



# Options & Alternatives

5



## 5 OPTIONS AND ALTERNATIVES

Following completion of projects funded from Measure G, the District is proposing to further recapitalize aging campuses, address evolving facility priorities on recently completed campuses, and expand capacity to accommodate growth occurring throughout the City.

To address residential growth over the next 10 to 20 years, the District can employ a variety of strategies, including but not limited to the following:

- Acquire new school sites in high growth areas
- Apply urban school models in higher density, high growth areas
- Expand capacity at existing schools directly affected by growth
- Adjust school boundaries to balance growth across the District and maintain neighborhood schools

Table 5-1 summarizes projected cost estimates for projects addressing the four priority areas discussed in the previous chapter. The subsequent sections in

this chapter provide detailed lists of projects for each school site.

Priority 1 projects focus on growth, safety and energy efficiency. Major capital projects in Priority 1 include those that enable growth at Landels, Crittenden, and Graham. This includes projects on the Cooper School site which are necessary to begin redevelopment on the middle school campuses.

Campus and Assessors Parcel maps for the school sites discussed in this chapter may be found in Appendix A and B, respectively.

**Table 5-1: MFP Project Cost Summary**

	TOTAL COSTS		PRIORITY 1		PRIORITY 2		PRIORITY 3		PRIORITY 4	
	Per School	Base SFIP	Per School	Sub-Totals	Per School	Sub-Totals	Per School	Sub-Totals	Per School	Sub-Totals
Bubb ES	\$ 56,684,300		\$ 7,963,600		\$ 8,723,400		\$ 5,325,300		\$ 34,672,000	
Huff ES	\$ 50,301,600		\$ 9,504,100		\$ 2,909,200		\$ 5,296,100		\$ 32,592,200	
Landels ES	\$ 53,551,200		\$ 40,844,400		\$ 7,984,100		\$ 4,722,700		\$ -	
Mistral ES	\$ 64,609,200		\$ 9,140,600		\$ 11,283,100		\$ 5,875,700		\$ 38,309,800	
Castro ES	\$ 15,303,800		\$ 8,790,500		\$ 1,605,200		\$ 4,908,100		\$ -	
Monta Loma ES	\$ 95,504,000		\$ 12,492,400		\$ 1,429,500		\$ 15,423,700		\$ 66,158,400	
Stevenson ES	\$ 10,692,400		\$ 4,817,000		\$ 5,674,100		\$ 201,300		\$ -	
Theuerkauf ES	\$ 41,569,500		\$ 18,947,700		\$ 3,987,300		\$ 18,634,500		\$ -	
Vargas ES	\$ 3,316,900		\$ 3,316,900							
<b>SUB-TOTAL/ELEMENTARY SCHOOLS:</b>	<b>\$ 391,532,900</b>			<b>\$ 115,817,200</b>		<b>\$ 43,595,900</b>		<b>\$ 60,387,400</b>		<b>\$ 171,732,400</b>
Crittenden MS	\$ 180,055,300		\$ 74,588,500		\$ 97,884,800		\$ 7,582,000		\$ -	
Graham MS	\$ 168,574,500		\$ 57,927,200		\$ 90,494,600		\$ 20,152,700		\$ -	
<b>SUB-TOTAL/MIDDLE SCHOOLS:</b>	<b>\$ 348,629,800</b>			<b>\$ 132,515,700</b>		<b>\$ 188,379,400</b>		<b>\$ 27,734,700</b>		<b>\$ -</b>
Cooper Site	\$ 30,962,000		\$ 30,962,000		\$ -		\$ -		\$ -	
Montecito Preschool	\$ 6,220,900		\$ 6,220,900							
<b>SUB-TOTAL/OTHER SITES:</b>	<b>\$ 37,182,900</b>			<b>\$ 37,182,900</b>		<b>\$ -</b>		<b>\$ -</b>		<b>\$ -</b>
<b>TOTALS:</b>	<b>\$ 777,345,600</b>			<b>\$ 285,515,800</b>		<b>\$ 231,975,300</b>		<b>\$ 88,122,100</b>		<b>\$ 171,732,400</b>



## 5.1 Elementary Schools

While the breadth of projects that were completed under Measure G covered the breadth of facilities on existing elementary school campuses, there remain opportunities to further improve safety, energy efficiency, utilities/infrastructure and learning environments.

### 5.1.1 Bubb Elementary School

Bubb Elementary School serves mature single-family residential neighborhoods south of El Camino Real and some multi-family properties along the El Camino Real corridor in the southwest corner of the District. The school has capacity for approximately 432 students and an existing enrollment of 475 students.

Impacts from short-term growth are expected to be limited to redevelopment of multi-family properties along El Camino Real (i.e., an estimated 28 additional students or less than 6% growth). It is not expected to be affected by the long-term growth planned in other areas of the District.

Priority projects at Bubb focus on improving school safety, energy efficiency and utilities/infrastructure. See Table 5-2 and Figure 5-1.



Bubb Elementary School Frontage at Hans Avenue



Bubb Elementary School Rear Entrance at Bubb Park/Barbara Avenue



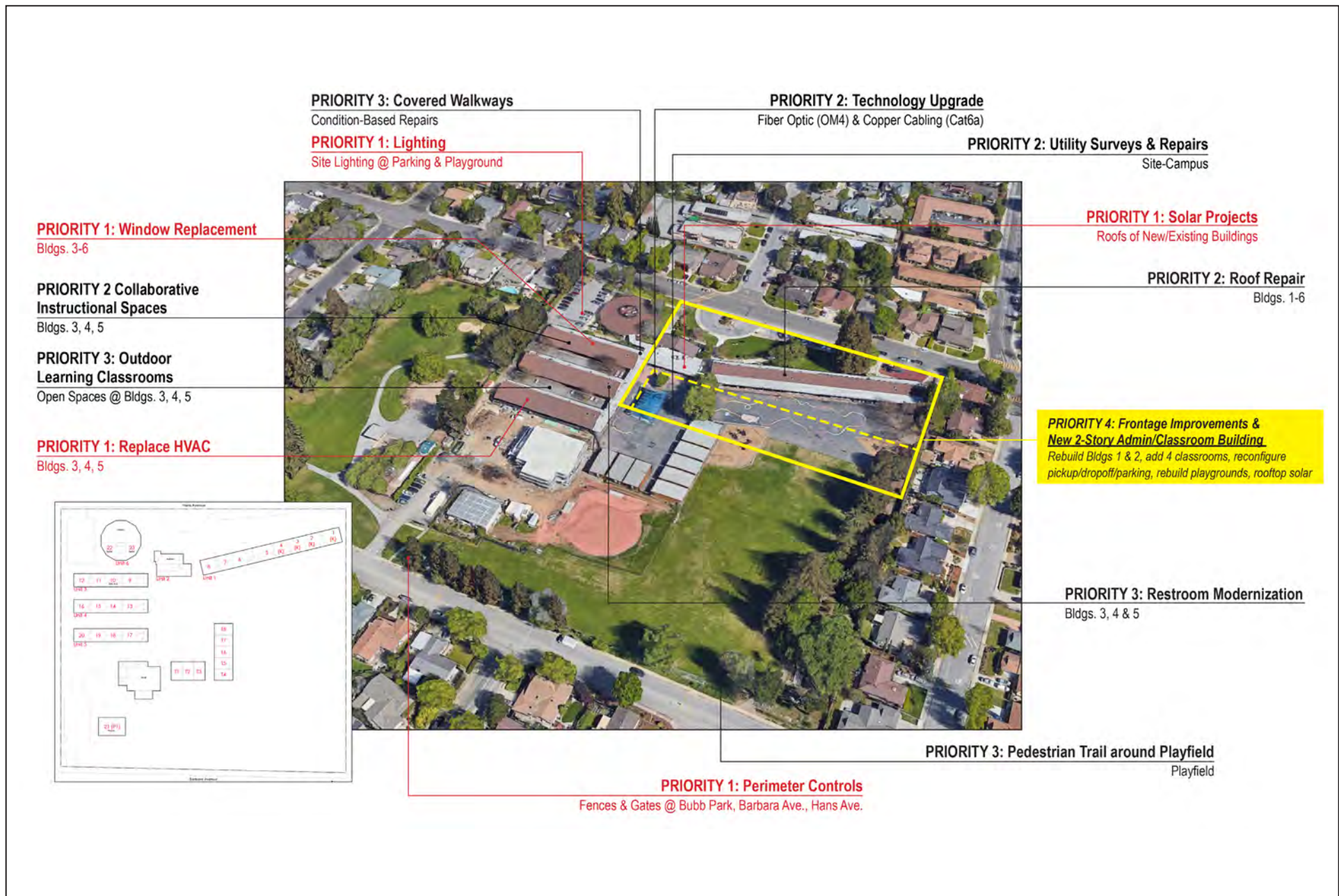


Figure 5-1: Projects at Bubb Elementary School



**Table 5-2: Bubb Elementary School Projects**

PRIORITY		PROJECT			QUANTITY		PROJECT COST		PROJECT NOTES	
No.	Type	Type	Description	Location	Length (lf)	Area (sf)	SY2024	Totals	Proposed Action	Background
<b>BUBB ELEMENTARY SCHOOL</b>			<b>PROJECTS TOTAL:</b>					<b>56,684,300</b>		
1	ENERGY EFFICIENCY	Mechanical Upgrade	Replace Existing HVAC Systems	Bldgs. 1, 3, 4, 5		22,480	\$	1,844,600	New HVAC units in 4 single-story classroom buildings	Controls/Bldg Mgmt Systems replaced in 2017. New rooftop HVAC units on bldgs.
1	SAFETY	Perimeter Controls (School Hours)	Fences & Gates (Ornamental)	Hans Ave. frontage		425	\$	251,300	Hans Ave. Frontage: fence (8') & 2 gates Fence Type: Ornamental (Ameristar or sim.)	Secure Campus during School Hours: Front: Hans Ave. Rear: Barbara Ave./Bubb Park
1	SAFETY	Perimeter Controls (School Hours)	Fences & Gates (Chain Link)	Barbara Ave./Bubb Park frontage		1,150	\$	280,100	Barbara Ave: fence (8') & 3 gates (1 vehicle) Fence Type: Chain Link (vinyl-coated, black)	Secure Campus during School Hours: Front: Hans Ave. Rear: Barbara Ave./Bubb Park
1	SAFETY	Lighting	Install Site Lighting in Parking and Playground Areas	Parking, Playground		156,000	\$	700,100	Low level perimeter area (safety) lighting around parking, walkways, playground, driveways.	Improve site lighting for after hours safety/security.
1	ENERGY EFFICIENCY	Window Replacement	Replace existing glass windows with thermal insulating glass.	Bldgs. 1, 2, 3, 4, 5, 6		30,667	\$	3,525,900	Replace all exterior windows on one-story classroom and admin buildings.	Assume replace entire window assembly/framing. Energy-related savings project.
1	ENERGY EFFICIENCY	Alternative Energy: Solar	Install Solar Arrays (Roof Mounted)	Roof of New 2-Story Admin/Classroom Bldg.		7,200	\$	1,361,600	Roof mounted atop new 2-story building. Area equals Engie plus 10%.	Engie plan shows two free-standing arrays over playground (1-71 kW, 2-47 kW). 6,555 sf.
<b>PRIORITY 1 PROJECTS:</b>								<b>7,963,600</b>		
2	INSTRUCTIONAL ENHANCEMENT	Collaborative Instructional Spaces	Create collaborative classroom spaces with space for large groups and small break out groups.	Bldgs. 1, 3, 4, 5 (20 classrooms)	120	Ren: 22,480 sf New: 4000 sf	\$	6,024,300	Convert 10 walls dividing 20 classrooms to operable partitions (new 12' opening). Structural modifications/steel frame-opening Add 10-400 sf breakout spaces.	Introduce operable partitions between pairs of classrooms in each 4-classroom bldg., add breakout spaces attached to pairs of classrooms.
2	UTILITIES/ INFRASTRUCTURE	Utility Survey (Condition)	Condition Survey of underground utility lines (gas, domestic water, sanitary sewer, bldg/stormwater drain, electrical, data)	Campus (From bldgs to connection with public systems)		244,500	\$	125,400	Condition survey for underground utility lines (water, sanitary sewer, stormwater drain, gas, electrical/data conduits). Confirm location and condition of lines.	District lacks awareness of conditions.
2	TECHNOLOGY	Technology Upgrade	Replace fiber optic & copper cable networks	Campus (from MDF-Bldg 2 to Bldgs. 1, 3, 4, 5, 6, MUR, P1)	2,220		\$	142,300	Replace fiber optic and copper cabling between MDF (Bldg. 2) to Bldgs. 1, 3, 4, 5, 6, MUR, P1	Replace all fiber optic cables with OM4 cables Replace all copper cables with Cat6a cables Repair network cabling
2	UTILITIES/ INFRASTRUCTURE	Roof Repair	Repair roofing, roof gutters, pipe flashings	Bldgs 1, 2, 3, 4, 5, 6		30,667	\$	550,500	Repair damaged membrane, pipe flashings/storm collars, gutters/drain assemblies. NOT a full replacement project.	Per 2018 Roof Assessment: Repair damaged membrane, pipe flashings/storm collars, gutters/drain assemblies.
2	UTILITIES/ INFRASTRUCTURE	Utility Network Repairs	Allowance for utility network repairs (subject to survey results)	TBD/Campus (From bldgs to connection with public systems)		Ren: 22,480 sf New: 4000 sf	\$	1,880,900	Assume repair/replacement of 75% sanitary sewer lines, 50% of stormwater drain lines, 25% of domestic water lines, 25% gas lines. See utility survey area.	Subject to outcome of utility survey Assume existing sanitary sewer and bldg./stormwater drain lines (collection, transmission) to be replaced.
<b>PRIORITY 2 PROJECTS:</b>								<b>8,723,400</b>		
3	AESTHETICS	Restroom Modernization	Replace finishes (wall/ceiling)	Restrooms in Bldgs. 3, 4, 5		1,520	\$	264,400	Replace wall and ceiling tiles in restrooms	Fixtures, partitions and flooring redone. Assume Bldg. 2 K-restrooms modernized.
3	CAMPUS ENHANCEMENT/ AESTHETICS	Pedestrian Trail around Playfield	New decomposed granite trail around playfield	Playfield perimeter		5,500	\$	134,000	5 ft. wide decomposed granite loop trail around edge of playfield (between two ends of the playground)	Landels ES Principal highlighted value of perimeter trails similar to existing trail at Huff ES.
3	CAMPUS ENHANCEMENT	Outdoor Learning Classrooms	1-Landscape & Outdoor Furnishings outside Classrooms. 2-Sheltered Outdoor Instructional Space 3- Improve Accessibility from Classrooms to adj. Exterior Space.	Outdoor Spaces between Bldgs. 3/4 and 4/5, around Bldg. 6 and at edge of playground along classroom bldg. edge (1/3/4/5)		35,100	\$	3,849,900	50% hardscape, 50% softscape, furnishings (benches, seatwalls, tables), shade features, electrical/data connections.	Create differentiated outdoor landscaped spaces for informal gathering/play (non-ball) and for instruction.
3	CAMPUS ENHANCEMENT/ AESTHETICS	Covered Walkway	Condition-based repairs as needed	TBD/Covered Walkways		12,000	\$	1,077,000	Assume repair/reroof 50% of covered walkway roof area. Portions along length of Bldgs. 3-5 are under the bldgs. roof (covered under roof repair project).	Reroof as needed. Existing walkways have been improved to address ADA.
<b>PRIORITY 3 PROJECTS:</b>								<b>5,325,300</b>		
4	SITE EFFICIENCY/ GROWTH	PROJECT 1 New 2-Story Admin/ Classroom Bldg and Frontage	Demo Bldgs. 1 & 2	Bldgs. 1/2		11,300	\$	202,800	Demo 1-story wood framed structures	
4	SITE EFFICIENCY/ GROWTH	PROJECT 1 New 2-Story Admin/ Classroom Bldg and Frontage	Site Engineering	Bldgs 1/2 Campus Frontage		123,600	\$	1,584,700	Site grading, site utilities.	
4	SITE EFFICIENCY/ GROWTH	PROJECT 1 New 2-Story Admin/ Classroom Bldg and Frontage	Site Design/Frontage Improvements, New Parking/Pickup/Dropoff	Hans Ave. Frontage Area		65,000	\$	2,300,200	New asphalt (70%), concrete curbs/walkways (20%), landscaping (10%)	Improve pickup/dropoff/parking capacity at front of school. Improve traffic flow from public roads.
4	SITE EFFICIENCY/ GROWTH	PROJECT 1 New 2-Story Admin/ Classroom Bldg and Frontage	Rebuild playground (affected by new bldg)	Playground/Playfield		46,000	\$	1,023,200	New asphalt, new play equipment (2 sites, 2000 sf each)	
4	SITE EFFICIENCY/ GROWTH	PROJECT 1 New 2-Story Admin/ Classroom Bldg and Frontage	Replace Bldgs. 1 & 2. Add 4 additional classrooms.	Bldgs 1/2, Playground		20,960	\$	29,561,100	Area of Bldgs. 1 & 2 plus 4 additional classrooms (960 sf plus 10% allowance for storage). 1.35 multiplier applied (net-to-gross factor)	Relocate frontage building to create additional space for frontage improvements
<b>PRIORITY 4 PROJECTS:</b>								<b>34,672,000</b>		



### 5.1.2 Castro Elementary School

Castro Elementary School is situated on a new school campus which opened in 2018. It serves primarily multi-family residential neighborhoods along the Rengstorff Avenue and California Street corridors center-west portion of the District.

The school has capacity for approximately 312 students and an existing enrollment of 327 students.

In the short-term, the school will be affected by ongoing redevelopment of multi-family and below market residential (BMR) properties along El Caminor

Real and at the western edges of its boundaries. There is a projected increase of 30 students from 403 proposed residential units, equating to a 9% increase over current enrollment.

Though the school is not expected to be affected by long-term growth occurring in other areas of the District, a majority of properties within the school's boundaries are zoned for multi-family use. Consequently, additional residential redevelopment along the California Street, Escuela Avenue and Rengstorff Avenue corridors can be expected over time.

Priority projects at Castro focus on expanding capacity and improving school safety, energy efficiency and utilities/infrastructure. See Table 5-3 and Figure 5-2.



Mariano Castro Elementary School Frontage at Toft Street



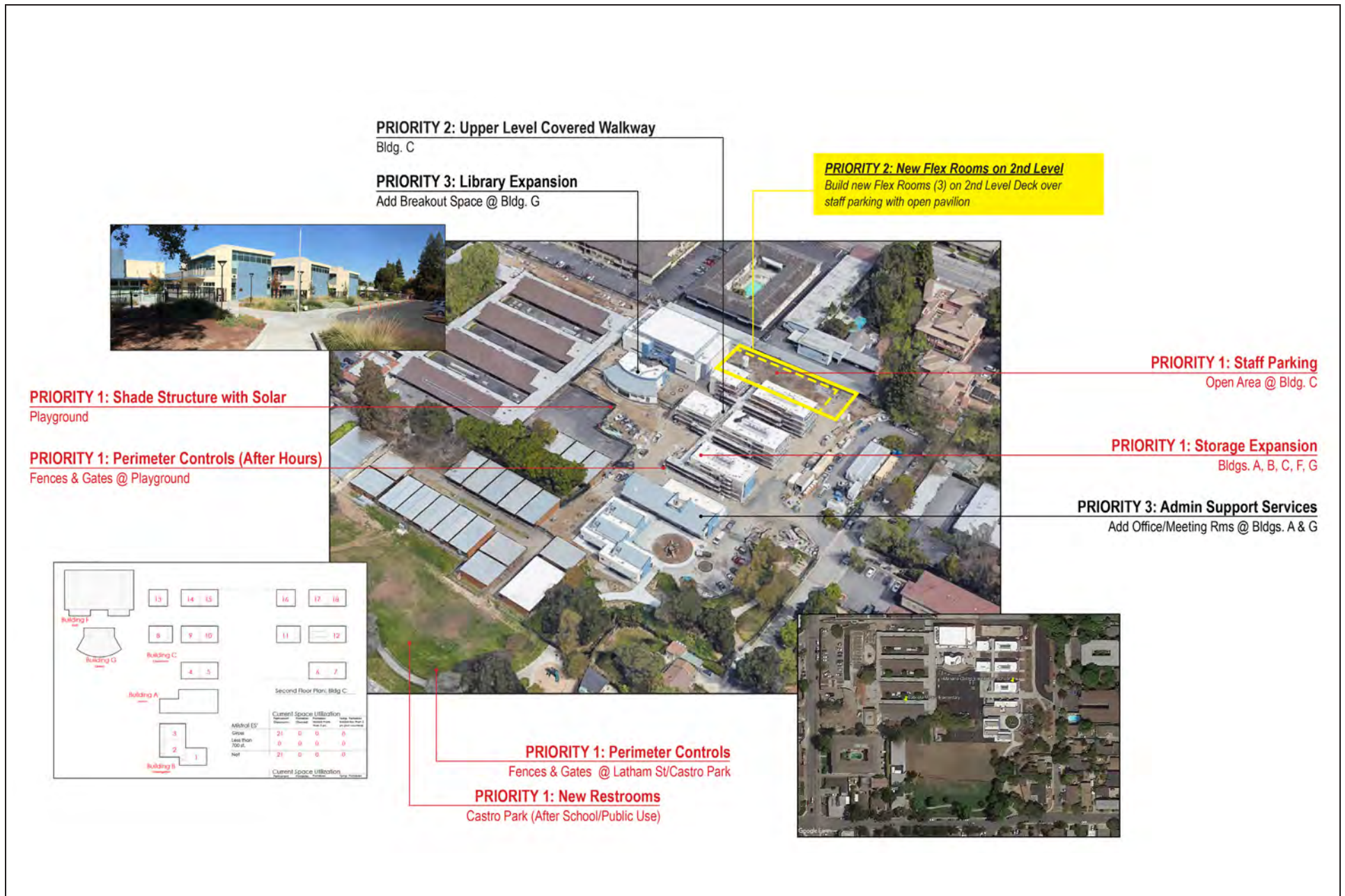


Figure 5-2: Projects at Mariano Castro Elementary School



**Table 5-3**  
**Mariano Castro Elementary School Projects**

PRIORITY	PROJECT	PROJECT	PROJECT	QUANTITY	PROJECT COST	PROJECT COST	PROJECT NOTES	PROJECT NOTES		
No.	Type	Type	Description	Location	Length (lf)	Area (sf)	SY2024	Total	Proposed Action	Background
CASTRO ELEMENTARY SCHOOL		PROJECTS TOTAL:						15,303,800		
1	Safety	Storage	Add Storage for General School Supplies/Eqpt., Classrooms, and PE/Recreation	Bldgs. B (PE/Rec) Bldg. C (Classrooms) Bldg. F/New (General/PE/Rec)		1300	\$	916,700	New Construction: Storage rooms/closets attached to each building, including classrooms.	Add storage closets for classrooms, general school use, and PE/recreation. MUR to regain use of its in-house storage (now used for other purposes).
1	Safety	Perimeter Controls-1 (School Hours)	Fences & Gates	Bldgs. A/B/C & Fire Lane Toft St. Frontage Latham St./Castro Park	500		\$	146,200	Fences (8') @ Latham St/Castro Park (500 lf). 2 pedestrian gates & 1 vehicle gate. Mistral ES frontage @ Escuela Ave. under separate project.	Secure Campus during School Hrs @ Latham St./Castro Park frontage Existing fences/gates along frontage @ Toft Ave (pickup/dropoff)-Bldgs A/B/C
1	Safety	Staff Parking	New Asphalt Paving/Striping	Existing staff parking next to Bldg. C & F		6300	\$	190,100	Replace existing think asphalt cover with new base and asphalt (for parking lots), striping, lights, security.	No other site for staff parking available. Site is short 20+/- stalls if existing parking eliminated. Existing area originally intended for classrooms. 2" top layer of asphalt with 6" substrate. Parking needs 4"-6" asphalt cover.
1	Safety	Perimeter Controls-2 (After Hours)	Fences & Gates (Ornamental)	Bldgs. A/B/C/G Playground/Castro Park	180		\$	133,100	Fences (8') interior bldg. edge @ playground (600 lf). 3 pedestrian gates in fences. Castro-Bldgs A/G frontage on playground. Fence Type: Ornamental, Assume Perimeter Control-1 completed.	Secure School Property After Hrs: Edge of Bldgs A/B/C/G facing playground Existing fences/gates along frontage @ Toft Ave (pickup/dropoff)-Bldgs A/B/C
1	Energy Efficiency	Shade Structure	New Shade Structure with roof-mounted solar array	Playground		4500	\$	1,442,400	New steel frame, open-sided shade structure with a solid roof (i.e., not fabric) in playground area.	Same as Mistral project, shared with Mistral.
1	Energy Efficiency	Alternative Energy: Solar	Install Solar Arrays (Roof Mounted)	Playground/ Future Shade Structure		2250	\$	1,130,900	1-roof solar array on Shade Structure (50% of roof area)	Engie plan shows two free-standing arrays on Mistral-Castro campus (1-Mistral parking, 1-Shade Structure/Playground). 5,370 sf (45 kW).
1	Growth/ Instructional Enhancement	PROJECT 1 New Flex Rooms on 2nd Level Deck	Construct 2nd Level Deck	Over Staff Parking/ North End of Bldg. C		6300	\$	1,211,600	New concrete/steel deck over staff parking area, connect to existing 2nd level deck (Bldg. C) for stair and elevator access.	Flex rooms were not included in construction of Castro ES. District standard is 3 flex rooms per ES.
1	Growth/ Instructional Enhancement	PROJECT 1 New Flex Rooms on 2nd Level Deck	Build 3 New Flex Rooms	Over Staff Parking/ North End of Bldg. C		3900	\$	3,250,200	3 new flex rooms on 2nd level deck, connected to existing 2nd level of Bldg. C	Flex rooms were not included in construction of Castro ES. District standard is 3 flex rooms per ES.
1	Growth/ Instructional Enhancement	PROJECT 1 New Flex Rooms on 2nd Level Deck	Build Open Pavilion on Deck	Over Staff Parking/ North End of Bldg. C		800	\$	369,300	Create covered pavilion as informal gathering space/group gathering space on 2nd level deck.	Flex rooms were not included in construction of Castro ES. District standard is 3 flex rooms per ES.
PRIORITY 1 PROJECTS:								\$ 8,790,500		
2	Campus Enhancements	Covered Walkways	Cover upper level walkways	Bldg. C		5200	\$	1,605,200	New canopy over upper level walkways. Columns need to go to ground	Add cover over existing 2nd level walkways. Add backpack hooks on exterior walls outside classrooms under cover.
PRIORITY 2 PROJECTS:								\$ 1,605,200		
3	Campus Enhancement	Library Modernization/ Expansion	Add space for group instruction/ break out groups	Bldg. G-Library		780	\$	1,100,100	New Construction: Expand library with new open space with operable, transparent partition.	Groups up to 30 seated on floor. Consider combining with additional Admin Support Offices (up to 3)
3	Campus Enhancement	Admin Support Services	Add 4 additional offices and 1 small group meeting room	Bldg. A-Admin Bldg (min. 1) or Bldg. G-Library		2700	\$	3,808,000	New Construction: Four offices (120 sf-each) plus Large flex space with operable, transparent center partition wall (1600 sf)	1-Psychologist needs to be at Admin (interface with parents, principal, students). Other 3-Offices can be in library or Admin: better to be centrally located, near students. Need space for small group counseling/instruction (4-8 pns)
PRIORITY 3 PROJECTS:								\$ 4,908,100		



### 5.1.3 Huff Elementary School

Huff Elementary School serves primarily mature single-family residential neighborhoods south of El Camino Real in the southeast corner of the District.

The school has capacity for approximately 488 students and an existing enrollment of 546 students.

The school is not expected to be affected by either short-term or long-term growth planned in other areas of the District.

Priority projects at Huff focus on improving school safety, energy efficiency and utilities/infrastructure. See Table 5-3 and Figure 5-3.

Aerial View of  
Huff Elementary School



Huff Elementary School Frontage at Martens Avenue



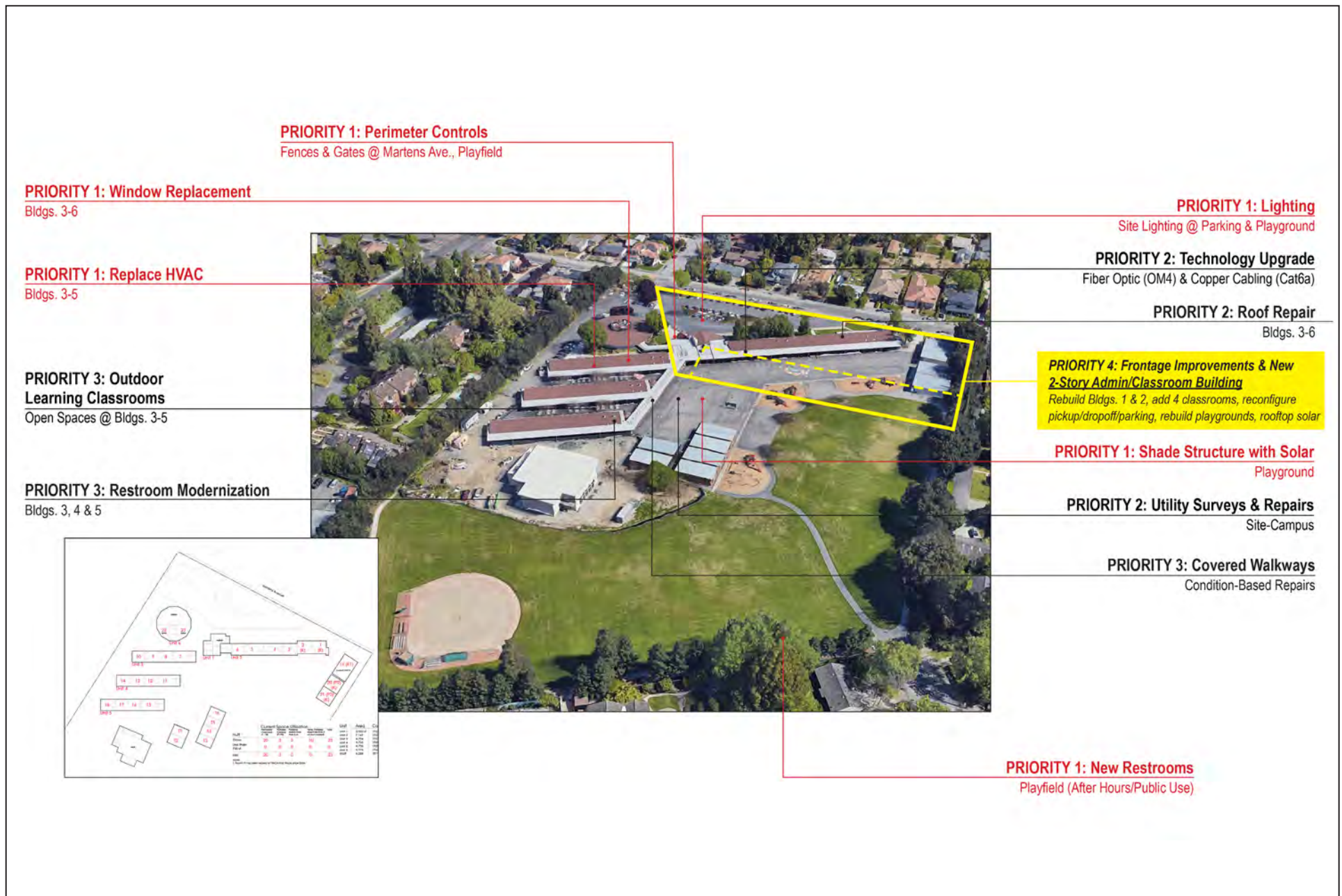


Figure 5-3: Projects at Huff Elementary School



**Table 5-4: Huff Elementary School Projects**

PRIORITY	PROJECT	PROJECT	PROJECT	QUANTITY	QUANTITY	PROJECT COST	PROJECT COST	PROJECT NOTES	PROJECT NOTES	
No.	Type	Type	Description	Location	Length (lf)	Area (sf)	SY2024	Totals	Proposed Action	Background
HUFF ELEMENTARY SCHOOL						PROJECTS TOTAL:		50,301,600		
1	ENERGY EFFICIENCY	Mechanical Upgrade	Replace Existing HVAC Systems	Bldgs. 2, 3, 4, 5		21,363.00	\$	1,753,000	New HVAC units in 4 single-story classroom buildings	Controls/Bldg Mgmt Systems replaced in 2018. New rooftop HVAC units on bldgs.
1	ENERGY EFFICIENCY	Shade Structure	New Shade Structure	Playground		4,500.00	\$	1,442,400	New steel frame, open-sided shade structure with a solid roof (i.e., not fabric) in playground area. Include roof-mounted solar array on 40% of roof area.	Hard shell/all-weather
1	SAFETY	Perimeter Controls (School Hours)	Fences & Gates (Ornamental)	Martens Ave. frontage, & rear playfield gates	330.00		\$	195,400	Martens Ave. Frontage: fence (8') & 2 gates Fence Type: Ornamental (Ameristar or sim.) Rear pathways to playfield (2): 2 gates	Secure Campus during School Hours: Improve Perimeter Security along public frontages, create controlled entry point(s).
1	SAFETY	Lighting	Install Site Lighting in Parking and Playground Areas	Parking, Playground		154,000.00	\$	691,100	Low level perimeter area (safety) lighting around parking, walkways, playground, driveways.	Improve site lighting for after hours safety/security.
1	ENERGY EFFICIENCY	Window Replacement	Replace existing glass windows with thermal insulating glass.	Bldgs. 1, 2, 3, 4, 5, 6		29,389.00	\$	3,384,900	Replace all exterior windows on one-story classroom and admin buildings.	Assume replace entire window assembly/framing. Energy-related savings project.
1	ENERGY EFFICIENCY	Alternative Energy: Solar	Install Solar Arrays (Roof Mounted)	Roof of New 2-Story Admin/Classroom Bldg and Shade Structure		6,600.00	\$	1,269,300	Place atop new 2-story building and Shade Structure Area equals Engie plus 10%.	Engie plan shows two free-standing arrays over playground (1-45 kW, 2-64 kW). 6,008 sf.
1	SAFETY	New Restroom for Playfield	New adult restrooms for park/playfield	Playfield		480.00	\$	768,000	New free-standing restroom (m/w) facility at playfield/ park for use by public. Include 1 drinking station and 100 lf of 5' wide walkway. Extend utilities (500 lf) to restroom (water, sanitary sewer, electrical, data).	Eliminates need for City and District to share use of school restrooms by the public during non-school hours.
PRIORITY 1 PROJECTS:								\$	9,504,100	
2	UTILITIES/ INFRASTRUCTURE	Utility Survey (Condition)	Condition Survey of underground utility lines (gas, domestic water, sanitary sewer, bldg/stormwater drain, electrical, data)	Campus (From bldgs to connection with public systems)		277,000.00	\$	142,100	Condition survey for underground utility lines (water, sanitary sewer, stormwater drain, gas, electrical/data conduits). Confirm location and condition of lines.	District lacks awareness of conditions.
2	UTILITIES/ INFRASTRUCTURE	Technology Upgrade	Replace fiber optic & copper cable networks	Campus (from MDF-Bldg 1 to Bldgs. 2, 3, 4, 5, 6)	1,695.00		\$	108,700	Replace fiber optic and copper cabling between MDF (Bldg. 1) to Bldgs. 2, 3, 4, 5, 6, MUR	Replace all fiber optic cables with OM4 cables Replace all copper cables with Cat6a cables Repair network cabling
2	UTILITIES/ INFRASTRUCTURE	Roof Repair	Repair roofing, roof gutters, pipe flashings	Bldgs 1, 2, 3, 4, 5, 6		1,312.00	\$	527,500	Repair damaged membrane, pipe flashings/storm collars, gutters/drain assemblies. NOT a roof replacement project.	Per 2018 Roof Assessment: Repair damaged membrane, pipe flashings/storm collars, gutters/drain assemblies.
2	UTILITIES/ INFRASTRUCTURE	Utility Network Repairs	Allowance for utility network repairs (subject to survey results)	TBD/Campus (From bldgs to connection with public systems)		29,389.00	\$	2,130,900	Assume repair/replacement of 75% sanitary sewer lines, 50% of stormwater drain lines, 25% of domestic water lines, 25% gas lines. See utility survey area.	Subject to outcome of utility survey Assume existing sanitary sewer and bldg./stormwater drain lines (collection, transmission) to be replaced.
PRIORITY 2 PROJECTS:								\$	2,909,200	
3	CAMPUS ENHANCEMENTS/ AESTHETICS	Restroom Modernization	Replace finishes (wall/ceiling)	Restrooms in Bldgs. 3, 4, 5		1,530.00	\$	265,100	Replace wall and ceiling tiles in restrooms	Fixtures, partitions and flooring redone. Assume Bldg. 2 K-restrooms modernized.
3	CAMPUS ENHANCEMENT	Outdoor/Landscaped Spaces	Landscape & Outdoor Furnishings outside classrooms and at playground	Outdoor Spaces between/around Bldgs. 2, 3, 4, 5 and at playground		30,700.00	\$	3,415,500	50% hardscape, 50% softscape, furnishings (benches, seatwalls, tables), shade features, electrical/data connections.	Create differentiated outdoor landscaped spaces for informal gathering/play (non-ball)
3	CAMPUS ENHANCEMENTS/ AESTHETICS	Covered Walkway	Condition-based repairs as needed	TBD/Covered Walkways		18,000.00	\$	1,615,500	Assume repair/reroof 50% of covered walkway roof area. Portions along length of Bldgs. 3-5 are under the bldgs. roof (covered under roof repair project).	Reroof as needed. Existing walkways have been improved to address ADA.
PRIORITY 3 PROJECTS:								\$	5,296,100	
4	SITE EFFICIENCY/ GROWTH	PROJECT 1 New 2-Story Admin/Classroom Bldg and Frontage	Demo Bldgs. 1 & 2	Bldgs. 1/2		10,219.00	\$	183,400	Demo 1-story wood framed structures	
4	SITE EFFICIENCY/ GROWTH	PROJECT 1 New 2-Story Admin/Classroom Bldg and Frontage	Site Engineering	Bldgs 1/2 Campus Frontage		116,700.00	\$	1,496,300	Site grading, site utilities.	
4	SITE EFFICIENCY/ GROWTH	PROJECT 1 New 2-Story Admin/Classroom Bldg and Frontage	Site Design/Frontage Improvements, New Parking/Pickup/Dropoff	Martens Ave. Frontage Area		75,000.00	\$	2,654,000	New asphalt (70%), concrete curbs/walkways (20%), landscaping (10%)	Improve pickup/dropoff/parking capacity at front of school. Improve traffic flow from public roads.
4	SITE EFFICIENCY/ GROWTH	PROJECT 1 New 2-Story Admin/Classroom Bldg and Frontage	Rebuild playground (affected by new bldg)	Playground/Playfield		30,000.00	\$	756,500	New asphalt, new play equipment (2 sites, ____sf)	
4	SITE EFFICIENCY/ GROWTH	PROJECT 1 New 2-Story Admin/Classroom Bldg and Frontage	Replace Bldgs. 1 & 2. Add 4 additional classrooms.	Bldgs 1/2, Playground		19,500.00	\$	27,502,000	Program area (net) equals floor area of Bldgs. 1 & 2 plus 4 additional classrooms (960 sf plus 10% for storage). Apply 1.35 multiplier to net program area for total project area. Include roof-mounted solar array on 40% of roof area (i.e., 40% of 9750 sf).	Relocate frontage building to create additional space for frontage improvements
PRIORITY 4 PROJECTS:								\$	32,592,200	



### 5.1.4 Landels Elementary School

Landels Elementary School serves a mix of single-family and multi-family residential neighborhoods between El Camino Real and Central Expressway in the center-east portion of the District.

The school has capacity for approximately 504 students and an existing enrollment of 446 students. Landels is the primary SDC facility for SPED medically fragile students in the District.

In the short-term, the school will be affected by ongoing redevelopment of multi-family and below market residential (BMR) properties at the western and eastern edges of its boundaries. There is a projected increase of 120 students from 934

proposed residential units, equating to a 27% increase over current enrollment.

The school is not expected to be affected by long-term growth occurring in other areas of the District.

Priority projects at Landels focus on expanding capacity and improving school safety, energy efficiency and utilities/infrastructure. See Table 5-5 and Figure 5-4.

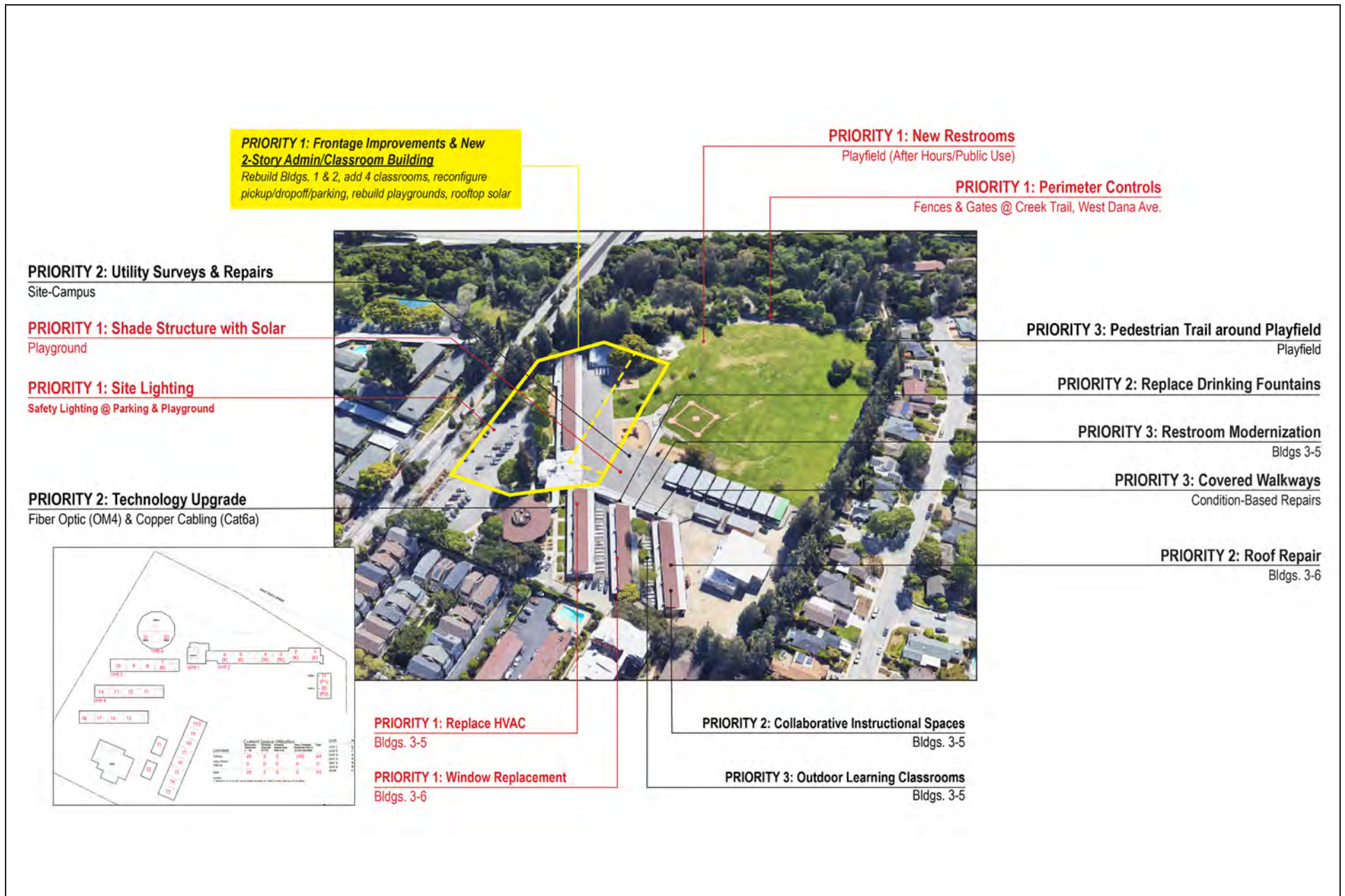


Landels Elementary School Boundary at Stevens Creek



Landels Elementary School Frontage at West Dana Avenue





**Figure 5-4: Projects at Landels Elementary School**



**Table 5-5: Landels Elementary School Projects**

PRIORITY	PROJECT	PROJECT	PROJECT	QUANTITY	QUANTITY	QUANTITY	PROJECT COST	PROJECT COST	PROJECT NOTES	PROJECT NOTES	
No.	Type	Type	Description	Location	Units (No.)	Length (lf)	Area (sf)	SY2024	Totals	Project Scope	Background
LANDELS ELEMENTARY SCHOOL								PROJECTS TOTAL:	53,551,200		
1	ENERGY EFFICIENCY	Mechanical Upgrade	Replace Existing HVAC Systems	Bldgs. 2, 3, 4, 5			21,363.00	\$ 1,753,000		New HVAC units in 4 single-story classroom buildings	Controls/Bldg Mgmt Systems replaced in 2017. New rooftop HVAC units on bldgs.
1	SAFETY	Perimeter Controls (School Hours)	Fences & Gates (Ornamental)	Frontage @ W. Dana St. Parking/Pickup/Dropoff		220.00		\$ 194,900		West Dana St. Frontage: fences (8') & 3 gates (1 vehicle) Fence Type: Ornamental (Ameristar or sim.)	Secure Campus during School Hours: Creek Trail frontage along Playfield
1	SAFETY	Perimeter Controls (School Hours)	Fences & Gates (Chain Link)	Frontage along Stevens Creek Trail		870.00		\$ 232,700		Stevens Creek Trail: fence (8') & 3 gates Rear pathway to playfield: 1 gate Fence Type: Chain Link (vinyl-coated, black)	Secure Campus during School Hours: Creek Trail frontage along Playfield
1	SAFETY	Lighting	Install Site Lighting in Parking and Playground Areas	Front Pickup/Dropoff/Parking, Side Parking, Playground			88,500.00	\$ 605,800		Low level perimeter area (safety) lighting around parking, walkways, playground, driveways.	Improve site lighting for after hours safety/security.
1	ENERGY EFFICIENCY	Shade Structure	New Shade Structure	Playground			4,500.00	\$ 1,442,400		Steel frame, open-sided shade structure with solid roof (i.e., not fabric) in playground area. Include roof-mounted solar on 40% of roof area.	Hard shell/all-weather, student outdoor dining
1	SAFETY	Drinking Fountains	Replace older drinking fountains with drinking stations		4.00			\$ 51,300		New drinking fountains with 1-high, 1-low & 1-fill station.	2 replaced in 2018, New drinking stations: 1 bottle fill station + 2 fountains (1-low, 1-high)
1	ENERGY EFFICIENCY	Window Replacement	Replace existing glass windows with thermal insulating glass.	Bldgs. 1, 2, 3, 4, 5, 6			28,944.00	\$ 3,333,600		Replace all exterior windows on one-story classroom and admin buildings.	Assume replace entire window assembly/framing. Energy-related savings project.
1	ENERGY EFFICIENCY	Alternative Energy: Solar	Install Solar Arrays (Roof Mounted)	Roof of New 2-Story Admin/Classroom Bldg and Shade Structure			7,400.00	\$ 1,396,300		Place atop new 2-story building and Shade Structure. Area equals Engie plus 10%.	Engie plan shows two free-standing arrays over playground (1-57 kW, 2-64 kW). 6691 sf.
1	SITE EFFICIENCY/ GROWTH	PROJECT 1 New 2-Story Admin/Classroom Bldg and Frontage	Demo Bldgs. 1 & 2	Bldgs. 1, 2			9,774.00	\$ 175,400		Demo 1-story wood framed structures	
1			Site Engineering	Bldgs 1, 2, Campus Frontage			101,340.00	\$ 1,299,300		Site grading, site utilities.	
1	SITE EFFICIENCY/ GROWTH	PROJECT 1 New 2-Story Admin/Classroom Bldg and Frontage	Site Design/Frontage Improvements, New Parking/Pickup/Dropoff	W. Dana Ave. Frontage Area			63,000.00	\$ 2,229,400		New asphalt (70%), concrete curbs/walkways (20%), landscaping (10%)	Improve pickup/dropoff/parking capacity at front of school. Improve traffic flow from public roads.
1			Rebuild playground (affected by new bldg)	Playground/Playfield			27,000.00	\$ 706,500		New asphalt, new play equipment (2 sites, ____sf)	
1	SITE EFFICIENCY/ GROWTH	PROJECT 1 New 2-Story Admin/Classroom Bldg and Frontage	Replace Bldgs. 1 & 2. Add 4 additional classrooms.	Frontage area between Martens Ave. and Playfield			18,900.00	\$ 26,655,800		Program area (net) equals floor area of Bldgs. 1 & 2 plus 4 additional classrooms (960 sf plus 10% allowance for storage). Apply 1.35 multiplier to net program area for total project area.	Relocate frontage building to create additional space for frontage improvements
1		SAFETY	PROJECT 2 New Restroom for Playfield	New mens and womens adult restrooms to support park/playfield	Playfield			480.00	\$ 768,000		New free-standing restroom (m/w) facility at playfield/ park for use by public. 1 drinking station and 100 lf of 5' walkway. Extend utilities (500 lf) to restroom (water, sanitary sewer, electrical, data).
PRIORITY 1 PROJECTS:									40,844,400.00		
2	INSTRUCTIONAL ENHANCEMENT	Collaborative Instructional Spaces	Create collaborative classroom spaces with space for large groups and small break out groups.	Bldgs. 2, 3, 4, 5 (18 classrooms)		108.00	Ren: 21,363sf New: 3,600 sf	\$ 5,433,500		Convert 9 walls dividing 18 classrooms to operable partitions (new 12' opening). Structural modifications/steel frame-opening Add 9-400 sf breakout spaces.	Introduce operable partitions between pairs of classrooms in each 4-classroom bldg., add breakout spaces attached to pairs of classrooms.
2	CAMPUS ENHANCEMENT	Playground-K	Replace Existing K Playground Equipment & Improve Ground Surface	Play Area near Bldg. 1				\$ 2,700.00	\$ 342,800	Replace ground surface with tot turf. Replace play equipment for K students.	
2	UTILITIES/ INFRASTRUCTURE	Utility Survey (Condition)	Condition Survey of underground utility lines (gas, domestic water, sanitary sewer, bldg/stormwater drain, electrical, data)	Campus (From bldgs to connection with public systems)				\$ 280,000.00	\$ 143,600	Condition survey for underground utility lines (water, sanitary sewer, stormwater drain, gas, electrical/data conduits). Confirm location and condition of lines.	District lacks awareness of conditions.
2	UTILITIES/ INFRASTRUCTURE	Technology Upgrade	Replace fiber optic & copper cable networks	Campus (from MDF-Bldg 1 to Bldgs. 1, 3, 4, 5, 6, MUR)		1,695.00		\$ 108,700		Replace fiber optic and copper cabling between MDF (Bldg. 1) to Bldgs. 2, 3, 4, 5, 6, MUR	Replace all fiber optic cables with OM4 cables Replace all copper cables with Cat6a cables Repair network cabling
2	UTILITIES/ INFRASTRUCTURE	Roof Repair	Repair roofing, roof gutters, pipe flashings	Bldgs 1, 2, 3, 4, 5, 6			241.00	\$ 519,500		Repair damaged membrane, pipe flashings/storm collars, gutters/drain assemblies. NOT a full replacement project.	Per 2018 Roof Assessment: Repair damaged membrane, pipe flashings/storm collars, gutters/drain assemblies.
2	UTILITIES/ INFRASTRUCTURE	Utility Network Repairs	Allowance for utility network repairs (subject to survey results)	TBD/Campus (From bldgs to connection with public systems)			13,800.00	\$ 1,436,000		Assume repair/replacement of 75% sanitary sewer lines, 50% of stormwater drain lines, 25% of domestic water lines, 25% gas lines. See utility survey area.	Subject to outcome of utility survey Assume existing sanitary sewer and bldg./stormwater drain lines (collection, transmission) to be replaced.
PRIORITY 2 PROJECTS:									\$ 7,984,100		
3	CAMPUS ENHANCEMENT	Pedestrian Trail around Playfield	New decomposed granite trail around playfield	Playfield perimeter			6,500.00	\$ 158,300		5 ft. wide decomposed granite loop trail around edge of playfield (between two ends of the playground)	Landels ES Principal highlighted value of perimeter trails similar to existing trail at Huff ES.
3	ENHANCEMENT/ AESTHETICS	Restroom Modernization	Replace finishes (wall/ceiling)	Restrooms in Bldgs. 3, 4, 5			1,620.00	\$ 276,200		Replace wall and ceiling tiles in restrooms	Fixtures, partitions and flooring redone. Assume Bldg. 2 K-restrooms modernized.
3	CAMPUS ENHANCEMENT	Outdoor Landscaped Spaces	1-Landscape & Outdoor Furnishings outside Classrooms. 2- Improve Accessibility from Classrooms to adj. Exterior Space.	Outdoor Spaces between/around Bldgs. 2, 3, 4, 5 and at playground			27,900.00	\$ 3,049,600		50% hardscape, 50% softscape, furnishings (benches, seatwalls, tables), shade features, electrical/data connections.	Create differentiated outdoor landscaped spaces for informal gathering/play (non-ball) and for instruction.
3	CAMPUS ENHANCEMENT	Covered Walkway	Condition-based repairs as needed	TBD/Covered Walkways			13,800.00	\$ 1,238,600		Assume repair/reroof 50% of covered walkway roof area. Portions along length of Bldgs. 3-5 are under the bldgs. roof (covered under roof repair project).	Reroof as needed. Existing walkways have been improved to address ADA.
PRIORITY 3 PROJECTS:									\$ 4,722,700		



### 5.1.5 Mistral Elementary School

Mistral Elementary School is a District Choice School that focuses on a dual-immersion language program. The school draws from students across the entire District and admits students on the basis of a lottery.

The school has capacity for approximately 392 students and an existing enrollment of 379 students.

The school shares its campus with Castro Elementary School, which is expected to continue growing due to residential growth within Castro's boundaries.

Priority projects at Mistral focus on improving school safety, energy efficiency and utilities/infrastructure. See Table 5-6 and Figure 5-5.



Gabriela Mistral Elementary School Frontage at Escuela Avenue



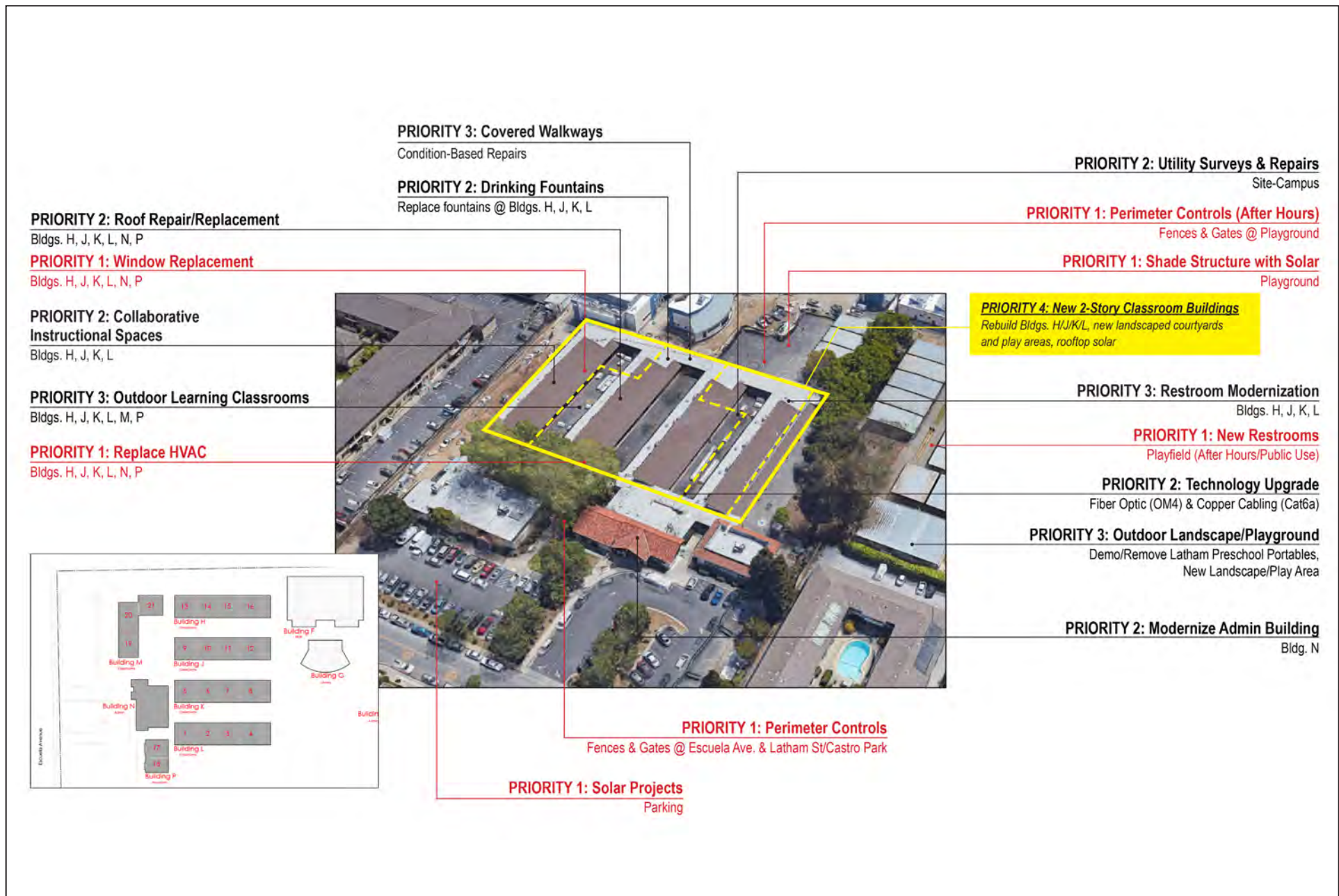


Figure 5-5: Projects at Gabriela Mistral Elementary School



**Table 5-6: Gabriela Mistral Elementary School Projects**

PRIORITY	PRIORITY	PROJECT	PROJECT	PROJECT	QUANTITY	PROJECT COST	PROJECT COST	PROJECT NOTES	PROJECT NOTES		
No.	Type	Type	Description	Location	Units (No.)	Length (lf)	Area (sf)	SY2024	Totals	Proposed Action	Background
MISTRAL ELEMENTARY SCHOOL			PROJECT TOTALS:						64,609,200		
1	ENERGY EFFICIENCY	Mechanical Upgrade	Replace Existing HVAC Systems	Bldgs H, J, K, L, N, P			24,956.00	\$ 2,047,800		New HVAC units (roof mounted)	Controls/Bldg Mgmt Systems replaced in 2017. New rooftop HVAC units on bldgs.
1	SAFETY	Perimeter Controls-1 (School Hours)	Fences & Gates (Ornamental)	Escuela Frontage: Bldgs. M, P, N/P, M/N, H/N, F/H. Castro Park @ Latham St.		630.00		\$ 487,200		Fences (8') @ Latham St (500 lf) & Escuela Ave (130 lf). 4 pedestrian gates & 2 vehicle gates. Fence Type: Ornamental (Ameristar or sim.).	Secure Campus during School Hrs: Escuela Ave. & Latham St. frontage
1	ENERGY EFFICIENCY	Shade Structure	New Shade Structure	Playground			4,500.00	\$ 1,442,400		New steel frame, open-sided shade structure with a solid roof (i.e., not fabric) in playground area. Include roof mounted solar array (40% of roof area).	Use hard shell (all-weather), same as Castro
1	ENERGY EFFICIENCY	Window Replacement	Replace existing glass windows with thermal insulating glass.	Bldgs. H, J, K, L, N, P			24,956.00	\$ 2,872,000		Replace all exterior windows on one-story classroom and admin buildings.	Assume replace entire window assembly/framing. Energy-related savings project.
1	SAFETY	Perimeter Controls-2 (After Hours)	Fences & Gates (Ornamental)	Bldgs. A/G and G/P @ Playground edge		600.00		\$ 392,300		Fences (8') @ bldg. edge with playground. 6 gates (pedestrian). Includes both Mistral & Castro (Bldgs A/G, G/P) frontage on playground. Fence Type: Ornamental (Ameristar or sim.).	Secure School Property After Hrs: Edge of Bldgs G/J/K/L/P facing playground
1	ENERGY EFFICIENCY	Alternative Energy: Solar	Install Solar Arrays (Free-Standing)	Parking Lot			3,120.00	\$ 1,130,900		1-free standing solar array over parking Area is Engle minus Shade Structure array (on Castro ES campus)	Engle plan shows two free-standing arrays on Mistral-Castro campus. One is over Mistral parking. Second is shade structure over playground (Castro). Total of 5,370 sf across Mistral/Castro.
1	SAFETY	PROJECT 1 New Restroom for Playfield	New adult restrooms for park/playfield	Castro Park			480	\$ 768,000		New free-standing restroom (m/w) facility at playfield/ park for use by public. Include 1 drinking station and 100 lf of 5' wide walkway. Extend utilities (500 lf) to restroom (water, sanitary sewer, electrical, data).	Eliminates need for City and District to share use of school restrooms by the public during non-school hours.
PRIORITY 1 PROJECTS:								\$ 9,140,600			
2	CAMPUS ENHANCEMENT	Modernize Admin Bldg	Modernize Admin Bldg	Bldg. N			4,080.00	\$ 2,877,100		Renovate within existing footprint, reconfigure walls/rooms, new FF&E, redo all bldg systems (HVAC, electrical/lighting, plumbing, security).	Reconfigure entire bldg. within existing footprint, new FF&E, new HVAC, New MDF Room
2	CAMPUS ENHANCEMENT	Drinking Fountains	Replace older drinking fountains with drinking stations	Assume 2 each at Bldgs. L & J (corridor side + playground side)	4.00			\$ 51,300		New drinking fountains with 1-high, 1-low & 1-fill station.	2 replaced in 2017 New drinking stations: 1 bottle fill station + 2 fountains (1-low, 1-high)
2	UTILITY/ INFRASTRUCTURE	Roof Repair (all) & Replacement (BUR portion)	Replace roofing, roof gutters, pipe flashings	Bldgs H, J, K, L, N, P			24,956.00	\$ 2,239,800		Replace built-up roofing (all buildings). Repair/replace roof membranes, flashings/collars, gutters/drains.	Repair damaged membrane, pipe flashings/storm collars, gutters/drain assemblies. Install new Built-Up Roofing (BUR) roof systems (all except portions of N & P)
2	UTILITY/ INFRASTRUCTURE	Utility Survey (Condition)	Condition Survey of underground utility lines (gas, domestic water, sanitary sewer, bldg/stormwater drain, electrical, data)	Campus (From bldgs to connection with public systems)			212,000.00	\$ 108,700		Condition survey for underground utility lines (water, sanitary sewer, stormwater drain, gas, electrical/data conduits) on Mistral portion of campus (including Latham St Preschool area). Confirm location and condition of lines.	District lacks awareness of conditions.
2	UTILITY/ INFRASTRUCTURE	Technology Upgrade	Replace fiber optic & copper cable networks	Campus (MDF-Bldg N to Bldgs. H, J, K, L, M, P)		1,450.00		\$ 93,000		Replace fiber optic and copper cabling between MDF (Bldg. N) to Bldgs. M, H, J, K, L, P	Tech upgrade project to follow Admin Modernization project, including new MDF room
2	INSTRUCTIONAL ENHANCEMENT	Collaborative Instructional Spaces	Introduce Operable Partition between Classrooms	Bldgs. H, J, K, L		96.00	Ren: 18,860 New: 3200	\$ 4,825,900		Convert 8 walls dividing 16 classrooms to operable partitions (new 12' opening). Structural modifications/steel frame-opening Add 8-400 sf breakout spaces.	Introduce operable partitions between pairs of classrooms in each 4-classroom bldg.
2	UTILITY/ INFRASTRUCTURE	Utility Network Repairs	Allowance for utility network repairs (subject to survey results)	TBD/Campus (From bldgs to connection with public systems)			3,120.00	\$ 1,087,300		Repair/replacement of 75% sanitary sewer lines, 50% of stormwater drain lines, 25% of domestic water lines, 25% gas lines. See utility survey area.	Subject to outcome of utility survey Assume existing sanitary sewer and bldg./stormwater drain lines to be replaced.
PRIORITY 2 PROJECTS:								\$ 11,283,100			
3	CAMPUS ENHANCEMENT/ AESTHETICS	Restroom Modernization	Replace finishes (wall/ceiling)	Restrooms in Bldgs H, J (B), K (G), L (B/G)			1,360.00	\$ 264,900		Replace wall and ceiling tiles in restrooms	Fixtures, partitions and flooring redone in 2017
3	CAMPUS ENHANCEMENT	Outdoor Learning Classrooms	1-Landscape & Outdoor Furnishings outside Classrooms. 2- Improve Accessibility from Classrooms to adj. Exterior Space.	Courtyards between Bldgs. H/J, J/K, K/L. Strip/edge (20') along playground.			29,600.00	\$ 3,049,600		50% hardscape, 50% softscape, furnishings (benches, seatwalls, tables), shade features, electrical/data connections.	Consider introducing more transparent and operable exterior partitions for Bldgs. H, J, K and L, facing adjacent exterior spaces.
3	CAMPUS ENHANCEMENT	Covered Walkway	Condition-based repairs as needed	TBD/Covered Walkways			9,500.00	\$ 852,600		Assume repair/reroof 50% of covered walkway roof area. Walkways along Classroom Bldgs. (J/K/L) are under bldg's roof (repairs under roof project).	Reroof as needed. Existing walkways have been improved to address ADA.
3	CAMPUS ENHANCEMENT	PROJECT 2 Demo/Relocate Portables	Demo five existing portables	Latham St Preschool Site			5,760.00	\$ 73,900		Demo 5 portables (3-960 sf, 2-1440 sf)	Assume MVWSD preschools consolidated from Latham and Graham to Montecito Site
3	CAMPUS ENHANCEMENT	PROJECT 2 Demo/Relocate Portables	New landscaping & play equipment	Latham St Preschool Site			21,500.00	\$ 1,634,700		50% softscape, 30% specialized play surface, 20% hardscape, 2 play structures.	Assume MVWSD preschools consolidated from Latham and Graham to Montecito Site
PRIORITY 3 PROJECTS:								\$ 5,875,700			
4	SITE EFFICIENCIES	PROJECT 3 2-Story Classroom Buildings	Demo Bldgs. H/J/K/L	Bldgs. H/J/K/L			18,860.00	\$ 338,500		Demo four 1-story wood buildings	Rebuild Mistral Classrooms similar to Castro ES, improve site efficiencies (density, open space)
4	SITE EFFICIENCIES	PROJECT 3 2-Story Classroom Buildings	Site Engineering	Bldgs. H/J/K/L			36,400.00	\$ 466,700		Site grading, site utilities	Rebuild Mistral Classrooms similar to Castro ES, improve site efficiencies (density, open space)
4	SITE EFFICIENCIES	PROJECT 3 2-Story Classroom Buildings	Site Design/Landscaping	Bldgs. H/J/K/L			23,650.00	\$ 1,540,400		Asphalt (20%), Concrete (50%), Softscape (30%)	Rebuild Mistral Classrooms similar to Castro ES, improve site efficiencies (density, open space)
4	SITE EFFICIENCIES	PROJECT 3 2-Story Classroom Buildings	Build 2-Story Classroom Building(s). Replace one-story classroom bldgs	Bldgs. H/J/K/L			25,500.00	\$ 35,964,200		New 2-Story Classroom Bldgs. Steel-frame construction.	Rebuild Mistral Classrooms similar to Castro ES, improve site efficiencies (density, open space)
PRIORITY 4 PROJECTS:								\$ 38,309,800			



### 5.1.6 Monta Loma Elementary School

Monta Loma Elementary School serves a mix of mature single-family and multi-family residential neighborhoods in the northwest portion of the District, extending west of Rengstorff Avenue to San Antonio Road and north of past Old Middlefield Way. Its boundaries cover large areas of industrial-zoned land in the northwestern corner of the City and in North Bayshore, neither of which currently generate significant numbers of students at the school.

The school has capacity for approximately 460 students and an existing enrollment of 342 students. Monta Loma is planned to be the primary SDC facility for SPED autistic students in the District.

In the short-term, the school will be affected by ongoing redevelopment of multi-family and below market residential (BMR) properties in the Old Middlefield/West Middlefield/Rengstorff areas. There is a projected increase of 64 students from 934 proposed residential units, equating to a 19% increase over current enrollment.

In the long-term, the North Bayshore area will be supported by a new school and continued incremental redevelopment of multi-family zoned properties in its existing boundaries can be expected.

Priority projects at Monta Loma focus on improving school safety, energy efficiency and utilities/infrastructure. See Table 5-7 and Figure 5-6.



Monta Loma Elementary School Frontage at Thompson Avenue



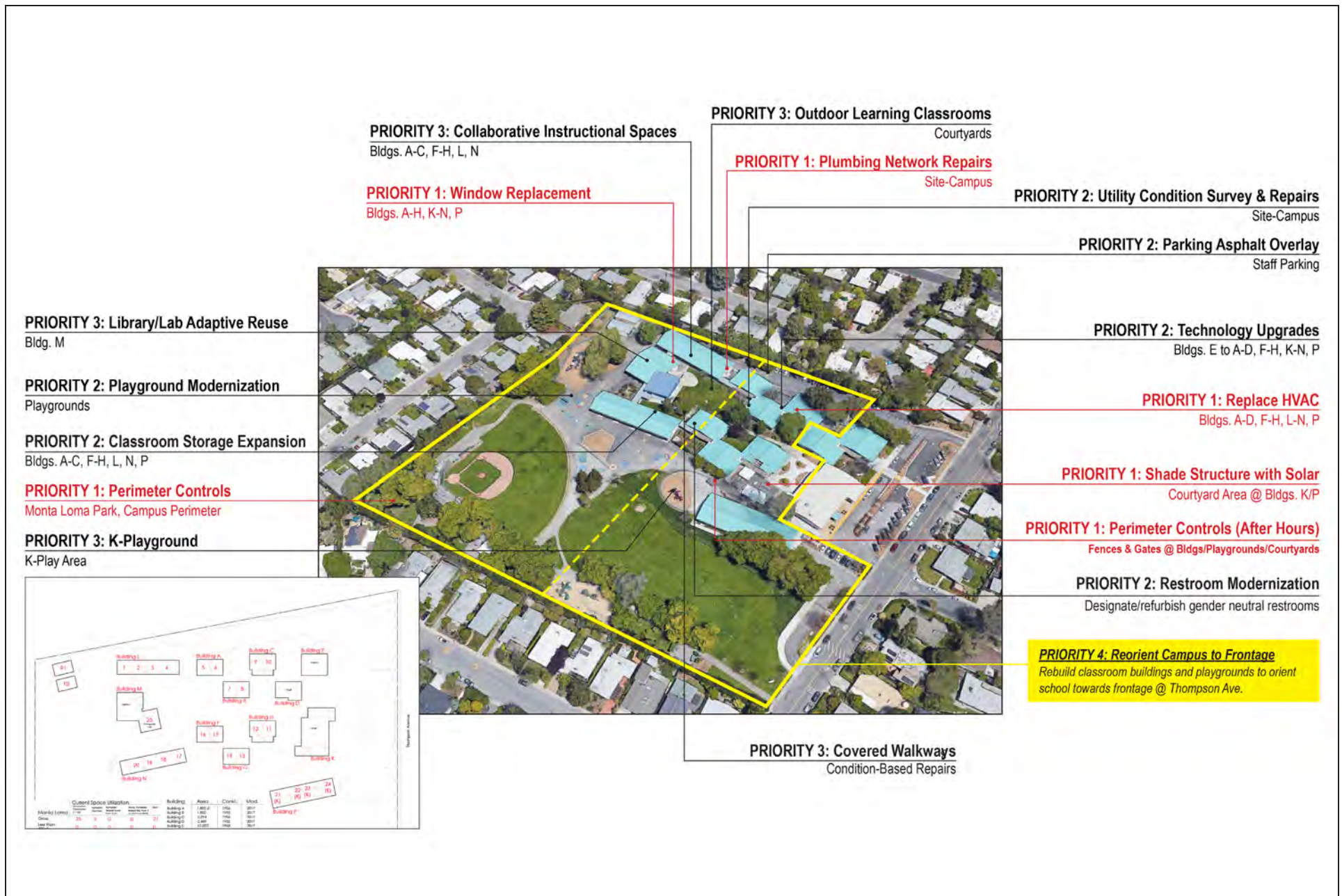


Figure 5-6: Projects at Monta Loma Elementary School

**Table 5-7: Monta Loma Elementary School Projects**

PRIORITY	PROJECTS		PROJECTS	PROJECTS	QUANTITY	QUANTITY	QUANTITY	PROJECT COST	PROJECT COST	PROJECT NOTES	PROJECT NOTES
No.	Type	Type	Description	Location	Units (No.)	Length (lf)	Area (sf)	SY2024	Totals	Proposed Action	Background
MONTA LOMA ELEMENTARY SCHOOL								PROJECTS TOTAL:	95,504,000		
1	Energy Efficiency	Mechanical Upgrade	Replace Existing HVAC Systems	11 Bldgs. (Nos. A, B, C, D, F, G, H, L, M, N, P)			26,883.00	\$	2,205,900	New HVAC units (roof mounted)	Controls/Bldg Mgmt Systems replaced in 2017/2018. HVAC in Bldgs. E & K upgraded.
1	Safety	Perimeter Controls-1 (School Hours)	Fences & Gates (Chain Link)	Rear Playfield/Playground Perimeter & Entry Gates		1,560.00		\$	356,400	Fences (8') @ Monta Loma Park (4 gates) & Staff Parking/Bldg. L Gates @ Rear Pathways to Playfields (2) Fence Type: Chain Link (vinyl-coating, black)	Secure Campus during School Hours: Playfields/Playgrounds at rear of campus
1	Energy Efficiency	Shade Structure	New Shade Structure	Courtyard Area between Bldgs. G, H, K, P (existing shade structures)			4,500.00	\$	1,442,400	New steel frame, open-sided shade structure with a solid roof (i.e., not fabric) in playground area.	Hard shell/all-weather, transition space between MUR, courtyard, K classrooms and playground
1	Utility/Infrastructure/ Safety	Plumbing Network Repairs	Repair campus sanitary sewer lines & bldg. drain lines	Campus (From bldgs to connection with public systems)			1,140.00	\$	2,756,600	Assume repair/replacement of 100% sanitary sewer lines, 50% of stormwater drain lines, 25% of domestic water lines. See utility survey area.	Subject to outcome of utility survey Assume existing sanitary sewer and bldg./stormwater drain lines (collection, transmission) to be replaced.
1	Safety	Perimeter Controls-2 (Non-School Hours)	Fences & Gates (Ornamental)	Bldg. P @ Playground/Playfield		285.00		\$	176,900	Fences (8') around Bldg. P @ playground/playfield. Gates to Playfields (2). Fence Type: Ornamental (Ameristar).	Secure Campus during School Hours: Playfields/Playgrounds at rear of campus
1	Energy Efficiency	Window Replacement	Replace existing glass windows with thermal insulating glass.	Bldgs. A,B,C,D,E,F,G,H,K,L,M,N,P			33,683.00	\$	3,846,400	Replace all exterior windows on one-story classroom and admin buildings.	Assume replace entire window assembly/ framing. Energy-related savings project.
1	Energy Efficiency	Alternative Energy: Solar	Install Solar Arrays (Roof-Mounted/Free-Standing)	Over Parking, Shade Structure, Buildings			11,000.00	\$	1,707,800	1-roof-mounted solar array on Shade Structure, plus roof-mounted solar arrays on Bldgs. D/E/K.	Engie plan: two roof-mounted arrays (R1, R2), one array-playground (C1). 10,980 sf (148 kW)
PRIORITY 1 PROJECTS:									12,492,400		
2	Utility/Infrastructure	Utility Survey (Condition)	Condition Survey-Underground Utility Lines (gas, water, sanitary sewer, bldg/stormwater drain, electrical, data)	Campus (From bldgs to connection with public systems)			215,000.00	\$	110,300	Condition survey-underground utilities (water, sanitary sewer, stormwater drain, gas, electrical/data conduits). Confirm location/condition of lines. Excludes park.	Existing sanitary sewer and gutters/bldg. drain lines are problematic. Need to define extent of deficiencies.
2	Utility/Infrastructure	Technology Upgrade	Network cabling in classrooms. Replace copper cable networks	Cabling: Bldgs. E to A-D, F-H, K-N, P		1,220.00		\$	78,200	Replace copper cabling between MDF (Bldg. E) to Bldgs. A-D, F-H, K-N, P Interior cabling to WAP/TVs in classrooms.	Run network cabling behind TVs and to wireless access points in classrooms. Replace copper cables with Cat6a cables
2	Campus Enhancement	Existing Staff Parking	New asphalt paving & restriping staff parking area	Staff parking area next in side yard areas next to Bldgs. A, C, E, L			17,000.00	\$	509,000	New base/asphalt for parking, striping, lighting	Playground/fire lane improvements at Bldg. L.
2	Campus Enhancement	Restroom Modernization/Expansion	Add gender neutral restrooms (students/staff)				620.00	\$	318,500	Gender neutral, single-occupancy restrooms (4)	
2	Utility/Infrastructure	Utility Network Repairs	Allowance for utility network repairs (subject to survey results)	TBD/Campus (From bldgs to connection with public systems)			4,821.00	\$	413,500	Repair/replace 25% of utility systems not covered under plumbing repairs (gas, electrical/data). See utility survey.	Subject to outcome of utility survey
PRIORITY 2 PROJECTS:									\$ 1,429,500		
3	Campus Enhancement	Playground-K	Replace Existing K Playground Equipment & Improve Ground Surface	Play Area near Bldg. P			2,600.00	\$	334,900	Replace ground surface with tot turf. Replace play equipment for K students.	
3	Campus Enhancement	Playground Modernization Project	Replace Existing Playground Equipment & Improve Ground Surface (regrading, reconfiguring, repaving) Portable relocation/replacement	Playground Areas: From Bldg. P around rear of campus to Bldgs. P1-P2 & staff parking/fire lane			92,000.00	\$	7,226,200	Regrade/reconfigure playground area. Replace ground surface under play equipment with tot turf. Replace play equipment-multiple site (3). Reconfigure stormwater drainage.	Replace 2 play equipment areas. Replace aging playground surface. Existing ground plain is undulating, aging. Scope will involve regrading and reconfiguring stormwater drainage flows. Reconfigure fire lane access.
3	Campus Enhancement	Outdoor Learning Classrooms	1-Landscape & Outdoor Furnishings outside Classrooms. 2-Sheltered Outdoor Instructional Space	Courtyards between Classrooms (Bldgs. A/B/C, F/G/N, A/B/D/F/H/L/M/N)			24,700.00	\$	2,823,200	50% of Courtyard Areas: 50% hardscape, 50% softscape, furnishings (benches, seatwalls, tables), shade features, electrical/data connections.	Create outdoor landscaped spaces for instruction/gatherings (shelter, furnishings).
3	Instructional Enhancement	Collaborative Instructional Spaces	Create collaborative classroom spaces with space for large groups and small break out groups.	Bldgs. A, B, C, F, G, H, L, N		120.00	14,797.00	\$	804,100	Convert 10 walls dividing 20 classrooms to operable partitions (new 12' opening). Structural modifications/steel frame-opening	Introduce operable partitions in classrooms to allow breakout spaces. Differentiated spaces for differentiated learners
3	Instructional Enhancement	Collaborative Spaces @ Library	Convert computer lab and other spaces in library to PBL/collaborative-type spaces (lab, workroom).	Bldg. M			4,821.00	\$	3,894,200	Renovate existing computer lab. Install maker lab/workroom utility services (plumbing, electrical, ventilation)	Repurpose underutilized computer lab and excess space in library (storage).
3	Campus Enhancement	Covered Walkway	Condition-based repairs as needed	TBD/Covered Walkways			3,800.00	\$	341,100	Assume repair/reroof 50% of covered walkway roof area.	Conduits under existing canopy. Existing walkways improved to address ADA. Exstg. walkways are under bldg. roofs.
PRIORITY 3 PROJECTS:									15,423,700		
4	Reconfigure/ Site Efficiency	PROJECT 1 Reconfigure Campus	Demo 9 buildings	All Bldgs except D/E/K			24,394.00	\$	319,700	Demo nine 1-story wood structures	Retain Bldgs. D/E/K (ideal location)
4	Reconfigure/ Site Efficiency	PROJECT 1 Reconfigure Campus	Site Engineering	70% of site (western portion)			313,500.00	\$	4,019,500	Site grading, site utilities	Exclude Bldgs. D/E/K and frontage.
4	Reconfigure/ Site Efficiency	PROJECT 1 Reconfigure Campus	Site Design/Landscaping	70% of site (western portion)			290,470.00	\$	15,418,400	30% asphalt, 30% concrete, 40% softscape	New playfields/playgrounds, expand parking/pickup/dropoff.
4	Reconfigure/ Site Efficiency	PROJECT 1 Reconfigure Campus	New 2-Story Classroom Buildings	Frontage area along Thompson Ave.			32,900.00	\$	46,400,800	Replace Bldgs. A, B, C, F, G, H, L, M, N, P	Reorient buildings along Thompson Ave.
PRIORITY 4 PROJECTS:									\$ 66,158,400		

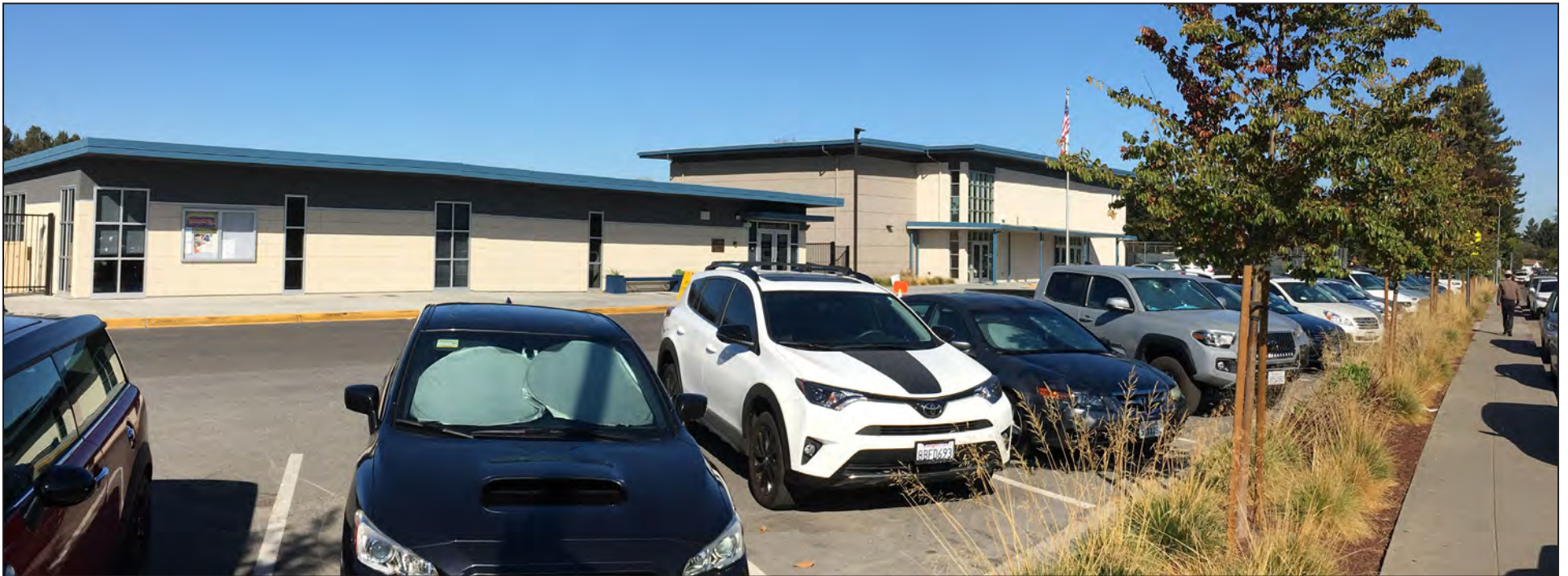


### 5.1.7 Stevenson Elementary School

Stevenson Elementary School is on a newly completed campus that opened in 2018. It is a District Choice School that focuses on a progressive education model emphasizing parent participation. The school draws from students across the entire District and admits students on the basis of a lottery.

The school has capacity for approximately 460 students and an existing enrollment of 430 students.

Priority projects at Stevenson focus on improving school safety, energy efficiency and enhancing outdoor spaces. See Table 5-8 and Figure 5-7.



Stevenson Elementary School Frontage at San Pierre Way



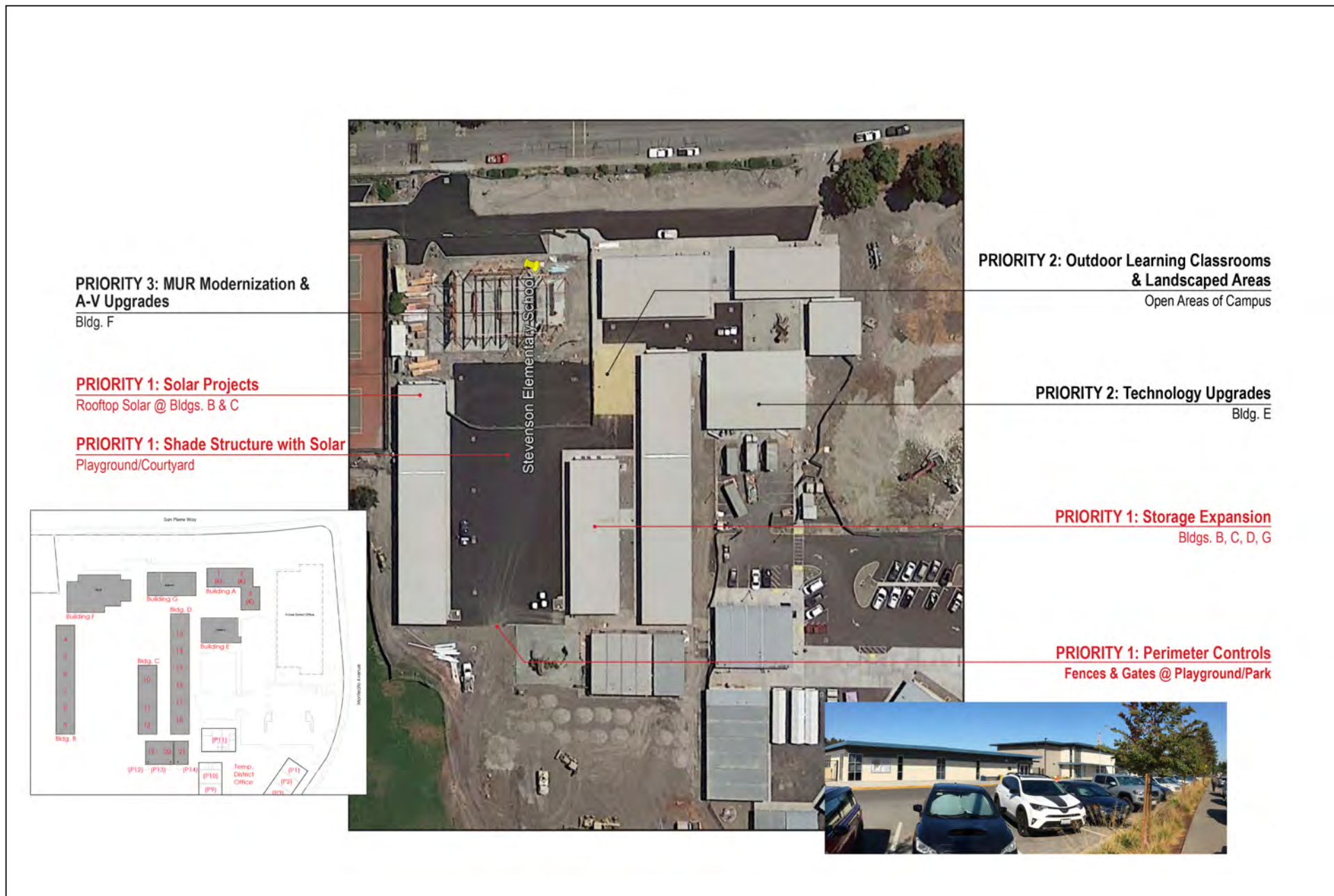


Figure 5-7: Projects at Stevenson Elementary School



**Table 5-8  
Stevenson Elementary School Projects**

PRIORITY		PROJECT	PROJECT	PROJECT	QUANTITY		PROJECT COST		PROJECT COST	PROJECT NOTES	PROJECT NOTES
No.	Type	Type	Description	Location	Units	Length (lf)	Area (sf)	SY2024	Totals	Proposed Action	Background
<b>STEVENSON ELEMENTARY SCHOOL</b>			<b>PROJECT TOTALS:</b>							<b>10,692,400</b>	
1	Safety	Perimeter Controls (School Hours)	Fences & Gates (Ornamental)	Shared boundary between school and park		200.00		\$	132,100	Fence (8') & gates (2) at Playground edge with Playfield (Stevenson Park) Fence Type: Ornamental (Ameristar or sim.).	Secure Campus during School Hours: Edge of playground/play area and park
1	Energy Efficiency	Shade Structure	New Shade Structure with roof-mounted solar array	Playground/Courtyard			4,500.00	\$	1,442,400	New steel frame, open-sided shade structure with a solid roof (i.e., not fabric) in playground area. Install solar array on roof.	Replace temp shade structures
1	Safety	Storage Expansion	Add storage for classrooms, general and parent foundation	Bldgs. B, C, D, G			1,800.00	\$	1,269,300	New Construction: Add storage facilities to support classrooms (15) general school, and parent foundation	
1	Energy Efficiency	Alternative Energy: Solar	Install Solar Arrays (Roof-Mounted/Free-Standing)	Playground/Shade Structure, Parking, Bldgs. B/C			13,000.00	\$	1,973,200	2 roof-mounted solar arrays plus 1-roof-mounted solar array on Shade Structure	Engie plan shows two roof-mounted arrays (R1, R2) and one free-standing array over playground/shade structure (C1). 13,009 sf (170 kW)
<b>PRIORITY 1 PROJECTS: \$</b>									<b>4,817,000</b>		
2	Campus Enhancement	Outdoor Landscaped Areas	1-Landscape & Outdoor Furnishings outside Classrooms. 2-Sheltered Outdoor Instructional Spaces	Outdoor Spaces between/around Bldgs. A, B, C, D, E and Playground/Courtyard			47,500.00	\$	5,610,000	70% hardscape, 30% softscape, furnishings (benches, seatwalls, tables), shade features, potable water/bibs, electrical/data connections.	Create differentiated exterior landscaped environments/outdoor learning/living classrooms. Introduce landscape, shade, furnishings to create formal and informal gathering, play and instructional spaces.
2	Utility/Infrastructure	Technology Upgrades	Replace IDF cabinet in library with larger cabinet. Install FrontRow conductor for PA system.	Bldg. E (Library)	1.00			\$	64,100	See project notes	
<b>PRIORITY 2 PROJECTS: \$</b>									<b>5,674,100</b>		
3	Campus Enhancement	MUR Modernization/ A-V Upgrade	Add shade devices to SW/SE windows Upgrade A-V systems with fixed production-oriented systems	Bldg. F (MUR)	1.00			\$	201,300	See project notes	Glare impacts visibility of screen for early AM/late-PM functions in MUR. District's base A-V systems is mobile system on carts not specifically designed for performances (drama, music, dance)
<b>PRIORITY 3 PROJECTS: \$</b>									<b>201,300</b>		



### 5.1.8 Theuerkauf Elementary School

Theuerkauf Elementary School serves a mix of mature single-family and rapidly redeveloping multi-family residential neighborhoods in the northern portion of the District.

The school has capacity for approximately 672 students and an existing enrollment of 332 students.

In the short-term, the school will be affected by ongoing redevelopment of multi-family residential properties along the Middlefield Road and Shoreline Boulevard corridors. There is a projected increase of 220 students from 2,209 proposed residential units, equating to a 66% increase over current enrollment but still within the capacity of the school.

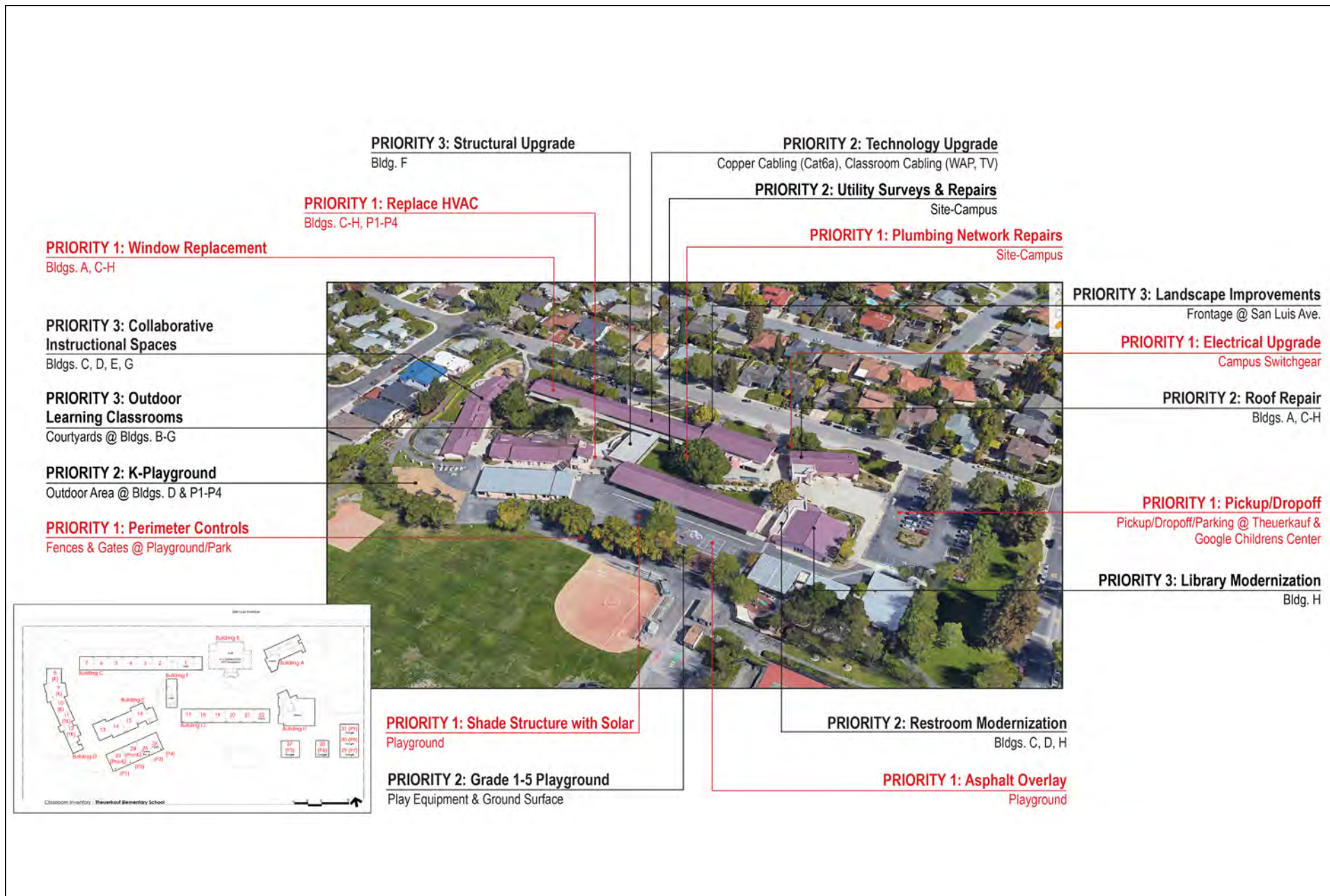
In the long-term, continued residential growth is projected with continued development in these corridors, as well as planned growth for the Terra Bella area.

Priority projects at Theuerkauf focus on improving school safety, energy efficiency and utilities/infrastructure. See Table 5-9 and Figure 5-8.



Theuerkauf Elementary School Frontage at San Luis Avenue





**Figure 5-8: Projects at Theuerkauf Elementary School**



**Table 5-9**  
**Theuerkauf Elementary School Projects**

PRIORITY		PROJECT	PROJECT	PROJECT	QUANTITY		PROJECT COST		PROJECT COST	PROJECT NOTES	PROJECT NOTES
No.	Type	Type	Description	Location	Units	Length (lf)	Area (sf)	SY2024	Totals	Proposed Action	Background
<b>THEUERKAUF ELEMENTARY SCHOOL</b>								<b>PROJECT TOTALS:</b>	<b>41,569,500</b>		
1	Energy Efficiency	Mechanical Upgrade	Replace Existing HVAC Systems	6 Bldgs. (Nos. C, D, E, F, G, H)			30,608	\$	2,511,600	New HVAC units in 5 single-story classroom buildings and 1 library.	Controls/Bldg Mgmt Systems replaced in 2017/2018. HVAC in Bldgs. E (Admin) & K (MUR) upgraded.
1	Energy Efficiency	Shade Structure	New Shade Structure with roof-mounted solar array	Playground			4,500	\$	1,442,400	New steel frame, open-sided shade structure with a solid roof (i.e., not fabric) in playground area.	Hard shell/all-weather
1	Utility/ Infrastructure/ Safety	Plumbing Repairs	Repair campus sanitary sewer lines & bldg. drain lines	Campus (From bldgs to connection with public systems)			4,500	\$	3,077,100	Assume repair/replacement of 100% sanitary sewer lines, 50% of stormwater drain lines, 25% of domestic water lines. See utility survey area.	Subject to outcome of utility survey Assume existing sanitary sewer and bldg./stormwater drain lines (collection, transmission) to be replaced.
1	Safety	Pickup/Dropoff	Reconfigure pickup/dropoff, staff & visitor parking	Pickup/Dropoff/Parking area at Main Campus Entry (Bldgs. A/H, P-6-P9)			49,700	\$	2,665,400	90% hardscape, 10% softscape Reconfigure entire area, new striping, lighting	Conflict/congestion from concurrent Theuerkauf ES and Google Preschool dropoff
1	Safety	Perimeter Controls (School Hours)	Fences & Gates (Ornamental)	Playground/Playfield		1,100.00		\$	630,800	Fence (8') & gates (4) at Playground edge with Playfield/Stevenson Park. Fence Type: Ornamental (Ameristar or sim.).	Secure Campus during School Hours: Create Controlled Perimeter Area around Playground along edge with park
1	Energy Efficiency	Window Replacement	Replace existing glass windows with thermal insulating glass.	Bldgs. A, C, D, E, F, G, H			3,150	\$	3,884,900	Replace all exterior windows on one-story classroom and admin buildings.	Assume replace entire window assembly/framing. Energy-related savings project.
1	Safety	Playground Hardcourt Resurfacing	New overlay asphalt surface and striping	Playground			38,000	\$	550,600	See project notes	Existing AC playground surface in good condition. Provide overlay and striping (still needed).
1	Energy Efficiency	Electrical Upgrade	Replace switchgear if extra capacity needed	Bldg. C	1.00			\$	1,600,100	Replace switchgear to support 26 classrooms (700 stu), library, admin bldg., and MUR	
1	Energy Efficiency	Alternative Energy: Solar	Install Solar Arrays (Roof-Mounted)	Bldgs A, D, E, G, H/ Future Shade Structure			20,400	\$	2,584,800	5 roof-mounted solar arrays (assume 20% of Bldgs. A/D/E, 40% of Bldg. G, 70% of Bldg. H) plus 1-roof-mounted solar array on Shade Structure.	Engie plan shows five roof-mounted arrays (R1, R2, R3, R4, R5) and one free-standing array over playground/shade structure (C1). 20,409 sf.(224 kW)
<b>PRIORITY 1 PROJECTS:</b>									<b>18,947,700</b>		
2	Campus Enhancement/ Playgrounds	Playground-K	Replace Existing K Playground Equipment & Improve Ground Surface	Play Area near Bldg. D			9,300	\$	896,100	Replace ground surface with tot turf. Replace play equipment for K students. 70% softscape (tot turf), 30% hardscape.	Use tot turf for ground surface
2	Utility/ Infrastructure	Utility Survey (Condition)	Condition Survey-Underground Utilities (gas, water, sanitary sewer, storm drain, electrical, data)	Campus (From bldgs to connection with public systems)			240,000	\$	123,100	Condition survey for underground utility lines (water, sanitary sewer, stormwater drain, gas, electrical/data). Confirm location and condition.	Existing sanitary sewer and gutters/bldg. drain lines are problematic. Need to define extent of deficiencies.
2	Utility/ Infrastructure	Technology Upgrade	Network cabling in classrooms. Replace copper cable networks	Cabling: Bldgs. A to B, C, D, E, F, G, H		1,400.00		\$	188,600	Replace copper cabling between MDF (Bldg. A) to Bldgs. C, H, P1-P4. Add interior cabling to WAPs and TVs in classrooms (26)	Run network cabling behind TVs and to mounted wireless access points (WAP) in classrooms. Replace all copper cables with Cat6a cables
2	Campus Enhancement	Playground-Grades 1-5	Replace Existing Playground Equipment & Improve Ground Surface	Play Area in Playground			2,600	\$	334,900	Replace ground surface with tot turf. Replace play equipment for Gr 1-5 students.	Replace aging play equipment and ground surface with tot turf
2	Utility/ Infrastructure	Roof Repair	Repair roofing, roof gutters, pipe flashings	Bldgs. A, C, D, E, F, G, H			33,758	\$	606,000	Repair damaged membrane, pipe flashings/storm collars, gutters/drain assemblies. NOT a full replacement project.	Per 2018 Roof Assessment: Repair damaged membrane, pipe flashings/storm collars, gutters/drain assemblies.
2	Utility/ Infrastructure	Utility Network Repairs	Allowance for utility network repairs (subject to survey results)	TBD/Campus (From bldgs to connection with public systems)			240,000	\$	1,230,900	Assume repair/replacement of 25% of utility systems not covered under plumbing repairs (gas, electrical/data). See utility survey area.	Subject to outcome of utility survey
2	Utility/ Infrastructure	Restroom Modernization	Replace fixtures & finishes	Bldgs. C, D, H			1,900	\$	607,700	New restroom fixtures (sinks, dispensers, WC). Replace floor, wall, ceiling tiles.	ADA deficiencies addressed. Less work than other schools. Need to upgrade fixtures/finishes.
<b>PRIORITY 2 PROJECTS:</b>									<b>\$ 3,987,300</b>		
3	Instructional Enhancement	Library Modernization	Modernize with more collaborative spaces and furnishings	Bldg. H			4,793	\$	3,994,500	Renovate entire library with new FF&E, including HVAC, lighting.	Casework and furnishings dated
2	Instructional Enhancement	Classroom Modernization	Create collaborative classroom spaces with lab/workroom type instructional spaces	Bldgs. C, D, E, G			49,414	\$	10,058,200	Modernize/refurbish Gr 1-5 classrooms (17) Exclude Prek-K & portable classrooms.	Lab/workroom-type spaces, Transparent/ operable partitions between classrooms and exteriors. Connect learners to each other and landscape.
3	Campus Enhancement	Outdoor Learning Classrooms	Create Outdoor Living Classrooms: 1-Landscape & Outdoor Furnishings 2-Sheltered Outdoor Instructional Space	2 Courtyards between Classrooms (Bldgs. B, C, D, E, F, G)			14,250	\$	1,851,800	50% of Courtyard Areas: 70% hardscape, 30% softscape, furnishings (benches, seatwalls, tables), shade features, electrical/data connections.	Create differentiated outdoor landscaped spaces for instruction/gatherings (shelter, furnishings, utilities).
3	Site Efficiencies	Building Structural Upgrade	Structural upgrade if Bldg. F (Faculty) modernized	Bldg. F			1,300	\$	166,700	Add shear & structural supports	Confirm if needed during scoping of project
3	Campus Enhancement	Landscape-Campus Frontage	Improve landscape in frontage along San Luis Ave. and pickup/dropoff	Frontage @ San Luis Ave., Frontages @ Bldgs. A, H, P6-P9			28,000	\$	2,563,300	60% hardscape, 40% landscape	
<b>PRIORITY 3 PROJECTS:</b>									<b>\$ 18,634,500</b>		



## 5.1.9 Vargas Elementary School

Vargas Elementary School is situated on a new school campus which opened in 2019. It serves single- and multi-family residential neighborhoods in the northeast portion of the District, namely east of Hwy 87, south of Hwy 101 and north of Hwy 237.

The school has capacity for approximately 492 students and an existing enrollment of 356 students (estimated enrollment for K-5<sup>1</sup>).

<sup>1</sup> Estimated since only K-4 is being served in school's first year of operations. 5th grade expected to be added in 2020.

Short-term and long-term residential growth within the school's boundaries is both ongoing and being planned for. In the short-term, an estimated 118 students will be generated from 1,569 additional residential units, representing a 33% increase over current enrollment.

In the long-term, the East Whisman Precise Plan area is projected to add upwards of 5,000 additional residential units, generating an estimated 587 additional elementary school students.

This far exceeds the capacity of Vargas Elementary and triggers the requirement for an additional school to support East Whisman. The District has multiple options to address the need, including building a new school in East Whisman or reusing existing nearby leased properties (i.e., Whisman School site, Slater School site).

Priority projects at Vargas focus on improving school safety and energy efficiency. See Table 5-10 and Figure 5-9.

**Table 5-10**  
**Jose Antonio Vargas Elementary School Projects**

PRIORITY	PROJECT	PROJECT	PROJECT	QUANTITY	PROJECT COST	PROJECT COST	PROJECT NOTES	PROJECT NOTES	
No.	Type	Type	Description	Location	Area (sf)	SY2024	Totals	Proposed Action	Background
VARGAS ELEMENTARY SCHOOL					PROJECT TOTALS:		3,316,900		
1	Safety	Storage	Add Storage for General School Supplies/Eqpt., Classrooms, and PE/Recreation	Bldgs. B (PE/Rec) Bldg. C (Classrooms) Bldg. F/New (General/PE/Rec)	1,300.00	\$ 916,700		New Construction: Storage rooms/closets attached to each building, including classrooms.	Add storage closets for classrooms, general school use, and PE/recreation. MUR to regain use of its in-house storage (now used for other purposes).
1	Energy Efficiency	Shade Structure	New Shade Structure with roof-mounted solar array	Playground	4,500.00	\$ 1,442,400		New steel frame, open-sided shade structure with a solid roof (i.e., not fabric) in playground area.	Same as Mistral project, shared with Mistral.
1	Energy Efficiency	Solar Array	Install Solar Arrays (Roof-Mounted)	Playground/Shade Structure	4,500.00	\$ 957,800		1-roof-mounted solar array on Shade Structure	Engie plan shows one free-standing array over playground (C1). 4507 sf (83 kW)
					PRIORITY 1 PROJECTS:		3,316,900		



Jose Antonio Vargas Elementary School Frontage



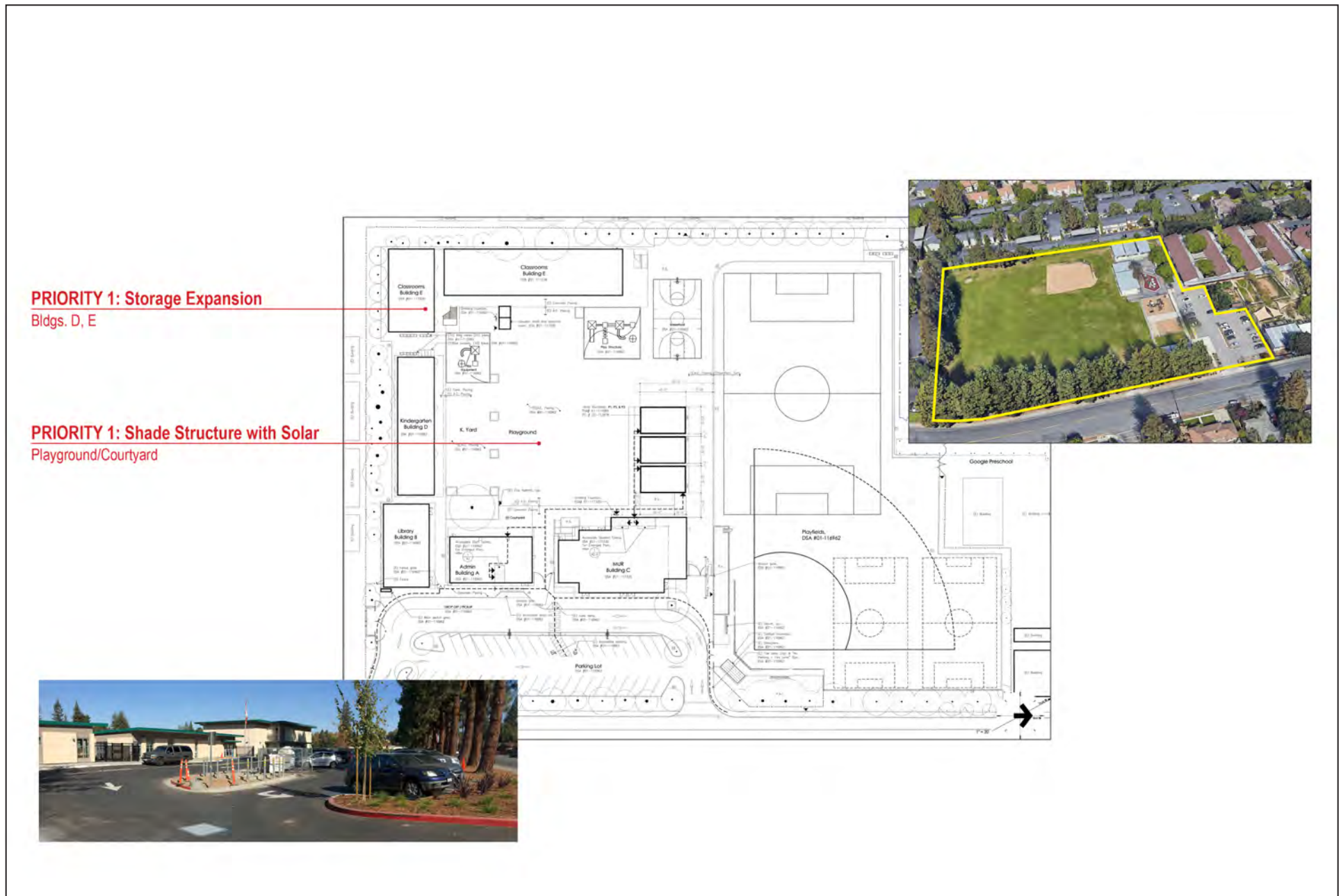


Figure 5-9: Projects at Jose Antonio Vargas Elementary School



## 5.2 Middle Schools

Projects completed under Measure G upgraded basic facility conditions on both middle school and added key facilities relating to the performing arts, outdoor recreation, and new educational programs.

There remain significant opportunities to improve site efficiencies, especially in conjunction with expanding capacity. The District has determined that long-term growth will need to be addressed on existing middle school campuses, since the alternative of acquiring land and building a new middle school is cost prohibitive.

To achieve these efficiencies and expand capacity to the extent necessary to fully address future growth, a series of inter-related and dependent actions will be needed.

Extensive redevelopment of these campuses provide an opportunity to modernize, reorient and reconfigure whole campuses in such a way as to improve school safety, upgrade the character of the learning environment, and improve access.

### 5.2.1 Crittenden Middle School

Crittenden Middle School serves the northern half of the District. Growth in the City is concentrated in this portion of the District, including all the major residential change areas identified by the City through its General Plan, Precise Plans and Visioning programs.

The school has capacity for approximately 1,008 students and an existing enrollment of 647 students. This surplus capacity provides an opportunity to redevelop the campus in a way that allow functions to swing to underutilized parts of the campus (i.e., not temporary facilities).

In the short-term, enrollment is expected to increase by 201 students from 4,590 proposed residential units, equating to a 34% increase over current enrollment but still within the capacity of the school.

In the long-term, significant residential growth is projected occur in North Bayshore, East Whisman, Moffett Field, and Terra Bella. Upwards of 936 additional middle school students are projected from these growth areas which are concentrated in the north and northeast portions of the District.

The District's strategy to address long-term growth is to add a total of 1,000 middle school seats at its two middle schools, while also reviewing school boundaries to distribute growth to both schools.



Crittenden Middle School Frontage at Rock Street



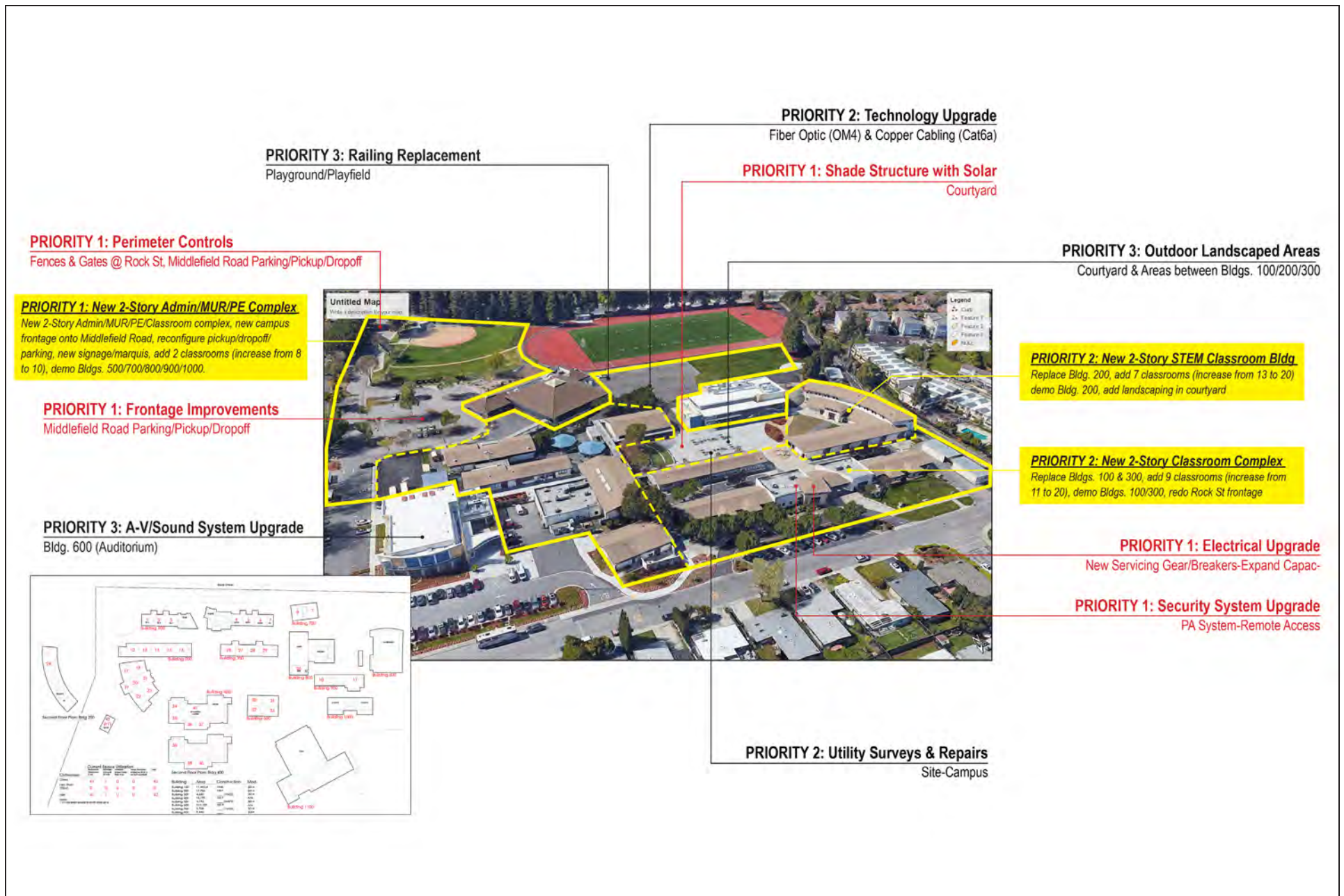


Figure 5-10: Projects at Crittenden Middle School



**Table 5-11: Crittenden Middle School Projects**

PRIORITY		PROJECT	PROJECT	PROJECT	QUANTITY		PROJECT COST	PROJECT COST	PROJECT NOTES		PROJECT NOTES
No.	Type	Type	Description	Location	Units	Length (lf)	Area (sf)	SY2024	Totals	Proposed Action	Background
<b>CRITTENDEN MIDDLE SCHOOL</b>								<b>PROJECT TOTALS:</b>		<b>180,055,300</b>	
1	Safety	Security System Upgrade-PA	Upgrade PA system to enable remote access by Principal/Asst Principals	Campus	1.00			\$	38,500	Upgrade existing PA system	Existing PA system only operated from Admin. Office (Bldg. 100). Remote access for immediate access in case of emergency.
1	Safety	Perimeter Controls (School Hours)	Additional Fences & Gates (Ornamental)	Middlefield Rd Pickup/Dropoff & Rock St/Creek Trail & Rock St/Bldg. 700		525.00		\$	365,700	New Fences (8") & Gates (7) Fence Type: Ornamental (Ameristar or sim.).	Existing Perimeter Gaps/Lack of Controls Rock Street Perimeter @ Bldgs. 100, & 700; Middlefield Rd Perimeter at Bldgs. 1000, 1100, Playfields; Stevens Creek Trail
1	Growth, Utility/ Infrastructure	Electrical Upgrade	Site is at capacity (breakers, servicing gear), upsize system to expand capacity	Campus	1.00			\$	615,400	New servicing gear and breakers (replacement) to increase system capacity 50% above existing.	2-if enrollment does not increase, priority increases (to 1) if enrollment increases
1	Energy Efficiency	Shade Structure	New Shade Structure with roof mounted solar array	Courtyard			4,500	\$	1,442,400	New steel frame, open-sided shade structure with a solid roof (i.e., not fabric) in playground area.	Hard shell/all-weather. Add shade structure capacity in central location/gathering area.
1	Energy Efficiency	Alternative Energy: Solar	Install Solar Arrays (Roof-Mounted/Free-Standing)	Parking, Shade Structure, New Buildings			44,700	\$	4,396,500	Roof-mounted arrays over Bldgs. 400 & 600, 2-free standing arrays over parking, plus roof-mounted arrays over shade structure/new buildings. Area equals Engie plus 40% (future growth).	Engie plan shows 7 roof-mounted arrays (R1, R2, R3, R4, R5, R6, R7), 2 free-standing arrays over parking (C2) and courtyard (C1). 31,934 (169 kW).
1	Growth/Safety	PROJECT NO. 1 New Campus Frontage New Admin/MUR/PE Complex	Demo Bldgs. 500/700/800/900/1000	Bldgs. 500/700/800/900/1000			25,040	\$	449,500	Demo wood-framed structures	Reorient campus frontage to Middlefield Rd. Reorient common facilities to courtyard.
1	Growth/Safety	PROJECT NO. 1 New Campus Frontage New Admin/MUR/PE Complex	Site Engineering	Bldgs. 500/700/800/900/1000 MOT Transportation Yard Middlefield Rd Parking/Pickup/Dropoff			189,500	\$	2,429,700	Site grading, site utilities	Reorient campus frontage to Middlefield Rd. Reorient common facilities to courtyard.
1	Growth/Safety	PROJECT NO. 1 New Campus Frontage New Admin/MUR/PE Complex	Site Design/Landscaping/ Improvements	Future parking, pickup/dropoff, walkways, plazas			163,500	\$	8,846,400	Assume 40% hardscape (asphalt), 40% hardscape (concrete), 20% softscape	Reorient campus frontage to Middlefield Rd. Reorient common facilities to courtyard.
1	Growth/Safety	PROJECT NO. 1 New Campus Frontage New Admin/MUR/PE Complex	Build New Admin/MUR/Classrooms fronting Middlefield Rd. entrance	Bldgs. 500/700/800/900/1000 MOT Transportation Yard Middlefield Rd Parking/Pickup/Dropoff			43,400	\$	56,004,400	New 2-Story Admin/MUR/Classroom Bldg. Replace 8 classrooms with 10 Classrooms (incl. PE) Reconfigure Middlefield Rd parking/pickup/dropoff	Reorient campus frontage to Middlefield Rd. Reorient common facilities to courtyard.
								<b>PRIORITY 1 PROJECTS:</b>		<b>\$ 74,588,500</b>	
2	Utility/ Infrastructure	Utility Survey (Condition)	Condition Survey of underground utility lines (gas, domestic water, sanitary sewer, bldg/stormwater drain, electrical, data)	Campus (From bldgs to connection with public systems)			320,000	\$	164,100	Condition survey for underground utility lines (water, sanitary sewer, stormwater drain, gas, electrical/data conduits). Confirm location and condition of lines.	Existing sanitary sewer and gutters/bldg. drain lines are problematic. Need to define extent of deficiencies.
2	Utility/ Infrastructure/ Safety	Plumbing Repairs	Repair campus sanitary sewer lines & bldg. drain lines	Campus (From bldgs to connection with public systems)			320,000	\$	2,461,700	Assume repair/replacement of 75% sanitary sewer lines, 50% of stormwater drain lines, 25% of domestic water lines. See utility survey area.	Subject to outcome of utility survey Assume existing sanitary sewer and bldg./stormwater drain lines (collection, transmission) to be replaced.
2	Utility/ Infrastructure	Utility Network Repairs	Allowance for utility network repairs (subject to survey results)	TBD/Campus (From bldgs to connection with public systems)			113,000	\$	820,600	Assume repair/replacement of 25% of utility systems not covered under plumbing repairs (gas, electrical/data). See utility survey area.	Subject to outcome of utility survey
2	Growth	PROJECT NO. 2 New STEM Classroom Complex	Demo Bldg. 200	Bldg. 200			17,705	\$	317,800	Demo 2-story wood-framed structure	Redevelop underutilized and awkwardly configured 1- and 2-story building in strategic location
2	Growth	PROJECT NO. 2 New STEM Classroom Complex	Site Engineering	Bldg. 200			46,950	\$	602,000	Site grading, site utilities	Redevelop underutilized and awkwardly configured 1- and 2-story building in strategic location
2	Growth	PROJECT NO. 2 New STEM Classroom Complex	Site Design/Landscaping/ Improvements	Bldg. 200			26,600	\$	2,264,600	Assume 60% hardscape (concrete), 40% softscape	Redevelop underutilized and awkwardly configured 1- and 2-story building in strategic location
2	Growth	PROJECT NO. 2 New STEM Classroom Complex	Build New 2-Story STEM Classroom Building fronting courtyard	Bldg. 200			33,900	\$	49,984,400	New 2-Story STEM Classroom Bldg. Replace 10/13 classrooms with 20 Classrooms	Redevelop underutilized and awkwardly configured 1- and 2-story building in strategic location
2	Growth	PROJECT NO. 3 New Classroom Complex	Demo Bldg. 100/300	Bldgs. 100/300 Rock St. Frontage			16,140	\$	289,700	Demo wood-framed structures	Redevelop 1-story classroom bldgs. as 2-story classroom buildings and orient to courtyard. Consolidate Rock St. parking/pickup/dropoff. Secure Rock St. frontage.
2	Growth	PROJECT NO. 3 New Classroom Complex	Site Engineering	Bldgs. 100/300 Rock St. Frontage			74,950	\$	961,000	Site grading, site utilities	Redevelop 1-story classroom bldgs. as 2-story classroom buildings and orient to courtyard. Consolidate Rock St. parking/pickup/dropoff. Secure Rock St. frontage.
2	Growth	PROJECT NO. 3 New Classroom Complex	Site Design/Landscaping/ Improvements	Bldgs. 100/300 Rock St. Frontage			59,300	\$	3,208,500	Assume 40% hardscape (asphalt), 40% hardscape (concrete), 20% softscape	Redevelop 1-story classroom bldgs. as 2-story classroom buildings and orient to courtyard. Consolidate Rock St. parking/pickup/dropoff. Secure Rock St. frontage.
2	Growth	PROJECT NO. 3 New Classroom Complex	Build New 2-Story Classroom Building fronting Rock St. & courtyard	Bldgs. 100/300 Rock St. Frontage			26,100	\$	36,810,400	New 2-Story Classrooms/Support Services Bldg Replace 11 classrooms with 14 classrooms Reconfigure Rock St. parking/pickup/dropoff	Redevelop 1-story classroom bldgs. as 2-story classroom buildings and orient to courtyard. Consolidate Rock St. parking/pickup/dropoff. Secure Rock St. frontage.
								<b>PRIORITY 2 PROJECTS:</b>		<b>\$ 97,884,800</b>	
3	Campus Enhancement	Landscape-Courtyards	Improve landscaping, shade, furnishings in main courtyard, playground edge, between buildings.	Main Courtyard Areas between Bldgs. 100/200, 100/300, Areas along playground @ Bldgs. 200/400/500/1100.			57,500	\$	7,005,000	70% hardscape, 30% softscape, furnishings (benches, seatwalls, tables), shade features, potable water/bibs, electrical/data connections.	Facility is under long-term lease to City (100 yr) Owned by District. School is effectively a tenant.
3	Campus Enhancement	Playfield Rail Upgrade	Redesign open rail at playfield	Playfield entrance from playground	1.00			\$	64,100	Replace Rail at Playfield	Open rail at playfield entrance from playground subject to student abuse (swinging, jumping)
3	Campus Enhancement	Auditorium-Systems Upgrade	Upgrade Auditorium A-V/Sound System	Bldg. 600 (Auditorium)	1.00			\$	512,900	Replace A-V/Sound System	Base A-V/sound system installed in auditorium (same as Graham MS). Shows/performances need higher-level systems.
								<b>PRIORITY 3 PROJECTS:</b>		<b>\$ 7,582,000</b>	

Expanding capacity and improving safety at Crittenden focuses on the following strategies and actions:

- Relocate MOT transportation yard off-site
- Relocate District Kitchen off-site
- Reorient front of the school to Middlefield Road
- Redevelop all older building sites.
- Rebuild with interconnected series of 2-story buildings

Priority projects at Crittenden focus on expanding capacity and improving school safety, energy efficiency and utilities/infrastructure. See Table 5-11 and Figure 5-10.

## 5.2.2 Graham Middle School

Graham Middle School serves the southern half of the District, south of Central Expressway. This portion of Mountain View has traditionally been more residential in character and includes a majority of the more mature single-family neighborhoods in the City. It is expected to see significantly lower growth than the northern half of the District.

The school has capacity for approximately 1,176 students and an existing enrollment of 861 students. This surplus capacity provides an opportunity to redevelop the campus in a way that allow functions to swing to underutilized parts of the campus (i.e., not temporary facilities).

In the short-term, the school is expected to increase enrollment by 108 students from 1,493 proposed residential units, equating to a 13% increase over current enrollment but within the capacity of the school.

In the long-term, continued residential growth is projected with northern portion of the District. The District's strategy to address long-term growth is to add a total of 1,000 middle school seats at its two middle schools and review school boundaries to distribute growth to both schools.

Expanding capacity and improving safety at Graham focuses on the following strategies and actions:

- Relocate MOT base yard off-site
- Relocate District preschool off-site
- Relocate more public, community-oriented

functions to the front of the school

- Relocate functions which require frequent service access to areas easily accessible from Castro Street
- Create shared student facilities and student gathering areas at the center of campus
- Rebuild with interconnected 2-story buildings

Priority projects at Graham focus on expanding capacity and improving school safety, energy efficiency and utilities/infrastructure.

See Table 5-12 and Figure 5-11.



Graham Middle School Frontage at Castro Street



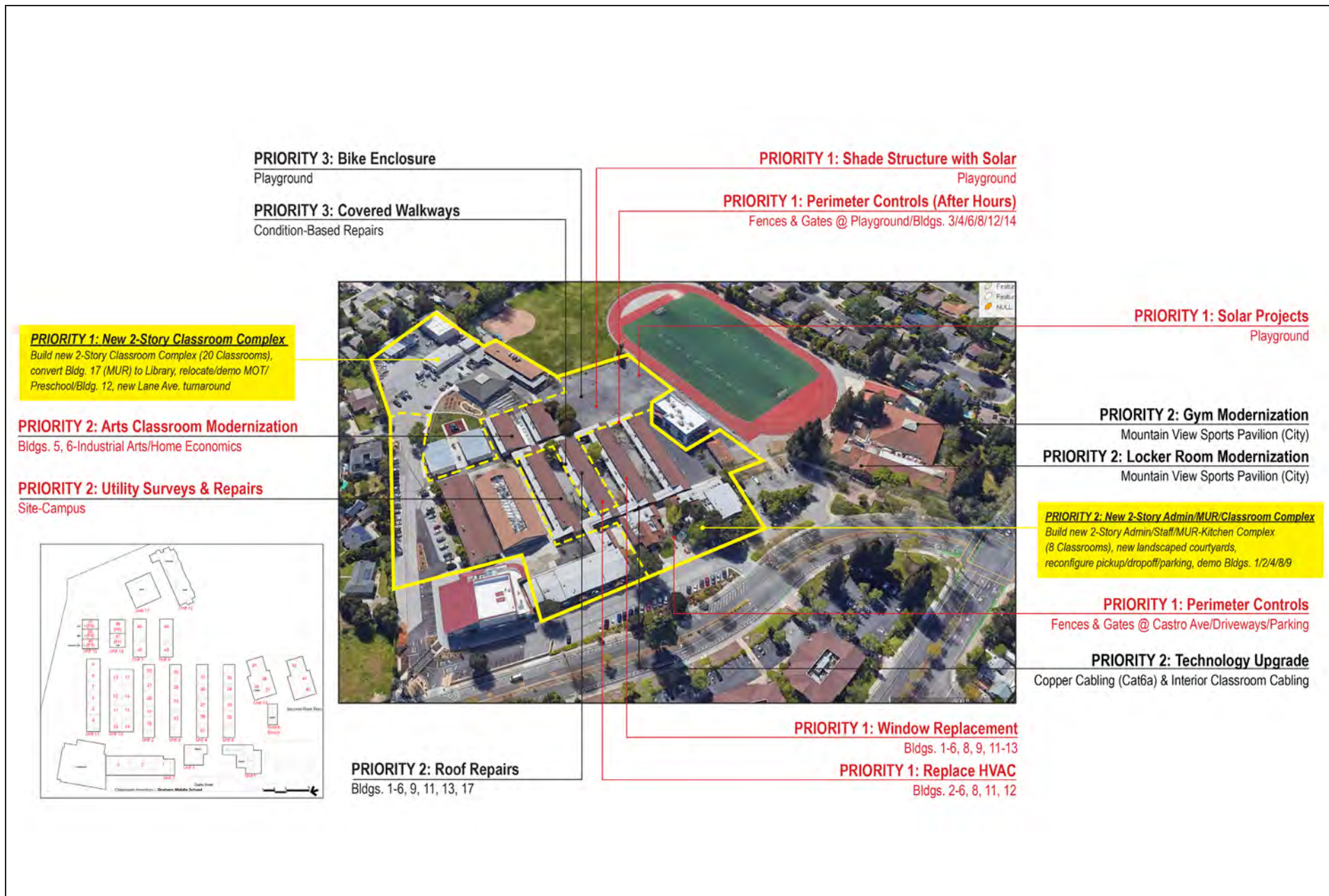


Figure 5-11: Projects at Graham Middle School



## Graham Middle School Projects

Priority	Project		Project	Project	Quantity			Work	Project Cost	Project Cost	Project Cost	Project Cost	Project Cost	Project Cost	Project Notes	Project Notes	
No.	Type	Type	Description	Location	Units	Length (lf)	Area (sf)	Type	Total Direct		Total Project		SY2024	Totals	Proposed Action	Background	
GRAHAM MIDDLE SCHOOL									65,739,249		125,969,000		PROJECT TOTALS:		168,574,500		
1	Energy	Mechanical Upgrade	Replace Existing HVAC Systems	4 Bldgs. (Nos. 3, 5, 6, 11)				Systems	\$ 1,274,816		\$ 2,442,800		\$ 3,269,000		New HVAC units in 10 single-story classroom and admin. buildings	Controls/Bldg Mgmt Systems replaced in 2014. HVAC in Bldgs. 1 (Library), 7 (Aud.), 13, 14 (Innov Ctr), 17 (MUR) replaced.	
1	Energy Efficiency	Shade Structure	New Shade Structure	Playground/Courtyard			4,500	New	\$ 562,500		\$ 1,077,900		\$ 1,442,400		New steel frame, open-sided shade structure with solid roof	Hard shell/all-weather	
1	Safety	Perimeter Controls-1 (School Hours)	New Fence & Gates (Ornamental)	Perimeter @ Bldgs. MOT/12-to-7, 7-to-9/MVSP		960		New	\$ 316,800		\$ 607,000		\$ 812,400		Fence (8') & gates (6) along perimeter edge inside driveways/parking @ Bldgs. 1/7/9/11/12/15/17 @ MOT & MVSP Fence Type: Ornamental (Ameristar or sim.)	Secure Campus during School Hours @ parking/driveways perimeter from MOT/12 to 7/Aud to 9/MVSP	
1	Energy Efficiency	Window Replacement	Replace existing glass windows with thermal insulating glass.	Bldgs. 1-6, 8, 9, 11, 12, 13			54,996	Renovation	\$ 2,465,000		\$ 4,723,400		\$ 6,321,000		Replace all exterior windows on one-story classroom and admin buildings.	Windows in Bldgs. 7 (Aud.), 14 (Innov Ctr), 17 (MUR) replaced.	
1	Safety	Perimeter Controls-2 (After School Hours)	New Fence & Gates (Ornamental)	Playground Edge @ Bldgs. 12-to-14		415		New	\$ 115,000		\$ 220,400		\$ 294,900		Fence (8') & gates (6) along playground edge to secure buildings after hours. Fence Type: Ornamental (Ameristar or sim.)	Secure Campus after school hours @ playground edge	
1	Energy Efficiency	Alternative Energy: Solar	Install Solar Arrays (Roof-Mounted/Free-Standing)	Parking, Playground Shade Structure			24,700	New	\$ 1,561,500		\$ 2,992,100		\$ 4,004,100		4 free-standing arrays (2-over parking, 2-over playground/track) and 1-roof-mounted array. Area equals Engie plus 30% (future growth).	Engie plan shows five free-standing arrays (1/2/3/4/5) including 2-Playground/Track, 2-Parking (Lane Ave.), & 1-MOT Yard. 18,980 ft (350 kW).	
			Demo MOT Complex & Preschool Portables	MOT/Preschool (Bldgs. 15/16)			5,760	Demo	\$ 40,320.00		\$ 77,300		\$ 103,400		Remove portables, demo light industrial steel warehouse/shop buildings.		
1	Growth	PROJECT 1A New Classroom Complex (MOT)	Site Engineering	MOT/Preschool (Bldgs. 15/16)			82,800	Site	\$ 414,000.00		\$ 793,300		\$ 1,061,600		Site grading, site utilities	Reuse underutilized area of site. Dependent on relocation of MOT. Build capacity/swing space to allow for redeveloping front of school.	
			Site Design/Landscaping & Lane Ave. Turnaround	MOT/Preschool (Bldgs. 15/16)			67,300	Site	\$ 1,595,010.00		\$ 3,056,300		\$ 4,090,100		Assume 20% hardscape (asphalt), 40% hardscape (concrete), 40% softscape. Turnaround-limited pickup/dropoff area for Lane Ave. traffic at existing preschool site.		
1	Growth	PROJECT 1A New Classroom Complex (MOT)	New 2-Story Classroom Building	MOT/Preschool (Bldgs. 15/16)			25,900	New	\$ 14,245,000.00		\$ 27,296,100		\$ 36,528,300		New 2-story classroom building	Reuse underutilized area of site. Dependent on relocation of MOT. Build capacity/swing space to allow for redeveloping front of school.	
												PRIORITY 1 PROJECTS:	\$ 57,927,200				
2	Instructional Enhancement	Classroom Modernization-Industrial Arts/Home Economics	Modernize Arts building for Industrial Arts & Home Economics	Bldgs. 5 & 6 (Arts)				Renovation	\$ 1,758,900		\$ 3,370,400		\$ 4,510,300		Modernize classroom to create lab-type spaces for woodshop (electrical/ventilation), home economics (i.e., kitchens), and art lab type spaces.	Create workshop-type classrooms for hands-on/non-professional life skills instruction	
2	Utility/Infrastructure	Utility Survey (Condition)	Condition Survey of underground utility lines (gas, domestic water, sanitary sewer, bldg/stormwater drain, electrical, data)	Campus (From bldgs to connection with public systems)			395,000	Survey	\$ 79,000		\$ 151,400		\$ 202,600		Condition survey for underground utility lines (water, sanitary sewer, stormwater drain, gas, electrical/data conduits). Confirm location and condition of lines.	Existing sanitary sewer and gutters/bldg drain lines are problematic. Need to define extent of deficiencies.	
2	Utility/Infrastructure	Plumbing Repairs	Repair campus sanitary sewer lines & bldg. drain lines	Campus (From bldgs to connection with public systems)			395,000	Repair/Replace	\$ 1,185,000		\$ 2,270,700		\$ 3,038,700		Assume repair/replacement of 75% sanitary sewer lines, 50% of stormwater drain lines, 25% of domestic water lines. See utility survey area.	Subject to outcome of utility survey Assume existing sanitary sewer and bldg./stormwater drain lines (collection, transmission) to be replaced.	
2	Campus Enhancement	Roof Replacement/Roof Repair	Replace asphalt roof shingles. Repair roofing, roof gutters, pipe flashings	Bldgs. 12 & 13				Repair/Replace	\$ 537,570		\$ 1,030,100		\$ 1,378,500		Remove existing shingles, re-roof w/ asphalt shingles. Repair damaged membrane, pipe flashings/storm collars, gutters/drain assemblies.	Per 2018 Roof Assessment: Missing hip, ridge & field shingles. Repair damaged membrane, pipe flashings/storm collars, gutters/drain assemblies.	
2	Utility/Infrastructure	Technology Upgrade	Network cabling in classrooms. Replace copper cable networks	Campus Cabling-MDF to Classroom Bldgs.		2,210		Systems	\$ 53,000		\$ 101,600		\$ 135,900		Replace copper cabling between MDF (Bldg. 9) to Bldgs. 1-17 Add interior cabling to FrontRow Devices in classrooms (46)	Run network cabling to FrontRow devices in classrooms Install FrontRow conductor for PA system Replace all copper cables with Cat6a cables	
2	Campus Enhancement	Roof Repair	Repair roofing, roof gutters, pipe flashings	Bldgs. 1-6, 9, 11, 17, Snack Shack			39,653	Repair	\$ 277,571		\$ 531,900		\$ 711,800		Repair damaged membrane, pipe flashings/storm collars, gutters/drain assemblies. NOT a full replacement project.	Per 2018 Roof Assessment: Repair damaged membrane, pipe flashings/storm collars, gutters/drain assemblies.	
2	Utility/Infrastructure	Utility Network Repairs	Allowance for utility network repairs (subject to survey results)	TBD/Campus (From bldgs to connection with public systems)			395,000	Repair	\$ 493,750		\$ 946,100		\$ 1,266,100		Assume repair/replacement of 25% of utility systems not covered under plumbing repairs (gas, electrical/data). See utility survey area.	Subject to outcome of utility survey	
			Demo Bldgs. 1, 2, 4, 8, 9, Snack Shack	Bldgs. 1/2/4/8/9/Sn Shack			22,396	Demo	\$ 156,772.00		\$ 300,400		\$ 402,000		Demo existing 1-story wood-framed classroom, admin and library buildings.		
2	Growth	PROJECT 2 New Admin/Classroom/MUR/Campus Frontage	Site Engineering	Castro St Frontage Bldgs. 1/2/4/8/9			140,000	Site	\$ 700,000.00		\$ 1,341,300		\$ 1,795,000		Site grading, site utilities		
			Site Frontage improvements	Castro St Frontage Bldgs. 1/9			55,000	Site	\$ 1,265,000.00		\$ 2,424,000		\$ 3,243,800		Expand pickup/dropoff/parking area along Castro St frontage, expand into areas occupied by Bldgs. 1 and 9.		
			Site Design/Landscaping/Courtyards	Bldgs. 2/4/8/14, Snack Shack			48,000	Site	\$ 864,000.00		\$ 1,655,600		\$ 2,215,500		Create landscaped courtyards between Bldgs. 3/7/13 and Bldgs. 3/14	Reconfigure front of school to add density, expand capacity for pickup/dropoff, create centrally-located student-oriented gathering spaces.	
			New Admin/Staff Facility	Castro St Frontage Bldgs. 1/4/8/9			8,800	New	\$ 4,840,000.00		\$ 9,274,300		\$ 12,411,200		New 2-Story Bldg. to replace Bldgs. 9 and 12 (40%). Connect to new 2-Story Classroom Bldg.		
2	Growth	PROJECT 2 New Admin/Classroom/MUR/Campus Frontage	New MUR/Kitchen/Snack Shack	Bldgs. 1/4/8/9/Snack Shack			11,600	New	\$ 7,540,000.00		\$ 14,448,100		\$ 19,334,800		New MUR/Kitchen/Snack Shack to replace Bldgs. 12 (60%), 17, and Snack Shack. Provide service access from frontage area.		
			New 2-Story Classroom Bldg	Bldgs. 4/8/Playground			13,900	New	\$ 7,645,000.00		\$ 14,649,300		\$ 19,604,000		New 2-Story Bldg. to replace Bldgs. 4 & 8. Connect to New Admin/Staff Bldg. & Bldg. 14.		

**Table 5-12 (Continued)**  
**Graham Middle School Projects**

PRIORITY	PROJECT	PROJECT	PROJECT	QUANTITY		Work	PROJECT COST	PROJECT COST	PROJECT COST	PROJECT COST	PROJECT COST	PROJECT COST	PROJECT COST	PROJECT COST	PROJECT COST
No.	Type	Type	Description	Location	Units	Length (lf)	Area (sf)	Type	Total Direct	Total Project		SY2024	Totals	Proposed Action	Background
<b>GRAHAM MIDDLE SCHOOL</b>									<b>65,739,249</b>	<b>125,969,000</b>		<b>PROJECT TOTALS:</b>	<b>168,574,500</b>		
2	Growth	PROJECT 1B New Classroom Bldg & Library	Demo Bldg. 12	Bldg 12			15,220	Demo	\$ 106,540.00	\$ 204,200		\$ 273,200		Demo wood-framed 1-story building	
2	Growth	PROJECT 1B New Classroom Bldg & Library	Site Engineering, Site Design/Landscaping	Bldg 12			24,800	Site	\$ 248,000.00	\$ 475,200		\$ 635,900		Site grading, site utilities, site amenities/student use areas. 70% hardscape (concrete), 30% softscape	Relocate functions requiring service access to more accessible areas of site (front/Castro St). Kitchen to follow MUR to front of school. Staff to locate near new Admin hub.
2	Growth	PROJECT 1B New Classroom Bldg & Library	New 2-Story Classroom Building	Bldg 12			11,100	New	\$ 6,105,000.00	\$ 11,698,300		\$ 15,655,000		New 2-story classroom building. Elevated connection to Project 1A-Classrm Bldg	
2	Growth	PROJECT 1B New Classroom Bldg & Library	New Library in renovated Bldg. 17	Bldg. 17			4,784	Renovation	\$ 1,435,200.00	\$ 2,750,100		\$ 3,680,300		Relocate library from front of school to more central location. MUR to relocate to front of school as part of Project 2.	
												<b>PRIORITY 2 PROJECTS:</b>	<b>\$ 90,494,600</b>		
3	Campus Enhancement	Signage-Campus Frontage	New Sign/Marquis	Frontage @ Castro St.	1.00			New	\$ 85,000	\$ 162,900		\$ 218,000		New signage marquis @ Castro St.	Dissatisfied with existing, which is relatively new.
3	Site Efficiency/ Safety	Playground- Relocate Bike Enclosure	Relocate to more suitable location near perimeter of campus	Campus			1,500	New	\$ 30,000	\$ 57,500		\$ 76,900		New chainlink fenced enclosure and asphalt ground surface	Existing location is awkward/center of campus. Students bike through playground/passageways to existing enclosure.
3	Campus Enhancement/ Energy Efficiency	Gym Modernization	Modernize Gym- Finishes, equipment, HVAC, A-V/Sound System	Mountain View Sports Pavilion			29,200	Renovation	\$ 7,300,000	\$ 13,988,200		\$ 18,719,300		Replace HVAC, A-V/Sound System, and Lights. New FF&E	Facility is under long-term lease to City (100 yr) Owned by District. School is effectively a tenant.
3	Campus Enhancement/ Growth/ Safety	Locker Room Modernization	Modernize Locker Rooms- Upgrade finishes & fixtures, Add individual changing stations, non- gender changing rooms.	Mountain View Sports Pavilion				See Gym Modernization	Included in Gym Modernization			\$ -		Replace HVAC, New FF&E Reconfigure within existing footprint to create individual changing stations.	Facility is under long-term lease to City (100 yr) Owned by District. School is effectively a tenant.
3	Campus Enhancement	Covered Walkway Repairs	Condition-based repairs as needed	Campus			14,800	Repair	\$ 444,000	\$ 850,800		\$ 1,138,500		Assume repair/reroof 50% of covered walkway roof (built-up roof) and walkways (concrete) area. Length of walkways @ classroom bldgs under roof.	Only lighting replaced. Repair walkways and canopy/posts as needed.
												<b>PRIORITY 3 PROJECTS:</b>	<b>\$ 20,152,700</b>		



## 5.3 Other Sites

Several other sites play potentially critical roles in addressing growth in the District, with projects that will coincide with the period of the upcoming bond program (i.e., within the next 10 years).

### 5.3.1 Montecito Preschool Site

The Montecito Preschool site was formerly the temporary site for the District's administrative offices while its permanent facilities were being constructed.

The facilities were originally planned and permitted as the consolidated site for a District preschool.

A new preschool on the Montecito site would consolidate the District's two existing preschools from the Latham Street site (shared with Mistral and Castro schools) and the Graham Middle School campus. Both actions would create needed capacity for growth at both sites.

A consolidated preschool would enable greater sharing of resources and support among staff, foster

closer ties between the District and families, bring together young children from across the District, and provide opportunities to blend general education and SPED students.

Priority projects at the Montecito site focus on improving facilities and outdoor play spaces to support the new preschool. See Table 5-13 and Figure 5-12.

**Table 5-13**  
**Montecito Preschool Site Projects**

PRIORITY	PROJECT	PROJECT	PROJECT	QUANTITY	PROJECT COST	PROJECT COST	PROJECT NOTES	PROJECT NOTES
No.	Type	Type	Description	Area (sf)	SY2024	Totals	Proposed Action	Background
<b>MONTECITO PRESCHOOL</b>				<b>PROJECT TOTALS:</b>		<b>6,220,900</b>		
1	LEADING ACTION/ SITE EFFICIENCY	PROJECT 1 New Preschool	Modernize Portables for New Preschool Classrooms & Office	Portables (P1-P10)	12,480.00	\$ 5,120,400	Modernize existing portables. Convert from offices to preschool classrooms (add childrens restrooms in classrooms). Existing DSA approved facilities.	New Preschool on Montecito site, originally approved by DSA for preschool. Reuse existing parking/pickup/dropoff shared with District Office
1	LEADING ACTION/ SITE EFFICIENCY	PROJECT 1 New Preschool	New Playground/Play Areas	Courtyard (P1-P10)	9,400.00	\$ 1,100,500	Assume 60% hardscape (concrete), 40% softscape, plus play structures (3).	New Preschool on Montecito site, originally approved by DSA for preschool. Reuse existing parking/pickup/dropoff shared with District Office
<b>PRIORITY 1 PROJECTS:</b>						<b>6,220,900.00</b>		

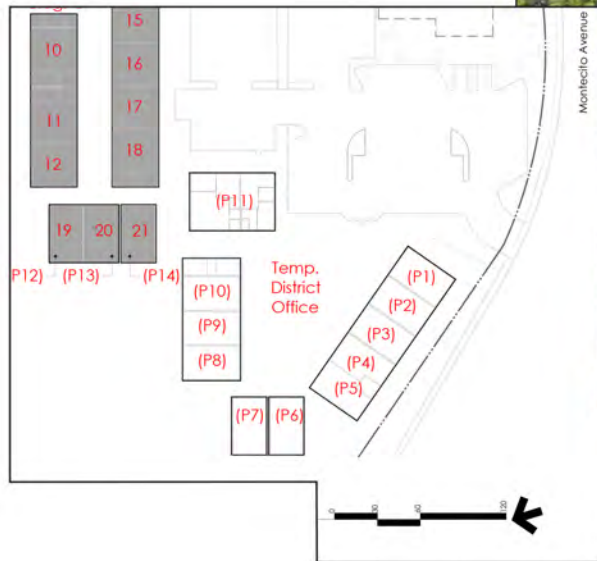


**Montecito Preschool Site Frontage**



**PRIORITY 1: Modernize Classrooms**  
Classroom Portables 1-10

**PRIORITY 1: Outdoor Play & Landscaping**  
Courtyard



**Figure 5-12: Projects at Montecito Preschool Site**



### 5.3.2 Cooper School Site

The Cooper School site is situated in a low-growth area that is already served by an existing school with sufficient capacity.

The existing lease for the site is based on 3-year terms which ends in 2021. Income from the lease is assumed to be significantly less than the income derived from the District's other larger properties (i.e., Slater/Google, Whisman/GISSV).

As an underutilized campus that is easily accessible and readily available for redevelopment, the site is ripe for repurposing for District functions which are not geographically specific to a neighborhood.

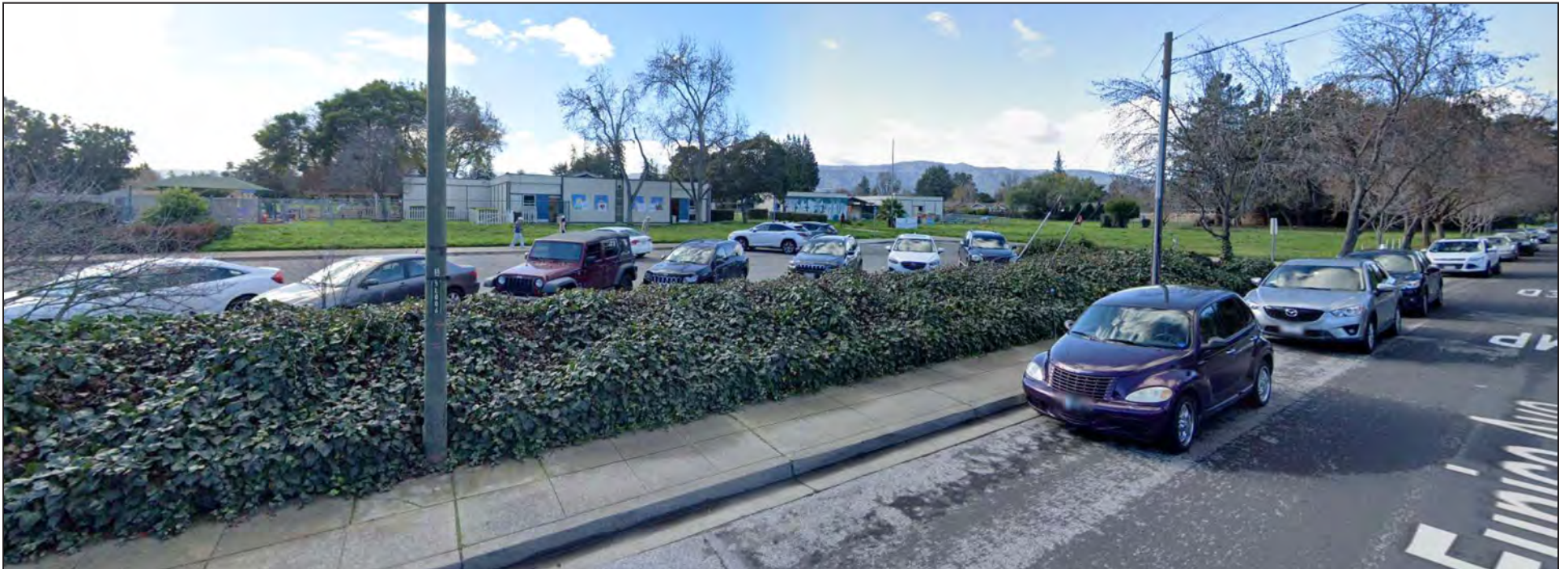
To effectuate the redevelopment process at both of Crittenden and Graham middle schools, the District has a need to relocate MOT from both sites, as well as potentially the District's centralized kitchen.

MOT is poorly configured to support its existing operations at its current locations. MOT would benefit from having a purposefully configured complex with easy access to major public roads for its service vehicles and buses.

Priority projects for the Cooper site focus on creating facilities for MOT and the District kitchen. See Table 5-14 and Figure 5-13



Aerial View of Cooper School Site

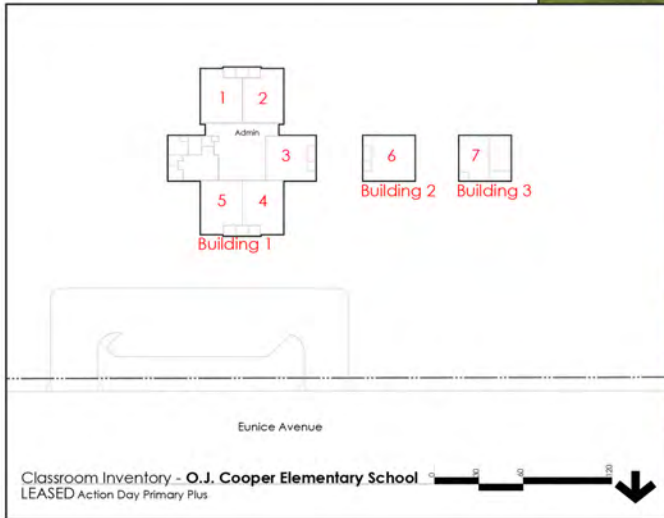


Cooper School Site Frontage at Eunice Avenue





**PRIORITY X: Demo Cooper School**  
Bldgs. 1-3



Long-Term Redevelopment Site  
TBD

**Figure 5-13: Projects at Cooper School Site**



**Table 5-14**  
**Cooper School Site Projects**

PRIORITY	PROJECT	PROJECT	PROJECT	QUANTITY	PROJECT COST	PROJECT COST	PROJECT NOTES	PROJECT NOTES	
No.	Type	Type	Description	Location	Area (sf)	SY2024	Totals	Proposed Action	Background
COOPER SCHOOL SITE		PROJECT TOTALS:					30,962,000		
1	LEADING ACTION/ GROWTH	PROJECT 1 New MOT Complex	Demo 3 Bldgs	Cooper School Site	9,042.00	\$ 162,300		Clear site to prep for redevelopment	Vacate tenant, prep for: a) MOT consolidation, and b) District Kitchen at Cooper site.
1	LEADING ACTION/ GROWTH	PROJECT 1 New MOT Complex	Site improvements	Cooper School Site	134,900.00	\$ 2,698,200		Enable movement of oversized vehicles (buses, WB-40s, trucks); laydown areas for waste, reused materials; and parking. Assume 90% hardscape (asphalt), 10% softscape.	Project enables Priority 1 projects at Crittenden & Graham Land area estimated on 20% bldg. coverage.
1	LEADING ACTION/ GROWTH	PROJECT 1 New MOT Complex	New Shop (Metal, Wood, Weld)	Cooper School Site	6,700.00	\$ 7,731,300		Shop facility for metal, wood and welding work. Specialized ventilation to contain airborne particulates/gases. 15' tall. Steel frame structure.	Project enables Priority 1 projects at Graham
1	LEADING ACTION/ GROWTH	PROJECT 1 New MOT Complex	New Warehouse	Cooper School Site	10,300.00	\$ 2,641,200		High-bay warehouse, forklift/light truck accessible, storage racks and oversized items. 25' tall. Steel frame structure.	Project enables Priority 1 projects at Graham
1	LEADING ACTION/ GROWTH	PROJECT 1 New MOT Complex	New Admin Office/Staff Facility	Cooper School Site	1,800.00	\$ 2,538,600		Offices for 4 pns, conference & break rm for 20 pns (2), restrooms/kitchen/lockers/shower. 15' tall. Wood or steel frame structure.	Project enables Priority 1 projects at Graham
1	LEADING ACTION/ GROWTH	PROJECT 1 New MOT Complex	Covered Laydown Facility	Cooper School Site	5,000.00	\$ 2,243,800		Open-sided covered structure for material and equipment laydown.	Project enables Priority 1 projects at Graham
1	LEADING ACTION/ GROWTH	PROJECT 1 New MOT Complex	Vehicle Laydown	Cooper School Site	See Site improvements	\$ -		Vehicle Storage for: 11 Buses (6-40', 5-25') and 10 Operational Vehicles (1-30' box truck, 3-trailers w/ tow vehicles)	Project enables Priority 1 projects at Crittenden & Graham
1	LEADING ACTION/ GROWTH	PROJECT 2 New District Kitchen	Site improvements	Cooper School Site	32,000.00	\$ 627,700		Assume 90% hardscape (asphalt), 10% softscape	Project enables Priority 1 project at Crittenden
1	LEADING ACTION/ GROWTH	PROJECT 2 New District Kitchen	New District Kitchen	Cooper School Site	6,400.00	\$ 10,667,500		Assume 1.5x existing Crittenden Kitchen plus 1.35 net-to-gross factor	Project enables Priority 1 project at Crittenden
1	ENERGY EFFICIENCY	Solar Array	Install Solar Arrays (Roof-Mounted)	Over Covered Laydown & Warehouse	9,200.00	\$ 1,651,400		Roof-mounted arrays over warehouse and covered laydown facilities (60% of roof)	
PRIORITY 1 PROJECTS:						\$ 30,962,000			



### 5.3.3 Slater School Site

The existing lease of the Slater School site ends in 2028. Income from the lease is an important contributor to the District's repayment of its Certificate of Participation (CoP) and funding of general operations.

With the available capacity in the District's existing schools to absorb short-term growth and ongoing negotiations to secure a site in East Whisman for a new school, the District can wait till closer to the end date of the existing lease to determine if the site is needed for additional capacity within the District.

The District should continue to monitor residential growth in the immediate area over the next 5 to 10 years and ensure any lease extensions provide sufficient flexibility to gain control of the site on a timely basis. (i.e., sufficient lead time to modernize or redevelop the campus).

The District should continue to monitor residential growth in the immediate area over the next 5 to 10 years and ensure any lease extensions provide sufficient flexibility to gain control of the site on a timely basis (i.e., sufficient lead time to modernize or redevelop the campus).



Slater (Google) School Frontage at Gladys Avenue

### 5.3.4 Whisman School Site

The existing lease of the Whisman School site ends in 2030. Income from the lease is an important contributor to the District's repayment of its Certificate of Participation (CoP) and funding of general operations.

With the available capacity in the District's existing schools to absorb short-term growth and ongoing negotiations to secure a site in East Whisman for a new school, the District can wait till closer to the end date of the existing lease to determine if the site is needed for additional capacity within the District.



Whisman (GISSV/YCIS) School Frontage at Easy Street



### 5.3.5 North Bayshore

Redevelopment in North Bayshore is guided by the City's North Bayshore Precise Plan (NBPP), approved in 2014. The NBPP envisions the redevelopment of North Bayshore into a vibrant medium- and high-density mixed-use community that is compact and pedestrian-oriented.

Residential development is only permitted within a 154-acre portion of the 650-acre NBPP area. This area is defined as "Complete Neighborhoods" within the NBPP and is organized into three neighborhoods (Joaquin, Shorebird, Pear) on either side of Shoreline Boulevard. See Figure 5-14.

High-density development is permitted in the Complete Neighborhoods with allowable building heights up to 15 stories. A total of 9,850 residential units may be allowed within this portion of the NBPP area. These units are projected to generate upwards of 684 elementary school and 427 middle school students.

Google is the primary landowner in Joaquin and Shorebird neighborhoods and has been negotiating with the District on a "Local School Strategy" to enable it to achieve the allowed residential development yields.

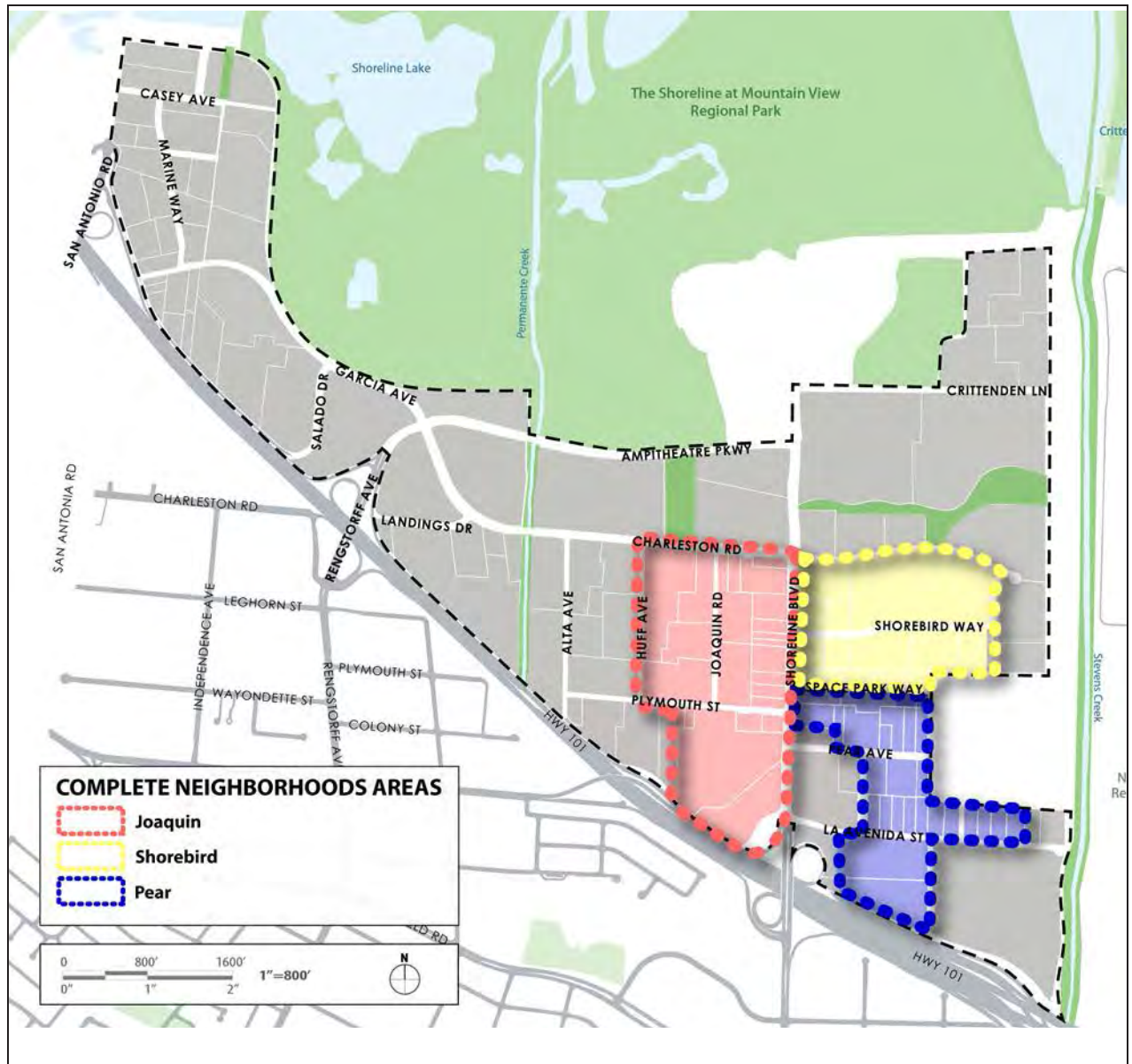


Figure 5-14: Complete Neighborhoods in North Bayshore Precise Plan Area





Figure 5-15: School Site Locational Diagram for North Bayshore

The District is assuming the expansion of its middle schools will accommodate growth at those grade levels, and has been negotiating with Google on a site in North Bayshore for a new elementary school.

To date, Google and the District have considered two alternative sites including:

#### Casey Avenue Site

- A 3.5-acre site on Casey Avenue, 1.5 miles from residences in the Complete Neighborhood area. The site is adjacent to a 3.5-acre park that would be shared between the City and the District. The effective site area would be 7 acres assuming the School's exclusive use of the park during school hours.

#### Plymouth Street Site

- A 2.5-acre site on Plymouth Street within the Complete Neighborhood area. The site is adjacent to a 1.0-acre park that would be shared between the City and District. The effective area of the site would be 3.5 acres assuming the School's exclusive use of the park during school hours.

As a result of Google's initial proposal for the Casey Avenue site, the District provided additional locational criteria to Google to ensure that any school site would fulfill the District's commitment to providing neighborhood schools for its residents, including future residents in the

Joaquin, Pear and Shorebird neighborhoods. See Figure 5-15.

While the Plymouth Street site fulfilled the locational criteria for the new school, the District questioned whether a new 700-student elementary school could be accommodated on the site.

The Planning Team facilitated site visits for the Board and District Leadership to existing public and private urban schools on sites that were comparable to sites being considered

These schools typically featured small, compact sites, multiple stories, and creative use of upper level spaces. See Figure 5-16 and 5-17.



**Figure 5-16: Urban School Concept**  
**Jean Parker Elementary School (SFUSD, 0.85 +/- Acres)**



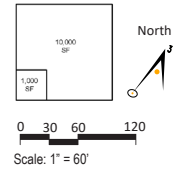




**CONCEPT A**  
**North Bayshore Elementary School**  
 2.5-3.5 acres, 1500-1550 Plymouth St., Mountain View, CA



**CONCEPT B**  
**North Bayshore Elementary School**  
 2.5-3.5 acres, 1500-1550 Plymouth St., Mountain View, CA



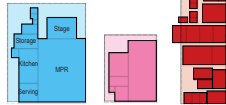
**Figure 5-18: North Bayshore School Site Concepts (Google/Plymouth Street, 3.5 Acres)**



**FACILITIES PROGRAM** Recommended  
California Dept. of Education  
Up to 700 Students (TK-5th Grade)

**Administration**  
Offices, Work Rooms,  
Community, Resource, Staff

**Multi-Use Room**  
MUR, Stage, Kitchen, Support



**Library**  
Library, Media Center

**Classrooms Flex**  
2 Classrooms  
1100 sf/classroom



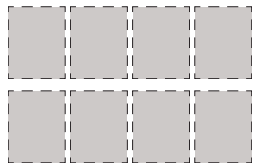
**Classrooms Grades 4-5**  
6 Classrooms  
960 sf/classroom



**Classrooms Grades 1-3**  
12 Classrooms  
960 sf/classroom



**Classrooms-K**  
4 Classrooms  
1350 sf/classroom



**Playcourt Areas**  
8 Areas, 4500 sf/each



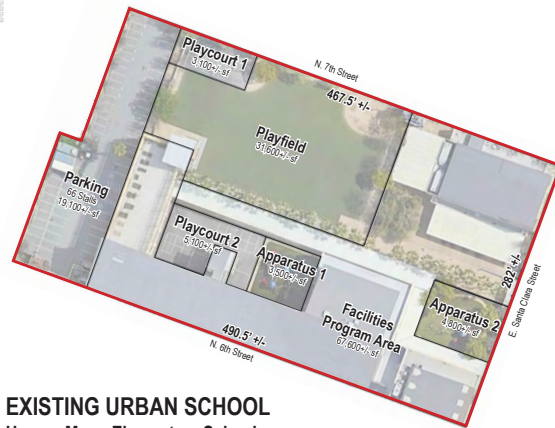
**Parking**  
63 Stalls



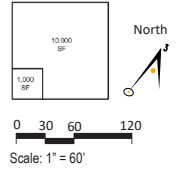
**Field Areas**  
4 Areas, 10,800 sf/each



**Apparatus Area**  
5 Areas, 3200 sf/each



**EXISTING URBAN SCHOOL**  
Horace Mann Elementary School (SUISD)  
2.97 acres, Pre-K-5th Grade (Up to 700 students)



**CONCEPT C**  
**North Bayshore Elementary School**  
2.5-3.5 acres, 1500-1550 Plymouth St., Mountain View, CA

**Figure 5-19: North Bayshore School Site Concepts and Scale Comparison Diagram**

