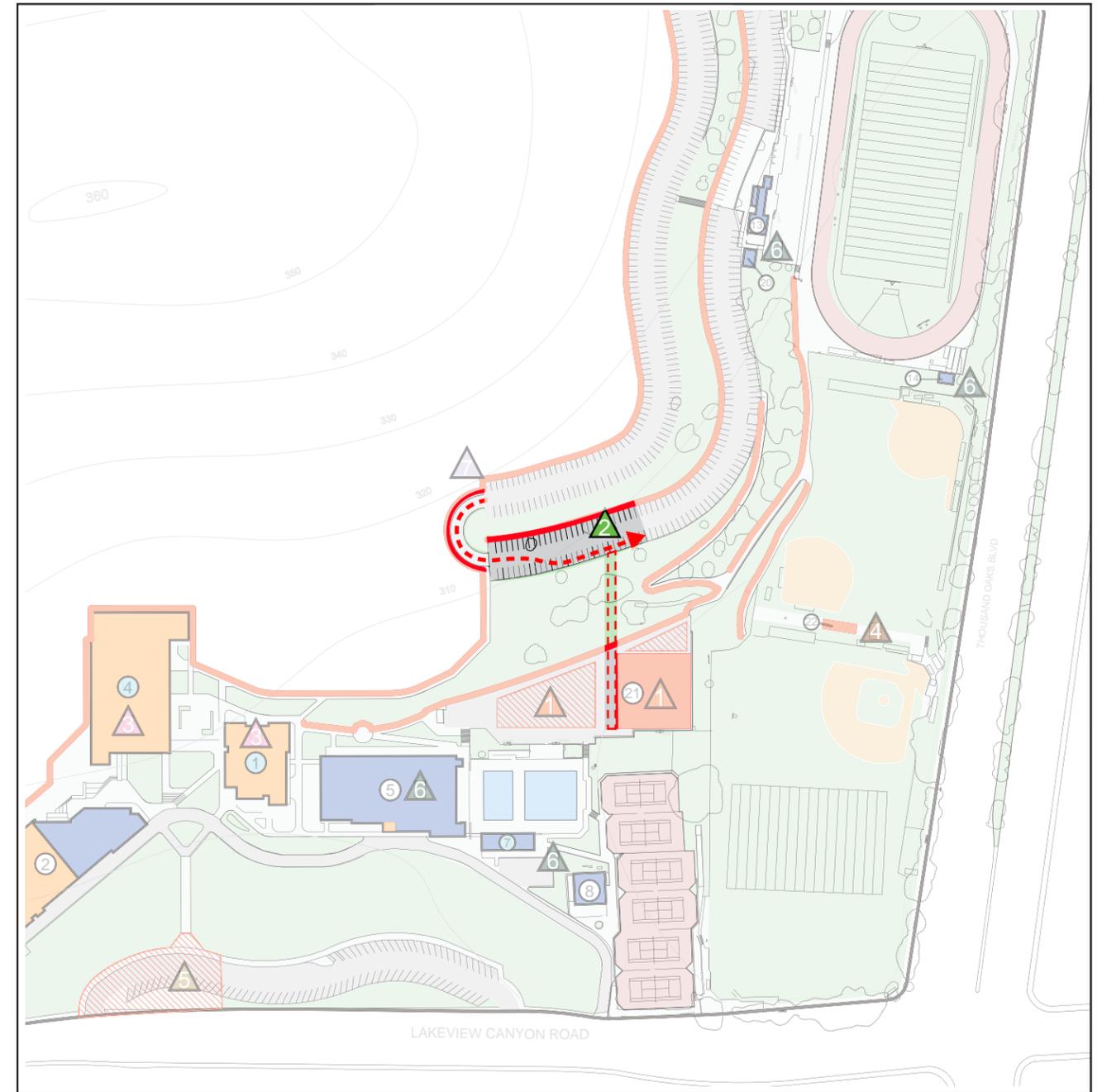
Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

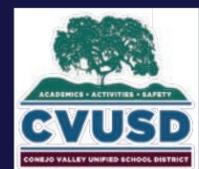
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| ① ADMINISTRATION/CLASSROOM BUILDING | ⑬ BLEACHER/RESTROOMS/ CONCESSION |
| ② MULTIPURPOSE BUILDING | ⑭ TEAM LOCKERS (PORTABLE) |
| ③ CLASSROOM BUILDING | ⑮ CLASSROOM (PORTABLE) |
| ④ CLASSROOM BUILDING | ⑯ CLASSROOM (PORTABLE) |
| ⑤ GYMNASIUM BUILDING | ⑰ CLASSROOM (PORTABLE) |
| ⑥ PORTABLE BUILDINGS (4) | ⑱ CLASSROOM (PORTABLE) |
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| ⑧ WEIGHT ROOM (PORTABLE) | ⑳ CLASSROOM (PORTABLE) |
| ⑨ FACILITIES MANAGEMENT BUILDING | ㉑ NEW SCIENCE BUILDING |
| ⑫ VISITING TEAM LOCKERS (PORTABLE) | ㉒ NEW RESTROOM BUILDING |

LEGEND

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



CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes			
Project Information						Project Score									
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame	Project Estimated Total Cost	0-20=Optimum		21-40=Adequate		41-60=Fair		61-80=Poor		81-100=Unsatisfactory	
						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 High School | Master Plan & Projects

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Master Planning - Projects 2

Project Group 3: Modernization to Buildings 1-4



- high modernization of Classroom

Building 3, including:

- modernization two (e) science classrooms for two general classrooms
- modernization of four (e) small general classrooms into (2) general classrooms
- modernization of (e) science prep room for band storage
- remove (e) band storage shed & construct new staff & student restrooms

- high modernization of Library/Classroom

Building 4, including:

- modernization of nine (e) science classrooms into (9) general classrooms
- modernization of twenty (e) small general classrooms into (20) general classrooms

- high modernization to Administration

Building 1, including:

- modernization of (e) computer classroom for athletic director's office
- modernization of six (e) small general classrooms into (3) general classrooms

- low/high modernization to Multipurpose

Building 2, including:

- expansion or relocation of Theater Classroom
- modernization of four (e) small general classrooms into (2) general classrooms

Total Construction (Direct) Cost\$18,826,040

Total Project (Direct and Indirect) Cost\$26,356,456

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

BUILDING KEY

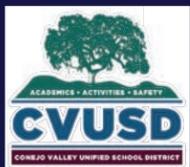
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| ④ CLASSROOM BUILDING | ⑯ CLASSROOM (PORTABLE) |
| ⑤ GYMNASIUM BUILDING | ⑰ CLASSROOM (PORTABLE) |
| ⑥ PORTABLE BUILDINGS (4) | ⑱ CLASSROOM (PORTABLE) |
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| ⑧ WEIGHT ROOM (PORTABLE) | ⑳ CLASSROOM (PORTABLE) |
| ⑨ FACILITIES MANAGEMENT BUILDING | ㉑ NEW SCIENCE BUILDING |
| ⑫ VISITING TEAM LOCKERS (PORTABLE) | ㉒ NEW RESTROOM BUILDING |

LEGEND

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



CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes
Project Information						Project Score						
Project Cost						Project Score					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 High School | Master Plan & Projects

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Master Planning - Projects 3

Project Group 4: Construction of Athletic Field Amenities



- construct (1) new field restroom & hydration stations
- provide infrastructure for potable water to field areas

Total Construction (Direct) Cost\$638,000
Total Project (Direct and Indirect) Cost\$893,200

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

BUILDING KEY

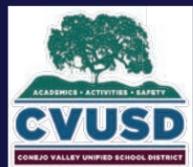
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| ① ADMINISTRATION/CLASSROOM BUILDING | ⑬ BLEACHER/RESTROOMS/ CONCESSION |
| ② MULTIPURPOSE BUILDING | ⑭ TEAM LOCKERS (PORTABLE) |
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| ⑨ FACILITIES MANAGEMENT BUILDING | ㉑ NEW SCIENCE BUILDING |
| ⑫ VISITING TEAM LOCKERS (PORTABLE) | ㉒ NEW RESTROOM BUILDING |

LEGEND

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



CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes			
Project Information						Project Score									
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame	Project Estimated Total Cost	0-20=Optimum		21-40=Adequate		41-60=Fair		61-80=Poor		81-100=Unsatisfactory	
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						0-100	0-100	0-100	0-100	0-100					Explanation of Project Rating



Westlake High School | Master Plan & Projects

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Master Planning - Projects 4

Project Group 5: Construct Entry Court



- construct new entry plaza at Lakeview Canyon Road, including signage, site furniture, site lighting, stair/ sloped walkway system, paved pathway & restriped parking spaces

Total Construction (Direct) Cost \$369,600
Total Project (Direct and Indirect) Cost \$517,440

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

BUILDING KEY

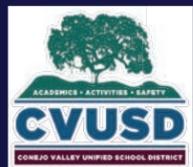
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| ② MULTIPURPOSE BUILDING | ⑭ TEAM LOCKERS (PORTABLE) |
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| ④ CLASSROOM BUILDING | ⑯ CLASSROOM (PORTABLE) |
| ⑤ GYMNASIUM BUILDING | ⑰ CLASSROOM (PORTABLE) |
| ⑥ PORTABLE BUILDINGS (4) | ⑱ CLASSROOM (PORTABLE) |
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| ⑨ FACILITIES MANAGEMENT BUILDING | ㉑ NEW SCIENCE BUILDING |
| ⑫ VISITING TEAM LOCKERS (PORTABLE) | ㉒ NEW RESTROOM BUILDING |

LEGEND

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



CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes			
Project Information						Project Score									
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame	Project Estimated Total Cost	0-20=Optimum		21-40=Adequate		41-60=Fair		61-80=Poor		81-100=Unsatisfactory	
						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 High School | Master Plan & Projects

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Master Planning - Projects 5

Project Group 6: Modernization to athletic buildings



- low/high modernization to Gymnasium Building 5, including modernization for concessions room & restrooms
- low modernization to Pool Building 7, Portable Weight Room Building 8, Portable Team Locker Buildings 12 & 14, Restroom/Concession Building 13 and Athletic Building 20

Total Construction (Direct) Cost\$466,351
Total Project (Direct and Indirect) Cost\$652,891

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

BUILDING KEY

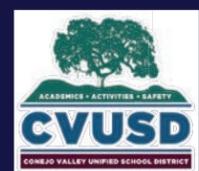
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| ② MULTIPURPOSE BUILDING | ⑭ TEAM LOCKERS (PORTABLE) |
| ③ CLASSROOM BUILDING | ⑮ CLASSROOM (PORTABLE) |
| ④ CLASSROOM BUILDING | ⑯ CLASSROOM (PORTABLE) |
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| ⑥ PORTABLE BUILDINGS (4) | ⑱ CLASSROOM (PORTABLE) |
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| ⑨ FACILITIES MANAGEMENT BUILDING | ㉑ NEW SCIENCE BUILDING |
| ⑫ VISITING TEAM LOCKERS (PORTABLE) | ㉒ NEW RESTROOM BUILDING |

LEGEND

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



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 High School | Master Plan & Projects

100 Lakeview Canyon Road | Thousand Oaks, CA 91362
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Master Planning - Projects 6

Project Group 7: Miscellaneous Site Work



- construct site retaining walls, hillside irrigation & v-gutter system throughout
- construct accessible paved walkways throughout
- coordinate with the City to construct roadway interventions to slow traffic at Via Merida parking entrance
- paint site railings

Total Construction (Direct) Cost\$954,875

Total Project (Direct and Indirect) Cost\$1,336,825

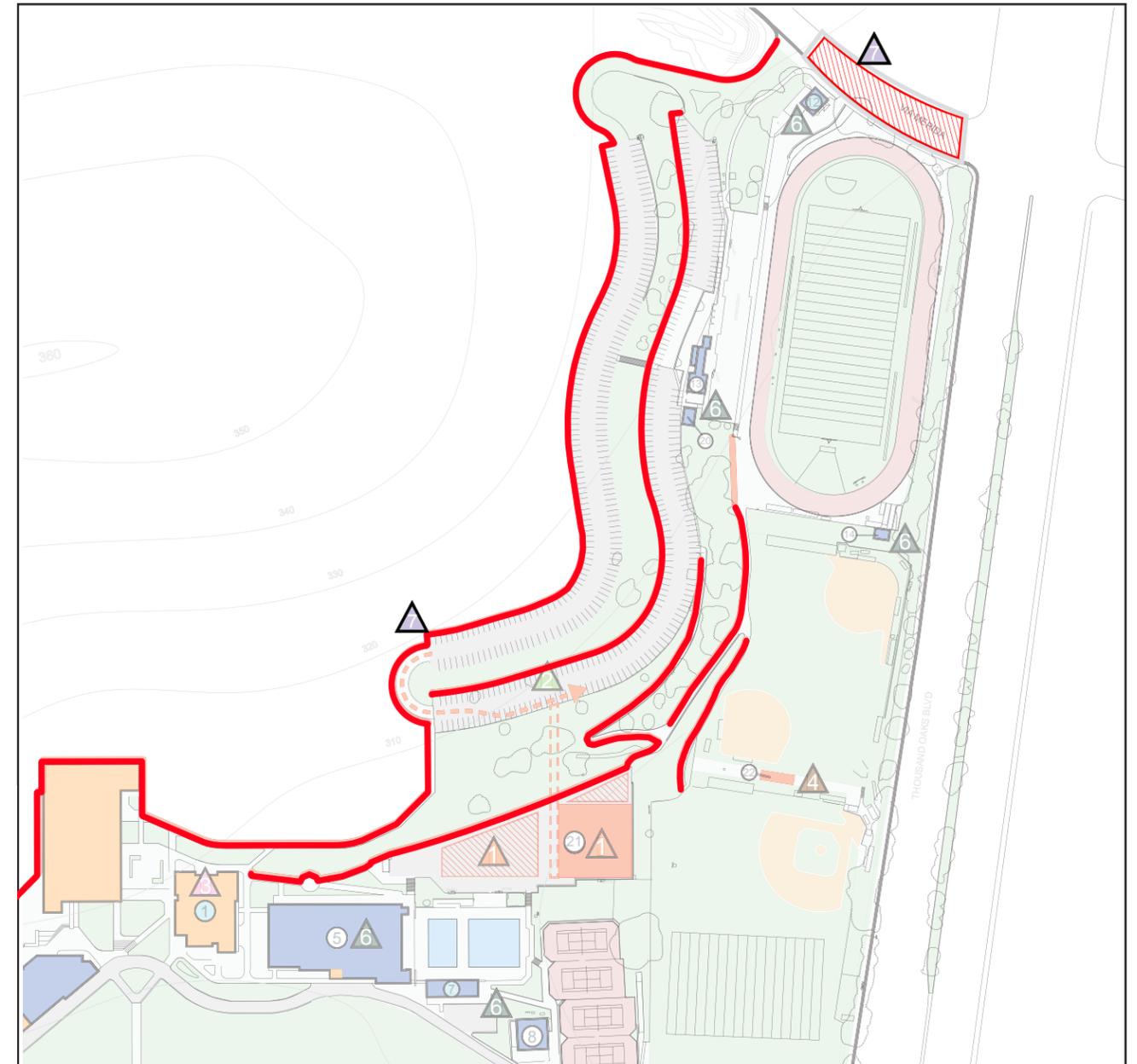
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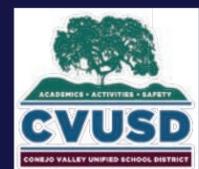
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| ⑫ VISITING TEAM LOCKERS (PORTABLE) | ㉒ NEW RESTROOM BUILDING |

LEGEND

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



CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes
Project Information						0-20=Optimum	21-40=Adequate	41-60=Fair	61-80=Poor	81-100=Unsatisfactory		
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						Functionality	Adequacy	Criticality	Certification	Special Funding or 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 High School | Master Plan & Projects

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Master Planning - Projects 7

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Westlake HS						
Project Group 1						
New 3-Story Science/Technology Building	23,000	SF	1	23,000	\$480.00	\$ 11,040,000.00
New Academic Courtyard	20,000	SF	1	20,000	\$8.00	\$ 160,000.00
Bldgs. 6,15,16,17,18 & 19 Removal	11,260	SF	1	11,260	\$20.00	\$ 225,200.00
Total Construction Cost						\$ 11,425,200.00
Total Project Cost						\$ 15,995,280.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Westlake HS						
Project Group 2						
New Bridge	2,200	SF	1	2,200	\$750.00	\$ 1,650,000.00
Parking/Drop-off Reconfiguration						\$ -
AC Paving	12,200	SF	1	12,200	\$12.00	\$ 146,400.00
Drop-off Lane	400	LF	1	400	\$780.00	\$ 312,000.00
Total Construction Cost						\$ 2,108,400.00
Total Project Cost						\$ 2,951,760.00

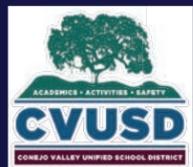
Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Westlake HS						
Project Group 3						
Bldg. 1 Modernization (high)	11,100	SF	1	11,100	\$270.00	\$ 2,997,000.00
Bldg. 2 Modernization (high)	12,705	SF	1	12,705	\$270.00	\$ 3,430,350.00
Bldg. 2 Modernization (low)	13,730	SF	1	13,730	\$13.00	\$ 178,490.00
Bldg. 3 Modernization (high)	16,810	SF	1	16,810	\$270.00	\$ 4,538,700.00
Bldg. 4 Modernization (high)	28,450	SF	1	28,450	\$270.00	\$ 7,681,500.00
Total Construction Cost						\$ 18,826,040.00
Total Project Cost						\$ 26,356,456.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Westlake HS						
Project Group 4						
New Field Restrooms & Hydration Stations	900	SF	1	900	\$570.00	\$ 513,000.00
New Infrastructure for Field Areas Potable Water	1	LS	1	1	\$125,000.00	\$ 125,000.00
Total Construction Cost						\$ 638,000.00
Total Project Cost						\$ 893,200.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Westlake HS						
Project Group 5						
New Entry Plaza	18,480	SF	1	18,480	\$20.00	\$ 369,600.00
Total Construction Cost						\$ 369,600.00
Total Project Cost						\$ 517,440.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Westlake HS						
Project Group 6						
Building 5 Modernization (low)	23,747	SF	1	23,747	\$13.00	\$ 308,711.00
Building 5 Modernization (high)	190	SF	1	190	\$270.00	\$ 51,300.00
Building 7 Modernization (low)	2,010	SF	1	2,010	\$13.00	\$ 26,130.00
Building 8 Modernization (low)	2,340	SF	1	2,340	\$13.00	\$ 30,420.00
Building 12 & 14 Modernization (low)	1,450	SF	1	1,450	\$13.00	\$ 18,850.00
Building 13 Modernization (low)	1,880	SF	1	1,880	\$13.00	\$ 24,440.00
Building 20 Modernization (low)	500	SF	1	500	\$13.00	\$ 6,500.00
Total Construction Cost						\$ 466,351.00
Total Project Cost						\$ 652,891.40

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Westlake HS						
Project Group 7						
New Site Retaining Walls, Irrigation & V-gutter	6,375	SF	1	6,375	\$125.00	\$ 796,875.00
Accessible Paved Walkways	320	SF	1	320	\$25.00	\$ 8,000.00
New Road Speed Bumps	1	LS	1	1	\$100,000.00	\$ 100,000.00
Paint Site Railings	1	LS	1	1	\$50,000.00	\$ 50,000.00
Total Construction Cost						\$ 954,875.00
Total Project Cost						\$ 1,336,825.00



Westlake High School | Master Plan & Projects

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Master Planning - Cost Breakdown