



Mountain View
Whisman
School District



Master Facilities Plan (MFP): Strategies for Growth

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TABLE OF CONTENTS

	Page Nos.
EXECUTIVE SUMMARY	
CHAPTER 1: INTRODUCTION	
1.1 Existing Schools and Sites	1-1
1.1.1 Elementary Schools	1-1
1.1.2 Middle Schools	1-2
1.1.3 Other District Programs	1-2
1.1.4 Other District Sites	1-3
1.1.5 Parks	1-6
1.2 Future Enrollment Growth	1-6
1.3 Planning Efforts	1-8
1.4 Study Methodology	1-8
CHAPTER 2: DEMOGRAPHICS	
2.1 Short-Term Residential Growth	2-1
2.2 Long-Term Residential Growth	2-3
CHAPTER 3: CONDITION ANALYSIS	
3.1 Elementary School Campuses	3-1
3.1.1 Bubb Elementary School	3-1
3.1.2 Castro Elementary School	3-3
3.1.3 Huff Elementary School	3-3
3.1.4 Landels Elementary School	3-4
3.1.5 Mistral Elementary School	3-5
3.1.6 Monta Loma Elementary School	3-5
3.1.7 Stevenson Elementary School	3-6
3.1.8 Theuerkauf Elementary School	3-7
3.1.9 Vargas Elementary School	3-7
3.2 Middle School Campuses	3-8
3.2.1 Crittenden Middle School	3-8
3.2.2 Graham Middle School	3-9
3.3 Other District Properties	3-11
3.3.1 Cooper School Site	3-11
3.3.2 Slater School Site	3-11
3.3.3 Whisman School Site	3-11

	Page Nos.
CHAPTER 4: CHALLENGES AND PRIORITIES	
4.1 Recent Accomplishments	4-1
4.2 Challenges	4-1
4.3 Opportunities to Add Capacity-Existing Schools	4-2
4.4 Community Input	4-3
4.4.1 District-Wide Survey (Thought Exchange)	4-3
4.4.2 Community Feedback	4-4
4.5 Priorities	4-5
4.5.1 Future Growth	4-5
4.5.2 Recapitalizing Existing Campuses	4-5
4.6 Solar	4-6
4.7 Funding	4-6
CHAPTER 5: OPTIONS AND ALTERNATIVES	
5.1 Elementary Schools	5-2
5.1.1 Bubb Elementary School	5-2
5.1.2 Castro Elementary School	5-5
5.1.3 Huff Elementary School	5-8
5.1.4 Landels Elementary School	5-11
5.1.5 Mistral Elementary School	5-14
5.1.6 Monta Loma Elementary School	5-17
5.1.7 Stevenson Elementary School	5-20
5.1.8 Theuerkauf Elementary School	5-23
5.1.9 Vargas Elementary School	5-26
5.2 Middle Schools	5-28
5.2.1 Crittenden Middle School	5-28
5.2.2 Graham Middle School	5-31
5.3 Other Sites	5-35
5.3.1 Montecito Preschool Site	5-35
5.3.2 Cooper School Site	5-37
5.3.3 Slater School Site	5-40
5.3.4 Whisman School Site	5-40
5.3.5 North Bayshore	5-41

APPENDICES

APPENDIX A: CAMPUS MAPS

APPENDIX B: ASSESSOR PARCEL MAPS

APPENDIX C: INTERVIEW NOTES

APPENDIX D: ROOF ASSESSMENTS

APPENDIX E: FUNDING OPPORTUNITIES

APPENDIX F: PROJECT COST ESTIMATES

APPENDIX G: NORTH BAYSHORE URBAN SCHOOL STUDY



Executive Summary

EXECUTIVE SUMMARY

The Mountain View Whisman School District (MVWSD) is located in the City of Mountain View in California, in the heart of Silicon Valley. It is an award-winning school district with eleven schools serving elementary and middle school students representing a wide range of ethnicities, languages, cultures, and economic status.

The City of Mountain View is a community that is facing unprecedented growth. MVWSD faces challenges from rapid urbanization in parts of the city, limitations on available land, and high development costs. The priorities developed now for future facilities will guide the look and feel of our community for years to come.

Growth

MVWSD's current enrollment across its 11 schools totals 5,078 students. As a result of future residential development that is happening at an unprecedented pace, the demands on MVWSD's schools is expected to increase substantially.

Over 50 development projects with a total of 7,703 residential units are currently under review, approved or under construction within the City of Mountain View. These projects are expected to be completed within the next 3 to 5 years.

Over a 10- to 20-year period, upwards of 20,000 residential units are expected to come online, with growth concentrated in North Bayshore, East Whisman, Terra Bella, and Moffett Field. This growth is anticipated to bring upwards of 2,448 additional elementary and middle school students to MVWSD.

While short-term growth can be absorbed within MVWSD's existing schools, long-term growth will require additional capacity equal to two elementary schools and 1,000 middle school seats.

In parallel with its planning efforts, MVWSD is continuing to negotiate with landowners and developers in high growth areas such as North Bayshore and East Whisman for new school sites. In addition, it is continuing to work with the City of Mountain View on school strategies to share the financial burden for new schools and expansion of existing schools. MVWSD is also reviewing its existing leased properties to determine how they may be positioned to address future long-term growth.

Past Facilities Planning

In 2010, MVWSD completed and approved a Student Facilities Improvement Plan (SFIP) which documented \$422 million worth of capital projects for the District's ten schools. The SFIP included a Condition and Needs Analysis for each school and prioritized projects according to three categories; 1) Student Safety and Enrollment Growth, 2) School Infrastructure Improvement, and 3) Instructional and Efficiency Enhancement.

Following approval of the SFIP, MVWSD proceeded with a bond measure in 2012, Measure G, that raised \$198 million for capital projects. MVWSD completed the last of the projects to be funded from Measure G in 2019. During this period, Measure G funds were complemented by other funding sources, such as Certificates of Participation (COP) and lease revenue, to create an available budget of \$264 million for capital projects across the District.

Current Facilities Planning

This new Master Facilities Plan (MFP) replaces the SFIP (sunsetting in 2020) and lays a solid foundation for MVWSD to accommodate student growth, while continuing to upgrade its facilities and infrastructure over the next ten years. The MFP is proposed to inform a new bond program that likely will be put before voters for approval in 2020. The current estimated bonding capacity for the District is \$259 million.

Challenges addressed in the MFP

Challenge 1-Growth at Elementary School Level:

The District will need new schools in North Bayshore & East Whisman and expand capacity at existing schools where growth is concentrated. School boundaries may need to be evaluated to balance student populations since growth will vary throughout the District.

Challenge 2-Growth at Middle School Level:

The District will eventually need to identify a site for a new middle school or redevelop portions of Crittenden and Graham Middle Schools to accommodate more students. These changes may require redrawing school boundaries to balance student population since growth will be concentrated in the northern and northeastern portions of the District.



Challenge 3-Renovating existing facilities for growth, safety and operational efficiency:

While Measure G touched every site, not every project was completed. There is still work to be done to ensure all schools are safe and modernized.

Goals

MVWSD has identified the following goals to address the challenges faced by the District and to guide the preparation of the MFP.

- Goal 1: Provide for growth as outlined in Challenges 1 and 2.
- Goal 2: Improve school safety, including site lighting, perimeter fencing, access controls, remote supervision, storage, and drinking fountains.
- Goal 3: Improve operational and energy efficiency such as replacing HVAC systems, installing solar systems at each campus, replacing windows, replacing utility infrastructure, upgrading electrical capacity at schools, reducing heat islands, aesthetics and signage.
- Goal 4: Reconfigure schools to create greater site efficiencies, more collaborative learning spaces, outdoor learning environments, and modernize playgrounds.

The District has established priorities which align with these goals to guide implementation strategies at individual school sites once funds from the proposed bond become available.



Introduction

1

1 INTRODUCTION

The Mountain View Whisman School District (MVWSD, District) is located in the City of Mountain View (City) in California, in the heart of Silicon Valley. It is an award-winning school district that serves elementary and middle school students with a wide range of ethnicities, languages, cultures, and economic status.

Mountain View is a community that is facing unprecedented growth. MVWSD faces challenges from rapid urbanization in parts of the city, limitations on available land, and high development costs. The priorities developed now for future facilities will guide the look and feel of our community for years to come.

1.1 Existing Schools and Sites

MVWSD has nine elementary schools¹ and two middle schools that support a total enrollment of 3,570 elementary school and 1,508 middle school students.

Table 1-1 and Figure 1-1 provides a summary of the District's schools and properties. Campus and Assessors Parcel Maps for school sites are attached in Appendix A and B, respectively.

¹ Includes seven neighborhood schools and two choice schools. Neighborhood schools draw students from a defined geographic area while Choice schools draw students from the entire District, subject to selection by lottery. Choice schools feature thematic programs such as dual-immersion language (Mistral) or parent participation/project-based learning (Stevenson).

Elementary school campuses average 9-10 acres and 350-450 students per school. Middle school campuses vary from 16-18 acres and average 750 students per school.

1.1.1 Elementary Schools

The District's existing elementary schools include:

- Bubb Elementary School
- Mariano Castro Elementary School
- Huff Elementary School
- Landels Elementary School
- Gabriela Mistral Elementary School
- Monta Loma Elementary School
- Stevenson Elementary School
- Theuerkauf Elementary School
- Jose Antonio Vargas Elementary School

Several of these schools share sites including:

- Castro and Mistral Elementary Schools share an 9.25-acre site, together with a District preschool.
- Stevenson and Theuerkauf Elementary School share a 16.96-acre site, together with the District's administrative offices, a future District preschool, and a Google Childrens Center (leased).
- Vargas Elementary School shares its 8.84-acre site with the Google Childrens' Center which leases the former Slater Elementary School facilities from the District.



Bubb Elementary School



Castro Elementary School



Huff Elementary School



Landels Elementary School



Mistral Elementary School





Monta Loma Elementary School



Stevenson Elementary School



Theuerkauf Elementary School



Vargas Elementary School



Crittenden Middle School

Attendance boundaries for neighborhood schools are generally within a 1-mile radius of each school and bordered by major arterial roads, thus allowing options for students and parents to walk and bike to schools while also minimizing the need for students to cross major roads. See Figures 1-1 and 1-2.

Existing schools typically feature playfields which also function as City parks after school hours (i.e., weekday afternoons, weekends).

1.1.2 Middle Schools

The District's existing middle schools include:

- Crittenden Middle School (18.27 acres)
- Graham Middle School (16.87 acres)

These schools share their campuses with the following District activities:

- Crittenden Campus: Bus Yard for Maintenance, Operations, Transportation (MOT) and District Food Service Kitchen (i.e., centralized food preparation supporting other schools).
- Graham Campus: Base Yard for MOT (e.g., offices, shops, storage warehouse) and District preschools.

Existing middle school campuses feature playfields and gyms which also function as City recreational facilities after school hours. The Whisman Sports Center and Mountain View Sports Pavilion on the Crittenden and Graham campuses, respectively are owned by the District and managed by the City under a long-term lease.

1.1.3 Other District Programs

The District offers a variety of programs which require specialized, purpose-built, or shared use facilities on existing school campuses.

Preschool Program

The District offers part-time and full-time general and special education preschool programs for 3- and 4-year old children. The program is primarily funded by the State and is free or provided at a reduced cost for eligible families (income-based qualification). Students who are ineligible for reduced cost programs are able to participate in the program on a fee-paying and space-available basis.

These programs are based at three locations, including the Mistral-Castro campus on Latham Avenue, Theuerkauf Elementary School, and Graham Middle School. The District is planning to relocate and consolidate its Preschool programs onto a Montecito Ave. district site, formerly used as the District's temporary administrative offices.

The design of the District's preschool facilities are based on criteria established by the Early Childhood Environment Rating Scale (ECERS), an internationally recognized comprehensive assessment tool which is key to grant funding.

Special Education Program

The District provides a variety of Special Education (SPED) programs, which enables it to comply with applicable State and Federal regulations².

² California Education Code Section 56031 and Section 504 of the Rehabilitation Act of 1973 (Federal).



These programs address individuals with special needs in any of the following thirteen areas³:

- Autism
- Hearing Impairment/Hard of Hearing
- Orthopedic Impairment
- Special Learning Disability
- Visual Impairment
- Blindness
- Intellectual Disability
- Other Health Impairment
- Speech or Language Impairment
- Deafness
- Multiple Disabilities
- Severe Emotional Disturbance
- Traumatic Brain Injury

Students with mild to moderate special needs are generally integrated within the general student population, with on-site support from education specialists or counselors.

Students with more significant special needs, notably those with Autism or who are Medically Fragile⁴ are assigned to designated sites for Special Day Classes (SDC) with purposefully configured facilities on existing school campuses. In the future, the District has identified the Landels campus as its SDC site for its Medically Fragile program and the Monta Loma campus as its SDC site for its Autism program.

³ Based on Individuals with Disabilities Improvement Act (IDEIA 2014).

⁴ Medically fragile includes students with physical disabilities (e.g., deaf/hard of hearing, vision impairment, orthopedic impairment, etc.) requiring intensive services in self-contained classrooms. Services to medically fragile students may include physical, occupational and speech therapy.

Extended Care Programs

The District offers before and after school programs (Beyond the Bell, in partnership with the City of Mountain View; Right at School; YMCA; and Newton) for its elementary and middle school students at many of its schools.

These programs are free and provide enrichment opportunities for students in a variety of subjects that complement the primary curriculum within schools.

These programs generally use shared use spaces within existing school campuses (e.g. Flex Rooms, Library, MUR, Meeting Rooms). They compete for available space with other non-District before/after school programs provided by the City or private vendors (e.g., YMCA, Right at School, BEAT, etc.).

1.1.4 Other District Sites

As reflected in Table 1-1 and Figure 1-1, the District also owns other school properties which are currently not needed by the District and which are leased to other unaffiliated private educational programs. These include:

- **Cooper School Site** (9.5 acres): Leased to Action Day Plus, a private day care program.
- **Slater School Site** (portion of 8.84-acre campus shared with Vargas Elementary School): Leased to Google Childrens Center (GCC).



Graham Middle School



Cooper School Site (Action Day)



Slater School Site (Google Childrens Center)



Whisman School Site (GISSV/YCIS)



Sylvan Park Site



Table 1-1: MVWSD School Site Summary

SITES	CURRENT USE	LAND AREA (Acres)	EXISTING ENROLLMENT (Fall 2019)	ENROLLMENT CAPACITY (Realistic/ Maximum)	NUMBER OF CLASSROOMS (Realistic/ Maximum)	Classroom Site Density (Classroom/Ac)	MAJOR PROJECTS COMPLETED (Measure G, 2012)	MAJOR PROJECTS NOT COMPLETED (2010 SFIP)
ELEMENTARY SCHOOL SITES		76.1 Acres	3,570	4,212/5,128	178/209	2.34/2.75	<i>Total acreage excludes Theuerkauf (shared with Stevenson) and Mistral (shared with Castro).</i>	
Bubb Elementary School	K-5	9.66 (APN 193-10-5)	475	432/564	21/23	2.17/2.38	New MUR; Modernize Admin, Classroom, Library Bldgs.	Security Fence, Lighting, Utilities
Mariano Castro Elementary School	K-5 (shared with Mistral)	9.25 (APN 154-22-37)	327	312/432	13/18	3.14/4.22	New Campus; Admin, MUR, Classroom Buildings; Parking	Flex Rooms (3), Shade Structure, Storage, Staff Parking
Huff Elementary School	K-5	10.93 (APN 197-39-8)	546	488/572	20/23	1.83/2.10	New MUR; Modernize Admin, Classroom, Library Bldgs.	Shade Structure, Lighting, Utilities, Playgrounds
Landels Elementary School	K-5 (SPED Special Day Class)	10.16 (APN 158-31-28)	446	504/616	18/20	1.77/1.97	New MUR; Modernize Admin, Classroom, SPED, Library Bldgs.	Shade Structure, Security Fence, Lighting, Playgrounds
Gabriela Mistral Elementary School	K-5 (shared with Castro)	9.25 (APN 154-22-37)	379	392/512	16/21	3.14/4.22	New MUR, Library, K Classroom Bldg; Modernize Classrooms	Modernize Admin Bldg.
Monta Loma Elementary School	K-5	10.28 (APN 147-29-46)	342	460/656	19/27	1.85/2.63	Modernize Admin, MUR, Classroom Bldgs.	Shade Structure, Utilities, Playgrounds
Stevenson Elementary School	K-5 (shared with Theuerkauf & Montecito Preschool)	16.96 (APN 150-17-2)	430	460/516	29/31	3.60/3.89	New Campus; Admin, MUR, Classroom Buildings; Parking	Landscaping, Shade Structure, Storage
Theuerkauf Elementary School	K-5 (shared with Stevenson & Montecito Preschool)	16.96 (APN 150-17-2)	332	672/744	22/25	3.60/3.89	Modernize Admin, MUR, Classroom Buildings	Shade Structure, Utilities, Playgrounds
Jose Antonio Vargas Elementary School	K-5 (shared with Slater/Google)	8.84 (APN 160-51-1)	293 (K-4 for SY19-20)	492/516	21/21	4.75/4.75	New Campus; Admin, MUR, Classroom Buildings; Parking	Landscaping, Shade Structure, Storage
MIDDLE SCHOOL SITES		35.1 Acres	1,508	2,184/2,436	78/87	2.22/2.48	<i>District Maintenance, Operations, Transportation (MOT) maintains transportation yard at Crittenden and base yard at Graham.</i>	
Crittenden Middle School	6-8	18.27 (APN 153-14-22/24/25)	647	1,008/1,148	36/41	1.97/2.24	New Auditorium & Innovation Ctr Bldgs; Modernize Admin & Classroom Bldgs., Playfields	MUR & Locker Room Modernization; Frontage
Graham Middle School	6-8	16.87 (APN 193-1-3)	861	1,176/1,288	42/46	2.49/2.73	New Auditorium & Innovation Ctr Bldgs; Modernize Admin & Classroom Bldgs, Playfields	Modernize Gym & Locker Room, Landscaping
OTHER SCHOOL SITES		20.35 Acres	<i>Excluding Slater (shared with Vargas), Montecito (shared with Stevenson/Theuerkauf) and Sylvan Park (limited rights).</i>					
Cooper School Site (Leased)	Action Day Plus	9.50 (APN 197-32-26/27)	NA	-	7/7	-	3-Year Lease (term ends 2021)	
Slater School Site (Leased)	Google Childrens Center (shared with Vargas)	8.84 (APN 160-51-1)	NA	588/588	21/21	4.75/4.75	20-Year Lease (term ends 2030)	
Whisman School Site (Leased)	GISSV/YCIS	10.85± (APN 160-23-4)	NA	1,092/1,092	39/39	3.59/3.59	10-Year Lease (lease term ends 2028)	
Montecito Preschool Site	Vacant (former District Office)	16.96 (APN 150-17-2)	NA	-	10/10	3.60/3.89	Vacant; Former District Office; Approved as Preschool	
Sylvan Park Site	Park	9.0± (APN 161-6-66/67)	NA	NA	NA	NA	MWSD has rights to develop portion of park for schools	



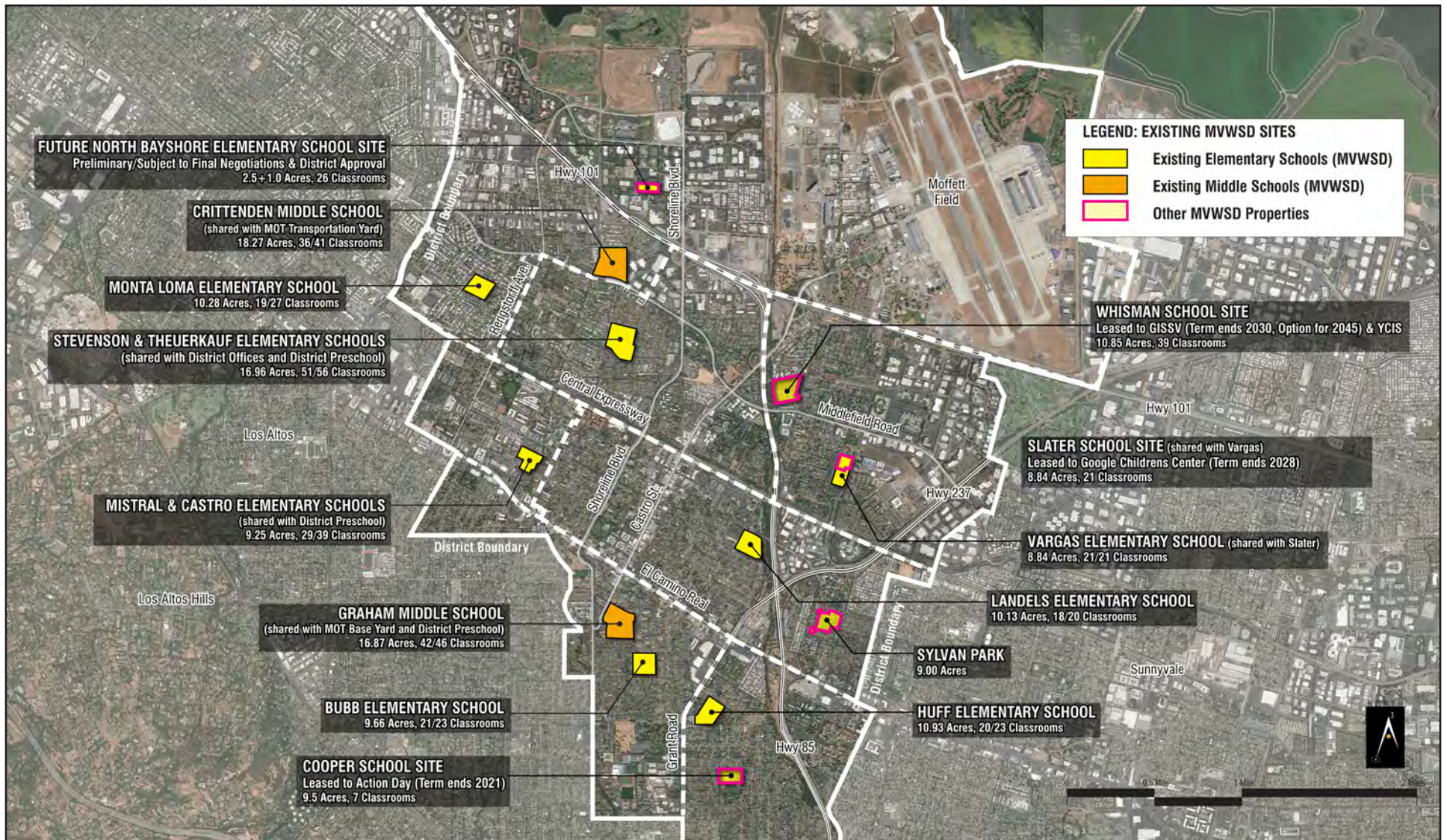


Figure 1-1: Existing MVWSD School Sites



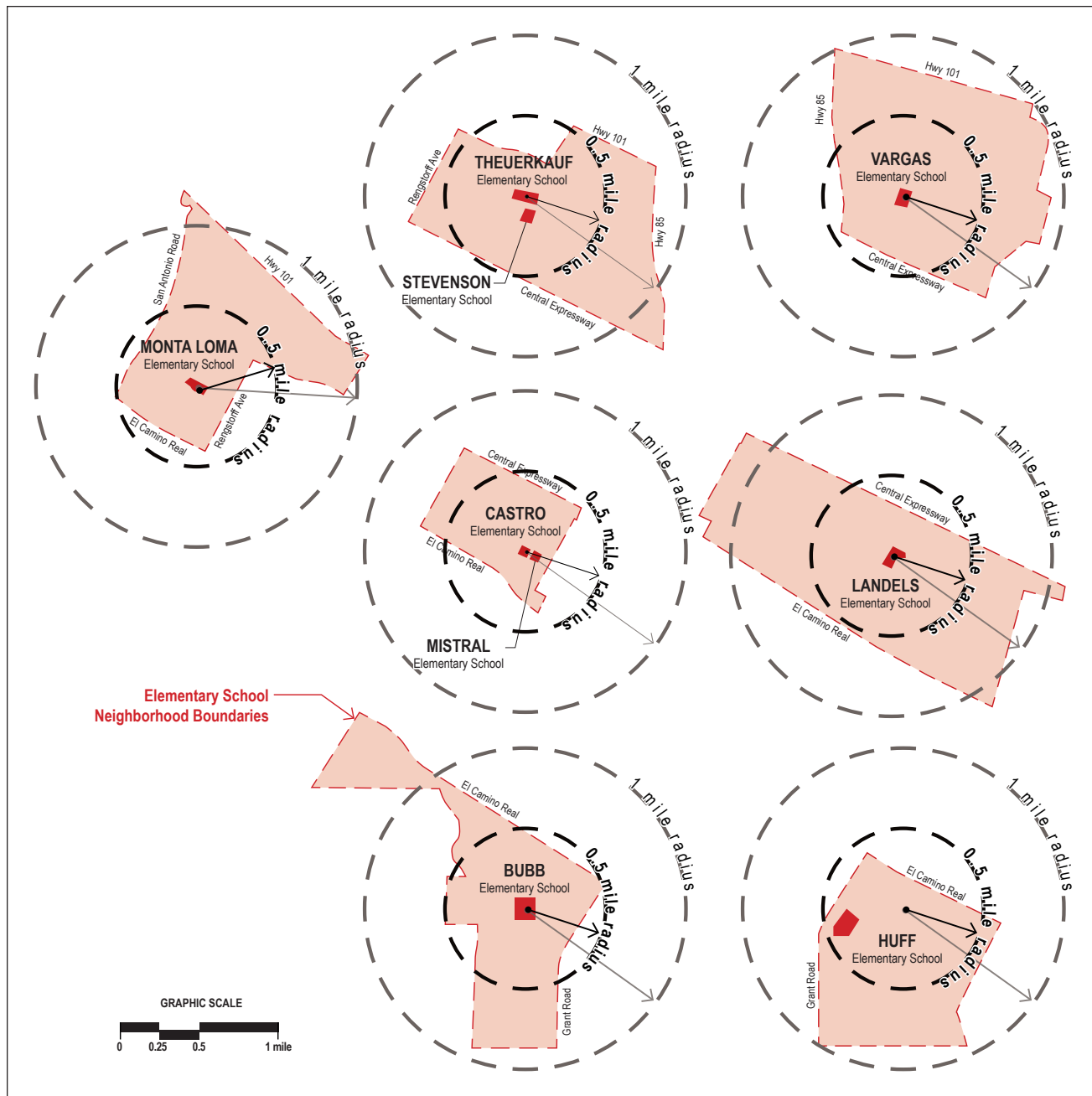


Figure 1-2: MVWSD Elementary School Proximity and Boundary Diagram

- Whisman School Site** (10.85 acres): Leased to the German International School of Silicon Valley (GISSV), a private preschool-12 school. A portion of the campus is sub-leased to Yung Chang International School (YCIS), a private dual-language preschool-8 school.

Lease terms for the above properties vary, with terms ending as early as 2021 (Cooper/Action) and as late as 2030 (Whisman/GISSV).

1.1.5 Parks

The District also owns 10 park sites throughout the City, totaling 56.5 acres. These parks are collocated with District schools. They are used and supervised by the respective schools during school hours, and then open to the community and managed by the City during non-school hours.

These parks are listed in Table 1-2 and shown on Figure 1-3.

1.2 Future Enrollment Growth

As discussed further in Chapter 2, residential development in the City of Mountain View is proceeding at an unprecedented pace. This will result in increased student enrollment throughout the District, particularly at schools where large-scale residential projects are concentrated.

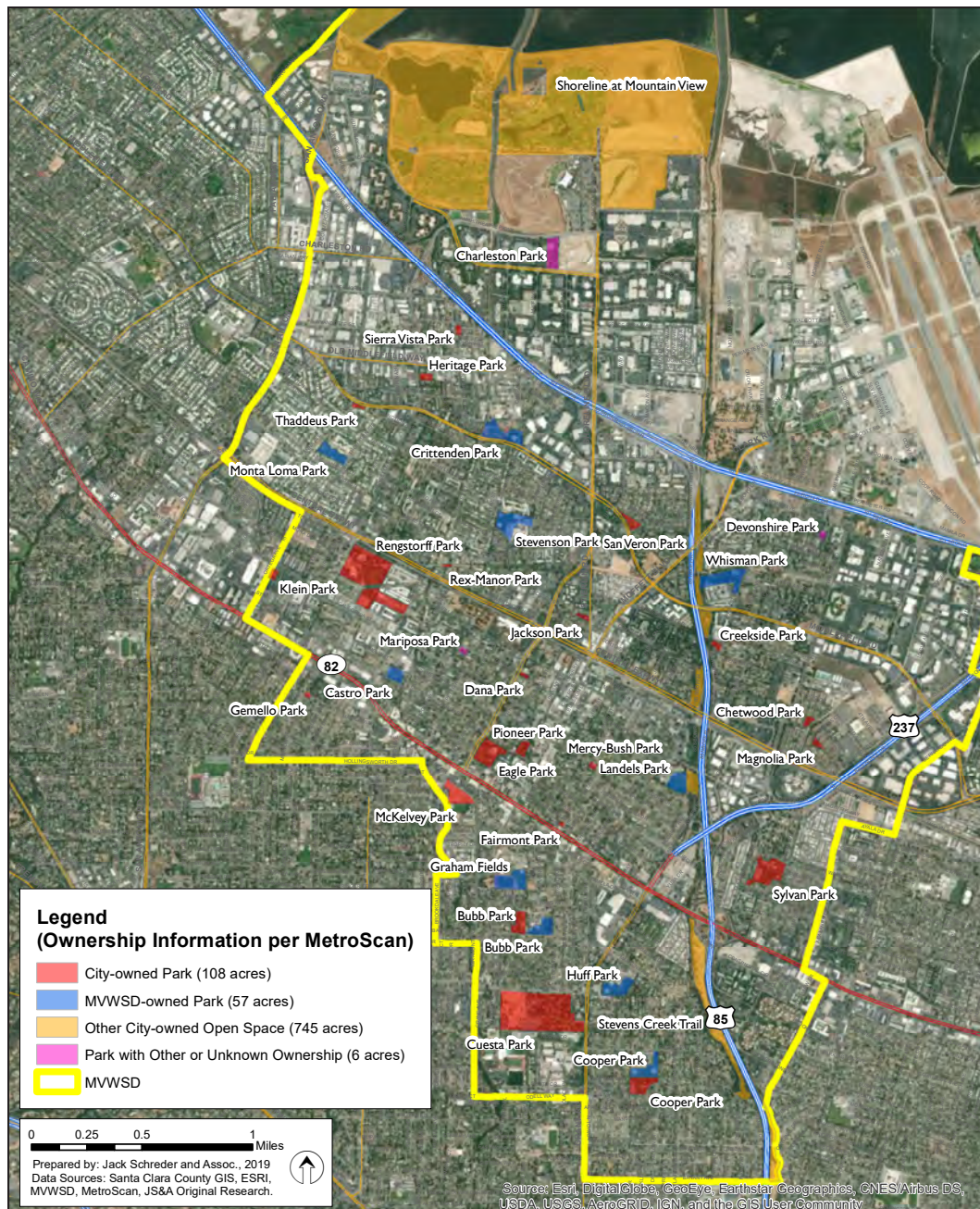


Figure 1-3: Parks Location Diagram

Table 1-2: MVWSD Park Site Summary

PARK	ACRES	SCHOOL	ROAD FRONTAGE	APN
Bubb Park	4.29	Bubb	Barbara Ave.	193-10-005
Castro Park	2.85	Mistral/ Castro	Latham St.	154-22-037
Cooper Park	4.95	Cooper	Chesley Ave.	197-32-001
Crittenden Park	7.56	Crittenden	W. Middlefield Rd.	153-14-022 153-14-025
Graham Fields	7.14	Graham	Miramonte Ave./ Castro St.	193-01-003
Huff Park	5.23	Huff	Martens Ave.	197-39-008
Landels Park	4.68	Landels	W. Dana Ave./ Frances Way	158-31-028
Monta Loma Park	4.04	Monta Loma	Thompson Ave.	147-29-046
Stevenson Park	7.49	Stevenson/ Theuerkauf	Montecito Ave./ San Pierre Way	150-17-002
Whisman Park	8.28	Whisman	Easy St.	160-23-004
TOTAL AREA	56.5 Acres			



Short-Term Growth (3 to 5 Years)

In the short-term, the City of Mountain has identified over 50 residential and mixed-use development projects that are currently under review, approved or under construction within the City of Mountain View. These projects are expected to be completed within the next 3 to 5 years and total 7,703 residential units. A total of 6,083 residential units are within the District's boundaries.

These projects are projected to generate 890 additional elementary and middle school students. Capacity exists within the District's schools to absorb this growth.

Long-Term Growth (10 to 20 Years)

Over the long-term, the City has planned for upwards of 20,000 residential units within designated Change Areas within its General and Precise Plans, and other visioning efforts.

Higher density residential growth is planned for North Bayshore, East Whisman, Terra Bella, and Moffett Field. These areas are in the northern and northeastern areas of the District. See Figure 2-1.

Growth in these areas is projected to bring upwards of 2,448 additional elementary and middle school students to MVWSD schools.

This long-term growth will require additional capacity within the District equal to two additional elementary schools and 1,000 additional middle school seats.

1.3 Planning Efforts

Continuing planning efforts which led to the approval of the 2010 SFIP and passage of Measure G in 2012, MVWSD is planning for the continued modernization and recapitalization of existing school campuses.

Past Facilities Planning-SFIP

In 2010, MVWSD completed and approved a Student Facilities Improvement Plan (SFIP) which documented \$422 million worth of capital projects for the District's schools. The SFIP included a Condition and Needs Analysis for each school and prioritized projects according to three categories; 1) Student Safety and Enrollment Growth, 2) School Infrastructure Improvement, and 3) Instructional and Efficiency Enhancement.

Following approval of the SFIP, MVWSD was able to pass a bond measure to fund capital projects in 2012 (Measure G, \$198). MVWSD completed the last of the projects to be funded from Measure G in 2019.

During this period, Measure G funds were complemented by other funding sources, such as Certificates of Participation (COP) and lease revenue, to create an available budget of \$264 million for capital projects across the district.

Current Facilities Planning-MFP

Through its design consultant, Artik, MVWSD has prepared this Master Facilities Plan (MFP) to update and ultimately, replace the 2010 SFIP. The present SFIP sunsets in 2020.

The MFP lays a solid foundation for MVWSD to accommodate student growth, while continuing to upgrade its facilities and infrastructure over the next ten years. The MFP is proposed to inform a new bond program that is expected to be put before voters for approval in 2020.

Ongoing Collaboration and Negotiations

In addition to planning for the recapitalization of existing school campuses, the District is strategizing how best to address future growth.

These include:

- Negotiations with landowners and developers in high growth areas such as North Bayshore and East Whisman for new school sites.
- Working with the City of Mountain View on strategies to share the financial burden for new schools and expansion of existing schools.
- Reviewing existing leased properties to determine how they may contribute towards strategies to address future long-term growth.

1.4 Study Methodology

In preparing the MFP, Artik was asked by the District to rely on the technical Conditions & Needs analysis from the 2010 SFIP. This analysis included assessments and recommendations from relevant technical subject matter consultants (e.g., accessibility, electrical, telecommunications/data, mechanical/HVAC, mechanical/plumbing, civil engineering).



SFIP Update

To supplement the SFIP's 2010 Conditions and Needs analysis, Artik received additional input from the District's program managers (Greystone West), and its facilities-related program directors (i.e., Technology, Maintenance/Operations/Technology).

The Planning Team reviewed MVWSD's Capital Projects Building Program Budget Allocation Summary and the State's project database (i.e., Division of the State Architect) to identify which actions proposed within the 2010 SFIP had been completed, partially completed, or were not completed. For projects which had only been partially completed, additional information was obtained to determine specific actions which had and had not been completed.

Artik then confirmed with school principals, the District's program managers, and District Leadership which actions and projects remained a priority or were no longer applicable.

Priorities on different school campuses were also identified which were not previously identified in the 2010 SFIP.

Appendix C includes a record of Artik's interviews and discussions with each school's principal and the District's program directors.

Growth Strategies

To understand residential growth and student enrollment growth throughout the District, Artik

reviewed available documents from public sources, the City's records, and the District's demographers (Jack Schreder & Associates (JSA), Decision InSite).

After recognizing that growth was occurring in different concentrations throughout the District, Artik worked with JSA to better understand growth within individual school neighborhood boundaries.

Together with the District's administrative team, Artik clarified available capacity at existing schools, including schools with surplus capacity, and the status and capacity of other District properties, including when leased properties could potentially return to the District.

The District's available assets were then compared with areas where growth was expected.

Preparation of Options and Alternatives

Projects were initially identified and prioritized at the local school level to address outstanding actions and local priorities defined by school principals and their respective constituents (e.g., faculty, staff, parents).

This initial listing and prioritization of projects was then informed by school community input and input from school/district parent groups.

They were then refined by district-wide priorities provided by the District's Board of Trustees and senior District Leadership to address short-term and long-term challenges faced by the District, ultimately resulting in the options and alternatives presented within this MFP.



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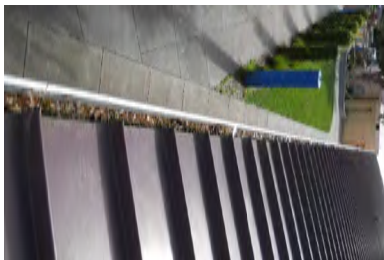




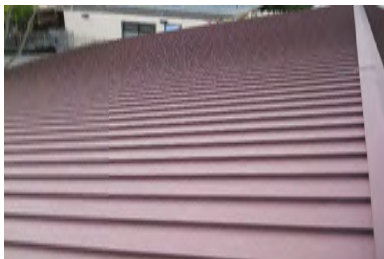
Roof Overview - Building G



Typical Deficiency - Pipe jacks are missing sealant. Recommend application of flexible flashing self-adhered tape and or sealant, and install storm collar.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



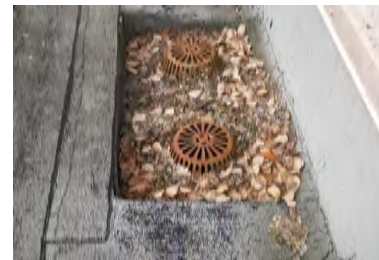
Roof Overview - Building H



Roof Overview - Building H



Typical Deficiency - Pipe jacks are missing sealant. Recommend application of flexible flashing self-adhered tape and or sealant, and install storm collar.



Typical Deficiency - Debris have accumulated at field of roof. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Sealant at coping seams has begun to fail. Recommend removal and replacement of sealant as needed.

Condition Overview Roof Area: Buildings A, B, C, D, E, G, H Standing Seam Metal Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Missing pipe clamps and storm collars. Open ridge enclosures, damaged gutter, and buckled ridge cap details.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Install stainless steel band clamps and storm collars as needed.

Repair metal transitions, ridge cap, and gutter as needed.

Long Term Recommendations

None at this time.

Condition Overview Roof Area: Buildings A, C, E, F, H Built-up Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Missing pipe clamps and storm collars. Blistered membrane. Sealant at coping seams has begun to fail.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Install stainless steel band clamps and storm collars as needed.

Repair blistered membrane.

Remove and replace sealants at coping seams.

Long Term Recommendations

None at this time

Budget Estimates

Annual Roof/Gutter Cleaning and Inspection	\$15,500 - \$17,050
Deficiency Repairs	\$14,000 - \$15,400

Mountain View Whisman School District

Roof Assessment



Whisman/ International School
 310 Easy Street
 Mountain View, CA 94043

Prepared By:
 Western Roofing Service
 15002 Wicks Blvd.
 San Leandro, CA 94577

Roof Area: Buildings Administration Office, 9 - Standing Seam Metal Roofing

Roof System Overview	
Substrate	Wood
Insulation	N/A
Cover board	N/A
Field Assembly	Standing Seam Metal Roofing
Base Flashing Assembly	N/A
Surfacing	N/A
Condition	Good
Approximate Age	5 - 10yrs.
Estimated Useable Life Remaining	20 - 25yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 25 - 30 years.

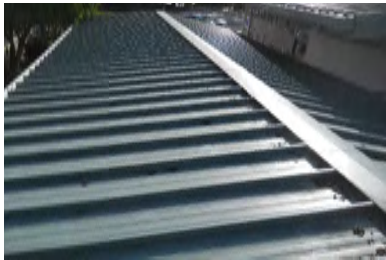
Roof Area: Buildings 1, 2, 3, 5, 7, 8, Restroom - Built-up Roofing

Roof System Overview	
Substrate	Wood
Insulation	Unknown
Cover board	Unknown
Field Assembly	Hot Asphalt Applied Built-up Roofing
Base Flashing Assembly	Hot Asphalt Applied Built-up Roofing
Surfacing	Gravel
Condition	Poor
Approximate Age	15 - 20yrs.
Estimated Useable Life Remaining	0 - 5yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 15 - 20 years.

Existing roof system condition assessment and observations are based on the opinion and professional expertise of Western Roofing Service. Roof manufacturer of record and age unknown.



Roof Overview - Building Admin. Office



Roof Overview - Building Admin. Office



Typical Deficiency - Debris have accumulated at field of roof. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Roof Overview - Building 1



Typical Deficiency - Debris have accumulated at field of roof. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Areas of displaced gravel. Recommend re-distributing and adhering gravel over bare areas to protect underlying membrane from exposure to UV .



Roof Overview - Building 2



Typical Deficiency - Areas of displaced gravel. Recommend re-distributing and adhering gravel over bare areas to protect underlying membrane from exposure to UV .



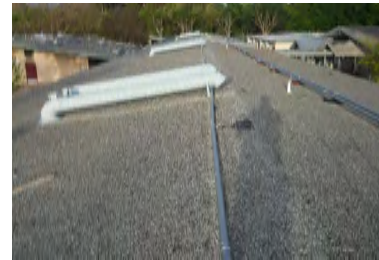
Typical Deficiency - Damaged solar panels. Recommend further investigation and repair by licensed solar contractor.



Typical Deficiency - Detailing at through roof penetrations show signs of cracking and delamination. Recommend touch up of mastic at penetrations and application of acrylic or silicone coating to preserve and maintain repair.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Roof Overview - Building 3



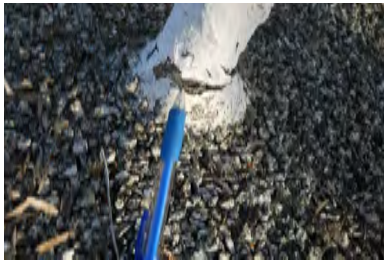
Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Areas of displaced gravel. Recommend re-distributing and adhering gravel over bare areas to protect underlying membrane from exposure to UV .



Typical Deficiency - Unistrut supports have been fastened directly through existing roof system. Recommend removal, repair of roof and refastening support to sleeper, floating block, etc..



Typical Deficiency - Detailing at through roof penetrations show signs of cracking and delamination. Recommend touch up of mastic at penetrations and application of acrylic or silicone coating to preserve and maintain repair.



Roof Overview - Building 5



Roof Overview - Building 5



Typical Deficiency - Debris have accumulated at field of roof. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Pitch pocket sealants have dried out and pulled away from flashing. Recommend topping off pitch pocket with compatible sealer or modified mastic and application of acrylic or silicone coating to preserve and maintain repair.



Typical Deficiency - Detailing at through roof penetrations show signs of cracking and delamination. Recommend touch up of mastic at penetrations and application of acrylic or silicone coating to preserve and maintain repair.



Typical Deficiency - Areas of displaced gravel. Recommend re-distributing and adhering gravel over bare areas to protect underlying membrane from exposure to UV .



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Leak Reported Below. Recommend further review and assessment.



Roof Overview - Building 7



Typical Deficiency - Detailing at through roof penetrations show signs of cracking and delamination. Recommend touch up of mastic at penetrations and application of acrylic or silicone coating to preserve and maintain repair.



Typical Deficiency - Debris have accumulated at field of roof. Recommend trimming trees back from roof eaves, clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Roof Overview - Building 8



Typical Deficiency - Through roof penetrations do not appear to have proper roof jack. Recommend installing proper roof jack and storm collar.



Typical Deficiency - Detailing at through roof penetrations show signs of cracking and delamination. Recommend touch up of mastic at penetrations and application of acrylic or silicone coating to preserve and maintain repair.



Typical Deficiency - Areas of displaced gravel. Recommend re-distributing and adhering gravel over bare areas to protect underlying membrane from exposure to UV .



Roof Overview - Building 9



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Detailing at through roof penetrations show signs of cracking and delamination. Recommend touch up of sealants..



Typical Deficiency - Corner of gutter is damaged. Recommend repair and seal as needed.



Roof Overview - Building Restrooms



Typical Deficiency - Areas of displaced gravel. Recommend re-distributing and adhering gravel over bare areas to protect underlying membrane from exposure to UV .



Typical Deficiency - Detailing at through roof penetrations show signs of cracking and delamination. Recommend touch up of mastic at penetrations and application of acrylic or silicone coating to preserve and maintain repair.

Condition Overview Roof Area: Buildings Administration Office, 9 - Standing Seam Metal Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Open roof transitions, and incomplete details. Sealants have begun to dry out. Gutter damage.

Immediate Recommendations:

- Remove all debris from field of roof, drain assemblies, gutters, and waterways.
- Remove and replace damaged sealants.
- Repair gutter as needed.

Long Term Recommendations

None at this time.

Condition Overview Roof Area: Buildings 1, 2, 3, 5, 7, 8, Restroom - Built-up Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Displaced gravel exposing membrane to UV. Damaged solar panels. Mastics around pipes and pitch pockets have begun to dry up. Incorrectly mounted roof top conduits. Incorrect roof jacks.

Immediate Recommendations:

- Remove all debris from field of roof, drain assemblies, gutters, and waterways.
- Re- distribute and adhere gravel with cold adhesive to cover exposed membrane.
- Touch up mastics at penetrations and pitch pockets.
- Remove and replace incorrect roof jacks.
- Remove incorrectly roof mounted conduits and remount correctly, repair roofing as needed.

Long Term Recommendations

Tear-off and install new BUR roofing at all gravel roof areas.

Budget Estimates

Annual Roof/Gutter Cleaning and Inspection	\$13,500 - \$14,850
Deficiency Repairs	\$20,500 - \$22,550
BUR Re-roof	\$1,180,000 - \$1,298,000

