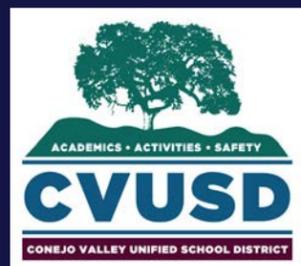




CVUSD | *Facilities Master Plan*



CVUSD - WESTLAKE CLUSTER



Los Cerritos Middle School | *Alternate Concepts*

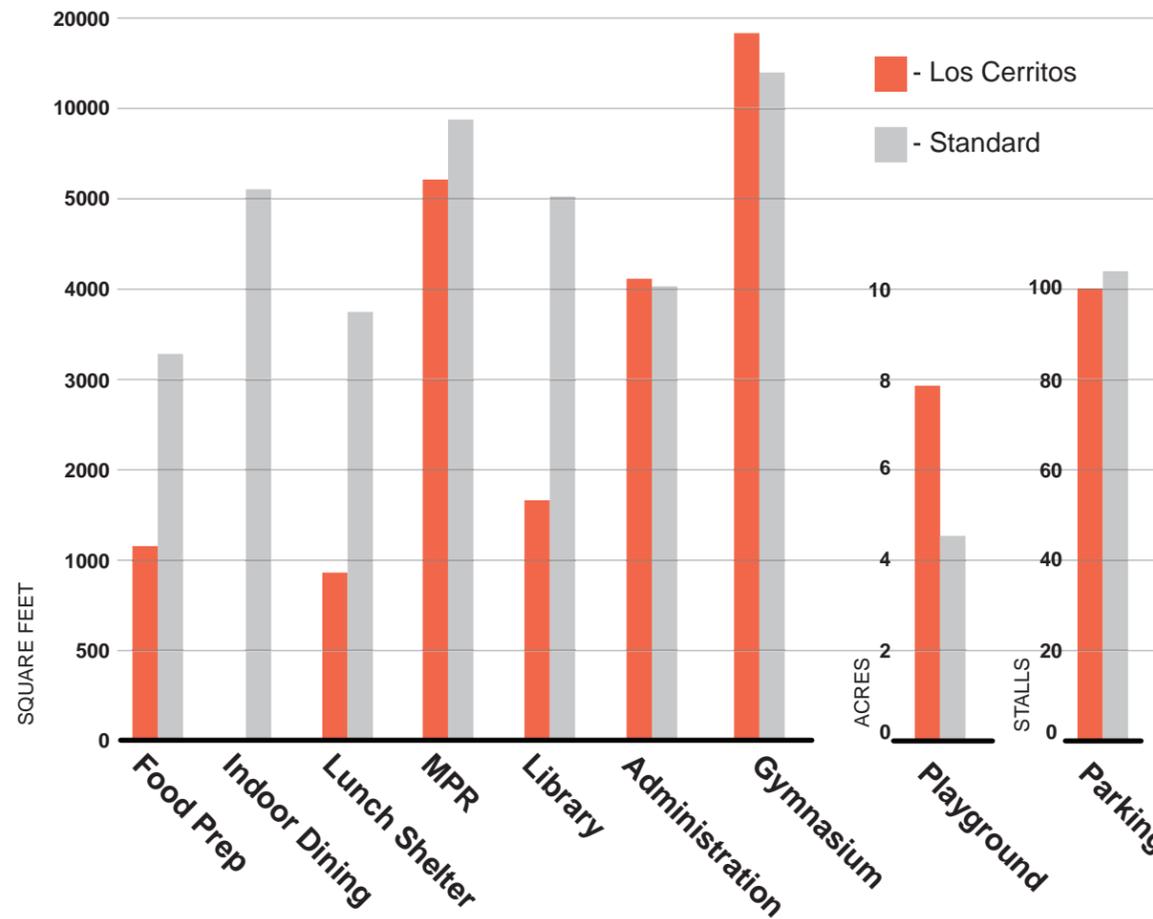
2100 East Avenida De Las Flores | Thousand Oaks, CA 91362
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March 31, 2017

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:

- Several challenges at Building 1
 - Lack of windows
 - Congested hallways & lunch queue
 - Need for acoustic separation
 - Lack of proper hardware at classes
 - Insufficient specialty classrooms
 - Insufficient and aging central plant
- Undersized parking and drop-off
- Aging finishes on interior and exterior of buildings
- Aging locker rooms
- Homogenous exterior play areas
- Lack of covered walkway



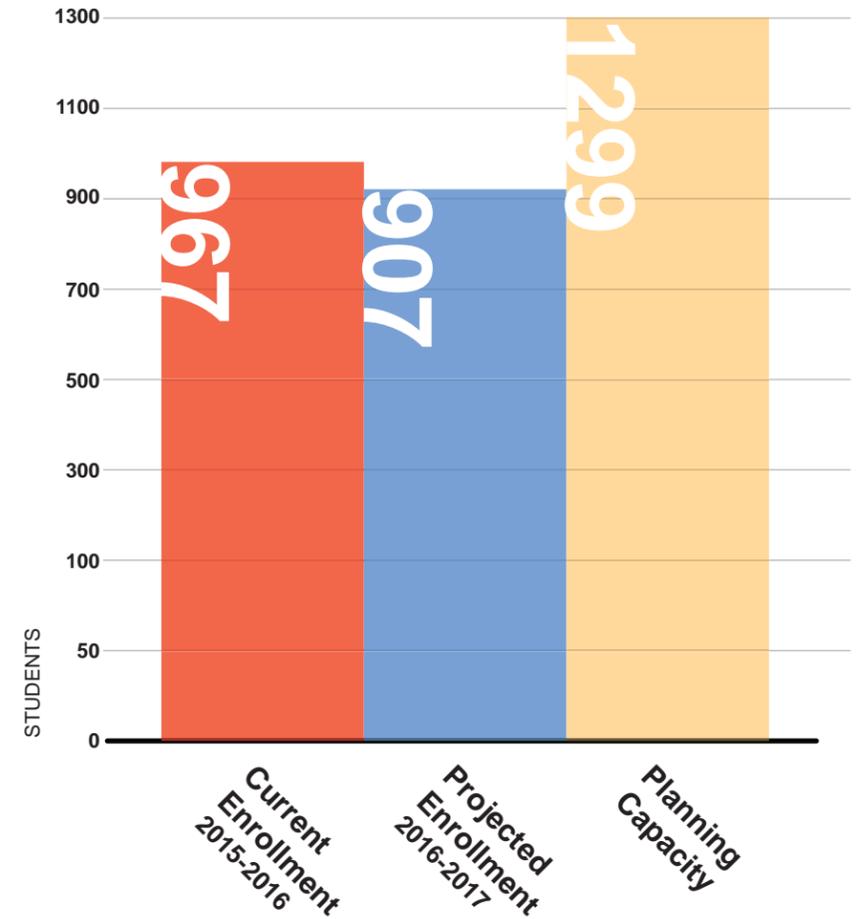
Core Facilities Summary

Current facilities meet school's needs

- Gymnasium (+4,311 SF)
- Playground (+3 Acres)

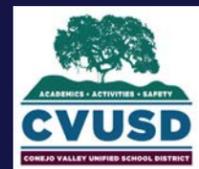
Current facilities DO NOT meet school's needs

- Administration (+21 SF)
- Food Prep (-2,124 SF)
- Indoor Dining (-5,196 SF)
- Lunch Shelter (-2,961 SF)
- Multi-Purpose Room (-2,684 SF)
- Library (-3,417 SF)
- Parking (-117 Stalls)



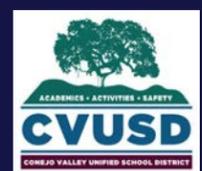
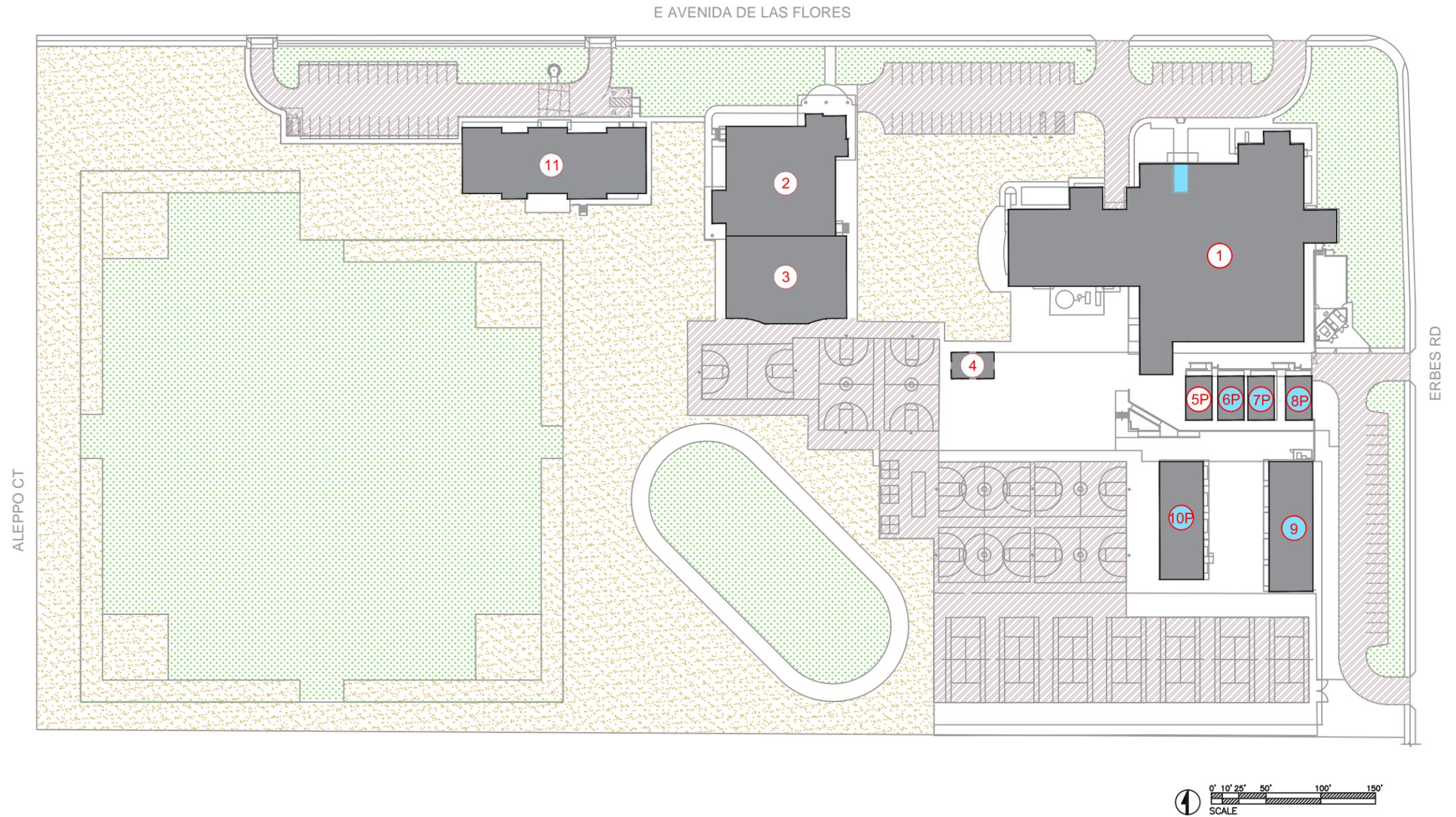
Enrollment Summary

Total Current Classrooms: 44
 Total Based on Projected Enrollment Classrooms: 38



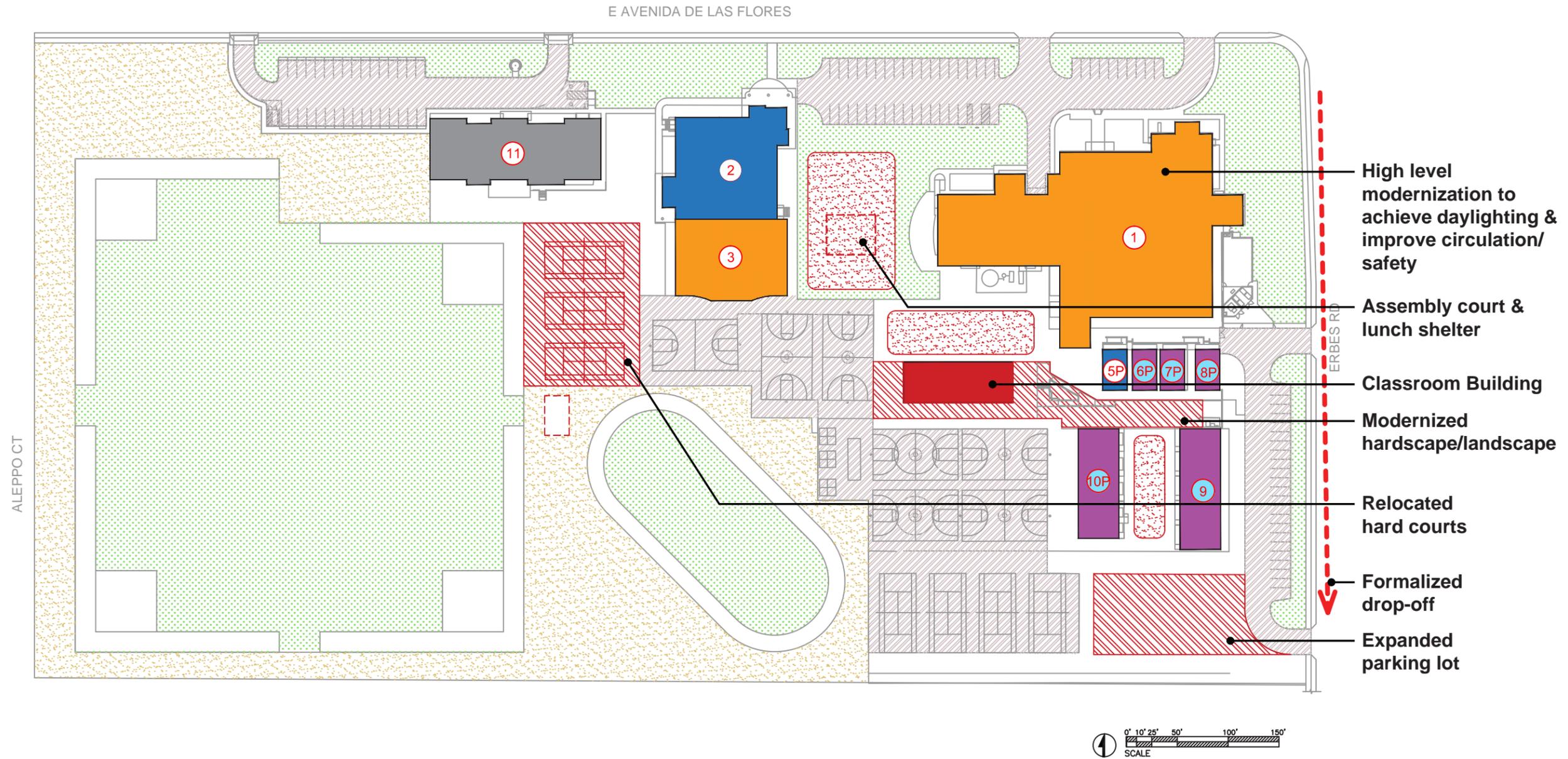
LEGEND

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

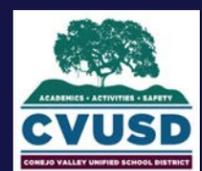


LEGEND

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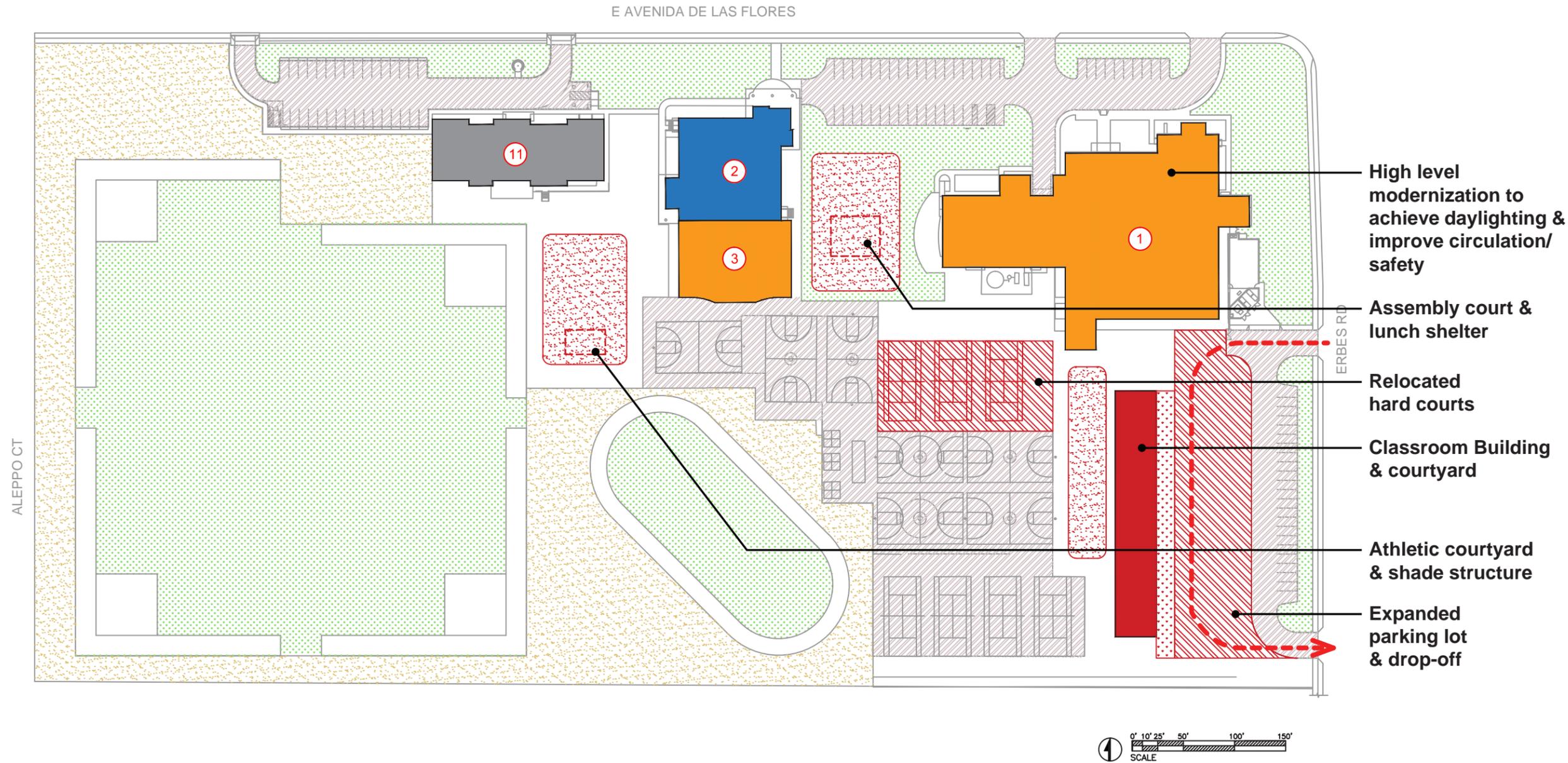


- High level modernization to achieve daylighting & improve circulation/safety
- Assembly court & lunch shelter
- Classroom Building
- Modernized hardscape/landscape
- Relocated hard courts
- Formalized drop-off
- Expanded parking lot

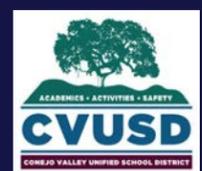


LEGEND

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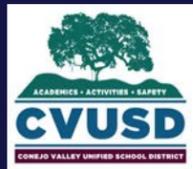
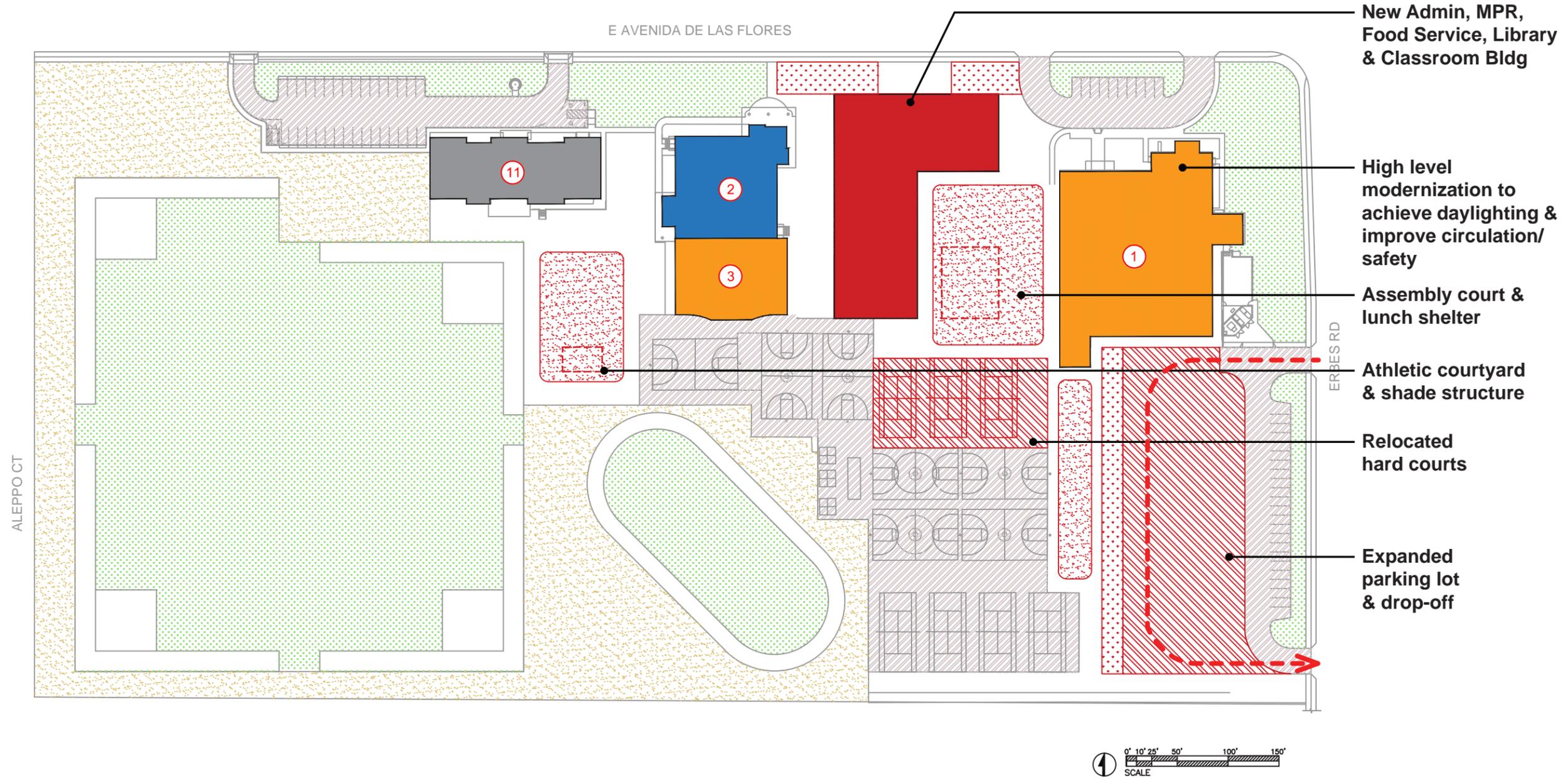


- High level modernization to achieve daylighting & improve circulation/safety
- Assembly court & lunch shelter
- Relocated hard courts
- Classroom Building & courtyard
- Athletic courtyard & shade structure
- Expanded parking lot & drop-off



LEGEND

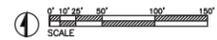
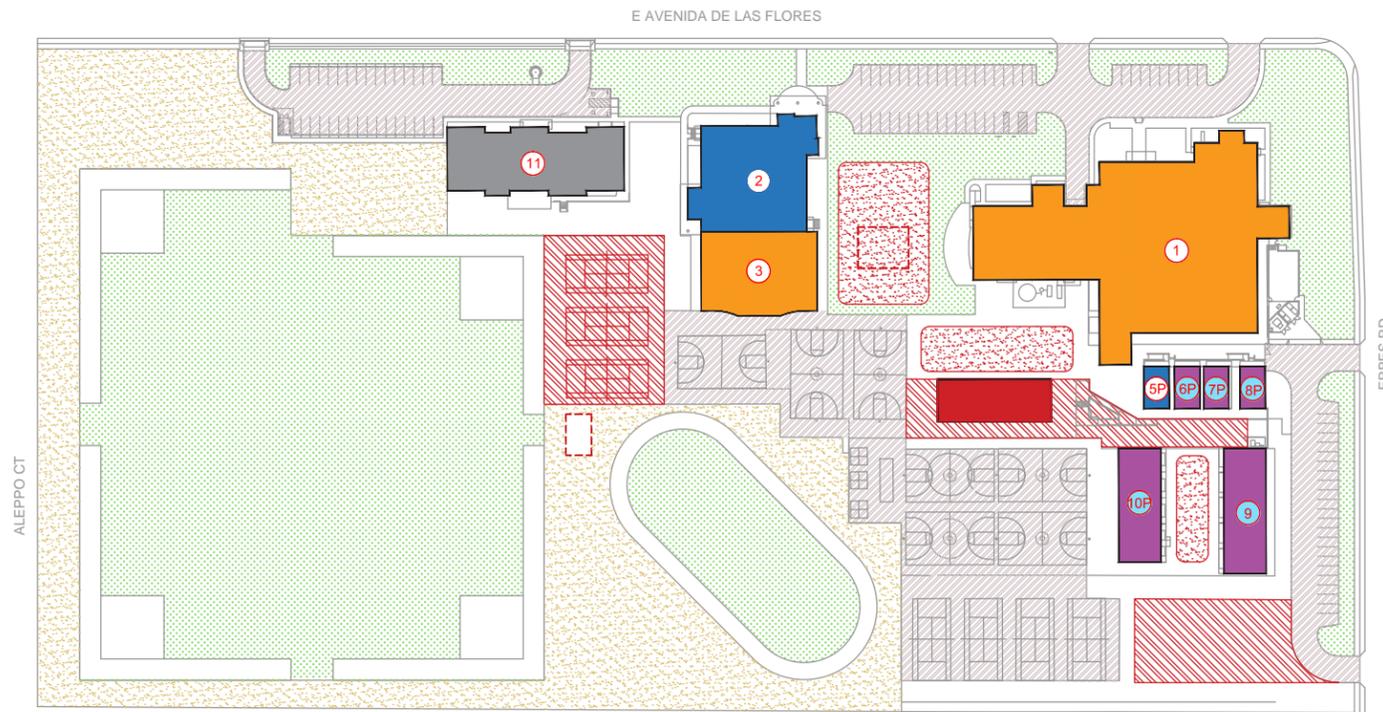
- Existing Building (No Work)
- New Construction
- High Modernization
- Medium Modernization
- Low Modernization
- Structure Above
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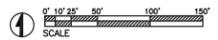
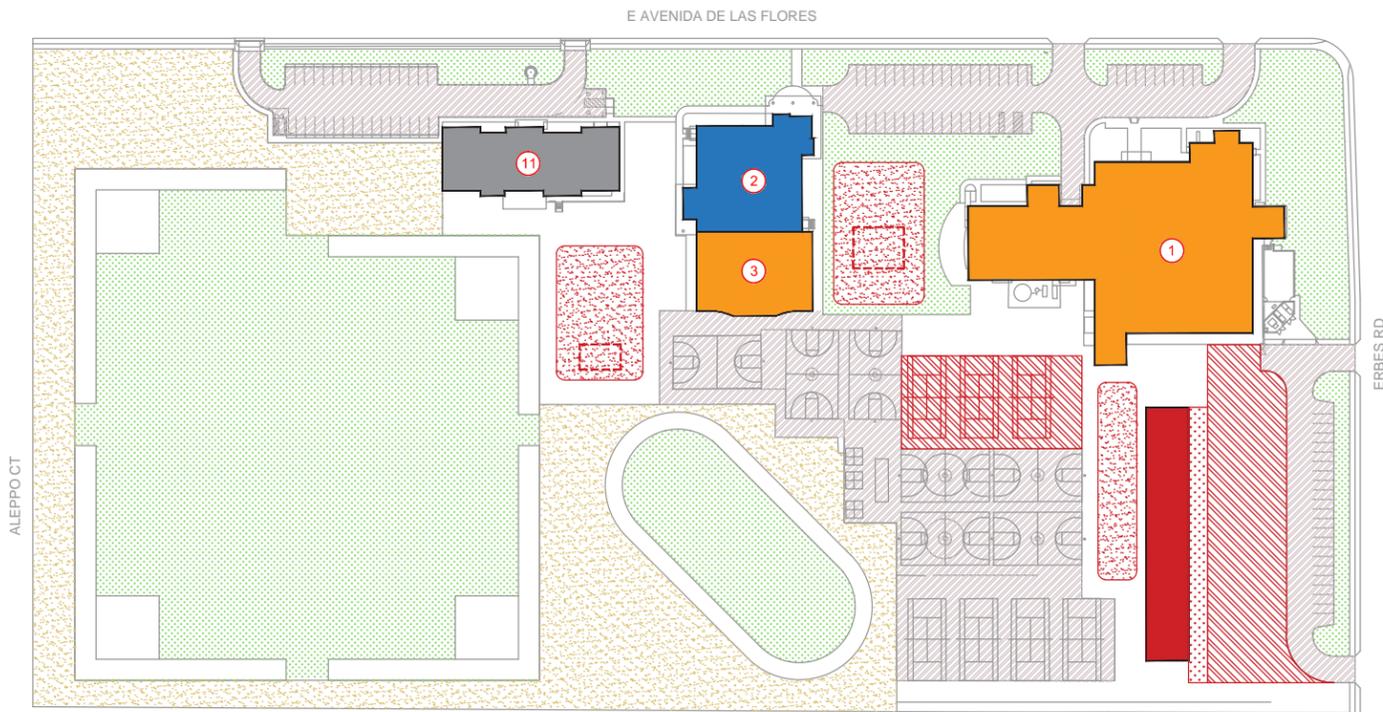
Los Cerritos Middle School | *Alternate Concepts*

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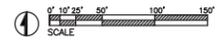
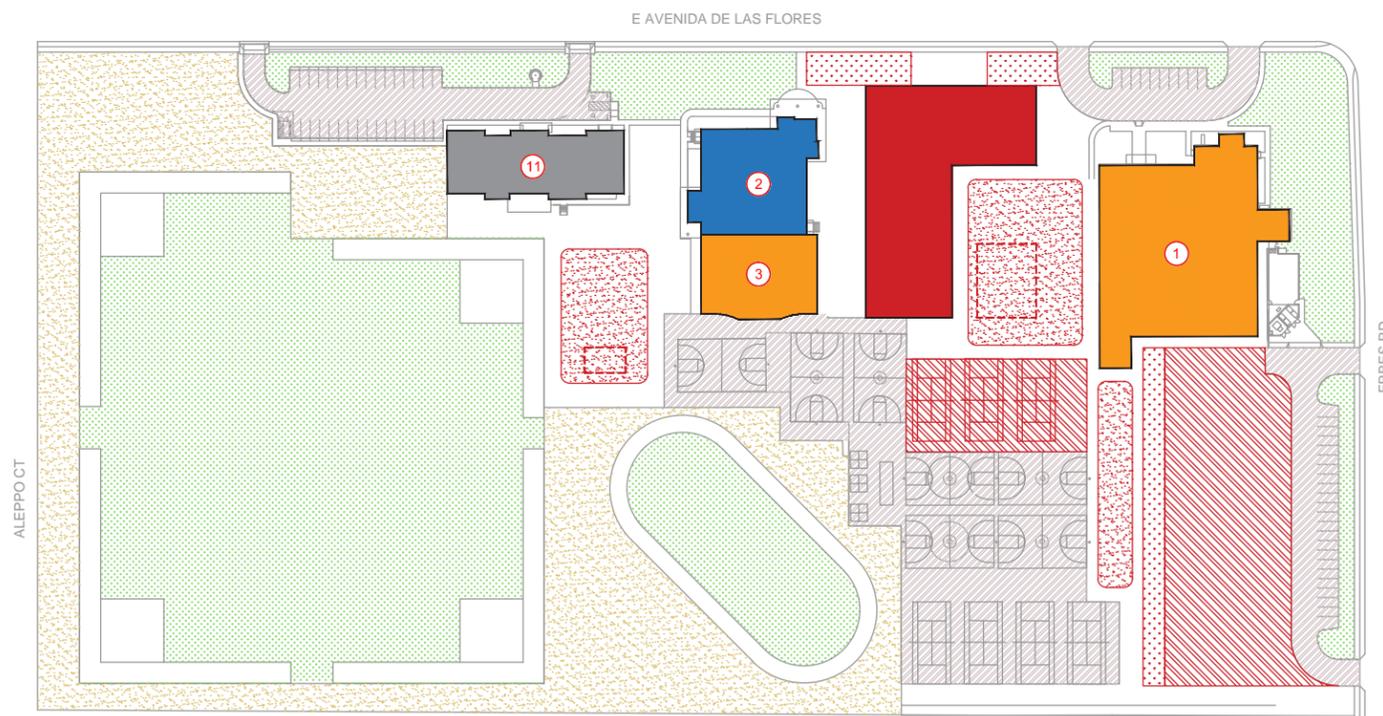
Alternate Concept 3



Alternate Concept 1



Alternate Concept 2



Alternate Concept 3

Project Scope:

Alt 1:

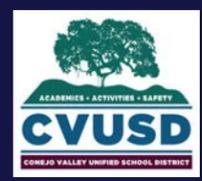
- High level Bldg 1 modernization
- New Classroom Bldg
- Improved hardscape/landscape at level transition
- Enhanced courtyards with shade/lunch shelters
- Expanded parking lot & relocated hard courts
- Formalized drop-off

Alt 2:

- High level Bldg 1 modernization
- New Classroom Bldg
- Improved hardscape/landscape at level transition
- Enhanced courtyards with shade/lunch shelters
- Expanded parking lot/drop-off & relocated hard courts

Alt 3:

- High level Bldg 1 modernization, including partial removal
- New Admin, MPR, Food Service, Library & Classroom Bldg
- Enhanced courtyards with shade/lunch shelters
- Expanded parking lot/drop-off & relocated hard courts



Los Cerritos Middle School | *Alternate Concepts*

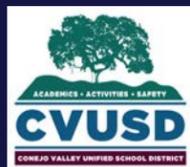
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Summary

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Los Cerritos MS (Alternate Concept 1)						
New Classroom Building	4,300	SF	1	4,300	\$360.00	\$ 1,548,000.00
Existing Bldgs - Modernization (high)	80,365	SF	1	80,365	\$270.00	\$ 21,698,550.00
Existing Bldgs - Modernization (medium)	12,000	SF	1	12,000	\$126.00	\$ 1,512,000.00
Existing Bldgs - Modernization (light)	12,017	SF	1	12,017	\$13.00	\$ 156,221.00
Lunch Shelter	1,870	SF	1	1,870	\$138.00	\$ 258,060.00
Assembly Court	11,460	SF	1	11,460	\$8.00	\$ 91,680.00
Hardscape/Landscape	16,865	SF	1	16,865	\$5.00	\$ 84,325.00
Shade Structure	940	SF	1	940	\$80.00	\$ 75,200.00
Hard Courts	18,195	SF	1	18,195	\$3.00	\$ 54,585.00
<i>Parking/Drop-off Reconfiguration</i>						
AC Paving	12,145	SF	1	12,145	\$12.00	\$ 145,740.00
Drop-off Lane	572	LF	1	572	\$780.00	\$ 446,160.00
Total Construction Cost						\$ 26,070,521.00
Total Project Cost						\$ 36,498,729.40

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Los Cerritos MS (Alternate Concept 2)						
New Classroom Building	9,600	SF	1	9,600	\$360.00	\$ 3,456,000.00
Existing Bldgs - Modernization (high)	80,365	SF	1	80,365	\$270.00	\$ 21,698,550.00
Existing Bldgs - Modernization (light)	11,057	SF	1	11,057	\$13.00	\$ 143,741.00
Building Demolition	12,960	SF	1	12,960	\$20.00	\$ 259,200.00
Lunch Shelter	1,870	SF	1	1,870	\$138.00	\$ 258,060.00
Assembly Court	14,450	SF	1	14,450	\$8.00	\$ 115,600.00
Hardscape/Landscape	6,835	SF	1	6,835	\$5.00	\$ 34,175.00
Shade Structure	2,810	SF	1	2,810	\$80.00	\$ 224,800.00
Hard Courts	15,060	SF	1	15,060	\$3.00	\$ 45,180.00
Athletic Courtyard	10,380	SF	1	10,380	\$3.00	\$ 31,140.00
<i>Parking/Drop-off Reconfiguration</i>						
AC Paving	23,735	SF	1	23,735	\$12.00	\$ 284,820.00
Drop-off Lane	500	LF	1	500	\$780.00	\$ 390,000.00
Total Construction Cost						\$ 26,941,266.00
Total Project Cost						\$ 37,717,772.40

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Los Cerritos MS (Alternate Concept 3)						
New Admin./MPR/Food Service/Classroom Bldg.	48,300	SF	1	48,300	\$360.00	\$ 17,388,000.00
Existing Bldgs - Modernization (high)	54,284	SF	1	54,284	\$270.00	\$ 14,656,680.00
Existing Bldgs - Modernization (light)	11,057	SF	1	11,057	\$13.00	\$ 143,741.00
Building Demolition	31,460	SF	1	31,460	\$20.00	\$ 629,200.00
Lunch Shelter	3,920	SF	1	3,920	\$138.00	\$ 540,960.00
Assembly Court	16,950	SF	1	16,950	\$8.00	\$ 135,600.00
Hardscape/Landscape	6,500	SF	1	6,500	\$5.00	\$ 32,500.00
Shade Structure	2,810	SF	1	2,810	\$80.00	\$ 224,800.00
Hard Courts	15,060	SF	1	15,060	\$3.00	\$ 45,180.00
Athletic Courtyard	10,380	SF	1	10,380	\$3.00	\$ 31,140.00
<i>Parking/Drop-off Reconfiguration</i>						
AC Paving	38,140	SF	1	38,140	\$12.00	\$ 457,680.00
Drop-off Lane	625	LF	1	625	\$780.00	\$ 487,500.00
Total Construction Cost						\$ 34,772,981.00
Total Project Cost						\$ 48,682,173.40



Los Cerritos Middle School | *Alternate Concepts*

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Cost Evaluations