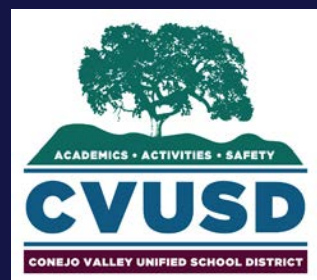




Westlake Hills  
Elementary  
*Catch Our Wave of Excellence!*

# CVUSD | *Facilities Master Plan*

CVUSD - WESTLAKE CLUSTER



## Westlake Hills Elementary | *Master Plan & Projects*

3333 Medicine Bow Court | Thousand Oaks, CA 91362  
Conejo Valley Unified School District  
March 31, 2017

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## Existing Site Summary

### Neighborhood:

Westlake Hills Elementary School is located just north of the 101 freeway off the Westlake Boulevard exit. The 7.7 acre school sits at the center of an interesting hexagonal residential development. As seen from an aerial view the area resembles a flower, with the school forming part of that flower's head. The school shares that central focal point of the development with Russell Park which borders the school on the north. The primary entrance to the school is off Medicine Bow Court with a secondary entrance off West Panamint Court used for student drop-off and pick-up.

### Instruction:

This neighborhood school provides education for Transitional Kindergarten through 5th grades. The school's Parent Faculty Association maintains an active and influential role in the school's success. In addition to achieving academic excellence, focus is placed on ensuring that all students develop successfully emotionally and socially. All activities are pursued with a "spirit of cooperation and respect for others". Circulation paths throughout the campus are named with important words to remind students of these efforts – Trustworthiness, Citizenship, Responsibility, Caring, Fairness and Respect.

### Summary of Facilities:

The permanent buildings comprising the Westlake Hills campus are wood framed construction with stucco exterior finish and wood accents. The structural components appear to be sound. The exterior finishes are in need of repair and/or replacement in places. The portable classroom buildings on the campus have similar needs.

### Building Systems:

Package units provide both heating and cooling to all spaces. These units are replaced as they reach the end of their life cycle by the District. Per the recently completed Facility Condition Assessment (FCA) the units serving the MPR/Administration Building and Classroom Building 7 are due for replacement in the near future. Site personnel confirmed this. Plumbing systems reportedly function adequately with no problems beyond typical maintenance issues. Electrical service to the site and distribution within the school appears adequate.

### Technology:

Wi-Fi was recently installed at the campus and appears to work well. There are two dedicated computer labs for use as well as handheld devices which are re-charged in charging stations. A few computer stations exist in each classroom. However, these are cramped and therefore difficult to use. As hand-held devices become more prevalent, the need for these permanent computer stations within the classroom should be re-evaluated.

### Energy:

There are currently no renewable energy systems installed on campus. Gas and electricity use across the past 3 years are relatively consistent with the exception of a significant spike in gas usage in December 2015 and January 2016. The otherwise relatively consistent use indicates similar demands and the unlikelihood of gas leaks and/or errant electricity use. Water use data for the past 3 years at the site shows a decline in use from 2014 to 2015, as expected given the mandatory water reduction measures put in place as a result of the state-wide drought. Recent water use at this site is beginning to return towards 2014 use levels and should be examined to determine if there is a means to lessen that use to be more consistent with the savings achieved during 2015.

### Site Attributes:

Westlake Hills Elementary School sits in an enviable location. Its immediate adjacency to a neighborhood park provides a natural buffer from residential and commercial noise. A feeling of being nestled in nature encompasses the campus. A committed community of school parents and staff work to allow numerous programs within the school to go beyond typical expectations. The Parent Faculty Association recently completed an extension to the stage in the MPR, increasing the function of that space. The group also supports the Arts and Music programs within the school, including Chorus, Band and Strings.

### Site Opportunities:

General modernizations to keep the campus in good working condition may include upgrades to the building finishes and major building systems. More efficient HVAC, plumbing and electrical systems are available today, and the school could greatly benefit from these greener technologies. ADA upgrades, including improvements to restrooms, hardware, signage, classroom plumbing fixtures, drinking fountains, and path of travel will ensure that all students, faculty and staff have access to the entire site. In particular the path of travel at Westlake Hills Elementary from the accessible parking stalls in the west parking lot to the main school entrance is currently non-compliant and should be addressed.

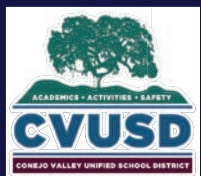
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## Enrollment Summary

### Elementary

Student	Jr K	K	1	2	3	4	5	SDC	Total	Prior Month	Prior YR	Adopted Budget	+ or - Budget
<i>Westlake Hills Elementary</i>	20	71	68	81	62	96	93		491		481		



## Master Planning Process Summary

### Master Plan Goals

- Improvement of traffic to alleviate congestion in parking lot and drop-off
- Modernization of aging play structures
- Reconfiguration of administrative spaces, especially at the reception area
- Integration of storage at classrooms, library and MPR
- Integration of age-specific restrooms for TK
- Modernization of aging finishes, roofing & HVAC systems
- Modernization of aging portable buildings

### Process

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

The survey found that the campus housed 491 students in 2016, with enrollment projected to increase slightly to 515 by 2017. The CVUSD Planning Capacity for the campus is 600 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 1,294 SF smaller than district standards, but meets the needs of the school
- There is no indoor dining on campus
- The multi-purpose room is approximately 1,410 SF small than district standards; storage is lacking
- The lunch shelter area is approximately 820 SF larger than district standards and serves the needs of the campus
- The library is approximately 485 SF smaller than district standards; storage is lacking
- The parking stall count is currently 7 stalls fewer than district standards and does not serve the needs of the school

- The administrative core facilities are approximately 270 SF smaller than district standards; while the reception area is currently being renovated to improve layout and circulation, the remainder of the building would benefit from reconfiguration
- Overall the campus was found to contain sufficient playground area, 4.13 acres, to accommodate the needs of a 491 student population. Moreover, the adjacent park provides extra space if needed during a special event

### 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:

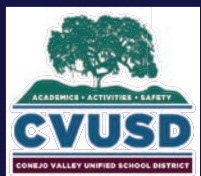
- drop-off occurs at both parking lots, and is a daily challenge
- storage is lacking, especially at the MPR, library and classrooms
- there is room for improvement at the playground areas, especially for the kindergarteners
- flexible indoor and outdoor instructional spaces are desirable
- the layout of the administrative area could be greatly improved

### ITEM 2- Site Analysis

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 campus' two parking lots do not serve the needs of the school in parking count or drop-off circulation. Westlake Hills Elementary School's high number of visitors and volunteers are not able to park easily. Drop-off and pick-up activities may be made more efficient through the use of signage and reconfiguration of traffic flows.
- Aging play structures may be replaced, and may be further enhanced with much needed shade structures. Extension of the kindergarten play area would allow the younger students to explore more of the campus.
- A learning garden would allow students and teachers to take education outdoors. A room flexible enough to house a variety of special programs, such as art and music, may support the school's vision for expanding their curriculum. A dedicated science classroom would be a boon
- The administrative spaces are currently congested and would benefit from reconfiguration.
- Specifically, the layout of the main reception area does not allow staff members to greet visitors and conduct their daily tasks simultaneously.
- Storage is lacking on the campus, especially at the library and classroom spaces. Current classroom storage solutions are varied and inefficient, and computer stations are congested. Classroom layouts may be improved through the use of storage systems and clearer furniture layout.



## 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:

- roof leaks and drainage issues are a challenge
- people are able to gain access to the roof
- animals and pests take refuge under portable buildings; consider replacing these aging structures with permanent buildings
- HVAC systems in portable buildings are aging
- the kindergarten play area would benefit from expansion
- drop-off circulation at the intersection of Panamint Court and Cascade Avenue is particularly challenging

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 Alternate layouts were developed.

### *Alternate 1- Included:*

- Reconfiguration of admin spaces
- Modernization of MPR & classrooms, including improved storage solutions
- Modernization of existing classrooms for media center, library storage & flex classroom
- New learning garden
- DSA certification of all buildings
- Enlarged K play area, replacement of play structures and addition of shade structures
- Expansion of parking lots & dedicated drop-off
- General accessibility upgrades

### *Alternate 2- Included:*

- Reconfiguration of admin spaces
- Modernization of MPR & classrooms, including improved storage solutions
- Modernization of existing classrooms for library/media center
- Replacement of aging portables with new classroom building
- Modernization of existing library for flex classroom
- New learning garden
- DSA certification of all buildings
- Enlarged K play area, replacement of play structures and addition of shade structures
- Expansion of parking lots & dedicated drop-off
- 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:*

- the learning garden is intended to be an outdoor lab with furniture and garden beds; the proposed location is in conflict with an existing oak tree
- existing classrooms, especially at Building 7 are undersized and lack storage
- neighbors may be unsupportive of extension of parking lot at Panamint Court
- consider expanding the undersized MPR
- consider re-analyzing the project classroom count; the stakeholders believe existing classroom count should remain

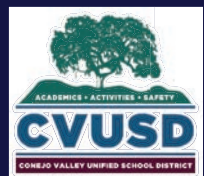
*Following the Charrette Review Meeting the campus administration and staff reviewed the proposal and added additional input and suggestions:*

- Classroom reconfigurations to increase square footage
- More storage spaces
- Water availability in rooms where there are no sinks (these are portables)

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 stakeholder feedback from the charrettes. The Conceptual Master was eventually a hybrid of several alternatives. 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:*

- High modernization/addition to Building 1 administration, parking lot expansion
- High modernization/addition to Building 1 MPR and high modernization to Classroom Building 7
- Construct new Classroom Building, play area & modernization to Building 8
- Modernization to Classroom Building 9 zone
- New lunch shelter & modernization to play areas
- 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:

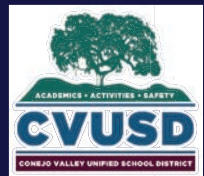
- The proposed new lunch shelter is not necessary; the existing lunch shelter and brickwork around the area should be left untouched
- Improvements to classroom spaces should be prioritized
- Although Building 9 is relatively new, stakeholders understand its potential as a new maker space

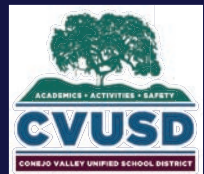
#### **ITEM 5- Final Master Plan and Projects**

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.

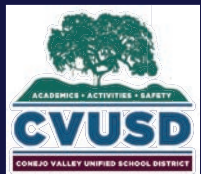
Documentation of the process and identification of the stakeholders who participated ensure that the master plan addresses the need for each site in an objective way.

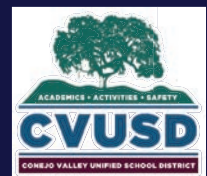
Projects will be prioritized by CVUSD based on the criticality, functionality and adequacy of facility needs.





- 1. Improvement of traffic to alleviate congestion in parking lot and drop-off**
- 2. Modernization of aging play structures**
- 3. Reconfiguration of administrative spaces, especially at the reception area**
- 4. Integration of storage at classrooms, library and MPR**
- 5. Integration of age-specific restrooms for TK**
- 6. Modernization of aging finishes, roofing & HVAC systems**
- 7. Modernization of aging portable buildings**





## Westlake Hills Elementary | *Master Plan & Projects*

3333 Medicine Bow Ct, 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		School District Building Name	Building Rating Classification	Square Footage	Fire Const. Code	Fire Const. Type	Roof Type	Year Built	Year Renovated				Status	Is Vacant Y/N
			St	Plus Four								Roof	HVAC	Electric	Plumbing		
Westlake Hills Elementary	333 South Medicine Bow Cou	Westlake Village	CA	91362-3545	1- Admin/Multi-Purp	Elementary	6,282	1	Frame	Composition	1984	2006	2001	2001	2001	Owned and occupied by the district	N
Westlake Hills Elementary	333 South Medicine Bow Cou	Westlake Village	CA	91362-3545	2- Classroom 1-2	Portable	1,440	5	Modified Fire Resistive	Metal	1997	1997	1997	1997	1997	Owned and occupied by the district	N
Westlake Hills Elementary	333 South Medicine Bow Cou	Westlake Village	CA	91362-3545	4- Classroom 5-6	Portable	1,440	5	Modified Fire Resistive	Metal	1989	1989	1989	1989	1989	Owned and occupied by the district	N
Westlake Hills Elementary	333 South Medicine Bow Cou	Westlake Village	CA	91362-3545	5- Classroom 3-4	Portable	1,440	5	Modified Fire Resistive	Metal	1993	1993	1993	1993	1993	Owned and occupied by the district	N
Westlake Hills Elementary	333 South Medicine Bow Cou	Westlake Village	CA	91362-3545	6- Childcare	Portable	1,440	5	Modified Fire Resistive	Metal	1989	1989	1989	1989	1989	Owned and occupied by the district	N
Westlake Hills Elementary	333 South Medicine Bow Cou	Westlake Village	CA	91362-3545	7- Classroom 7-18	Portable*	10,800	5	Modified Fire Resistive	Composition	1974	1992	1998	1998	1998	Owned and occupied by the district	N
Westlake Hills Elementary	333 South Medicine Bow Cou	Westlake Village	CA	91362-3545	8- Library	Elementary	1,478	1	Frame	Composition	2001	2001	2001	2001	2001	Owned and occupied by the district	N
Westlake Hills Elementary	333 South Medicine Bow Cou	Westlake Village	CA	91362-3545	9- Classrooms 19-25	Elementary	7,728	1	Frame	Composition	2001	2001	2001	2001	2001	Owned and occupied by the district	N
Westlake Hills Elementary	333 South Medicine Bow Cou	Westlake Village	CA	91362-3545	10- Classroom 27-28	Portable	1,920	5	Modified Fire Resistive	Metal	1997	1997	1997	1997	1997	Owned and occupied by the district	N
Westlake Hills Elementary	333 South Medicine Bow Cou	Westlake Village	CA	91362-3545	12- Classroom 29-30	Portable	1,920	5	Modified Fire Resistive	Metal	1996	1996	1996	1996	1996	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:**

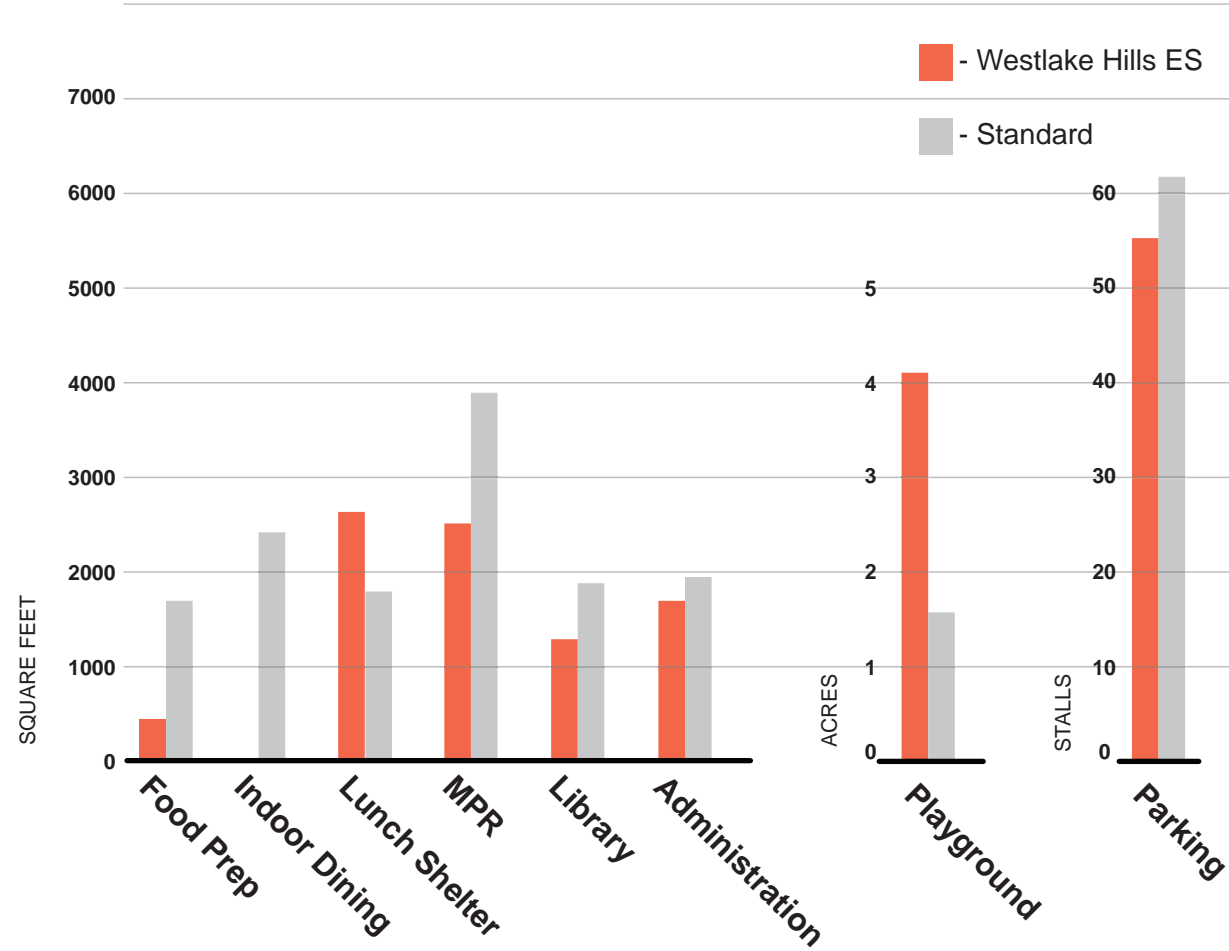
- 1 building is over 40 years old
- 1 building between 30 and 40 years old

The buildings at Westlake Hills Elementary varied from 15 to 32 years old at the time of this survey. The original building materials have been maintained and are in decent shape given their age.



### Challenges Summary:

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



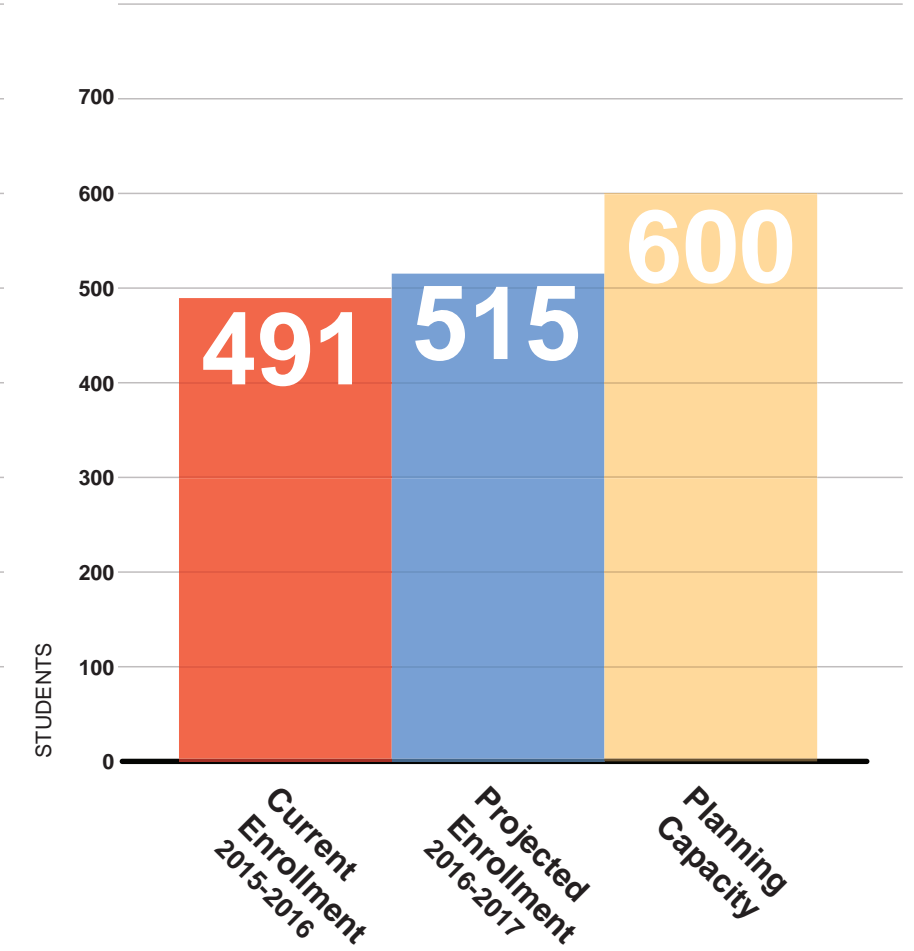
### Core Facilities Summary

Current facilities meet school's needs

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

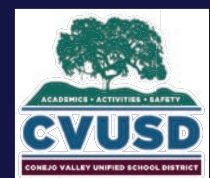
Current facilities DO NOT meet school's needs

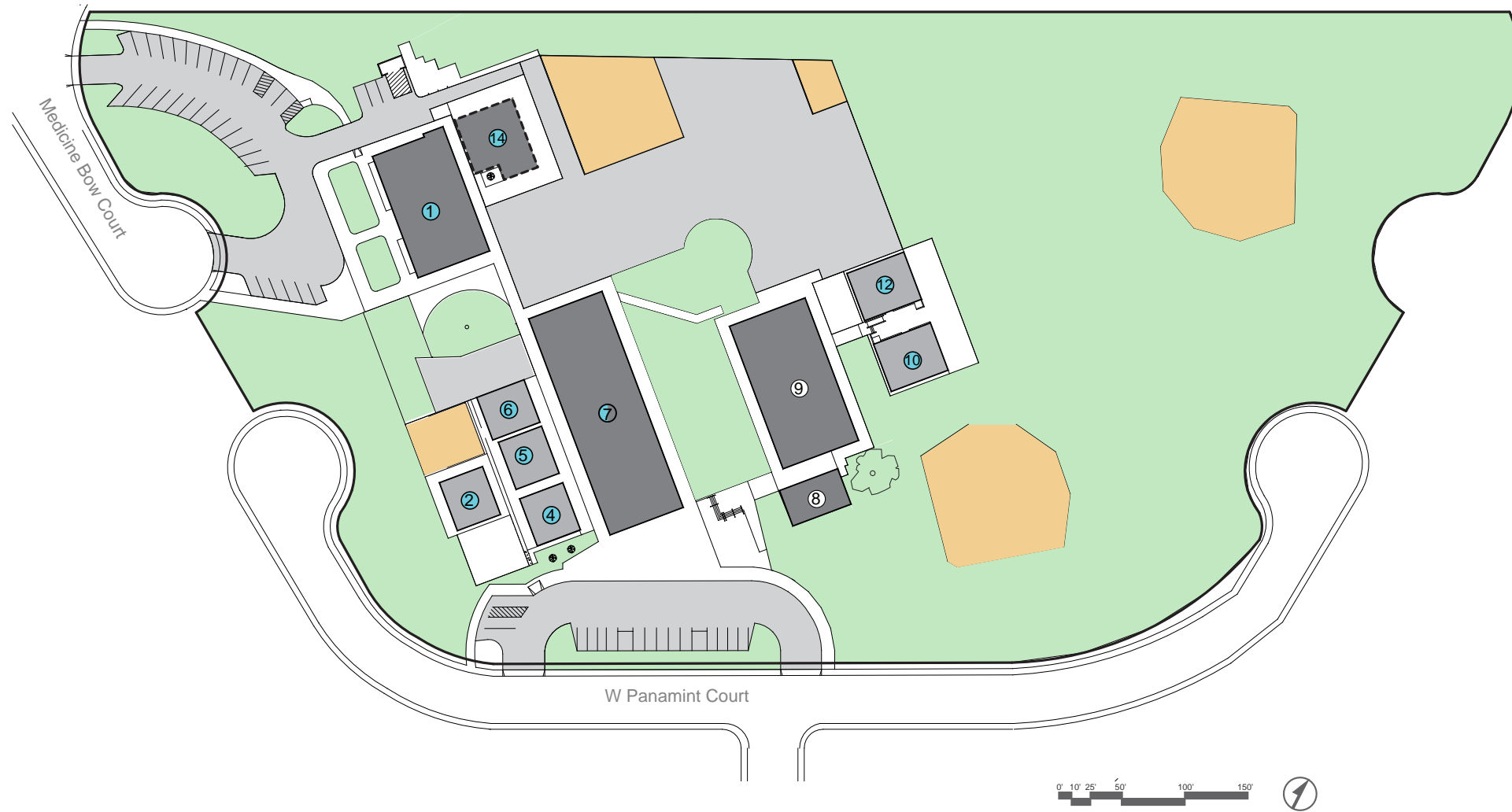
- Multi-Purpose Room (-1,410 SF)
- Administration (-270 SF)
- Library (-485 SF)
- Parking (-7 Stalls)



### Enrollment Summary

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



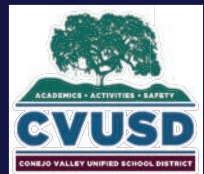


**BUILDING KEY**

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

**LEGEND**

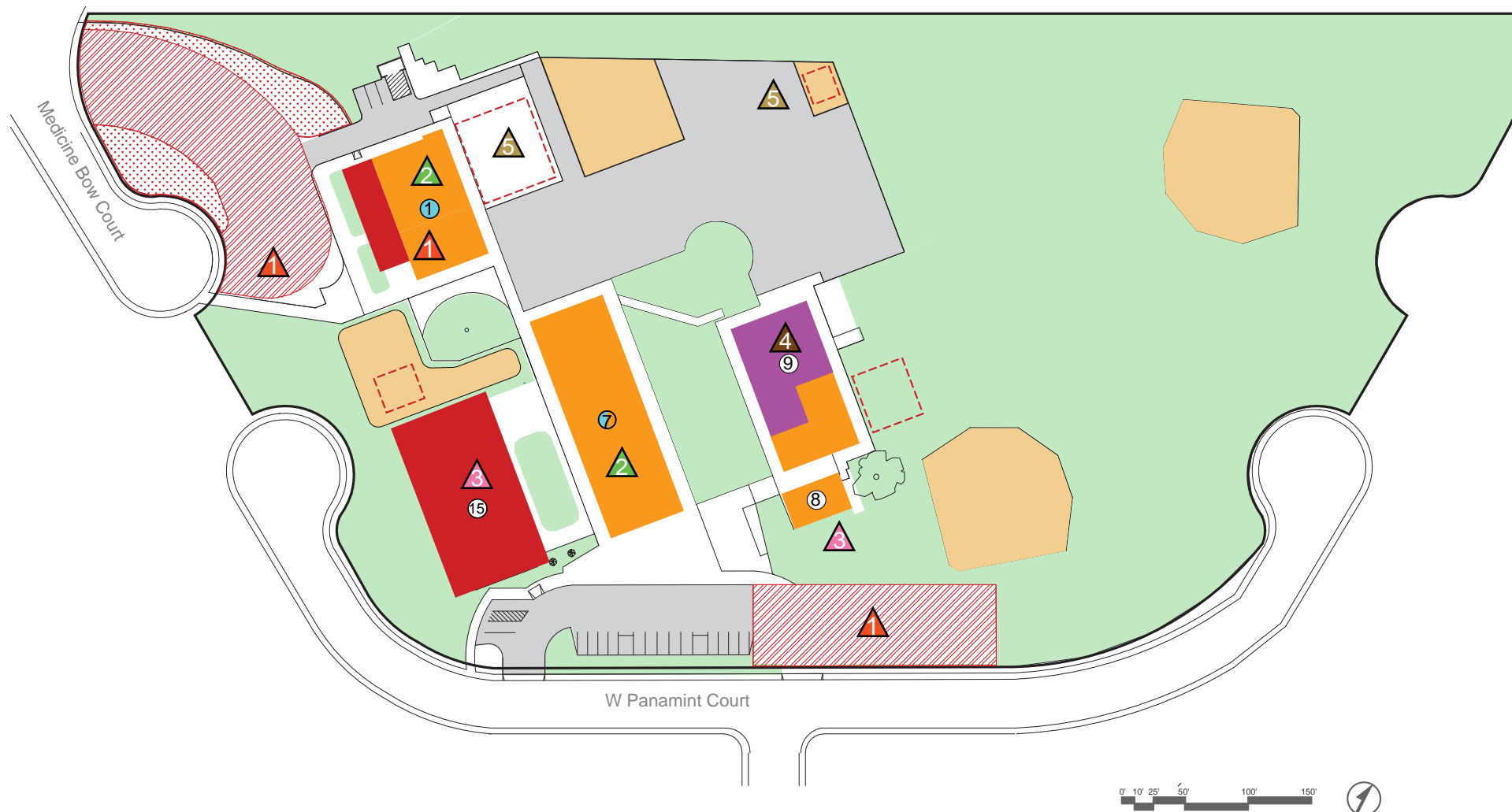
- |  |                                       |
|--|---------------------------------------|
|  | PERMANENT BUILDING                    |
|  | PORTABLE BUILDING                     |
|  | STRUCTURE ABOVE                       |
|  | UNCERTIFIED                           |
|  | PORTION OF BUILDING<br>IS UNCERTIFIED |






Westlake Hills Elementary | *Master Plan & Projects*

3333 Medicine Bow Ct, Thousand Oaks, CA 91362  
 Conejo Valley Unified School District  
 March 31, 2017













Master Planning - Existing Site












### Project Groups

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

### BUILDING KEY

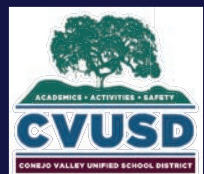
- |   |  |
|---|--|
|  MAIN BUILDING (ADMINISTRATION-MULTI-PURPOSE ROOM) |  CLASSROOM BUILDING               |
|  CLASSROOM BUILDING                                |  CLASSROOM BUILDING               |
|  CLASSROOM BUILDING                                |  CLASSROOM BUILDING               |
|  CLASSROOM BUILDING                                |  CLASSROOM BUILDING               |
|  CHILD CARE  |  CLASSROOM BUILDING               |
|   |  LUNCH SHELTER                    |
|   |  NEW CLASSROOM / LIBRARY BUILDING |

### LEGEND

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

### Classrooms Counts

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



## Westlake Hills Elementary | Master Plan & Projects

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## Master Planning - Projects

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

**Building 1 & Parking Lot Expansion**

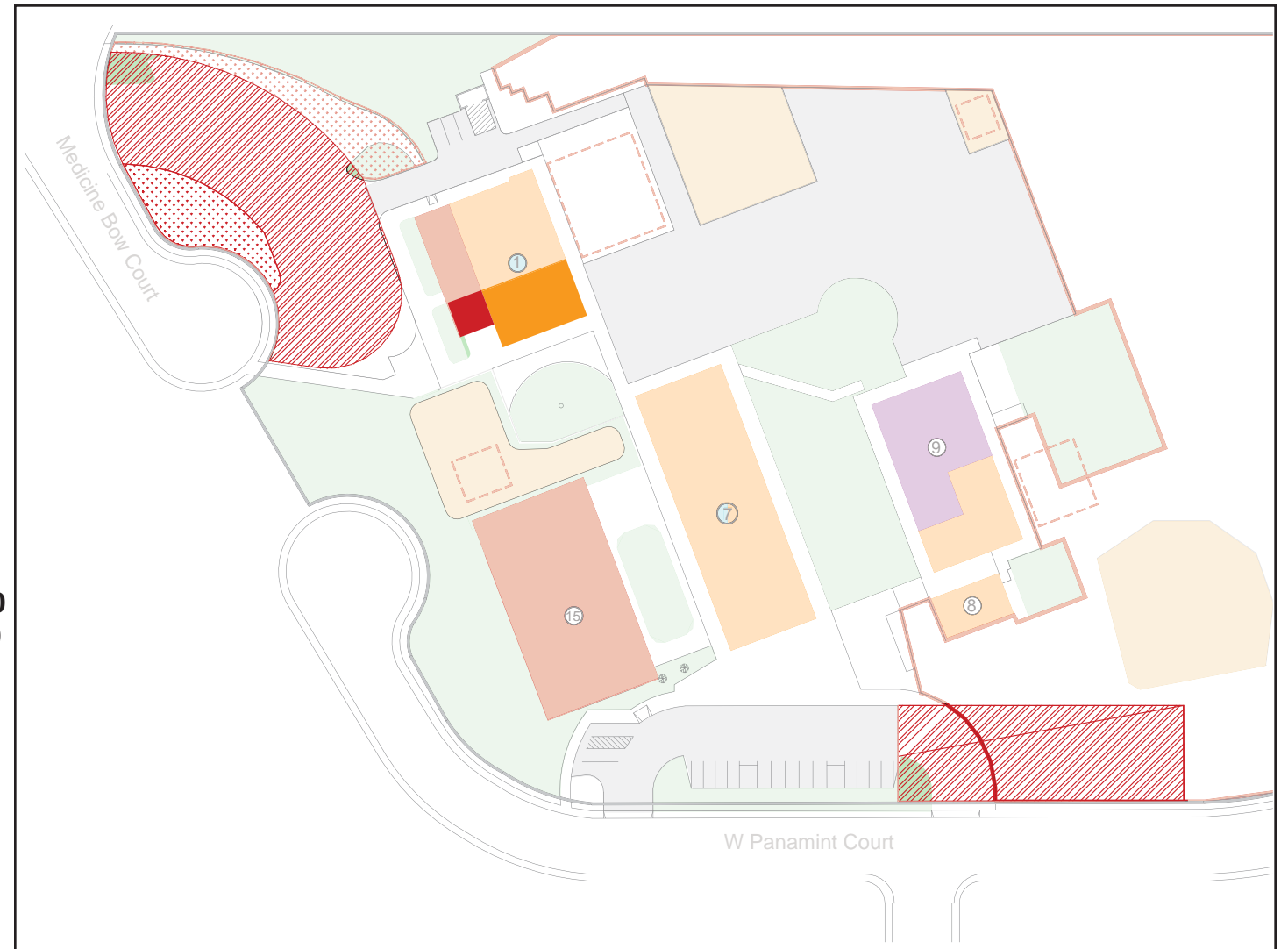


- high modernization to building 1 admin spaces, including entrance/frontage
- expansion to and reconfiguration of (e) administrative spaces
- restriping and expansion of Medicine Bow Court parking lot, including addition of dedicated drop-off/pick up lane and surrounding landscape
- expansion of West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

**Total Construction (Direct) Cost** .....\$1,780,650

**Total Project (Direct & Indirect) Cost** .....\$2,492,910

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



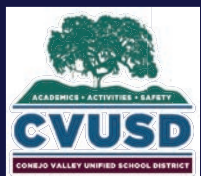
**BUILDING KEY**

- ① MAIN BUILDING (ADMINISTRATION-MULTI-PURPOSE ROOM)
- ② CLASSROOM BUILDING
- ③ CLASSROOM BUILDING
- ④ CLASSROOM BUILDING
- ⑤ CLASSROOM BUILDING
- ⑥ CHILD CARE
- ⑦ CLASSROOM BUILDING
- ⑧ CLASSROOM BUILDING
- ⑨ CLASSROOM BUILDING
- ⑩ CLASSROOM BUILDING
- ⑫ CLASSROOM BUILDING
- ⑭ LUNCH SHELTER
- ⑮ NEW CLASSROOM / LIBRARY BUILDING

**LEGEND**

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

CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes	
Project Information					Project Cost	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			
						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 Hills Elementary | Master Plan & Projects**

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**Master Planning - Project Group 1**

**Project Group 2: High Modernization to Classroom Building 7**



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

**Total Construction (Direct) Cost** .....\$4,692,000  
**Total Project (Direct & Indirect) Cost** .....\$6,568,800  
*Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.*



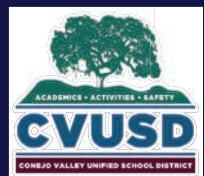
**BUILDING KEY**

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

**LEGEND**

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

CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes
Project Information					Project Cost	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		
						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 Hills Elementary | Master Plan & Projects**

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**Master Planning - Project Group 2**

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

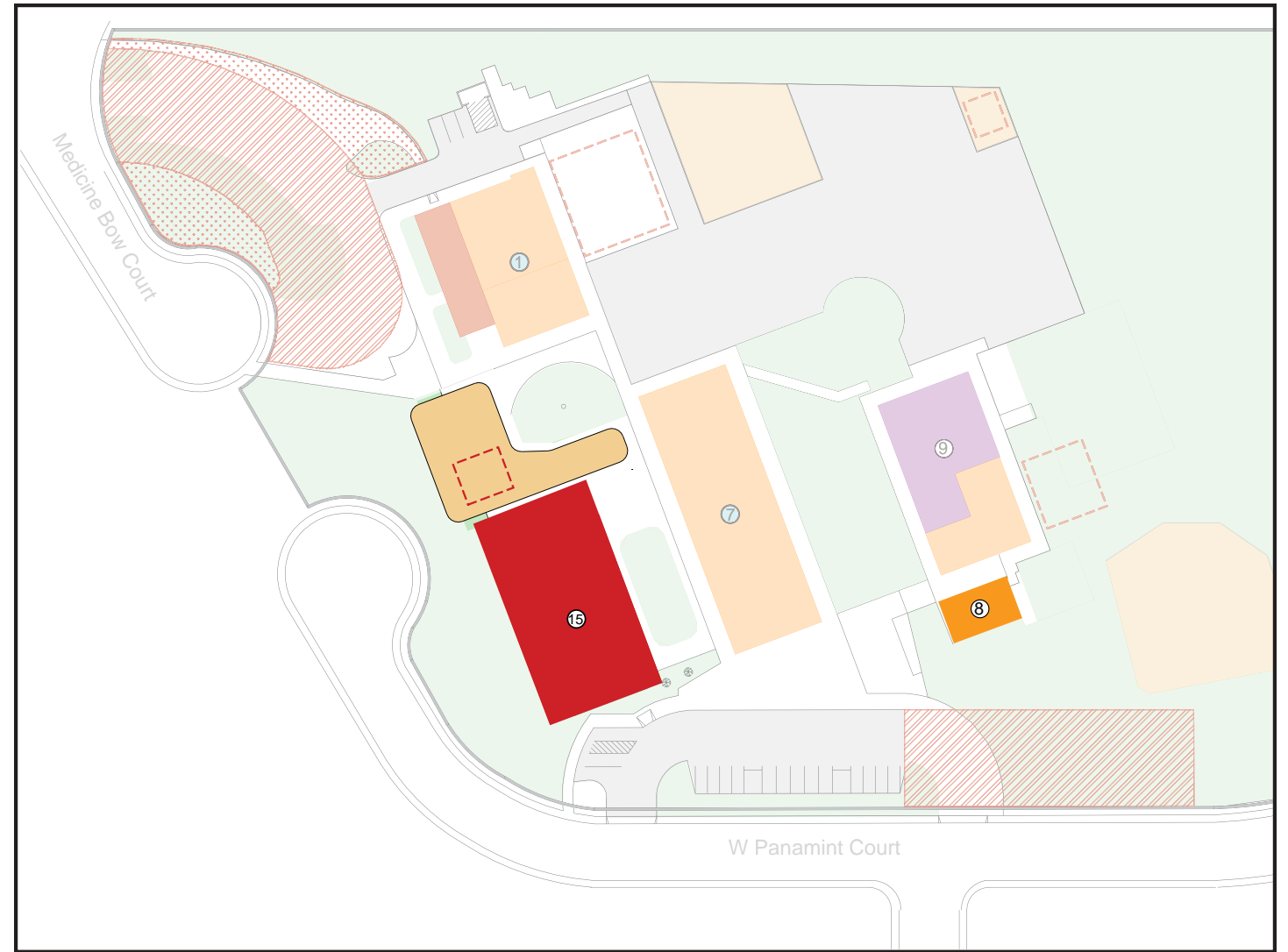


- (2) child care rooms, (1) art room, (6) general classrooms, library/media center, including storage, staff, student & TK restrooms
- construct new kindergarten play area with play & shade structures
- high modernization to Library Building 8 for Music Classroom
- remove Portable Classroom Buildings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

**Total Construction (Direct) Cost** .....\$4,952,720

**Total Project (Direct & Indirect) Cost** .....\$6,933,808

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



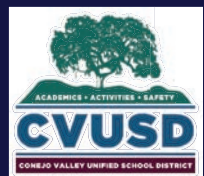
**BUILDING KEY**

- ① MAIN BUILDING (ADMINISTRATION-MULTI-PURPOSE ROOM)
- ② CLASSROOM BUILDING
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**LEGEND**

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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					0-500= High Score indicates the criticality of the project	Explanation of Project Rating
						Functionality	Adequacy	Criticality	Certification	Special Funding or Criteria		
						0-100	0-100	0-100	0-100	0-100		



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**Master Planning - Project Group 3**

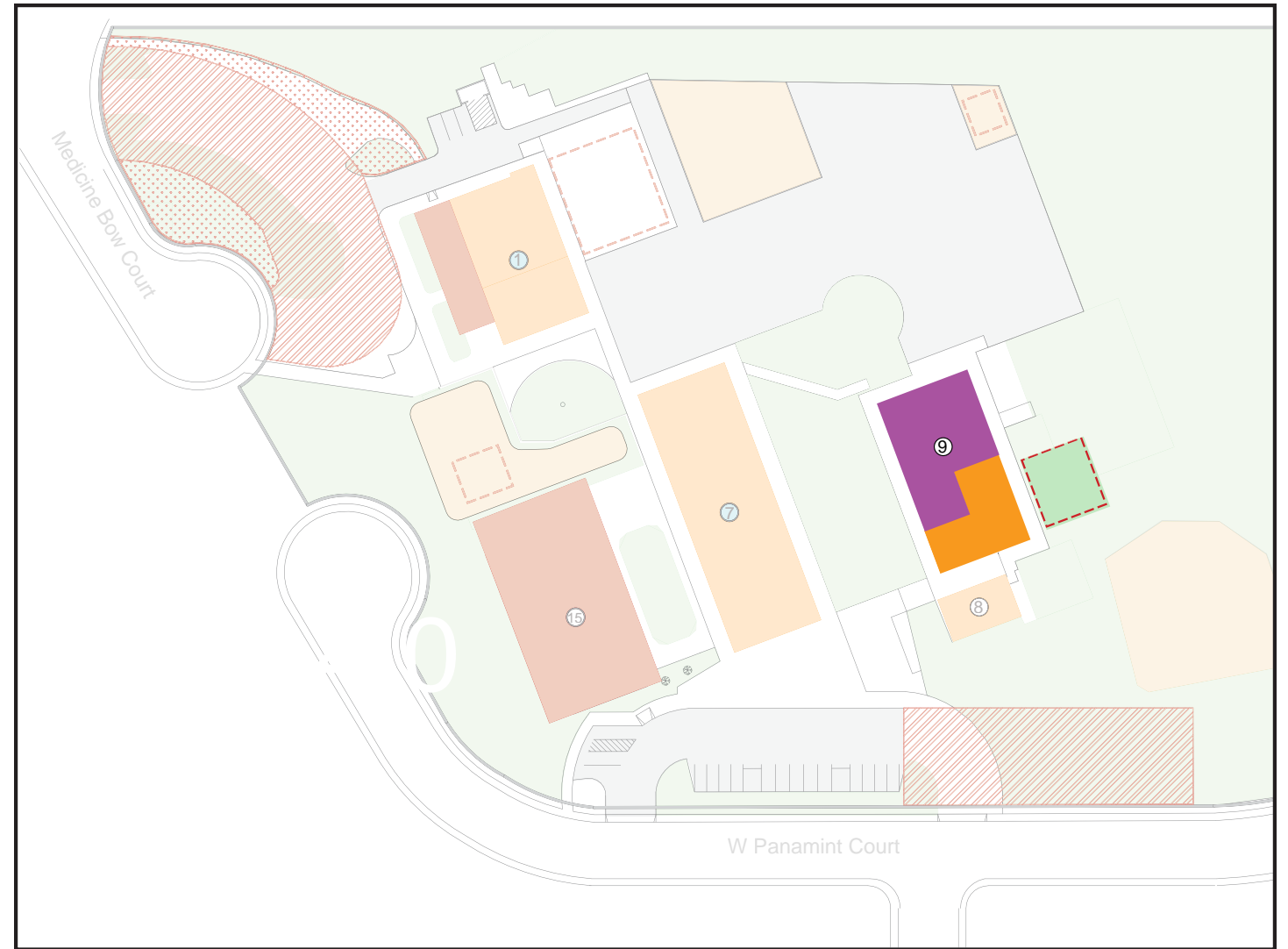
**Project Group 4: Modernization to Classroom Building 9 Zone**



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

**Total Construction (Direct) Cost .....\$1,585,900**  
**Total Project (Direct & Indirect) Cost .....\$2,220,260**

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



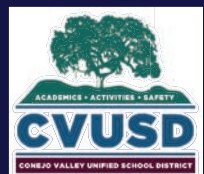
**BUILDING KEY**

- ① MAIN BUILDING (ADMINISTRATION-MULTI-PURPOSE ROOM)
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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					0-500= High Score indicates the criticality of the project	Explanation of Project Rating
						Functionality	Adequacy	Criticality	Certification	Special Funding or Criteria		
						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		



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**Master Planning - Project Group 4**



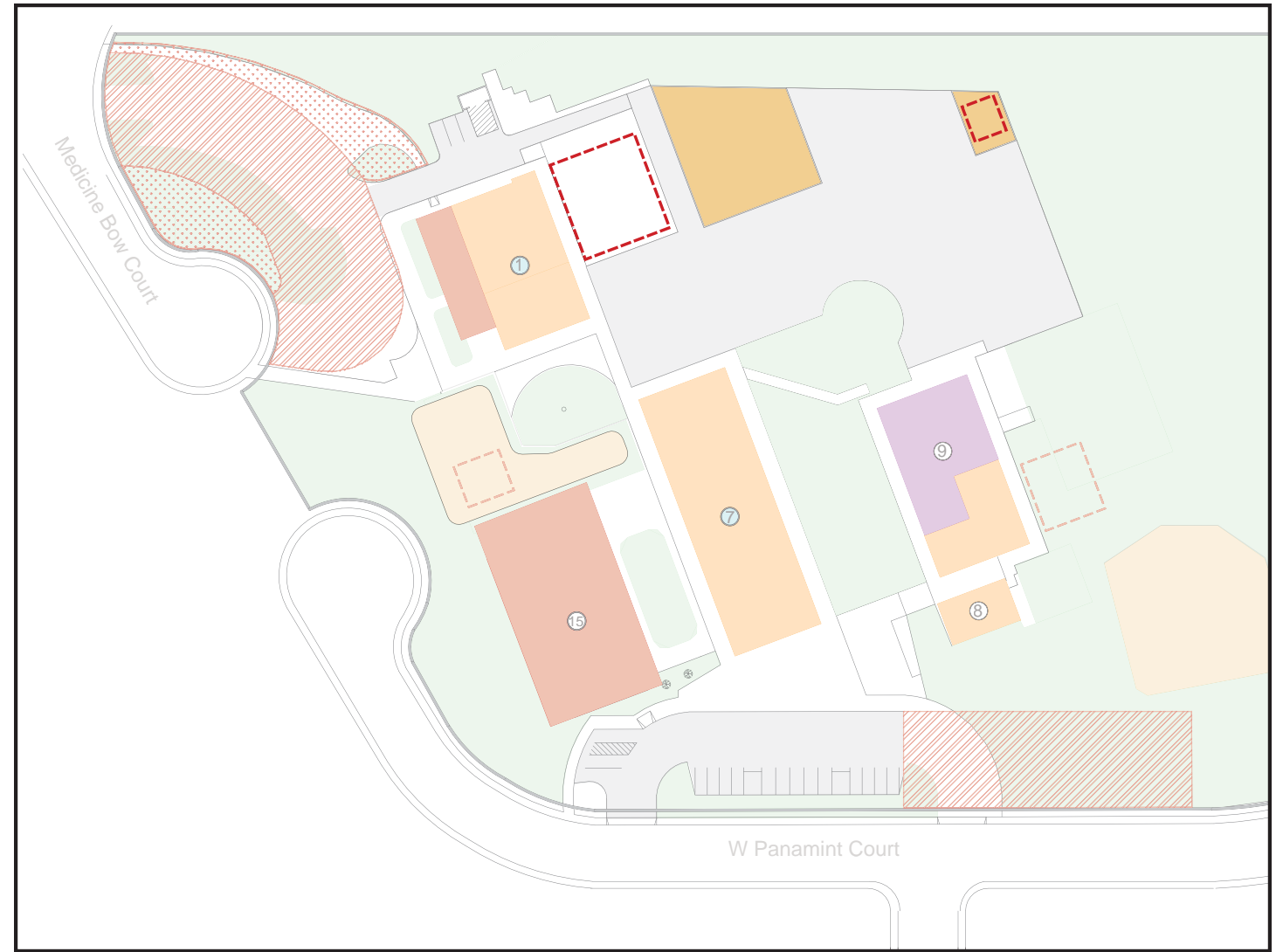
## Project Group 5: New Lunch Shelter & Modernization to Play Areas



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

**Total Construction (Direct) Cost** .....\$873,820  
**Total Project (Direct & Indirect) Cost** .....\$1,223,348

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



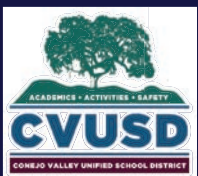
### BUILDING KEY

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### LEGEND

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CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes	
Project Information					Project Cost	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	
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						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	



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## Master Planning - Project Group 5

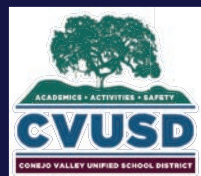
Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
<b>Westlake Hills ES</b>						
<b>Project Group 1</b>						
Bldg. 1 -Expansion of Administration Bldg.	875	SF	1	875	\$450.00	\$ 393,750.00
Bldg. 1 - Expansion of MPR	1,539	SF	1	1,539	\$480.00	\$ -
Bldg. 1 - Modernization (high)	2,390	SF	1	2,390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

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

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

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

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



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# Master Planning - Cost Breakdown