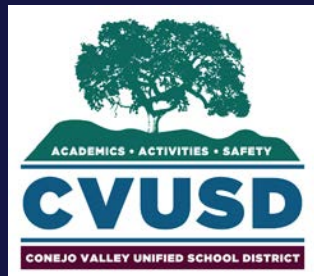




CVUSD | *Facilities Master Plan*



CVUSD - WESTLAKE CLUSTER



Lang Ranch Elementary | *Master Plan & Projects*

2450 Whitechapel Pl, 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

Existing Site Summary

Neighborhood:

Lang Ranch Elementary School is located in Thousand Oaks, bound by Whitechapel Place to the northeast, Knightsbridge Avenue to the east, Sandhurst Avenue to the west, and residential properties to the south. The campus is nestled in a residentially zoned neighborhood. The closest major intersection is Sunset Hills Boulevard and Erbes Road.

Instruction:

Lang Ranch Elementary School currently serves a total of 662 students from Kindergarten through 5th grade. The site prides itself in their family of great teachers. Their curriculum is not focus-driven, but rather strives to give students a well-rounded general education. One classroom space on campus is dedicated to Specialized Home Independent Neighborhood Education (SHINE), CVUSD's home and independent study program. The Parent/Teacher Association is strong; hosting events such as Jog-a-thons, this group is integral to the identity of the school.

Summary of Facilities:

The main campus was built between 1998 and 2001, with one portable building added in 2006. The core campus buildings are constructed with steeply sloped gabled roofs that mimic the rooflines found in the surrounding neighborhood. Warm tones of brick, tile and cement plaster make up the exterior finishes. Large windows, skylights and high ceilings are found throughout the campus. Structures appear to be in good working condition.

The campus is organized into two halves, with play fields to the south, buildings and hardcourts to the north, and perimeter parking lots. Moreover, the northern half of the site is raised, with collections of ramps and stairs connecting the elevated portion to the lower field and parking lots. The site is dotted with perimeter trees; as one of the newer sites in the Westlake Complex, landscaping is not as mature as those in its sister sites.

Building Systems:

As one of the younger sites in the Westlake Complex, the major building systems and roofing are in good working condition. It was noted, however, that some classrooms share a thermostat, which decreases the flexibility and possibly the efficiency of the HVAC system. Moreover, electrical distribution at classrooms may be improved. Currently, the majority of electrical outlets are located in the floors of classrooms.

Technology:

Wireless internet access was installed in 2015 and works well. Promethean boards (interactive white boards) are being used in some classrooms, and aid in instruction greatly. One laptop charging station for every three classrooms is available to the school.

Energy:

There are currently no renewable energy systems installed on campus. Gas and electricity use across the past 3 years are relatively consistent indicating similar demands and the unlikelihood of gas leaks and/or errant electricity use. Water use data for the past year indicates an increase in water use from 2015. As noted above, there is an opportunity to increase energy efficiency of HVAC systems by installing thermostats in individual rooms to increase user flexibility and control.

Site Attributes:

The site enjoys generously sized playfields and hardcourts. The administration areas are enhanced by high ceilings, skylights and large windows. Visitors are greeted to the campus by a high-volume lobby full of light. Parking lots and drop-off areas line three sides of the school site, providing the campus with adequate parking and the flexibility of dispersing drop-off traffic.

Site Opportunities:

There are several opportunities for improving the campus environment. The Lang Ranch Elementary School has the advantage of having two prominent faces to the neighborhood: one on Whitechapel Place and the other on Sandhurst Avenue. While the school is well represented on Whitechapel Place, there is a great prospect of enhancing their frontage on Sandhurst Avenue. Currently, one is confronted with a parking lot and masonry site wall beyond.

Security and ease of access to the site may be a target area for improvement. Controlled access with proper hardware on pedestrian gates and site lighting are possible. Accessible paths of travel from Knightsbridge Avenue and Sandhurst Avenue may also be explored. General improvements such as paint, repair of chipped exterior file finishes and the addition of mullions at double doors were noted to be desirable.

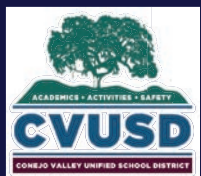
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5.3	Master Planning - Existing Site
6.0 - 6.4	Master Planning - Projects
7.0	Master Planning - Cost Breakdown

Enrollment Summary

Elementary

Student	K	1	2	3	4	5	SDC	Total	Prior Month	Prior YR	Adopted Budget	+ or - Budget
<i>Lang Ranch Elementary</i>	88	101	91	112	133	137		662		666		



Master Planning Process Summary

Master Plan Goals

- Resolve site access challenges from existing topography
- Supervision concerns at Buildings 3 & 6
- Modernization of undersized classrooms
- Modernization of HVAC controls and lack of electrical outlets
- Improvement of site lighting, gate hardware & controlled access into Building 1
- Repair of exterior finishes
- Improvement on close proximity between lunch shelter and trash enclosure

Process

Lang Ranch Elementary School was included in the Measure I master planning effort and was studied with the Westlake Cluster family of schools.

ITEM 1- Survey

The Lang Ranch Elementary School Campus Survey was completed in December of 2016. The survey was done by NAC Architecture.

The survey found that the campus housed 662 students in 2016, with enrollment projected to increase slightly to 679 by 2017. The CVUSD Planning Capacity for the campus is 730 students. Overall, the campus was found to be in relatively good condition. The visual survey confirmed several deficiencies in core facilities.

- The food prep and serving areas are approximately 710 SF smaller than district standards, but serves the needs of the school
- The indoor dining area is approximately 160 Sf smaller than district standards, but serves the needs of the school
- The lunch shelter area is approximately 1,150 SF smaller than district standards, but serves the needs of the campus. One concern is the presence of pests due to the close proximity of the adjacent trash enclosure
- The library is approximately 475 SF larger than district standards, but meets the needs of the school
- The multi-purpose room is approximately 222 SF smaller than district standards, but serves the needs of the campus

- Administrative offices are approximately 1,580 SF larger than district standards and serves the needs of the campus
- The parking stall count is currently 11 stalls fewer than district standard and serves the needs of the campus
- Overall the campus was found to contain sufficient playground area, 2.4 acres, to accommodate the needs of a 662 student population

Charrette #1

Following the Survey, a summary of findings and draft survey were presented to the school Principal. Specific input clarifying the existing campus concerns and top priorities for improvement were discussed, and included the following:

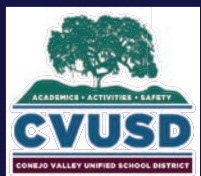
- There are small classrooms on the west wing of Building 1; it would be desirable to increase the size of those rooms
- There are supervision challenges at Buildings 3 and 6
- Electrical distribution and thermostat controllability at classrooms are lacking
- Integration of site lighting in the Building 1 courtyard and east basketball court area would improve safety
- There are signs of waterproofing damage behind the EIFS cladding

ITEM 2- Site Analysis

The Site Analysis was completed in January of 2017.

This report analyzed the site from multiple viewpoints, including campus circulation, the functionality of facilities and programmatic requirements. Preliminary suggestions for improvements geared towards supporting the school's educational mission were presented.

- The addition of site lighting to illuminate the hardcourts adjacent to Knightsbridge Avenue and the courtyard at Building 1 would improve safety and security. Proper pedestrian gate hardware at perimeter fencing would improve access control
- Pedestrian access from Knightsbridge Avenue requires the use of stairs. Accessibility here may be improved
- The close placement of Building 3 to Building 1 causes supervision concerns. Relocating Building 3 computer classrooms and removal of the structure may improve general safety and security
- Water intrusion was noted to occur behind the campus buildings' exterior insulation and finish system (EIFS). Chipped exterior tile requires replacement. General maintenance of exterior finishes would benefit the school greatly
- Original flexible classroom layout of school resulted in too few electrical outlets and shared HVAC controls, which do not serve the needs of the school. More electrical distribution and providing thermostats for each classroom would improve the instructional environment



Charrette #2

The Site Analysis was presented to various stakeholders at a community meeting located in the library at Westlake High School. Campus users had the following input:

- The areas around Building 3 and 6 are difficult to supervise and should be addressed

The stakeholders supported these findings and requested that the Project Team integrate their feedback in the eventual conceptual master plan.

ITEM 3- Alternate Concepts

Following the Charrette, NAC Architecture developed a series of projects for the campus which included new facilities and , modernization of buildings and sitework to address the points raised by the campus user groups.

2 Alternate layouts were developed.

Alternate 1- Included:

- Modernized classrooms to improve HVAC controls & electrical distribution
- DSA certification of all buildings & handball walls
- Addition of shade structures
- Addition of building mounted/site lighting
- Decorative fencing to improve visual supervision of campus
- Improve hardware at exterior gates
- General accessibility upgrades, including access at Knightsbridge Avenue

Alternate 2- Included:

- Modernized classrooms to improve HVAC controls & electrical distribution
- Increase classroom sizes at Building 1 & modernize library with media center
- Remove Buildings 3 & 6
- New classroom building
- DSA certification of all buildings & handball walls
- Addition of shade structures
- Addition of building mounted/site lighting
- Improve hardware at exterior gates
- General accessibility upgrades, including access at Knightsbridge Avenue

Charrette #3

Following development of the Alternate Concepts, NAC Architecture presented draft master plans to stakeholders in a Charrette Review Meeting. The Charrette included the Westlake Cluster and took place at Westlake High School's library in February 2017. NAC Architecture presented several potential projects to a Stakeholder Group consisting of the school principal and representatives of the teachers and parents who were nominated by the campus administration to participate.

The Stakeholders supported these options and emphasized the need to provide for student needs first. The Stakeholders added specific input for campus improvements:

- Ensure proposed media center does not encroach on existing interior corridor or exterior area

Stakeholder Input was incorporated into the progress plans.

ITEM 4- Conceptual Master Plan

The Conceptual Master Plan was developed based on the presentation and feedback from the Alternate concepts and the stakeholder feedback from the charrettes. The Conceptual Master was eventually a variation of Alternate Concept 1. In this phase of the process, the solution was narrowed down to one plan for every site to include long-term and short-term plans. Projects were developed in this step with draft cost estimates.

The potential projects in the Master Plan were presented to include the following:

- Medium/low modernization to Building 1, medium modernization to Classroom Buildings 2 & 3
- Medium modernization to building 1
- Modernization to Classroom Building 4 zone
- Miscellaneous site work

Charrette #4

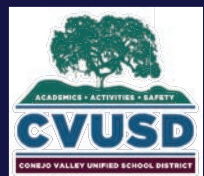
The Conceptual Master Plan was presented at a Charrette Meeting, and included projects and draft cost estimates. NAC Architecture revised the earlier studies to reflect stakeholder input. The various stakeholders supported the direction taken by the master plan.

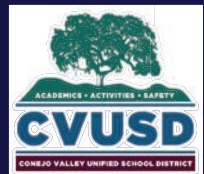
ITEM 5- Final Master Plan and Projects

This document is the Final Master Plan based on the presentations and feedback from the Conceptual Master Plan and earlier reviews. This document includes a single short-term and long-term Master Plan vision which is shown in a series of projects to be completed under the current Measure I Bond and future Bond measures. Each project group is accompanied by a cost estimate.

Documentation of the process and identification of the stakeholders who participated ensure that the master plan addresses the need for each site in an objective way.

Projects will be prioritized by CVUSD based on the criticality, functionality and adequacy of facility needs.



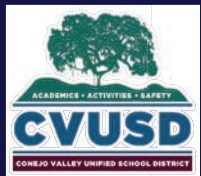


Lang Ranch Elementary | *Master Plan & Projects*

2450 Whitechapel Pl, Thousand Oaks, CA 91362
Conejo Valley Unified School District
March 31, 2017

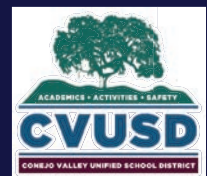
Master Planning - Site Story

- 1. Resolve site access challenges from existing topography**
- 2. Supervision concerns at Buildings 3 & 6**
- 3. Modernization of undersized classrooms**
- 4. Modernization of HVAC controls and lack of electrical outlets**
- 5. Improvement of site lighting, gate hardware & controlled access into Building 1**
- 6. Repair of exterior finishes**
- 7. Improvement on close proximity between lunch shelter and trash enclosure**





Google earth
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Lang Ranch Elementary | *Master Plan & Projects*

2450 Whitechapel Pl, Thousand Oaks, CA 91362
Conejo Valley Unified School District
March 31, 2017

Master Planning - Existing Site

5.0

School District Site Name	Street Address	City	Zip Code St Plus Four	School District Building Name	Building Rating Classification	Square Footage	Fire Const. Code	Fire Const. Type	Roof Type	Year Built	Year Renovated Roof	HVAC	Electric	Plumbing	Status	Is Vacant Y/N
Lang Ranch Elementary	2450 Whitechapel Street	Thousand Oaks	CA 91362-5399	1-Administration/Classroom/Multipurpose Room/Library	Elementary	49,444	1	Frame	Composition	1998	1998	1999	1998	1998	Owned and occupied by the district	N
Lang Ranch Elementary	2450 Whitechapel Street	Thousand Oaks	CA 91362-5399	2 - Classrooms	Portable*	1,920	5	Modified Fire Resistive	Tile	2001	2001	2001	2001	2001	Owned and occupied by the district	N
Lang Ranch Elementary	2450 Whitechapel Street	Thousand Oaks	CA 91362-5399	3 - Classrooms	Portable*	1,728	5	Modified Fire Resistive	Tile	2001	2001	2001	2001	2001	Owned and occupied by the district	N
Lang Ranch Elementary	2450 Whitechapel Street	Thousand Oaks	CA 91362-5399	4 - Classrooms	Portable*	3,840	5	Modified Fire Resistive	Tile	2001	2001	2001	2001	2001	Owned and occupied by the district	N
Lang Ranch Elementary	2450 Whitechapel Street	Thousand Oaks	CA 91362-5399	5 - Classrooms	Shelter	1,038		N/A	Standing Seam	2001	2001	N/A	N/A	N/A	Owned and occupied by the district	N
Lang Ranch Elementary	2450 Whitechapel Street	Thousand Oaks	CA 91362-5399	6 - Child Care	Portable	1,920	5	Modified Fire Resistive	Tile	2006	2006	2006	2006	2006	Owned and occupied by the district	N

*Buildings noted here as Portable but observed on site to be modular construction have been identified as permanent buildings in the site plans.



Existing Facilities:

0 Number of buildings are over 40 years old
 0 Number of buildings are over 30 years old

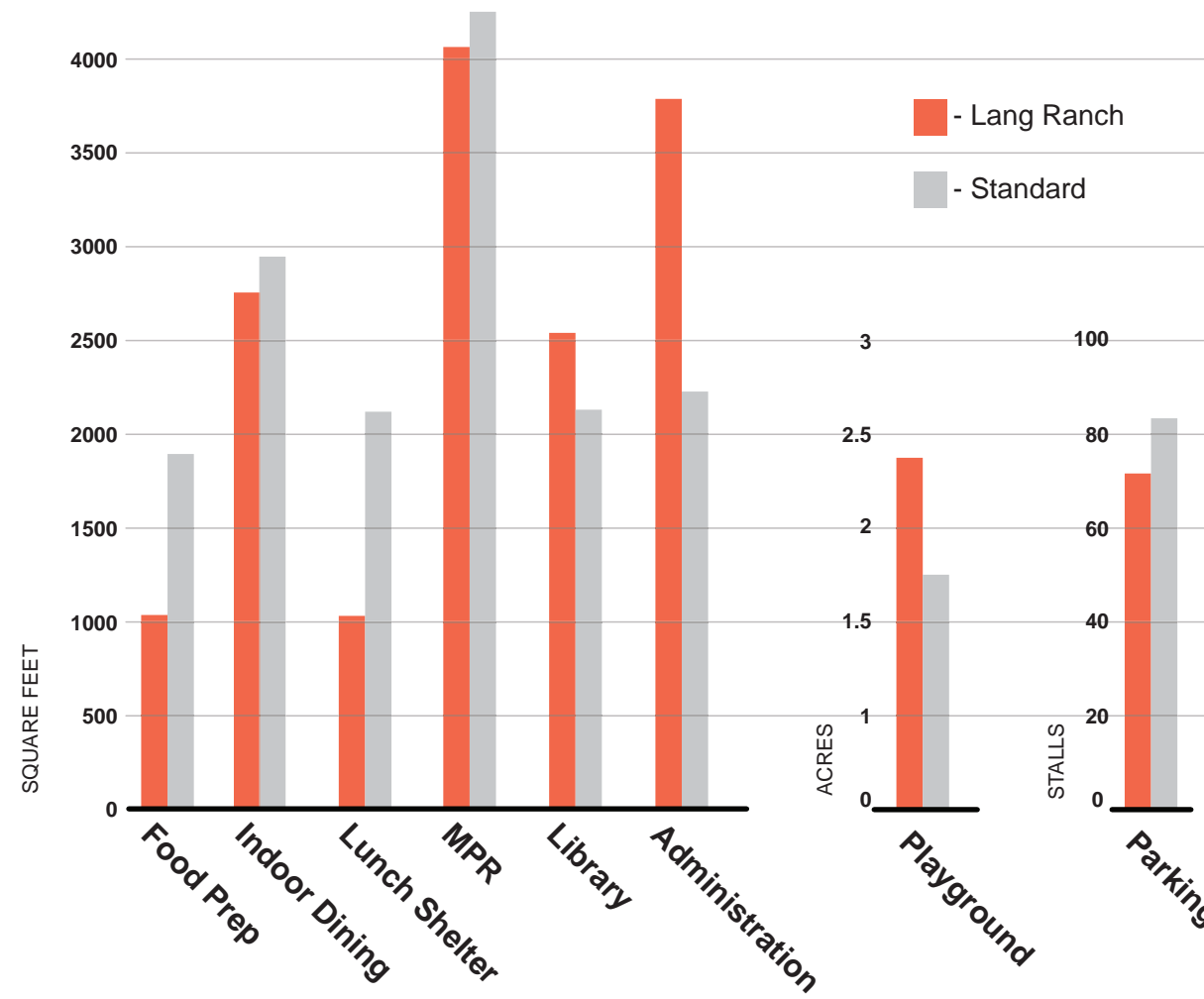
Analysis Summary:

The permanent buildings on the campus were between 15 and 18 years old at the time this survey was taken. The portable building was 10 years old. All building systems and roofing are original to the structure, with the exception of the Administration/Classroom Building, which received new roofing 1 year after it was built.



Challenges Summary:

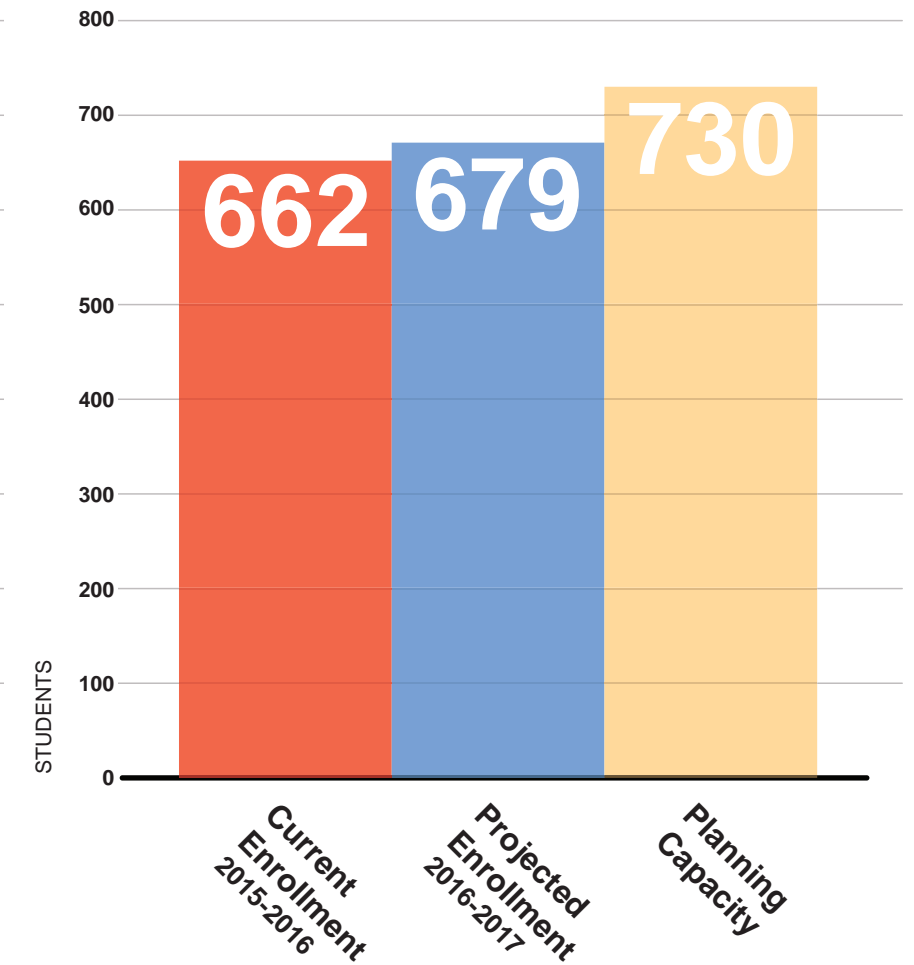
- Topography presents some site access challenges
- Supervision concerns at Buildings 3 & 6
- Undersized classrooms
- Insufficient HVAC controls and lack of electrical outlets
- Lack of site lighting and proper gate hardware
- Exterior finishes are showing signs of wear
- Close proximity between lunch shelter and trash enclosure is not ideal



Core Facilities Summary

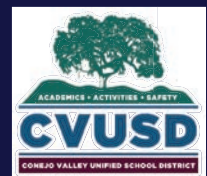
Current facilities meet school's needs

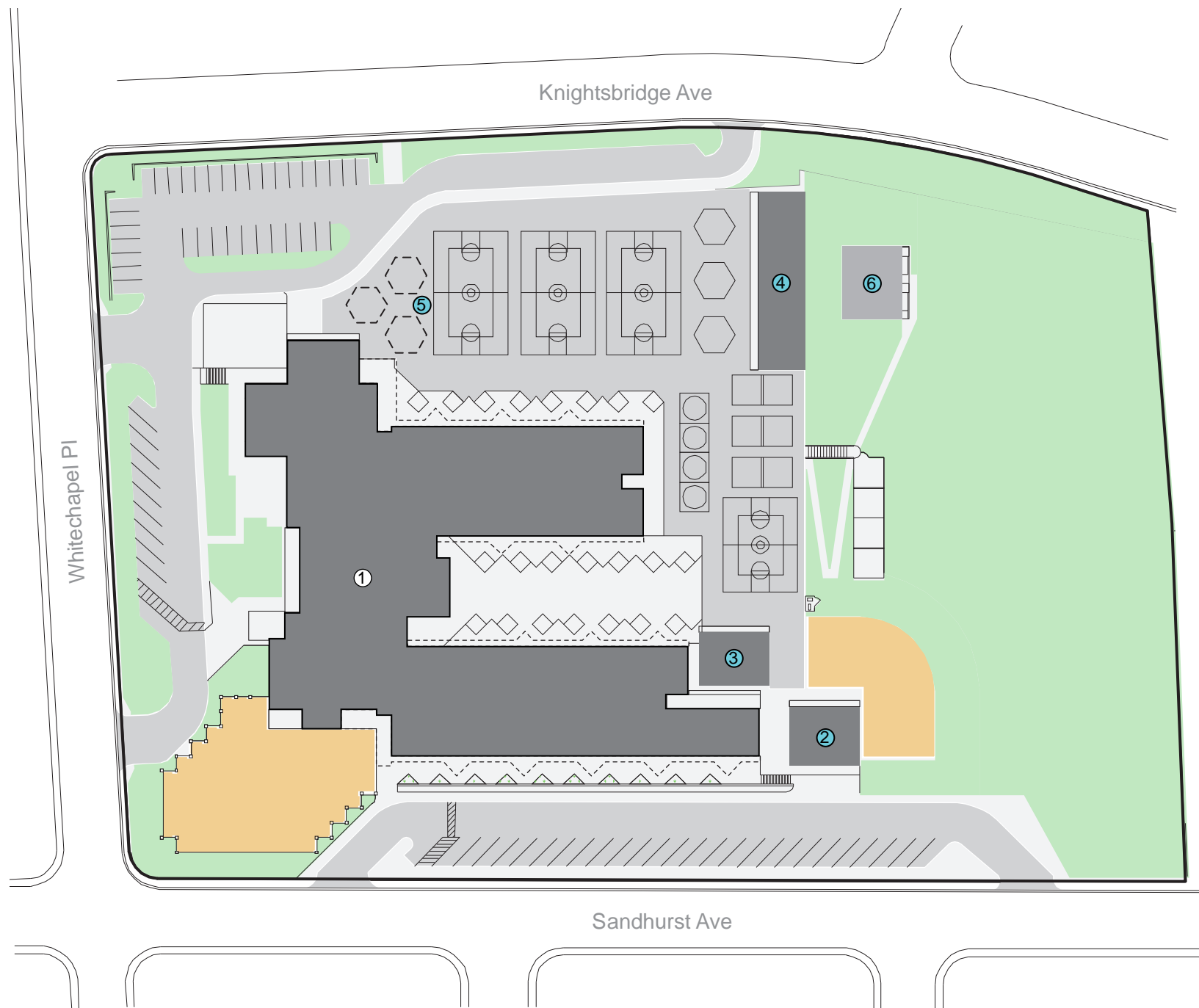
- Food Prep (-711 SF)
- Indoor Dining (-168 SF)
- Lunch Shelter (-1,151 SF)
- Multi-Purpose Room (-222 SF)
- Library (+475 SF)
- Administration (+1,579 SF)
- Playground (+.7 Acres)



Enrollment Summary

Total Current Classrooms: 34
 Total Based on Projected Enrollment Classrooms: 31



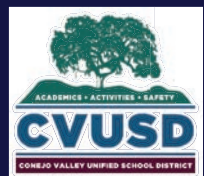


BUILDING KEY

- ① MAIN BUILDING (ADMINISTRATION- LIBRARY - CLASSROOM - MULTI-PURPOSE ROOM)
- ② CLASSROOM BUILDING
- ③ CLASSROOM BUILDING
- ④ CLASSROOM BUILDING
- ⑤ LUNCH SHELTER
- ⑥ CLASSROOM BUILDING

LEGEND

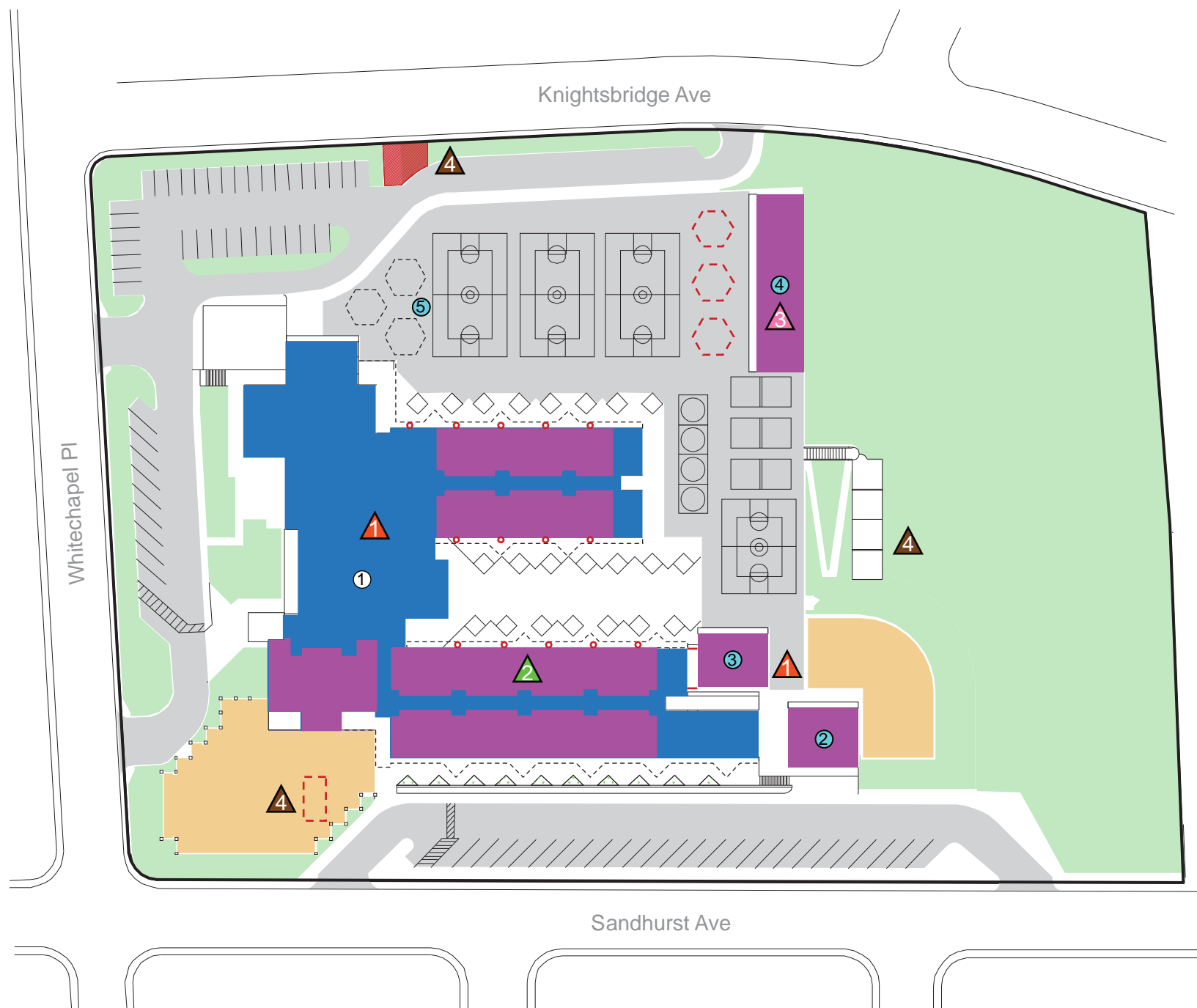
- PERMANENT BUILDING
- PORTABLE BUILDING
- STRUCTURE ABOVE
- UNCERTIFIED



Lang Ranch Elementary | *Master Plan & Projects*

2450 Whitechapel Pl, Thousand Oaks, CA 91362
 Conejo Valley Unified School District
 March 31, 2017

Master Planning - Existing Site



Project Groups

Project Group 1:
 1 Medium/Low Modernization to Bldg 1, Medium Modernization to Classroom Buildings 2 & 3

Project Group 2:
 2 Medium Modernization to Building 1

Project Group 3:
 3 Modernization to Classroom Building 4 zone

Project Group 4:
 4 Miscellaneous Site Work

- ① MAIN BUILDING (ADMINISTRATION- LIBRARY - CLASSROOM - MULTI-PURPOSE ROOM)
- ② CLASSROOM BUILDING
- ③ CLASSROOM BUILDING
- ④ CLASSROOM BUILDING

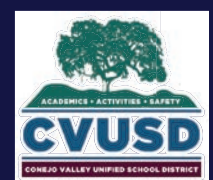
- ⑤ LUNCH SHELTER
- ⑥ CLASSROOM BUILDING

LEGEND

PERMANENT BUILDING (NO WORK)	NEW CONSTRUCTION
PORTABLE BUILDING (NO WORK)	HIGH MODERNIZATION
STRUCTURE ABOVE	MEDIUM MODERNIZATION
UNCERTIFIED	LOW MODERNIZATION

Classrooms Counts

- Current classroom count: 34
- Classroom count based on projected enrollment: 31
- Master plan classroom count: 34



Project Group 1: Modernization to Classroom Buildings 1, 2 & 3



- medium modernization Building 1 classroom spaces and low modernization to remainder of building
- integrate more secure hardware and/or security system at front entry
- modernize Classroom Buildings 2 & 3
- construct decorative security fence between Buildings 1 & 3
- addition of building mounted lights

Total Construction (Direct) Cost\$1,745,074

Total Project (Direct and Indirect) Cost\$2,443,103

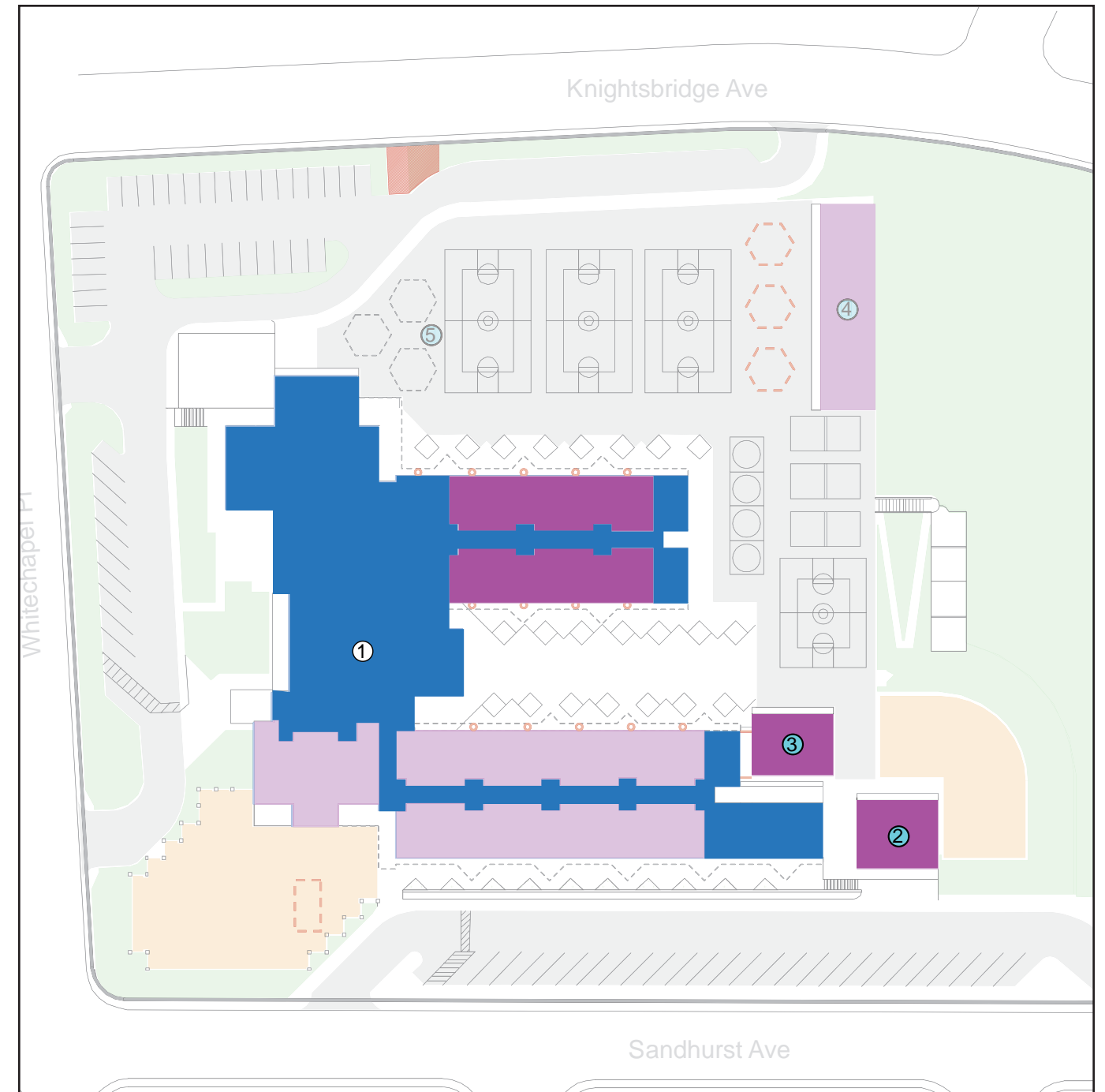
Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

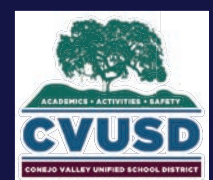
- ① MAIN BUILDING (ADMINISTRATION- LIBRARY - CLASSROOM - MULTI-PURPOSE ROOM)
- ② CLASSROOM BUILDING
- ③ CLASSROOM BUILDING
- ④ CLASSROOM BUILDING
- ⑤ LUNCH SHELTER
- ⑥ CLASSROOM BUILDING ROOM

LEGEND

- PERMANENT BUILDING (NO WORK)
- PORTABLE BUILDING (NO WORK)
- STRUCTURE ABOVE
- UNCERTIFIED
- NEW CONSTRUCTION
- HIGH MODERNIZATION
- MEDIUM MODERNIZATION
- LOW MODERNIZATION



CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes
Project Information						Project Score						
					Project Cost	0-20=Optimum	21-40=Adequate	41-60=Fair	61-80=Poor	81-100=Unsatisfactory	Score	Notes
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame	Project Estimated Total Cost	Functionality	Adequacy	Criticality	Certification	Special Funding or Criteria	0-500= High Score indicates the criticality of the project	Notes
						0-100	0-100	0-100	0-100	0-100		Explanation of Project Rating



Project Group 2: Medium Modernization to Building 1



- medium modernization to classrooms

Total Construction (Direct) Cost\$2,359,042
Total Project (Direct & Indirect) Cost\$4,104,450

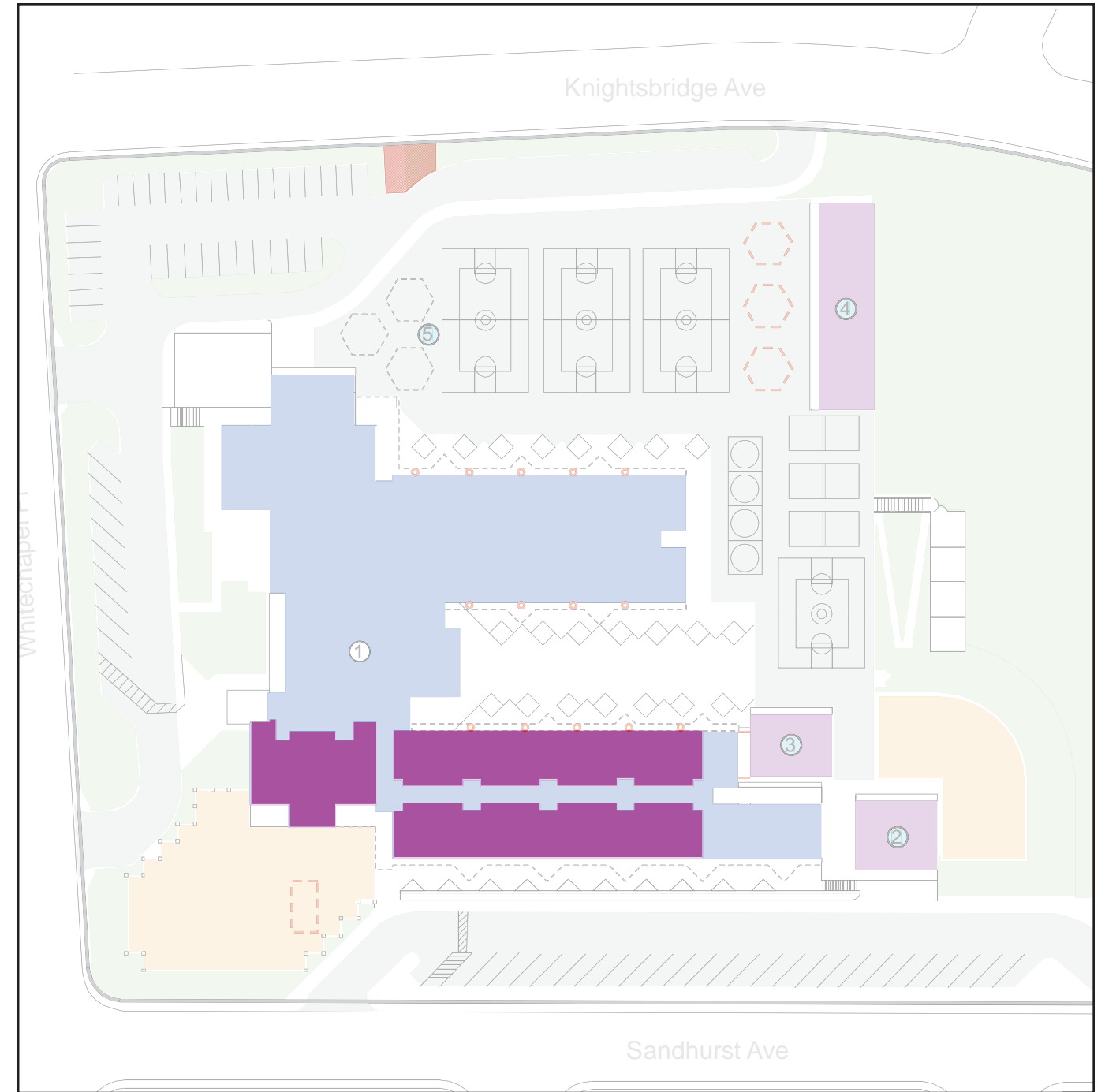
Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

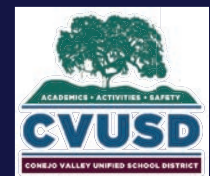
- ① MAIN BUILDING (ADMINISTRATION- LIBRARY - CLASSROOM - MULTI-PURPOSE ROOM)
- ② CLASSROOM BUILDING
- ③ CLASSROOM BUILDING
- ④ CLASSROOM BUILDING
- ⑤ LUNCH SHELTER
- ⑥ CLASSROOM BUILDING ROOM

LEGEND

- PERMANENT BUILDING (NO WORK)
- NEW CONSTRUCTION
- PORTABLE BUILDING (NO WORK)
- HIGH MODERNIZATION
- - - STRUCTURE ABOVE
- MEDIUM MODERNIZATION
- UNCERTIFIED
- LOW MODERNIZATION



CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes
						0-20=Optimum	21-40=Adequate	41-60=Fair	61-80=Poor	81-100=Unsatisfactory		
Project Information					Project Cost	Project Score					Score	Notes
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame		Functionality	Adequacy	Criticality	Certification	Special Funding or Criteria		
					Project Estimated Total Cost	Codes, Growth & System Refresh; Deferred Maintenance	System/ Risk Obsolescence; Forward Thinking; Energy Savings & Sustainability; Proactive Routine/ Maintenance	Life Safety; Facility Criticality; Mission Alignment	Uncertified Project Status	Special Criteria	0-500= High Score indicates the criticality of the project	
						0-100	0-100	0-100	0-100	0-100		Explanation of Project Rating



Lang Ranch Elementary | Master Plan & Projects

2450 Whitechapel Pl, Thousand Oaks, CA 91362
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Master Planning - Projects 2

Project Group 3: Modernization to Classroom Building 4 zone



- medium modernization to Classroom Building 4
- construct three new shade structures
- remove Child Care Portable 6 & associated ramp; resurface with turf to match existing

Total Construction (Direct) Cost\$629,040
Total Project (Direct & Indirect) Cost\$880,656

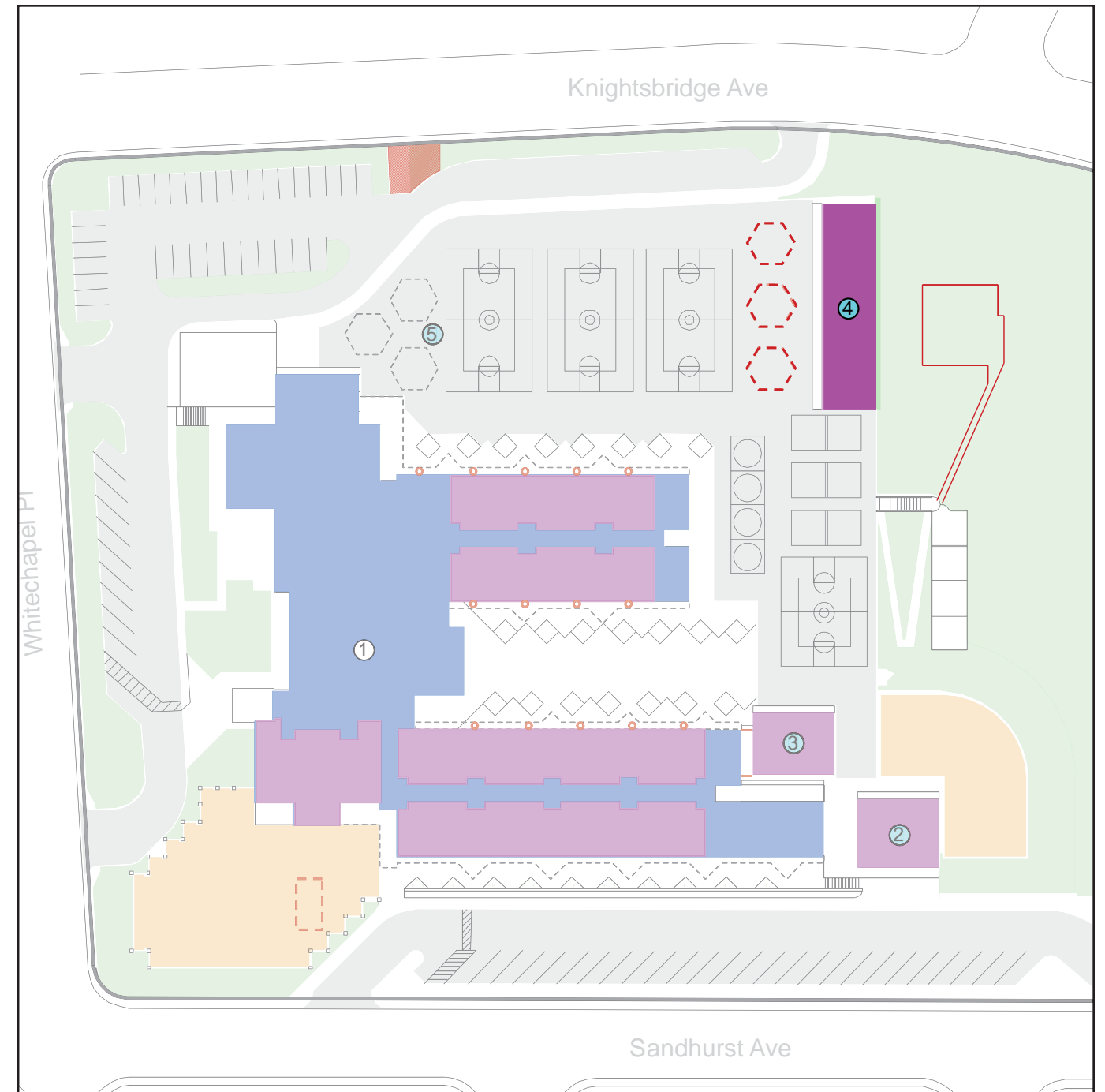
Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

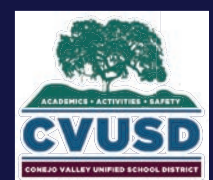
- ① MAIN BUILDING (ADMINISTRATION- LIBRARY - CLASSROOM - MULTI-PURPOSE ROOM)
- ② CLASSROOM BUILDING
- ③ CLASSROOM BUILDING
- ④ CLASSROOM BUILDING
- ⑤ LUNCH SHELTER
- ⑥ CLASSROOM BUILDING ROOM

LEGEND

- PERMANENT BUILDING (NO WORK)
- PORTABLE BUILDING (NO WORK)
- STRUCTURE ABOVE
- UNCERTIFIED
- NEW CONSTRUCTION
- HIGH MODERNIZATION
- MEDIUM MODERNIZATION
- LOW MODERNIZATION



CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes
						0-20=Optimum	21-40=Adequate	41-60=Fair	61-80=Poor	81-100=Unsatisfactory		
Project Information					Project Cost	Project Score				Score	Notes	
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame	Project Estimated Total Cost	Functionality	Adequacy	Criticality	Certification	Special Funding or Criteria	0-500= High Score indicates the criticality of the project	Notes
						0-100	0-100	0-100	0-100	0-100		Explanation of Project Rating



Project Group 4: Miscellaneous Site Work



- construct ramp/sloped walkway from Knightsbridge Avenue to (e) parking lot
- construct shade structure at Sandhurst Avenue play area; to be constructed on (e) concrete paving
- replace varying styles of perimeter gates with more uniform operation type and hardware
- certify handball wall

Total Construction (Direct) Cost\$555,000
Total Project (Direct & Indirect) Cost\$777,000

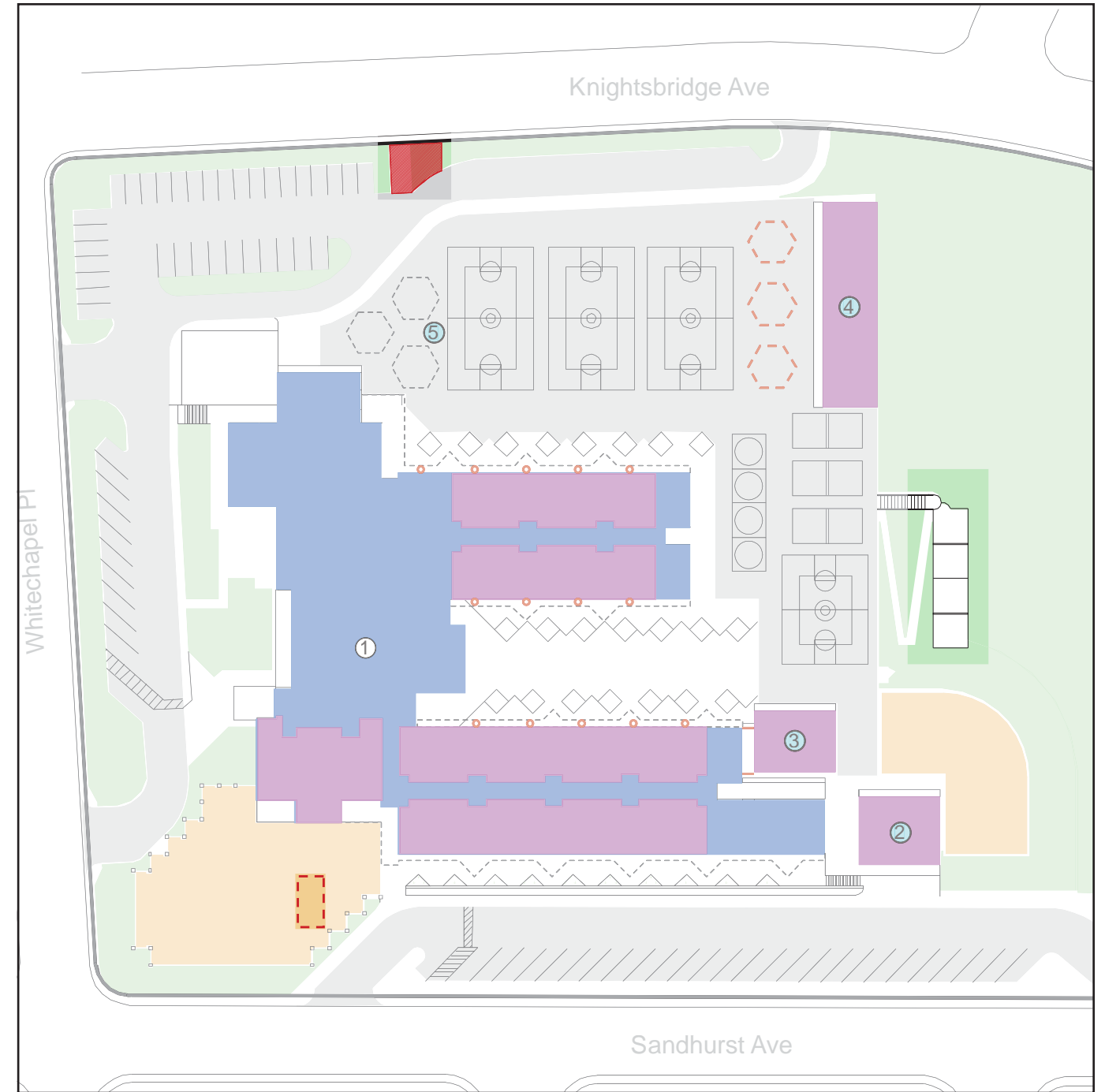
Estimates are based on cost per square foot, with a 60/40 percent split between direct and indirect costs.

BUILDING KEY

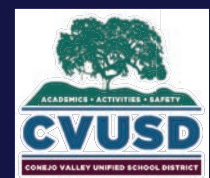
- ① MAIN BUILDING (ADMINISTRATION- LIBRARY - CLASSROOM - MULTI-PURPOSE ROOM)
- ② CLASSROOM BUILDING
- ③ CLASSROOM BUILDING
- ④ CLASSROOM BUILDING
- ⑤ LUNCH SHELTER
- ⑥ CLASSROOM BUILDING ROOM

LEGEND

- PERMANENT BUILDING (NO WORK)
- PORTABLE BUILDING (NO WORK)
- STRUCTURE ABOVE
- UNCERTIFIED
- NEW CONSTRUCTION
- HIGH MODERNIZATION
- MEDIUM MODERNIZATION
- LOW MODERNIZATION



CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes
Project Information						Project Score						
					Project Cost	0-20=Optimum	21-40=Adequate	41-60=Fair	61-80=Poor	81-100=Unsatisfactory	Score	Notes
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame	Project Estimated Total Cost	Functionality	Adequacy	Criticality	Certification	Special Funding or Criteria	0-500= High Score indicates the criticality of the project	Notes
						0-100	0-100	0-100	0-100	0-100		Explanation of Project Rating



Lang Ranch Elementary | Master Plan & Projects

2450 Whitechapel Pl, Thousand Oaks, CA 91362
 Conejo Valley Unified School District
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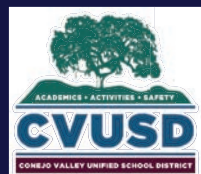
Master Planning - Projects 4

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Lang Ranch ES						
Project Group 2						
Bldg. 1 - Modernization (medium)	14,600	SF	1	14,600	\$126.00	\$ 1,839,600.00
Bldg. 1 - Modernization (low)	27,000	SF	1	27,000	\$13.00	\$ 351,000.00
Total Construction Cost						\$ 2,190,600.00
Total Project Cost						\$ 3,066,840.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Lang Ranch ES						
Project Group 2						
Bldg. 1 - Modernization (medium)	7,380	SF	1	7,380	\$126.00	\$ 929,880.00
Bldgs. 2 - Modernization (medium)	1,920	SF	1	1,920	\$126.00	\$ 241,920.00
Bldgs. 3 - Modernization (medium)	1,730	SF	1	1,730	\$126.00	\$ 217,980.00
New Decorative Security Fence	15	LF	1	15	\$210.00	\$ 3,150.00
Total Construction Cost						\$ 1,392,930.00
Total Project Cost						\$ 1,950,102.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Lang Ranch ES						
Project Group 3						
Bldg. 4 Modernization (medium)	3,840	SF	1	3,840	\$126.00	\$ 483,840.00
New Shade Structures	1,500	SF	1	1,500	\$80.00	\$ 120,000.00
Portable Bldg. 6 Removal	920	SF	1	920	\$20.00	\$ 18,400.00
New Turf	1,360	SF	1	1,360	\$5.00	\$ 6,800.00
Total Construction Cost						\$ 629,040.00
Total Project Cost						\$ 880,656.00

Description	Quantity	Unit	Count	Total	Unit Cost	Total Cost
Lang Ranch ES						
Project Group 4						
New Ramp/Sloped Walkway	1	LS	1	1	\$500,000.00	\$ 500,000.00
New Shade Structure	500	SF	1	500	\$80.00	\$ 40,000.00
New Gates	6	EA	1	6	\$2,500.00	\$ 15,000.00
Total Construction Cost						\$ 555,000.00
Total Project Cost						\$ 777,000.00



Lang Ranch Elementary | *Master Plan & Projects*

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Master Planning - Cost Breakdown