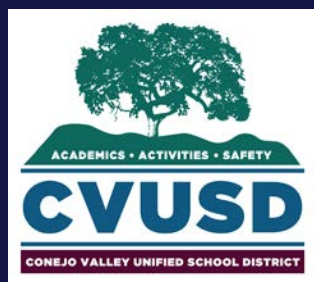




# CVUSD | *Facilities Master Plan*



CVUSD - WESTLAKE CLUSTER



## Westlake Elementary | *Alternate Concepts*

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Conejo Valley Unified School District  
March 31, 2017

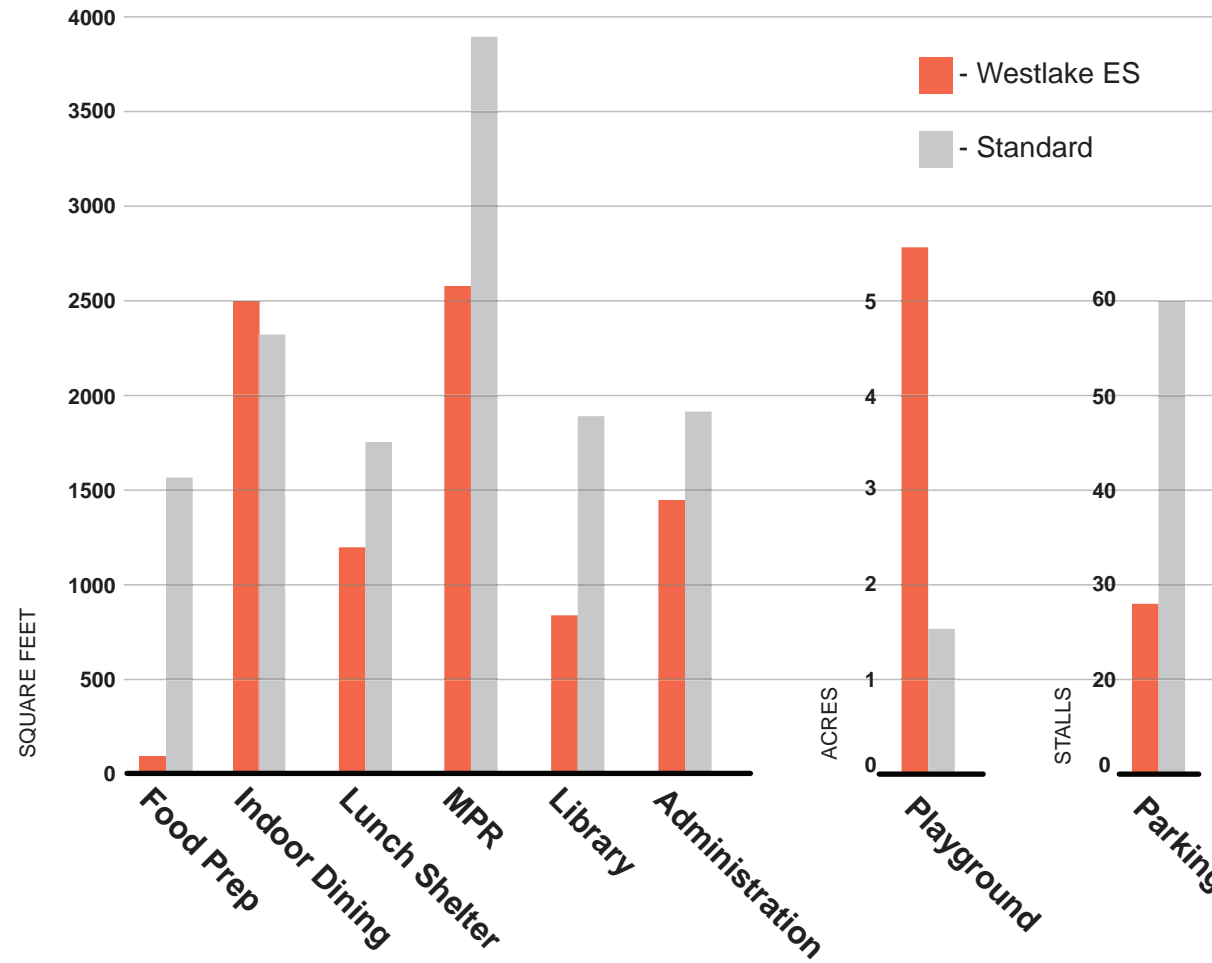
NAC Architecture  
837 North Spring Street, 3<sup>rd</sup> Floor  
Los Angeles, CA 90012  
Contact: 323.475.8075  
E-mail: lochoa@nacarchitecture.com  
Website: www.nacarchitecture.com





### Challenges Summary:

- Multipurpose room and server room are undersized
- Main administrative office is undersized
- Interior & exterior finishes, roofing & HVAC systems are aging
- Multiple auxiliary storage units
- Play structures are aging and require accessibility upgrades
- Low fencing surrounding K yard
- Undersized classrooms at Building 3
- Lack of science /flex lab



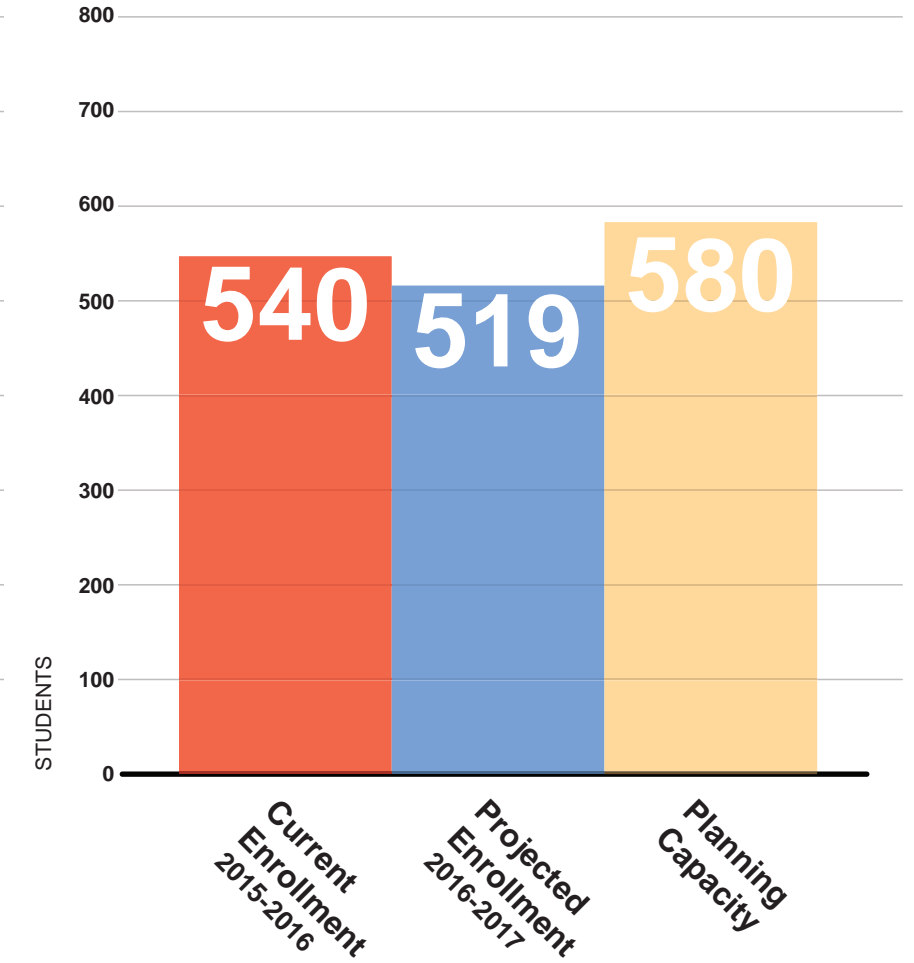
### Core Facilities Summary

Current facilities meet school's needs

- Indoor Dining (+288 SF)
- Library (-1,018 SF)
- Playground (+4 Acres)
- Parking (-33 Stalls)

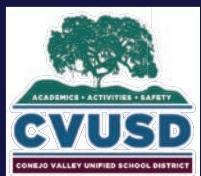
Current facilities DO NOT meet school's needs

- Food Prep (-1,558 SF)
- Lunch Shelter (-540 SF)
- Multi-Purpose Room (-1,212 SF)
- Administration (-482 SF)



### Enrollment Summary

Total Current Classrooms: 27  
 Total Based on Projected Enrollment Classrooms: 25



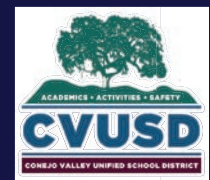
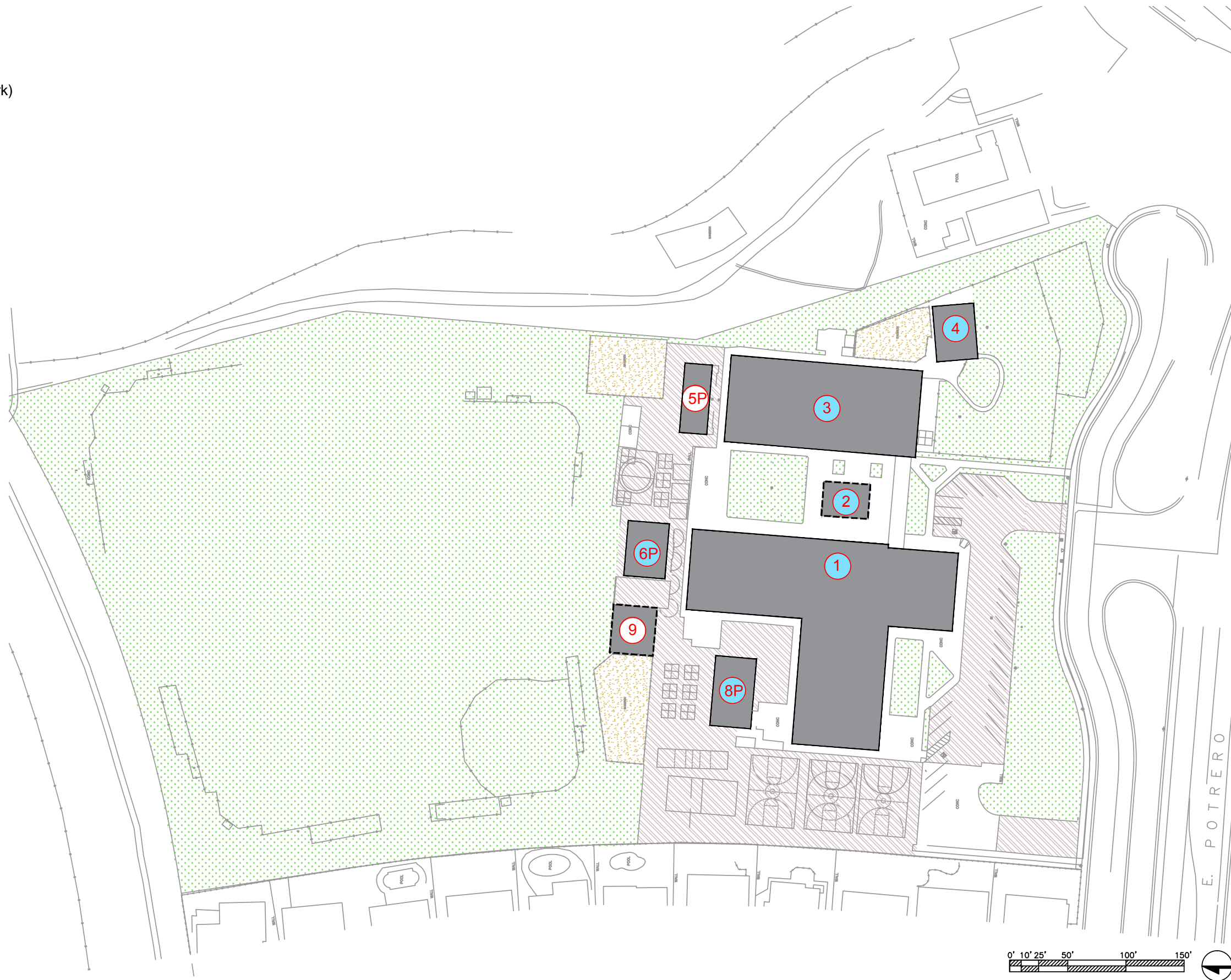
## Westlake Elementary | Alternate Concepts

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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



## Westlake Elementary | *Alternate Concepts*

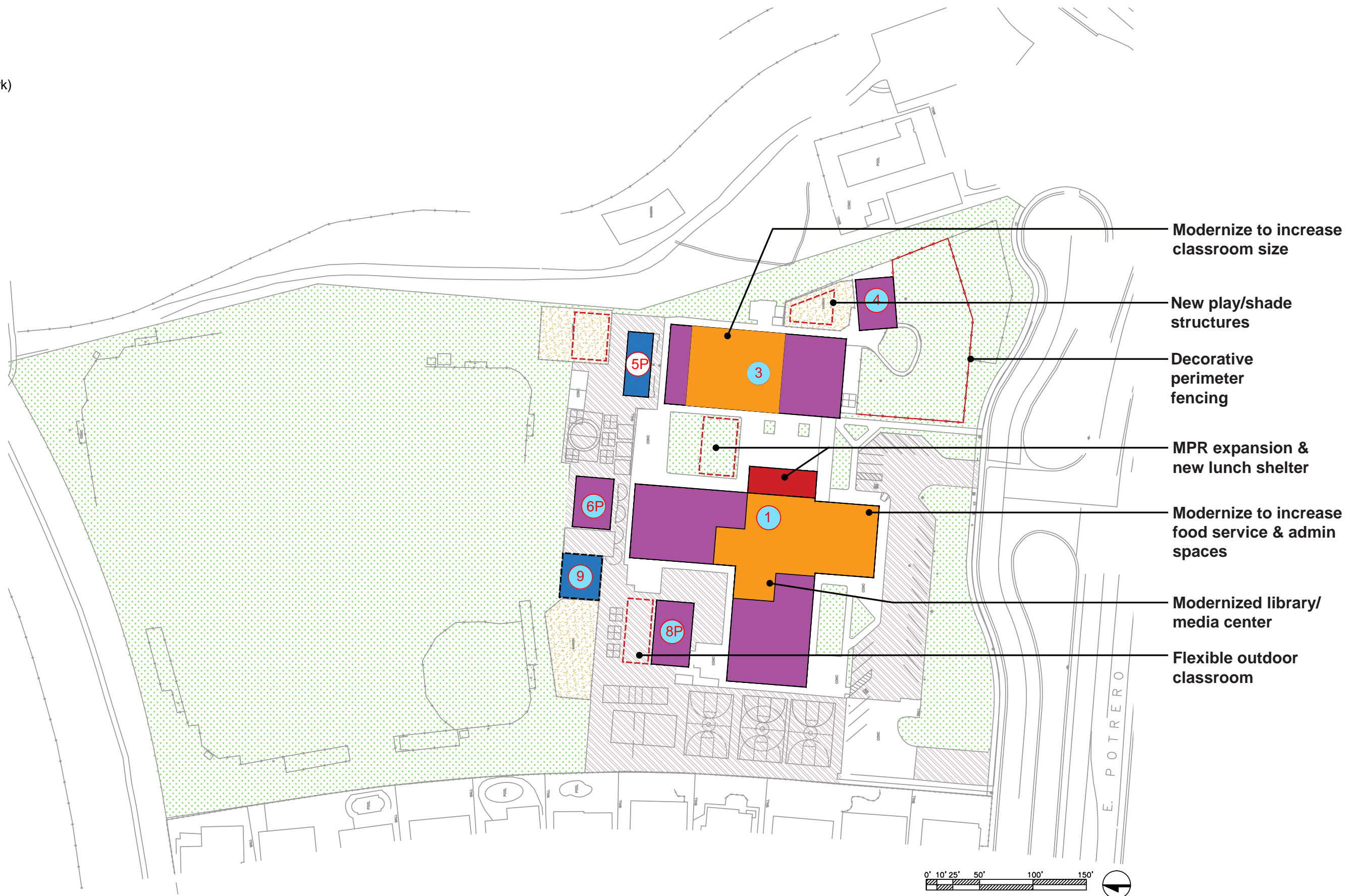
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## Existing Conditions



**LEGEND**

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

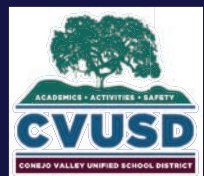


**Westlake Elementary | *Alternate Concepts***

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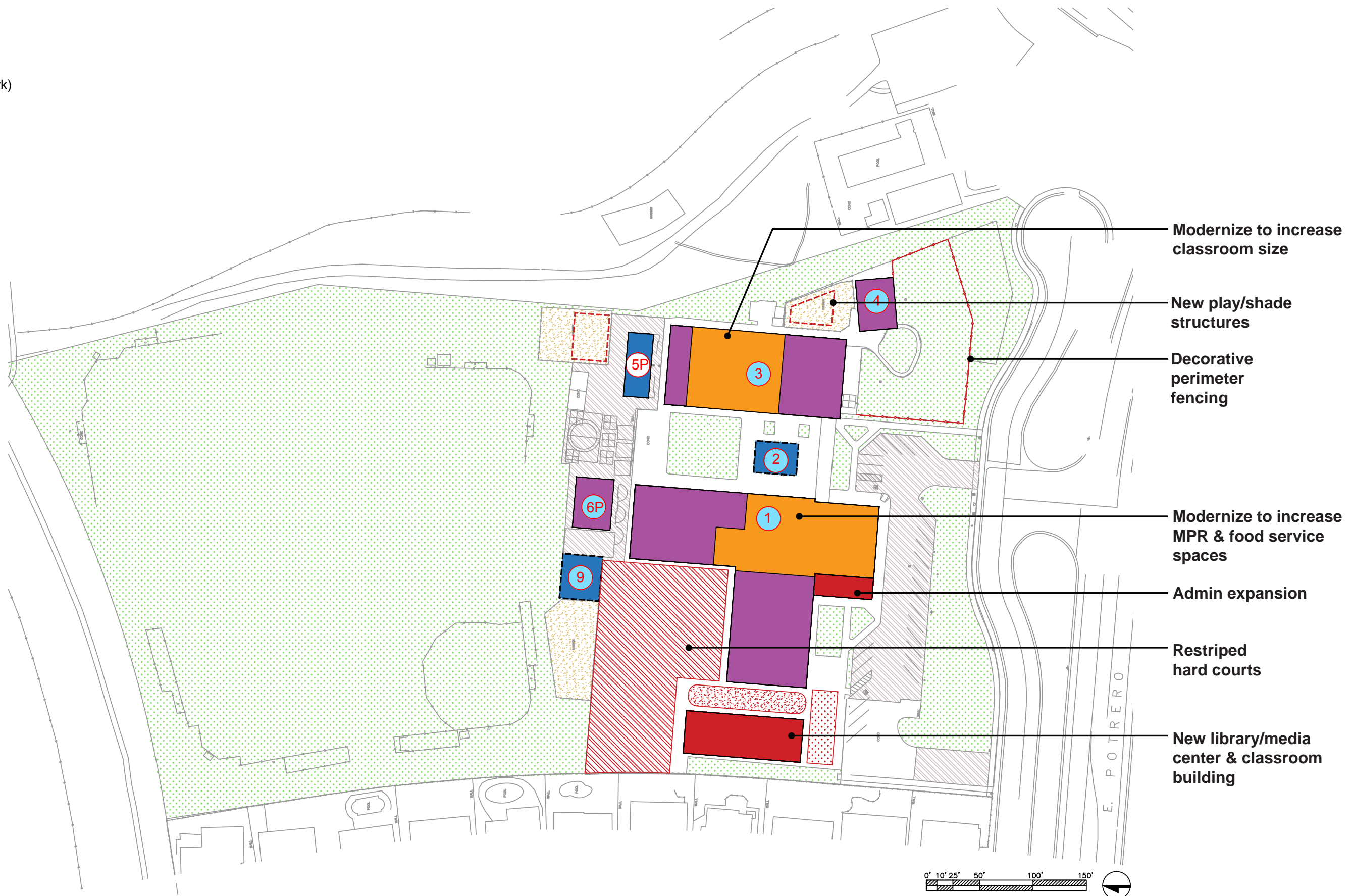
**Alternate Concept 1**

**3.0**



**LEGEND**

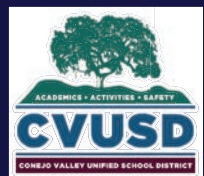
- Existing Building (No Work)
- New Construction
- High Modernization
- Medium Modernization
- Low Modernization
- Structure Above
- x Building Number
- "P" Indicates Portable
- x Indicates Uncertified



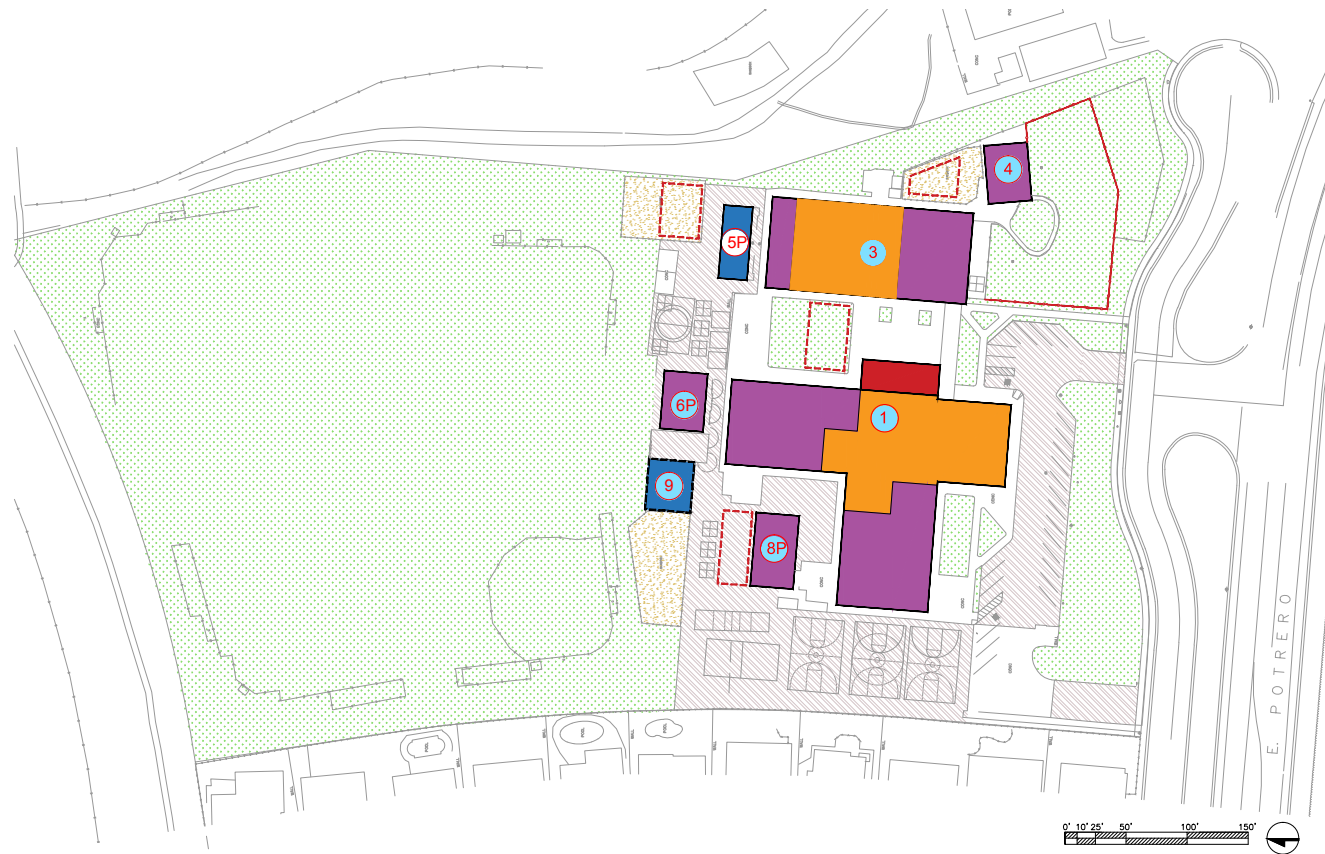
**Westlake Elementary | *Alternate Concepts***

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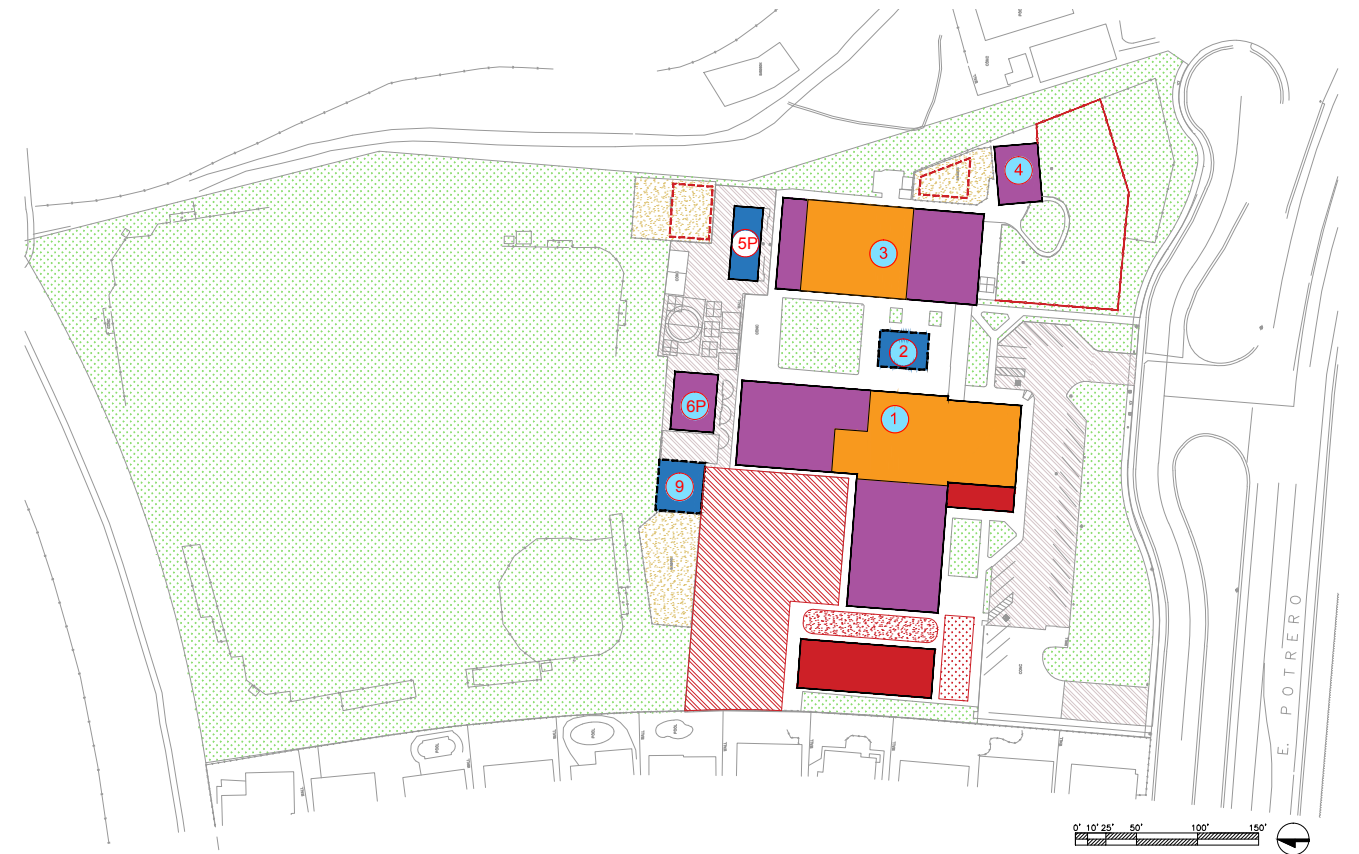
**Alternate Concept 2**







Alternate Concept 1



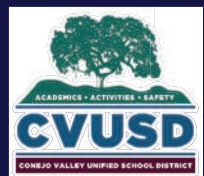
Alternate Concept 2

**Project Scope:**

- Expand MPR and food service with building addition
- Expand Administrative spaces
- Modernization of library/media center
- Modernization of Building 3 to increase classroom size & integrate storage
- DSA certification of all buildings
- Higher K yard perimeter fencing
- Replacement of play structures and addition of shade structures
- Covered flexible outdoor classroom
- General accessibility upgrades

**Project Scope:**

- Expand MPR and food service
- Expand Administrative spaces with building addition
- Modernization of Building 3 to increase classroom size & integrate storage
- New library/media center & classroom building, including makerspace/flex science
- DSA certification of all buildings
- Higher K yard perimeter fencing
- Replacement of play structures and addition of shade structures
- Restriped hard courts
- General accessibility upgrades



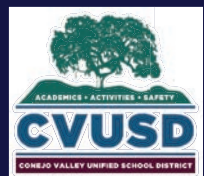
Westlake Elementary | *Alternate Concepts*

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Summary

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
<b>Westlake ES (Alternate Concept 1)</b>						
MPR Expansion	1,584	SF	1	1,584	\$450.00	\$ 712,800.00
Existing Bldgs - Modernization (high)	10,169	SF	1	10,169	\$270.00	\$ 2,745,630.00
Existing Bldgs - Modernization (medium)	22,471	SF	1	22,471	\$126.00	\$ 2,831,346.00
Existing Bldgs - Modernization (light)	2,640	SF	1	2,640	\$13.00	\$ 34,320.00
Shelter Demolition	797	SF	1	797	\$10.00	\$ 7,970.00
Flexible Outdoor Classroom	1,410	SF	1	1,410	\$15.00	\$ 21,150.00
Play Equipment	2	EA	1	2	\$60,000.00	\$ 120,000.00
Play Area Surface	5,550	SF	1	5,550	\$16.00	\$ 88,800.00
Shade Structure	1,400	SF	1	1,400	\$80.00	\$ 112,000.00
Lunch Shelter	1,700	SF	1	1,700	\$138.00	\$ 234,600.00
Decorative Fencing	348	LF	1	348	\$210.00	\$ 73,080.00
<b>Total Construction Cost</b>						<b>\$ 6,981,696.00</b>
<b>Total Project Cost</b>						<b>\$ 9,774,374.40</b>

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
<b>Westlake ES (Alternate Concept 2)</b>						
New Library/Classroom Building	4,400	SF	1	4,400	\$480.00	\$ 2,112,000.00
Administration Expansion	1,098	SF	1	1,098	\$450.00	\$ 494,100.00
Existing Bldgs - Modernization (high)	10,169	SF	1	10,169	\$270.00	\$ 2,745,630.00
Existing Bldgs - Modernization (medium)	22,471	SF	1	22,471	\$126.00	\$ 2,831,346.00
Existing Bldgs - Modernization (light)	2,640	SF	1	2,640	\$13.00	\$ 34,320.00
Building Demolition	1,920	SF	1	1,920	\$20.00	\$ 38,400.00
Play Equipment	2	EA	1	2	\$60,000.00	\$ 120,000.00
Play Area Surface	5,550	SF	1	5,550	\$16.00	\$ 88,800.00
Shade Structure	1,400	SF	1	1,400	\$80.00	\$ 112,000.00
Lunch Shelter	1,700	SF	1	1,700	\$138.00	\$ 234,600.00
Decorative Fencing, Restriped Academic Court	19,580	LF	1	19,580	\$210.00	\$ 4,111,800.00
<b>Total Construction Cost</b>						<b>\$ 12,922,996.00</b>
<b>Total Project Cost</b>						<b>\$ 18,092,194.40</b>



## Westlake Elementary | *Alternate Concepts*

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## Cost Evaluations