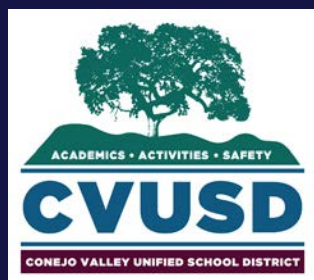


CVUSD | *Facilities Master Plan*



CVUSD - WESTLAKE CLUSTER



Conejo Elementary School | *Alternate Concepts*

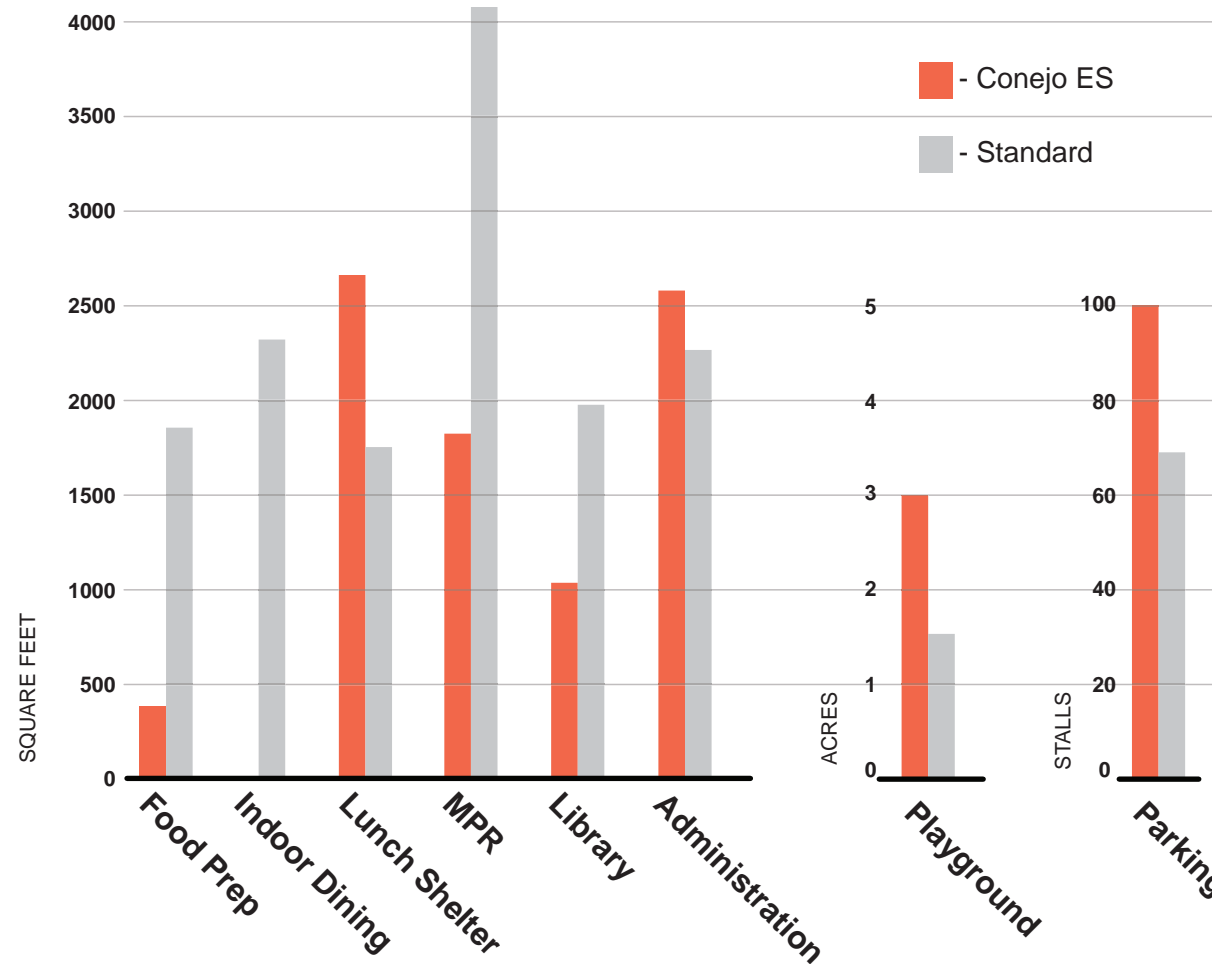
280 North Conejo School Road | Thousand Oaks, CA 91362
Conejo Valley Unified School District
March 31, 2017

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



Challenges Summary:

- Topography presents accessibility, safety and site drainage challenges
- Campus building infrastructure and finishes are aging
- Classroom furniture systems and technology do not meet the school's needs
- Play structures are aging
- Evenly distributed and age-specific restrooms are lacking
- Campus perimeter security is lacking
- Main entry gate configuration is compressed
- Main administrative offices are undersized



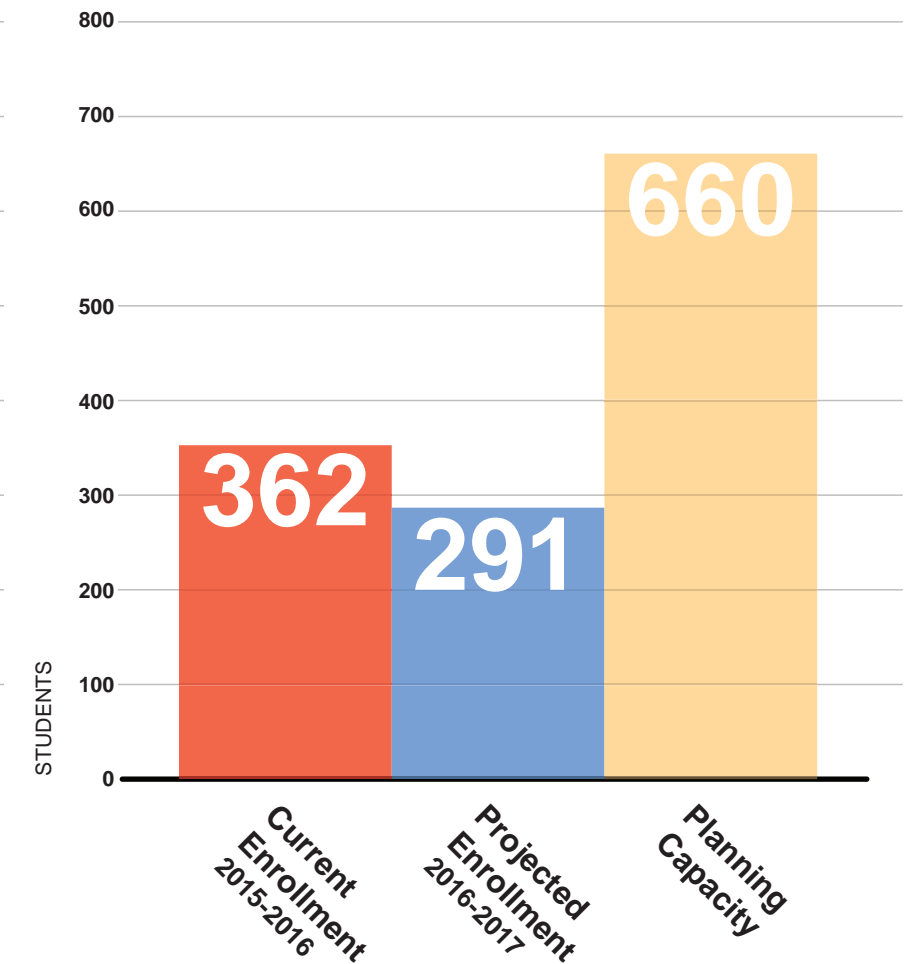
Core Facilities Summary

Current facilities meet school's needs

- Food Prep (-1,254 SF)
- Indoor Dining (-2,640 SF)
- Lunch Shelter (+810 SF)
- Playground (+1.34 Acres)

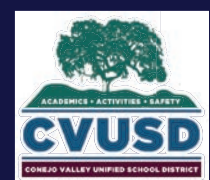
Current facilities DO NOT meet school's needs

- Multi-Purpose Room (-2,363 SF)
- Library (-810 SF)
- Administration (+455 SF)
- Parking (+24 Stalls)



Enrollment Summary

Total Current Classrooms: 25
 Total Based on Projected Enrollment Classrooms: 15



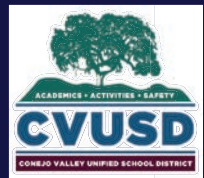
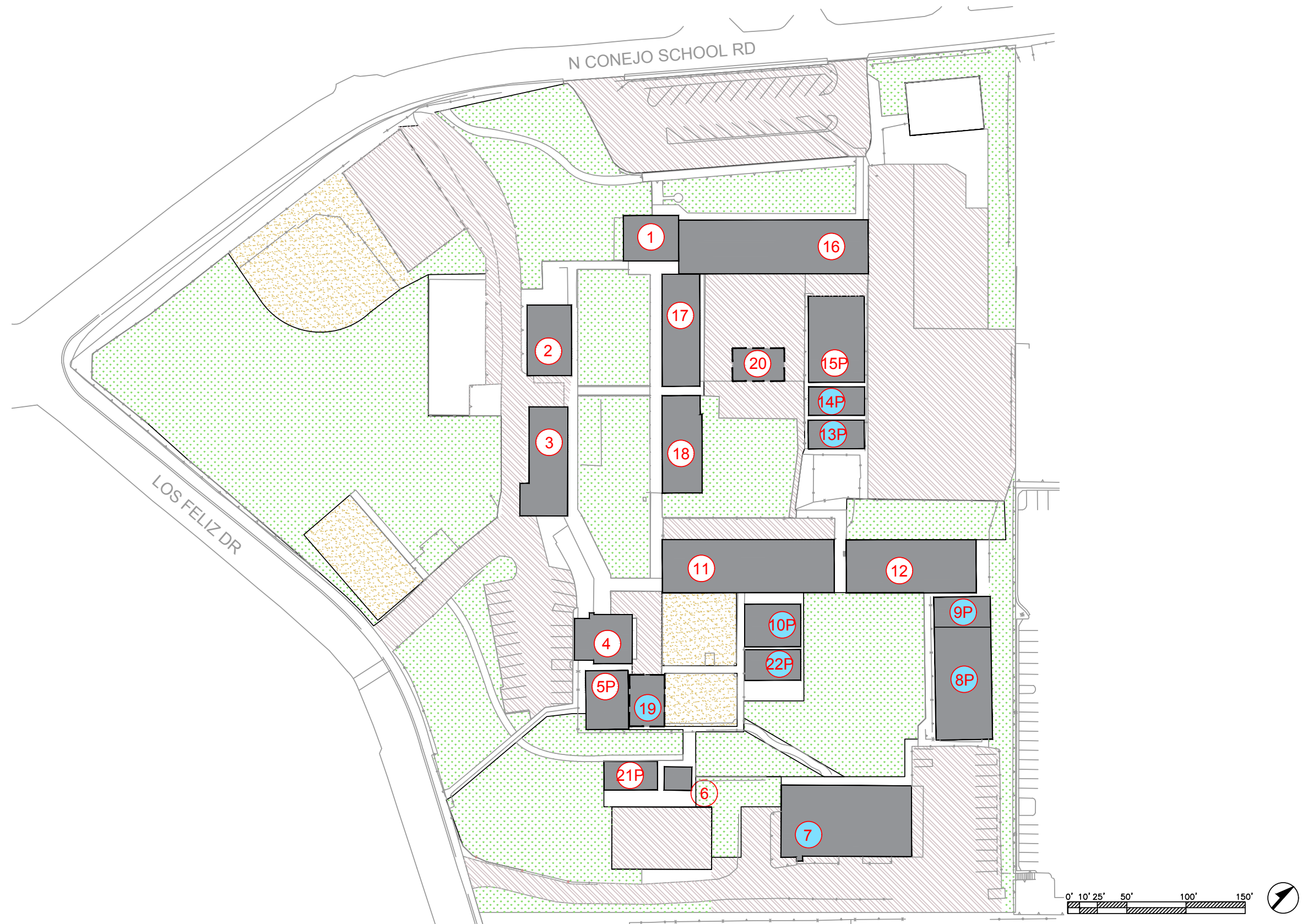
Conejo Elementary School | Alternate Concepts

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Enrollment & Facilities Data

LEGEND

- Existing Building (No Work)
- New Construction
- High Modernization
- Medium Modernization
- Low Modernization
- Structure Above
- x Building Number
- "P" Indicates Portable
- x Indicates Uncertified



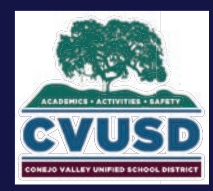
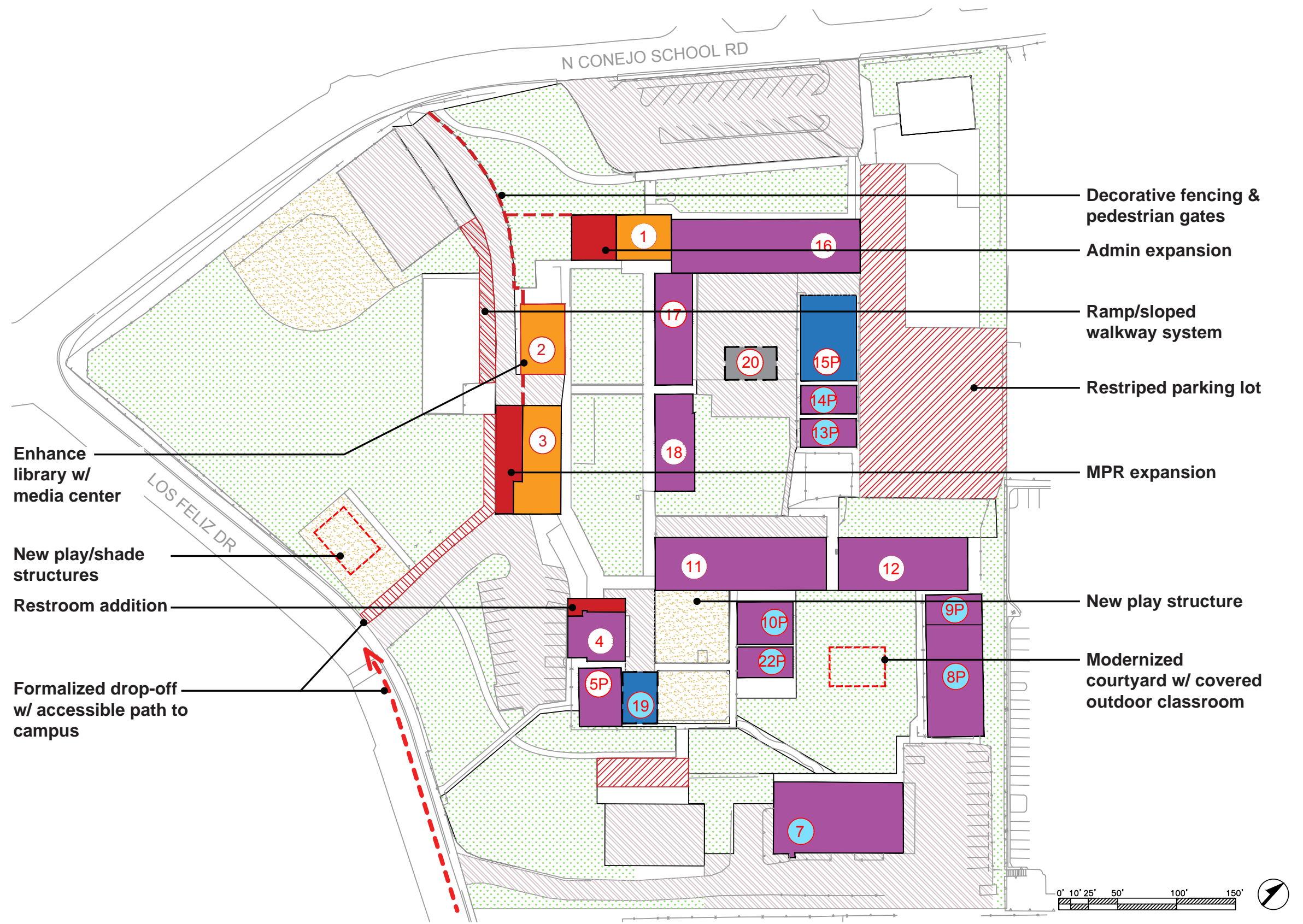
Conejo Elementary School | *Alternate Concepts*

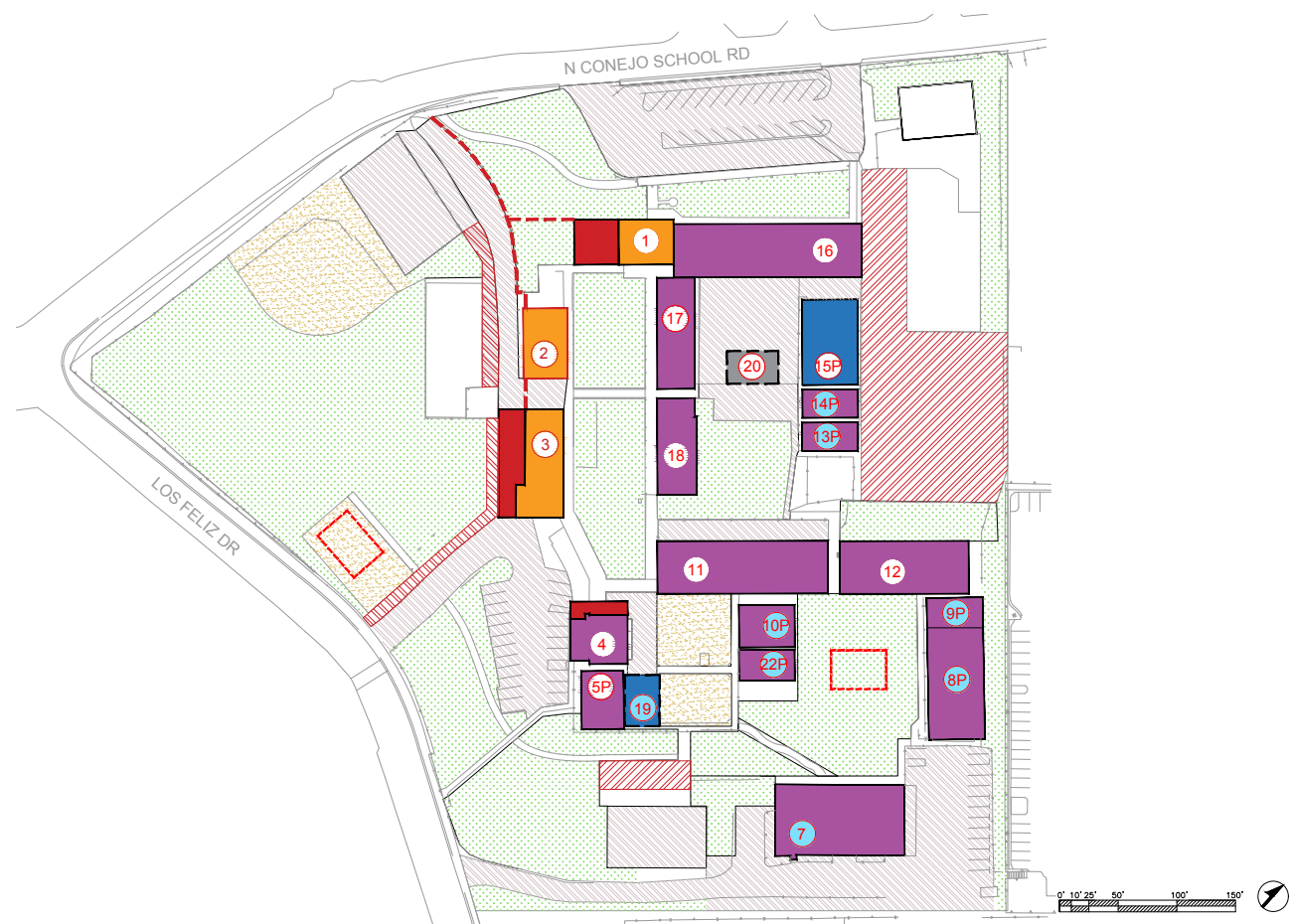
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Existing Conditions

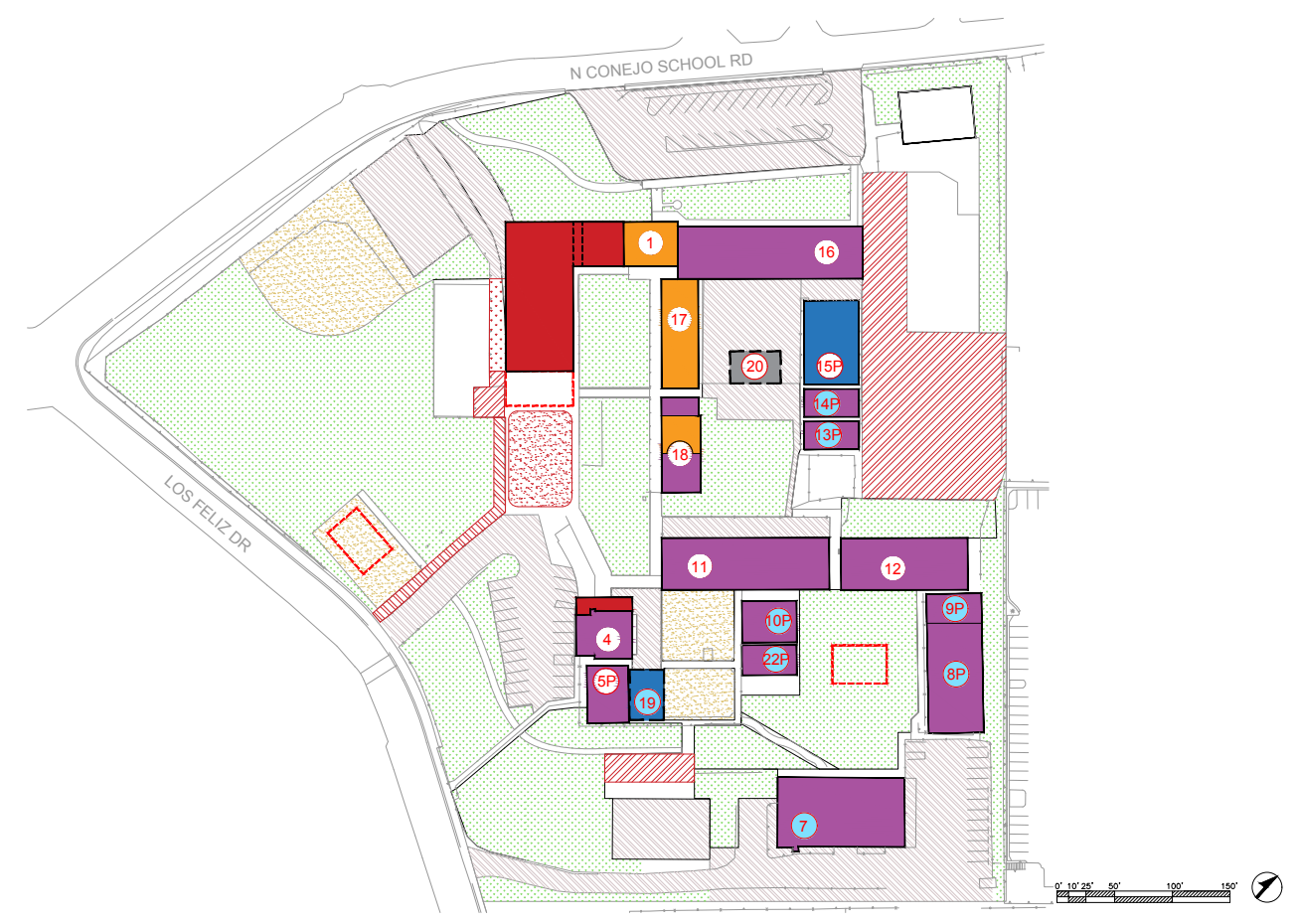
LEGEND

- Existing Building (No Work)
- New Construction
- High Modernization
- Medium Modernization
- Low Modernization
- Structure Above
- x Building Number
- "P" Indicates Portable
- x Indicates Uncertified





Alternate Concept 1



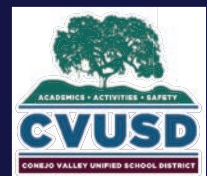
Alternate Concept 2

Project Scope:

- Expansion of admin spaces & MPR/Food Service
- Modernization of existing Bldg 2 admin spaces for library/media center
- Restroom addition to Building 4
- DSA certification of all buildings
- Replacement of play structures, addition of shade structures & enhanced courtyards
- Expanded/restriped parking lots & dedicated drop-off
- Decorative fencing & pedestrian gates
- General accessibility upgrades, including ramp system at fields

Project Scope:

- New MPR/Food Service Building with admin expansion & lunch shelter
- Modernization of existing Bldg 17 spaces for library/media center
- Modernization of existing Bldg 18 computer classroom for flex classroom
- Restroom addition to Building 4
- DSA certification of all buildings
- Replacement of play structures, addition of shade structures & enhanced courtyards
- Expanded/restriped parking lots & dedicated drop-off
- Decorative fencing & pedestrian gates
- General accessibility upgrades, including ramp system at fields



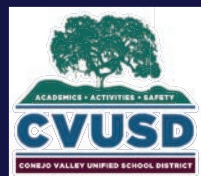
Conejo Elementary School | *Alternate Concepts*

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Summary

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Conejo ES (Alternate Concept 1)						
Administration Expansion	1,465	SF	1	1,465	\$450.00	\$ 659,250.00
MPR Expansion	1,885	SF	1	1,885	\$480.00	\$ 904,800.00
Restroom Addition	600	SF	1	600	\$875.00	\$ 525,000.00
Existing Bldgs - Modernization (high)	6,037	SF	1	6,037	\$270.00	\$ 1,629,990.00
Existing Bldgs - Modernization (medium)	36,340	SF	1	36,340	\$126.00	\$ 4,578,840.00
Existing Bldgs - Modernization (light)	4,230	SF	1	4,230	\$13.00	\$ 54,990.00
Shade Structures	3,010	SF	1	3,010	\$80.00	\$ 240,800.00
Play Equipment	2	EA	1	2	\$60,000.00	\$ 120,000.00
Decorative Fencing/Gates	2,060	LF	1	2,060	\$210.00	\$ 432,600.00
Access Improvements	1	LS	1	1	\$120,000.00	\$ 120,000.00
<i>Parking/Drop-off Reconfiguration</i>						
restroom Addition	17,210	SF	1	17,210	\$12.00	\$ 206,520.00
Drop-off Lane	241	LF	1	241	\$780.00	\$ 187,980.00
Total Construction Cost						\$ 9,660,770.00
Total Project Cost						\$ 13,525,078.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Conejo ES (Alternate Concept 2)						
New MPR/Food Service/Admin. Expansion	9,270	SF	1	9,270	\$480.00	\$ 4,449,600.00
Restroom Addition	600	SF	1	600	\$875.00	\$ 525,000.00
Existing Bldgs - Modernization (high)	4,438	SF	1	4,438	\$270.00	\$ 1,198,260.00
Existing Bldgs - Modernization (medium)	30,798	SF	1	30,798	\$126.00	\$ 3,880,548.00
Existing Bldgs - Modernization (light)	2,880	SF	1	2,880	\$13.00	\$ 37,440.00
Shade Structures	3,010	SF	1	3,010	\$80.00	\$ 240,800.00
Play Equipment	2	EA	1	2	\$60,000.00	\$ 120,000.00
Courtyard Improvements	4,490	SF	1	4,490	\$8.00	\$ 35,920.00
Decorative Fencing/Gates	2,060	LF	1	2,060	\$210.00	\$ 432,600.00
Access Improvements	1	LS	1	1	\$120,000.00	\$ 120,000.00
<i>Parking/Drop-off Reconfiguration</i>						
AC Paving	17,210	SF	1	17,210	\$12.00	\$ 206,520.00
Drop-off Lane	241	LF	1	241	\$780.00	\$ 187,980.00
Total Construction Cost						\$ 11,434,668.00
Total Project Cost						\$ 16,008,535.20



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Cost Evaluations