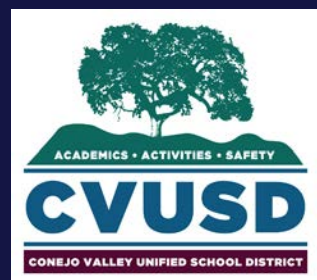




CVUSD | *Facilities Master Plan*

CVUSD - WESTLAKE CLUSTER



Westlake Hills Elementary | *Alternate Concepts*

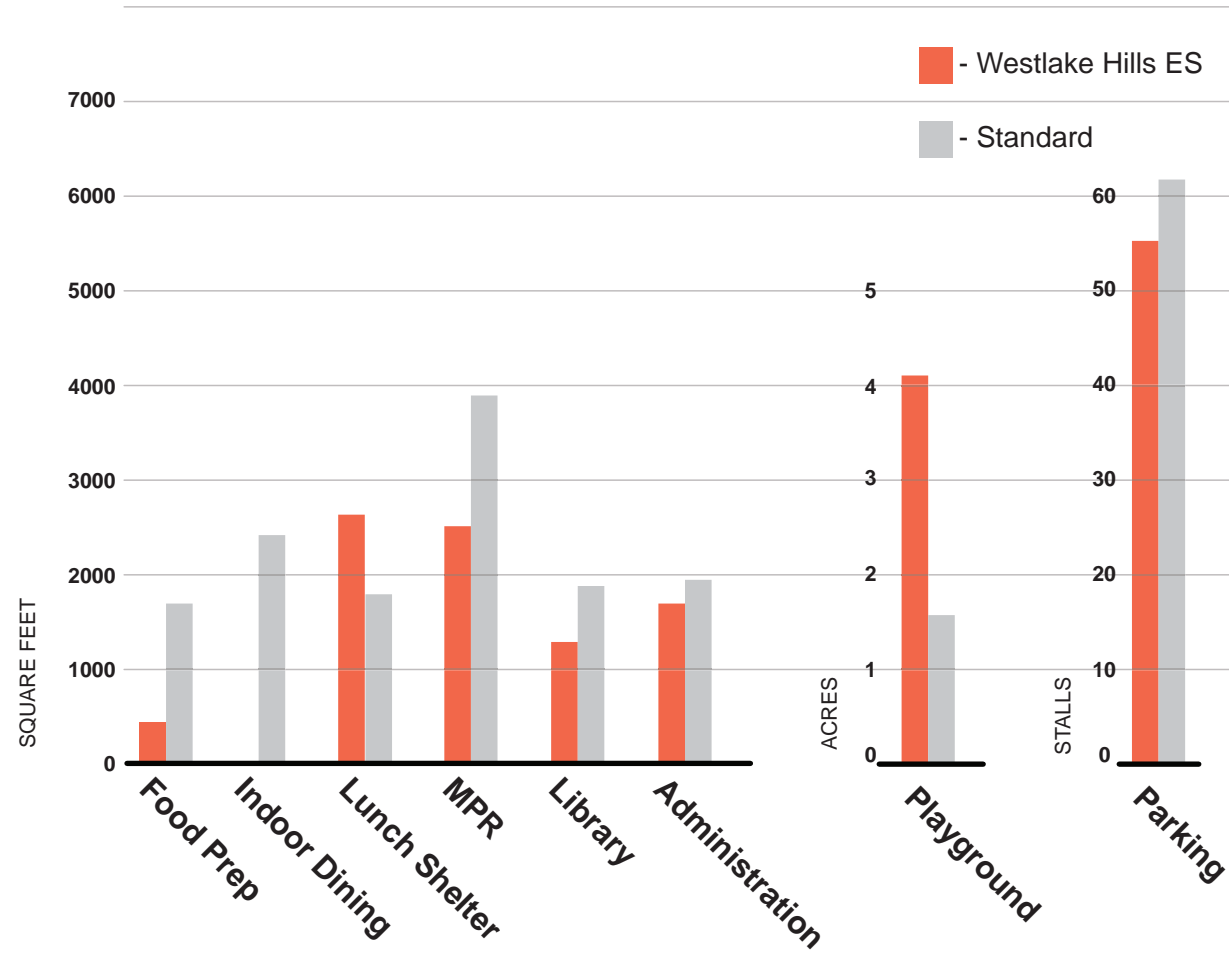
3333 Medicine Bow Court | Thousand Oaks, CA 91362
Conejo Valley Unified School District
March 31, 2017

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:

- 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



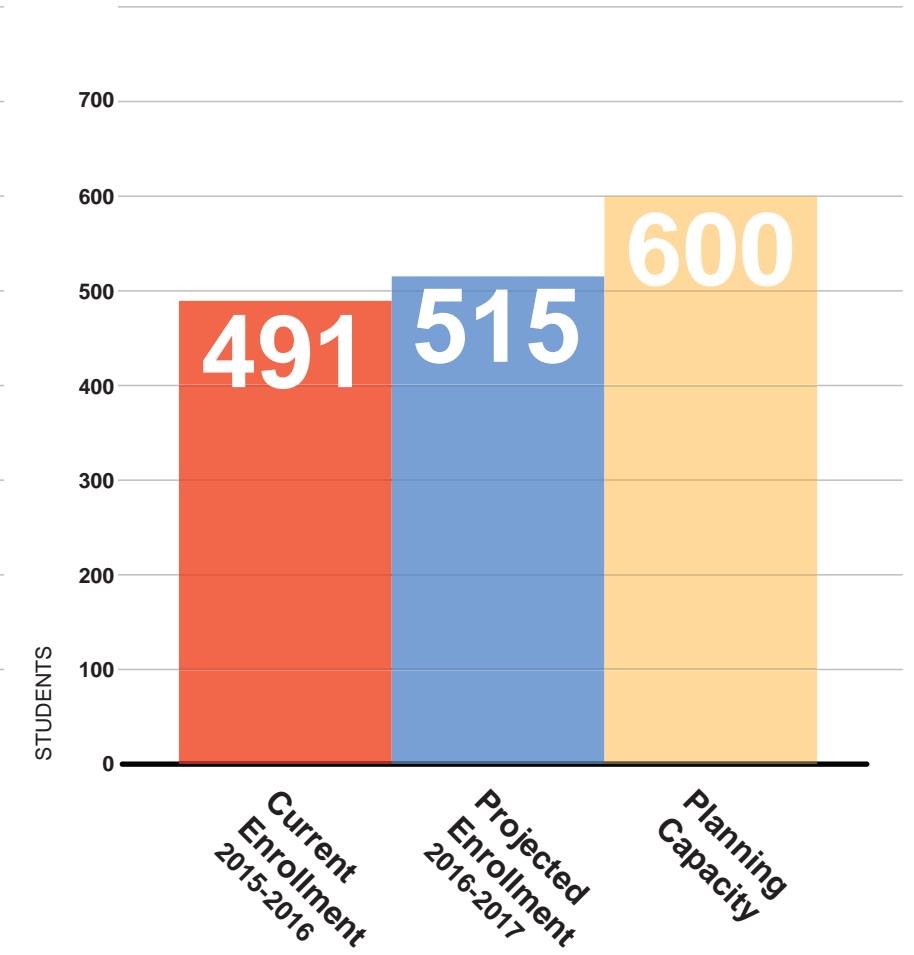
Core Facilities Summary

Current facilities meet school's needs

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

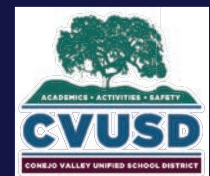
Current facilities DO NOT meet school's needs

- 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



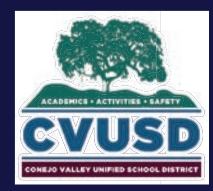
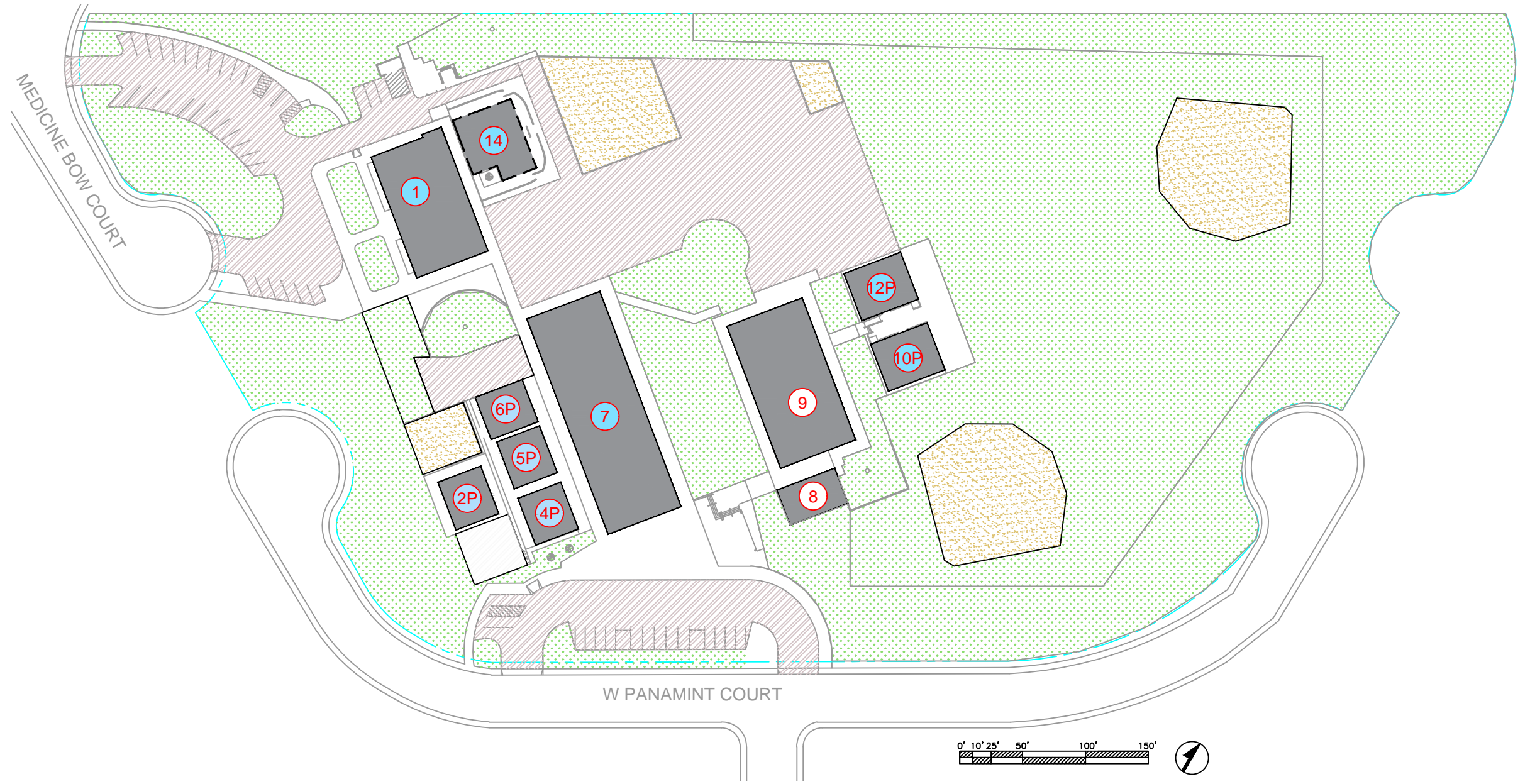
Westlake Hills Elementary | Alternate Concepts

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 Conejo Valley Unified School District
 March 31, 2017

Enrollment & Facilities Data

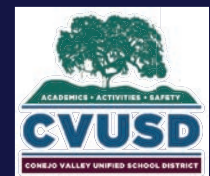
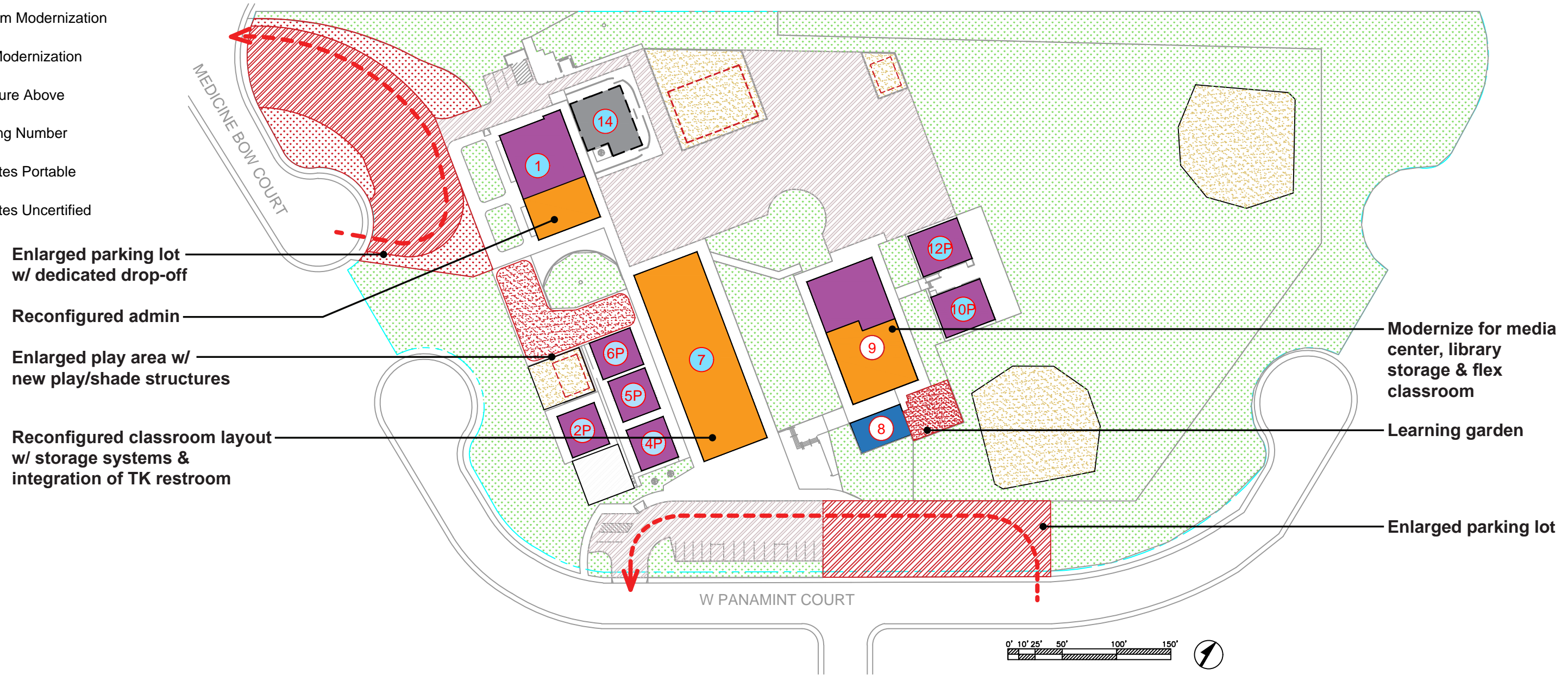
LEGEND

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



LEGEND

- Existing Building (No Work)
- New Construction
- High Modernization
- Medium Modernization
- Low Modernization
- Structure Above
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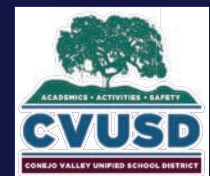
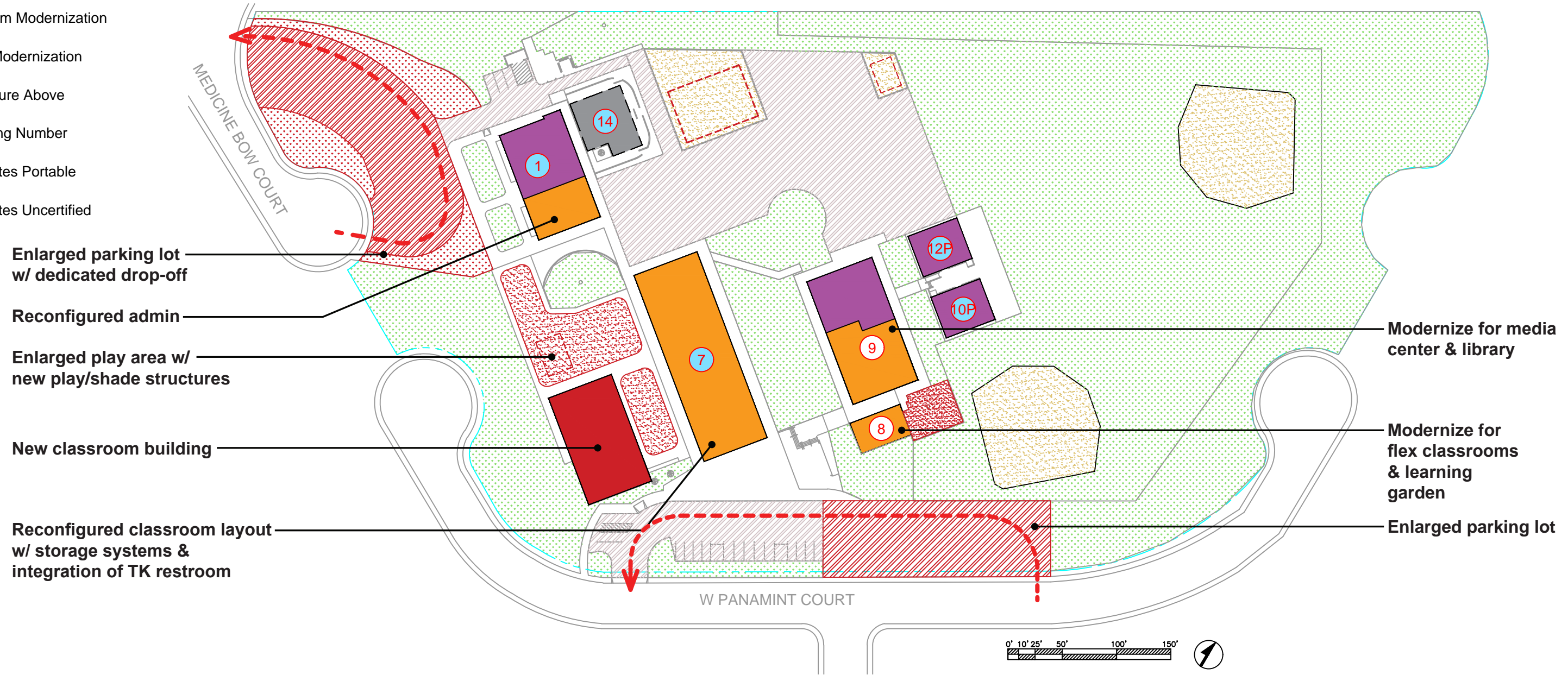
Westlake Hills Elementary | *Alternate Concepts*

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Alternate Concept 1

LEGEND

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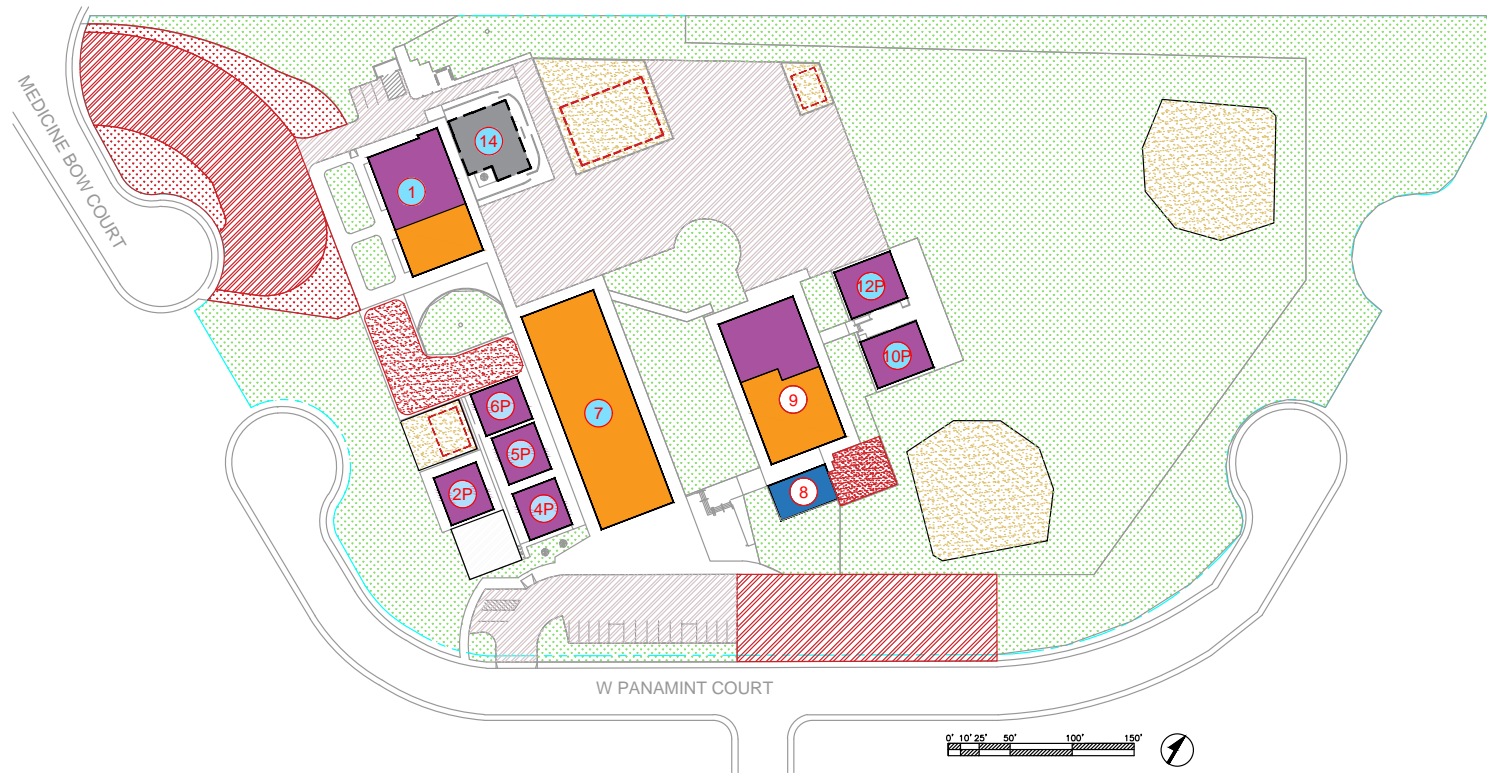


Westlake Hills Elementary | Alternate Concepts

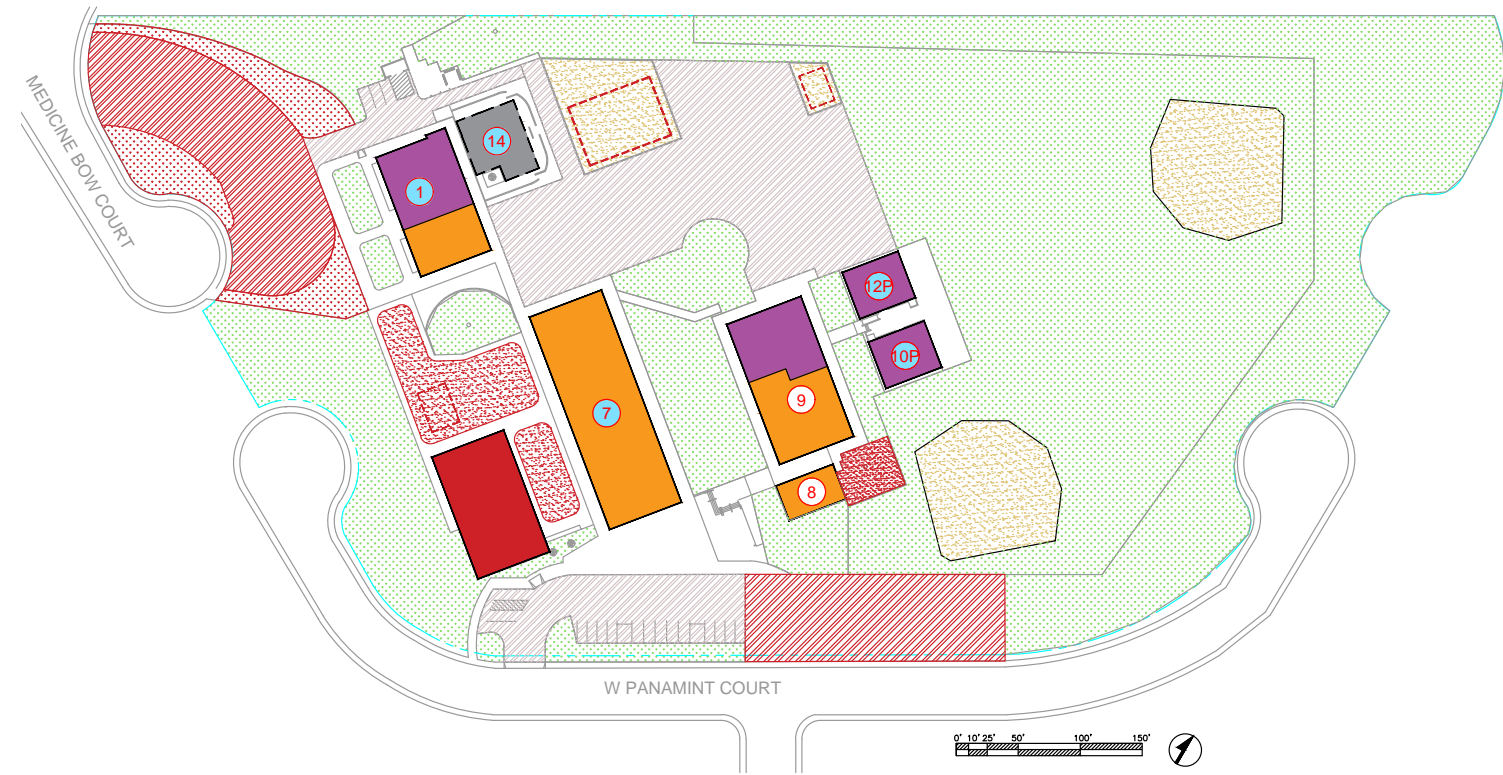
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Alternate Concept 2

4.0



Alternate Concept 1



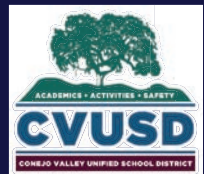
Alternate Concept 2

Project Scope:

- Reconfiguration of admin spaces
- Modernized 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
- Expanded parking lots & dedicated drop-off
- General accessibility upgrades

Project Scope:

- Reconfiguration of admin spaces
- Modernized 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
- Expanded parking lots & dedicated drop-off
- General accessibility upgrades

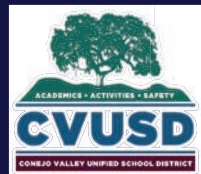


Westlake Hills Elementary | *Alternate Concepts*

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Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Westlake Hills ES (Alternate Concept 1)						
Existing Bldgs - Modernization (high)	17,425	SF	1	17,425	\$270.00	\$ 4,704,750.00
Existing Bldgs - Modernization (medium)	16,985	SF	1	16,985	\$126.00	\$ 2,140,110.00
Existing Bldgs - Modernization (light)	1,478	SF	1	1,478	\$13.00	\$ 19,214.00
Play Equipment	3	EA	1	3	\$60,000.00	\$ 180,000.00
Shade Structure	4,848	SF	1	4,848	\$80.00	\$ 387,840.00
Play Area Surface	7,516	SF	1	7,516	\$16.00	\$ 120,256.00
Learning Garden	1,920	SF	1	1,920	\$15.00	\$ 28,800.00
<i>Parking/Drop-off Reconfiguration</i>						
AC Paving	35,200	SF	1	35,200	\$12.00	\$ 422,400.00
Drop-off Lane	450	LF	1	450	\$780.00	\$ 351,000.00
Driveway Apron	1	EA	1	1	\$8,000.00	\$ 8,000.00
Total Construction Cost						\$ 8,362,370.00
Total Project Cost						\$ 11,707,318.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Westlake Hills ES (Alternate Concept 2)						
New Classroom Building	6,510	SF	1	6,510	\$360.00	\$ 2,343,600.00
Existing Bldgs - Modernization (high)	18,671	SF	1	18,671	\$270.00	\$ 5,041,170.00
Existing Bldgs - Modernization (medium)	11,225	SF	1	11,225	\$126.00	\$ 1,414,350.00
Existing Bldgs - Modernization (light)	0	SF	0	0	\$13.00	\$ -
Building Demolition	5,760	SF	1	5,760	\$20.00	\$ 115,200.00
Play Equipment	1	EA	1	1	\$60,000.00	\$ 60,000.00
Shade Structure	4,848	SF	1	4,848	\$80.00	\$ 387,840.00
Play Area Surface	7,179	SF	1	7,179	\$16.00	\$ 114,864.00
Learning Garden	1,920	SF	1	1,920	\$15.00	\$ 28,800.00
<i>Parking/Drop-off Reconfiguration</i>						
AC Paving	35,200	SF	1	35,200	\$12.00	\$ 422,400.00
Drop-off Lane	450	LF	1	450	\$780.00	\$ 351,000.00
Driveway Apron	1	EA	1	1	\$8,000.00	\$ 8,000.00
Total Construction Cost						\$ 10,287,224.00
Total Project Cost						\$ 14,402,113.60



Westlake Hills Elementary | *Alternate Concepts*

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Cost Evaluations