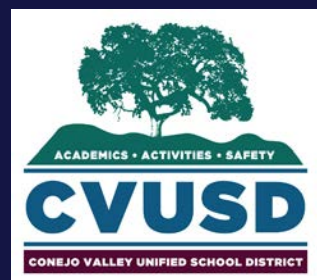




CVUSD | *Facilities Master Plan*

CVUSD - WESTLAKE CLUSTER



Westlake High School | *Conceptual Master Plan*

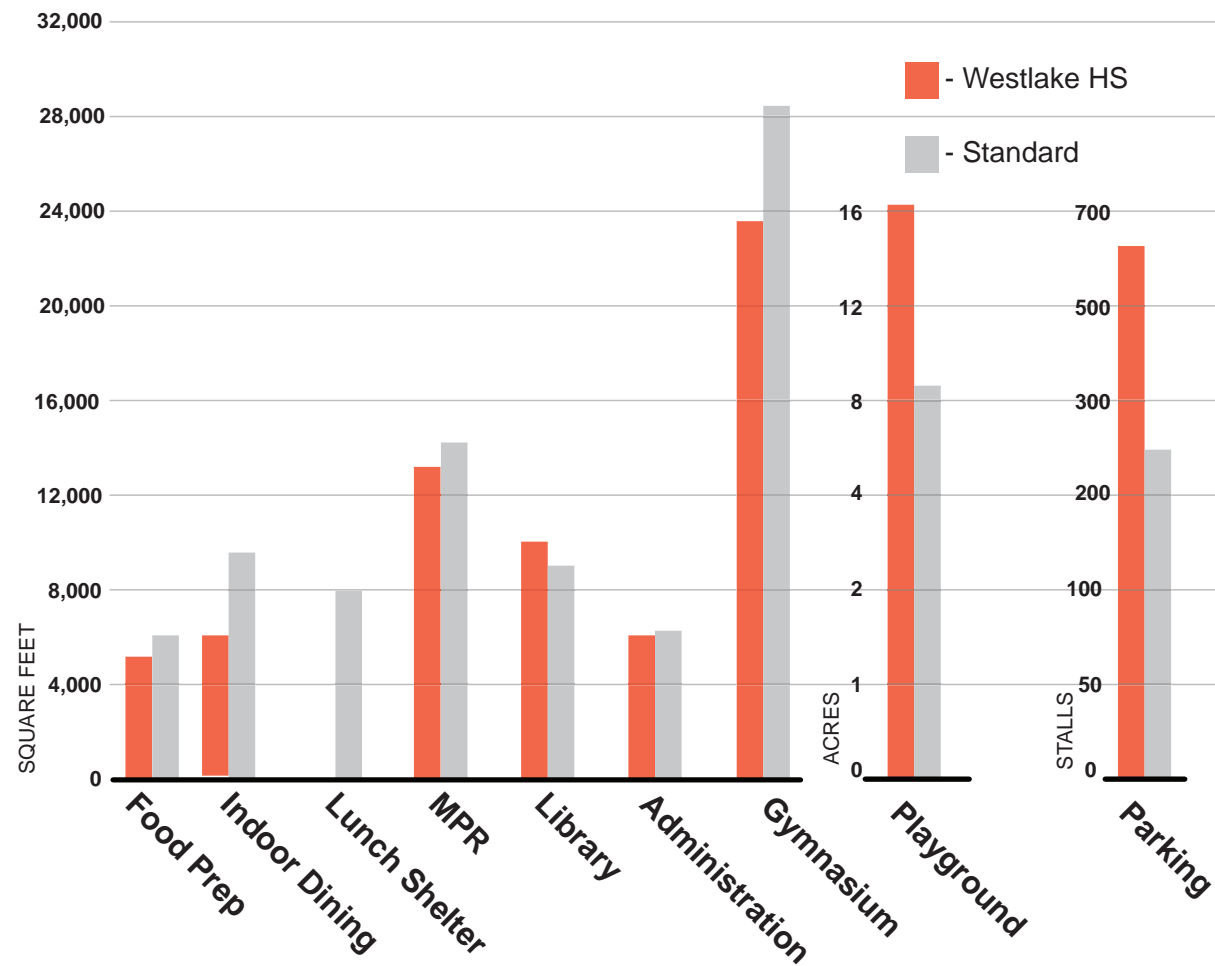
100 Lakeview Canyon Rd, Thousand Oaks, CA 91362
Conejo Valley Unified School District
March 31, 2017

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:

- 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

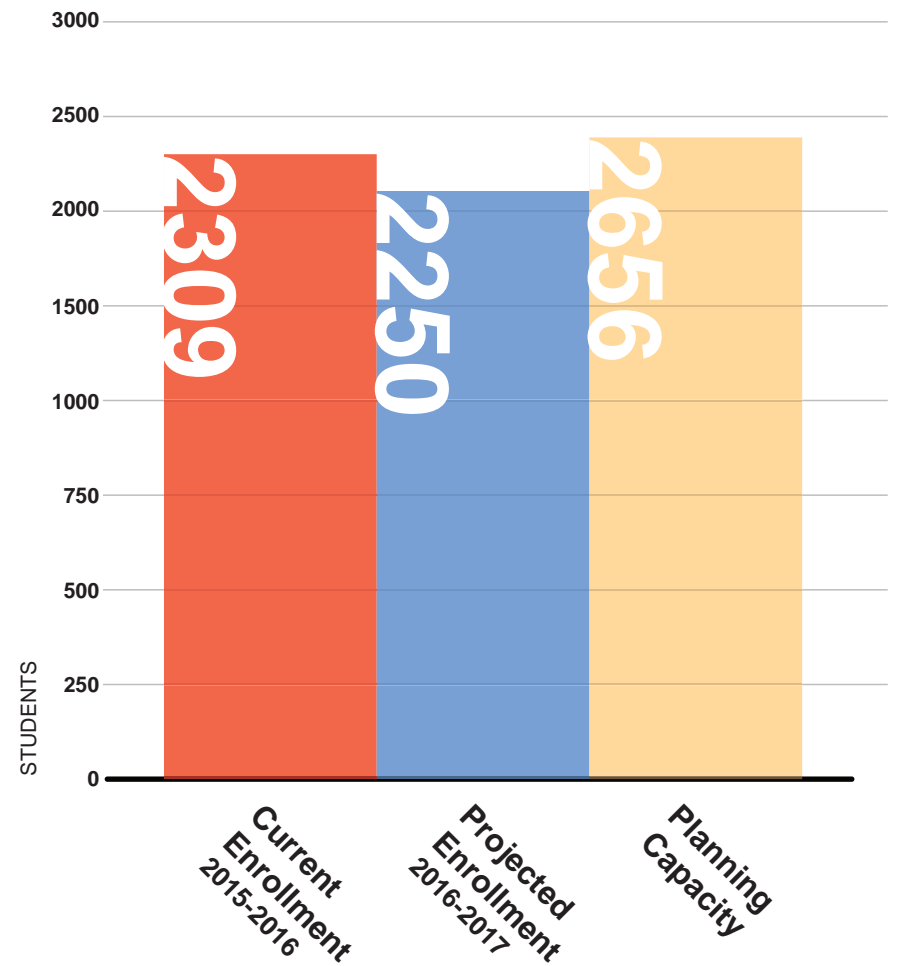


Core Facilities Summary

Current facilities meet school's needs

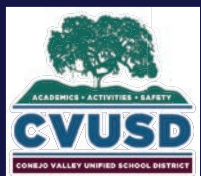
Current facilities DO NOT meet school's needs

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



Enrollment Summary

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

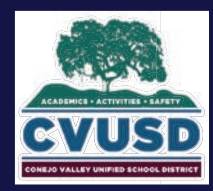
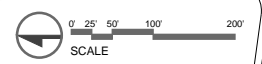


BUILDING KEY

- 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



BUILDING KEY

- | | |
|-------------------------------------|----------------------------------|
| 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 |

Project Groups

Project Group 1:

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

Project Group 2:

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

Project Group 3:

- ▲ Modernization to Buildings 1-4

Project Group 4:

- ▲ Construction of Athletic Field Amenities

Project Group 5:

- ▲ Construct Entry Court

Project Group 6:

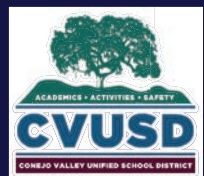
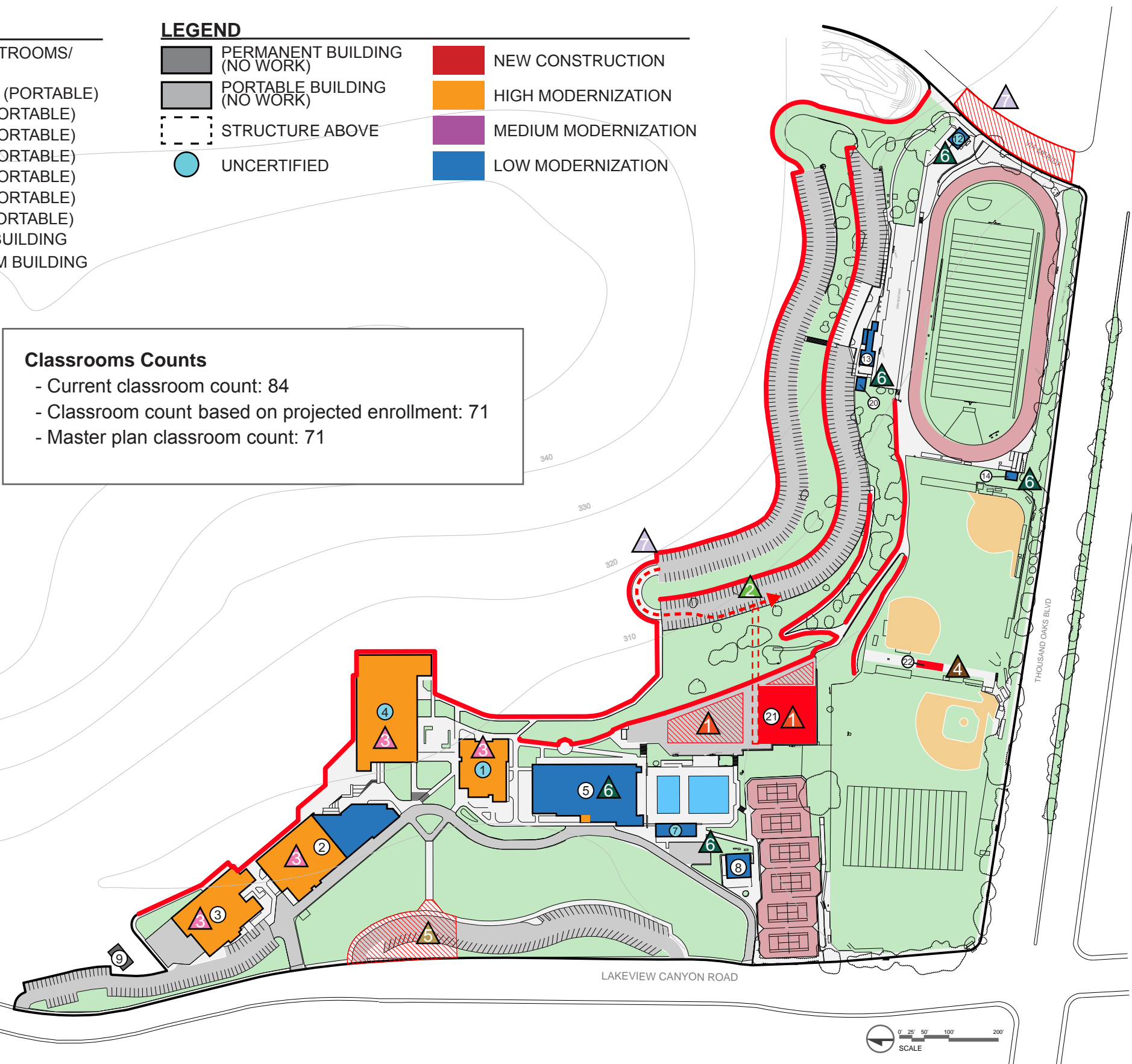
- ▲ Modernization to Athletic Buildings

Project Group 7:

- ▲ Miscellaneous Site Work

Classrooms Counts

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



Westlake High School | *Conceptual Master Plan*

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

Conceptual Master Plan - Projects

BUILDING KEY

- | | |
|-------------------------------------|----------------------------------|
| 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) |
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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 |

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

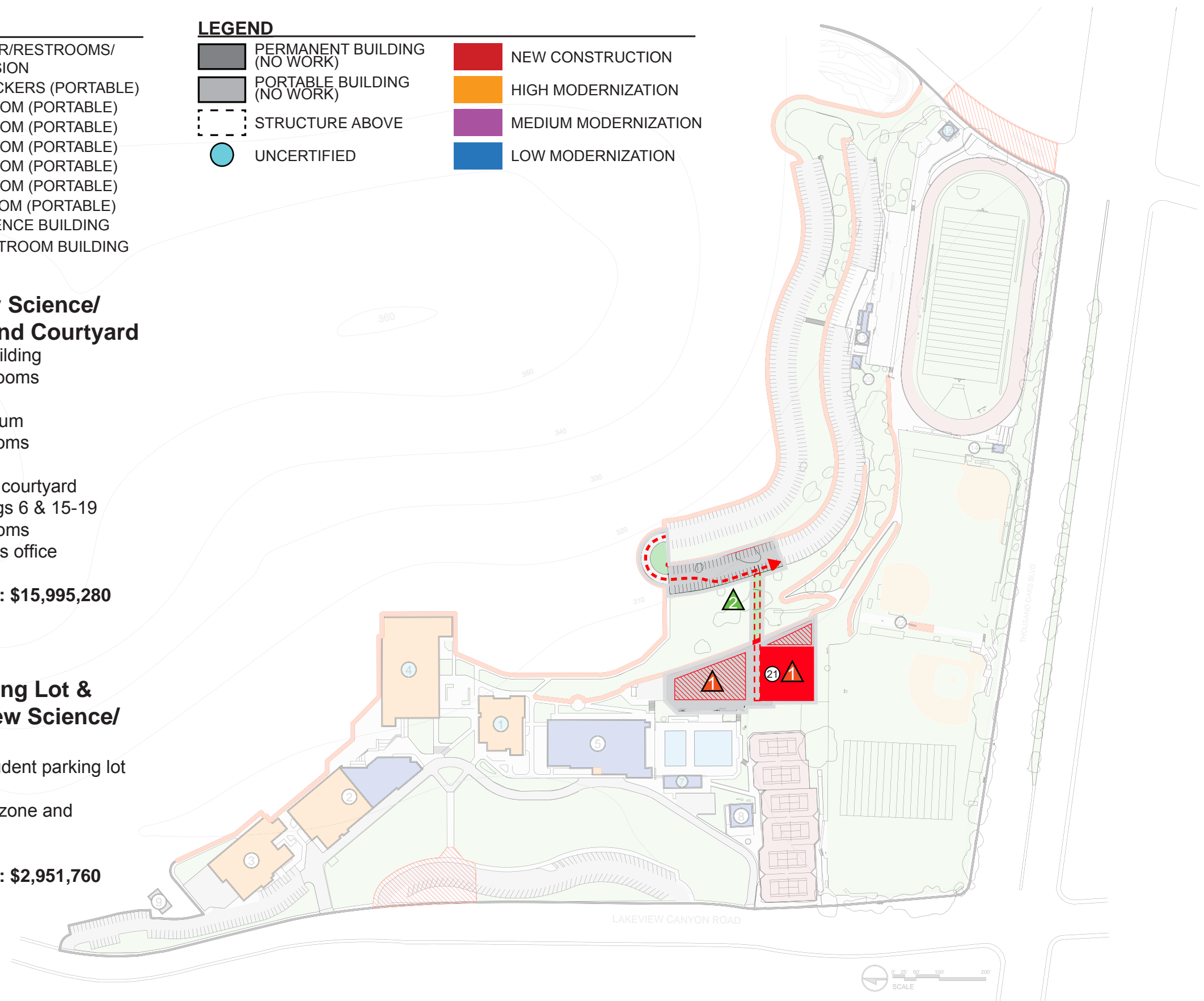
Total Project Cost: \$15,995,280

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 Project Cost: \$2,951,760



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 |

Project Group 3: Modernization to Buildings 1-4

- 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

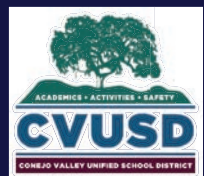
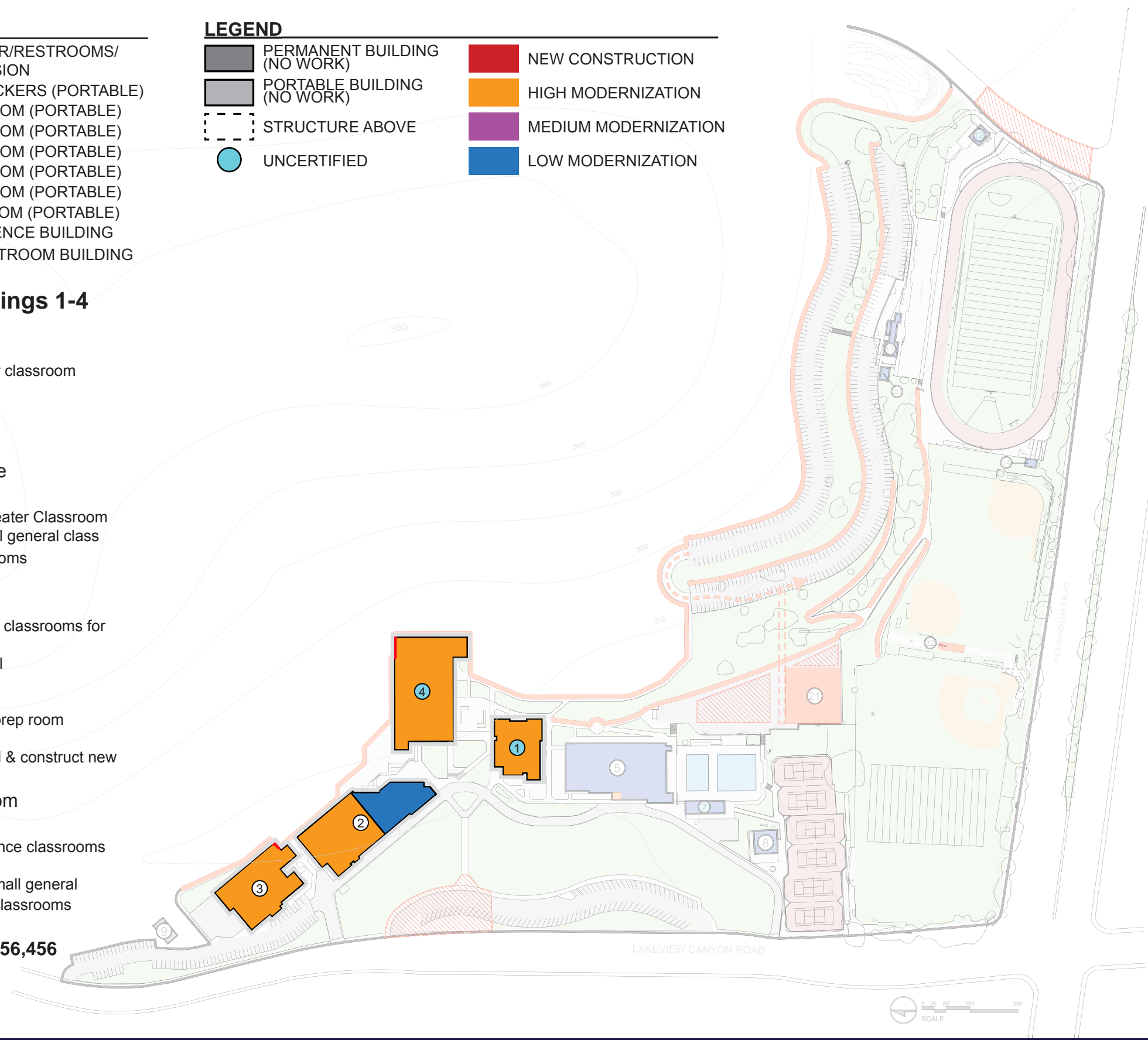
- high modernization of Classroom Building 3, including:

- 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

Total Project Cost: \$26,356,456



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 |

Project Group 4: Construction of Athletic Field Amenities



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

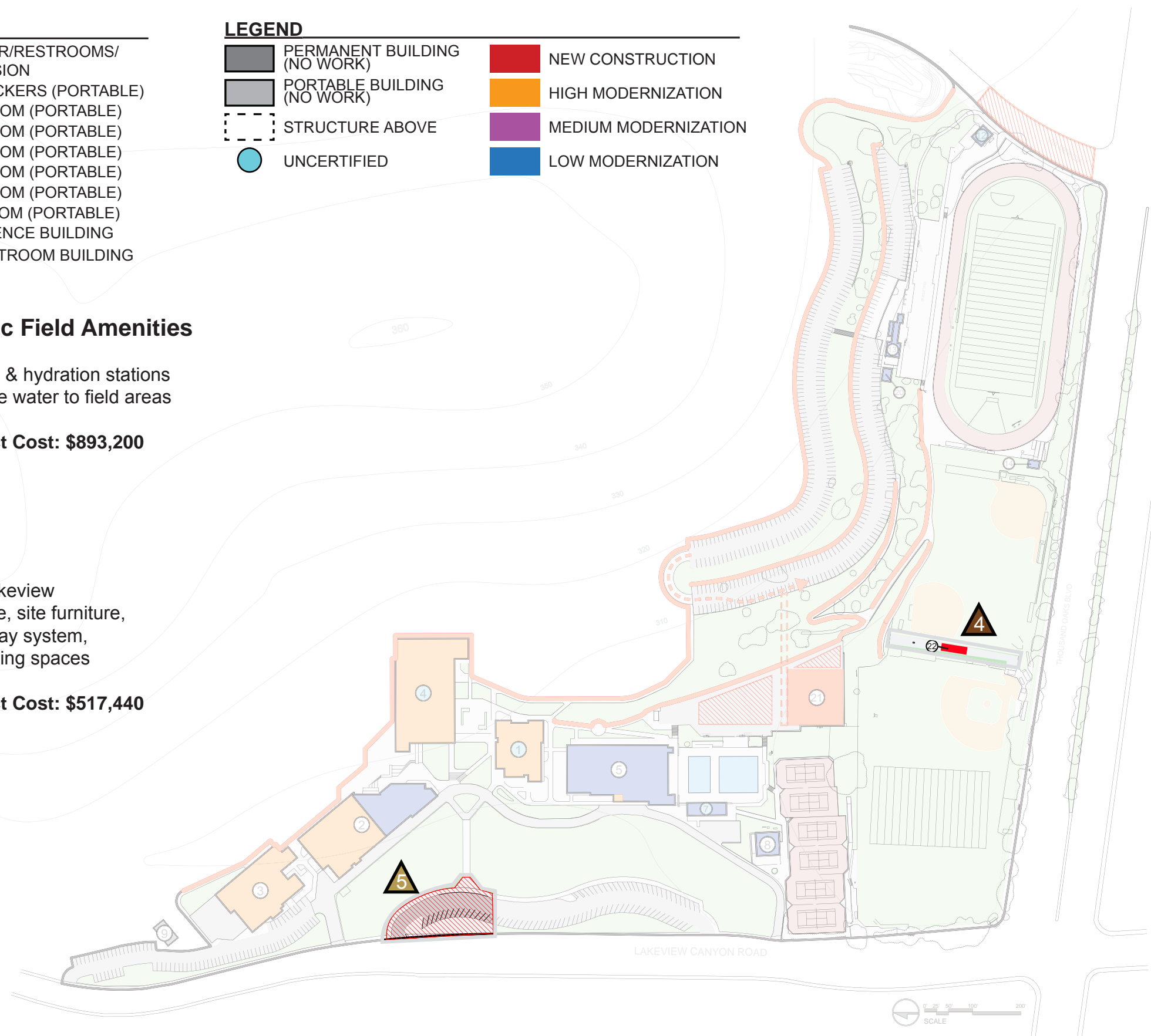
Total Project Cost: \$893,200

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 Project Cost: \$517,440



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) |
| ⑤ GYMNASIUM BUILDING | ⑰ CLASSROOM (PORTABLE) |
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| 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 |

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.

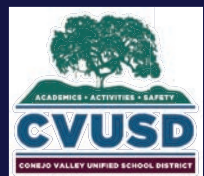
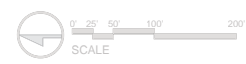
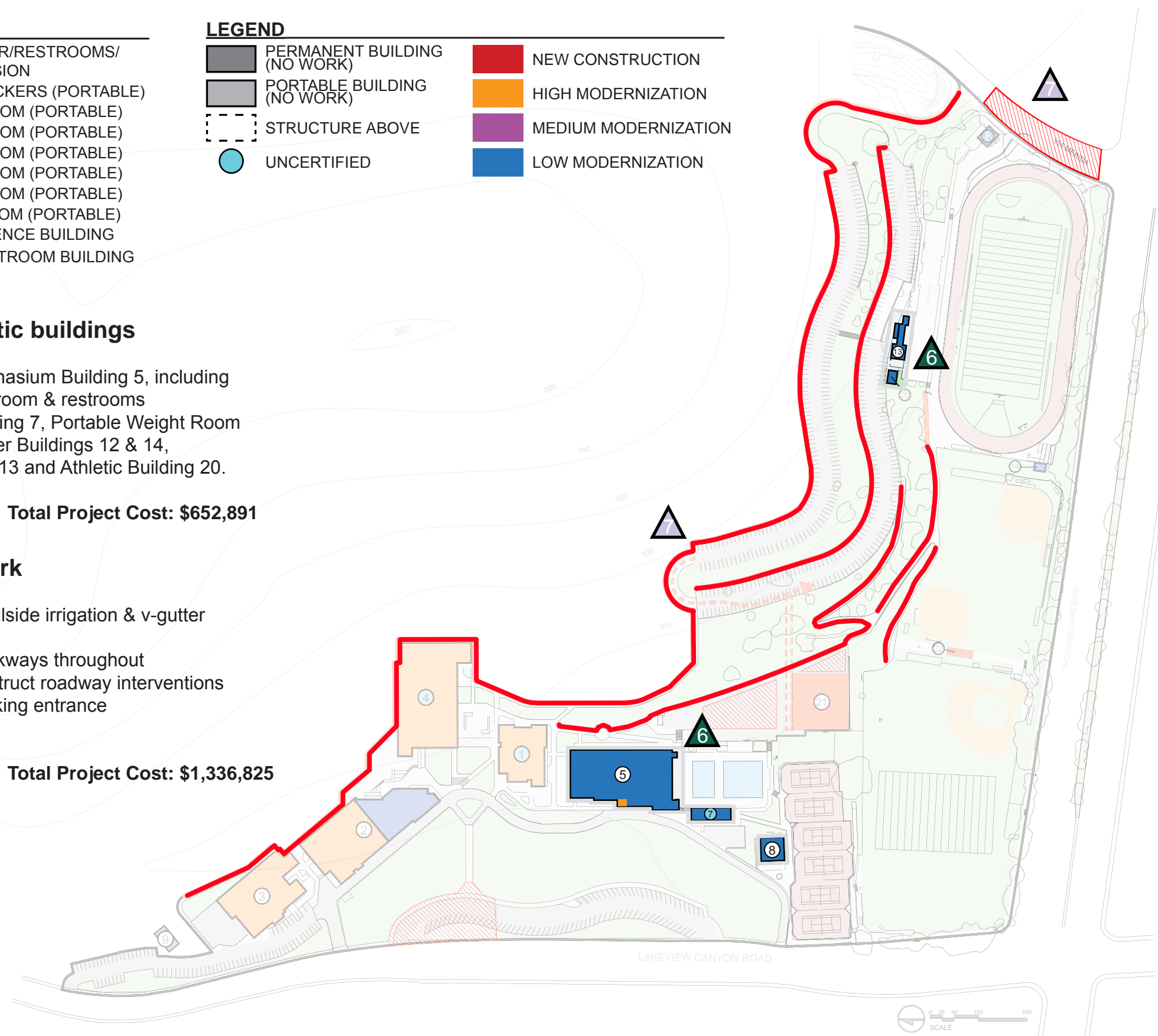
Total Project Cost: \$652,891

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 Project Cost: \$1,336,825



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

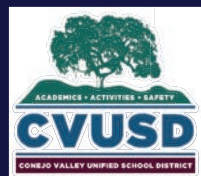
Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Westlake HS						
Project Group 3						
Bldg. 1 Modernization (high)	11,100	SF	1	11,100	\$270.00	\$ 2,997,000.00
Bldg. 2 Modernization (high)	12,705	SF	1	12,705	\$270.00	\$ 3,430,350.00
Bldg. 2 Modernization (low)	13,730	SF	1	13,730	\$13.00	\$ 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 | *Conceptual Master Plan*

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Cost Breakdown