



Mountain View  
Whisman  
School District

NORTH BAYSHORE  
URBAN SCHOOL STUDY  
**APPENDIX G**



MVWSD MASTER FACILITIES PLAN

November 2019





Mountain View  
Whisman  
School District

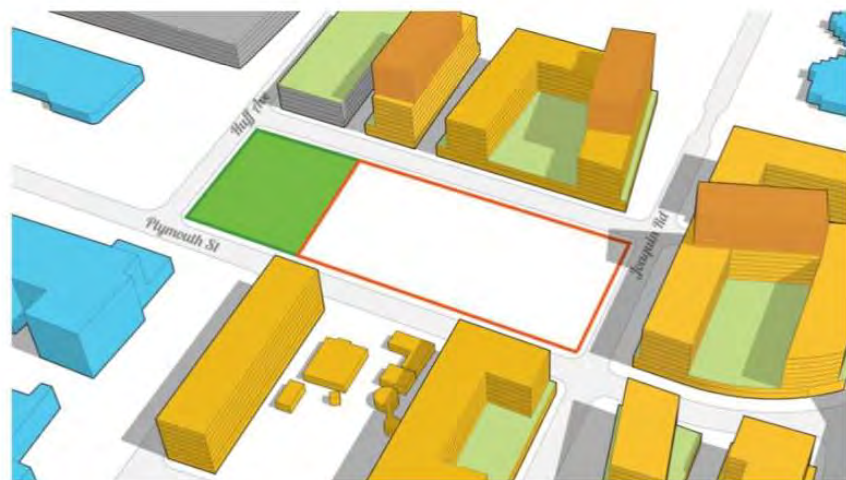
# Site Analysis performed by Google

# Shadow Analysis

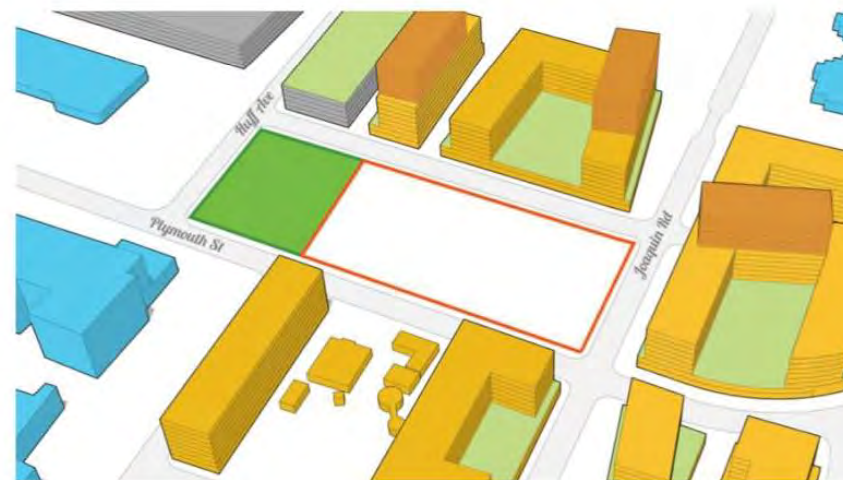
SUMMER SOLSTICE – JUNE 21

**\*Updated March 26, 2019 to identify surrounding land use**

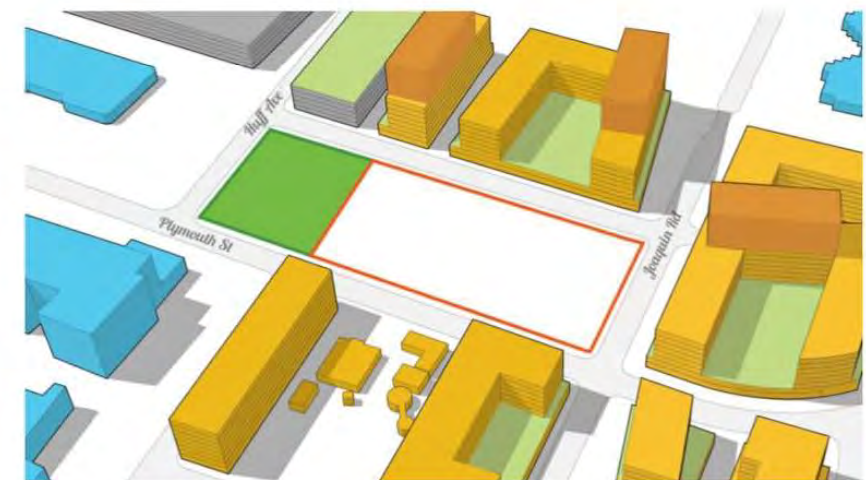
*NOTE: Conceptual only, to be further studied by shadow consultant*










**9 AM**



**NOON**



**3 PM**

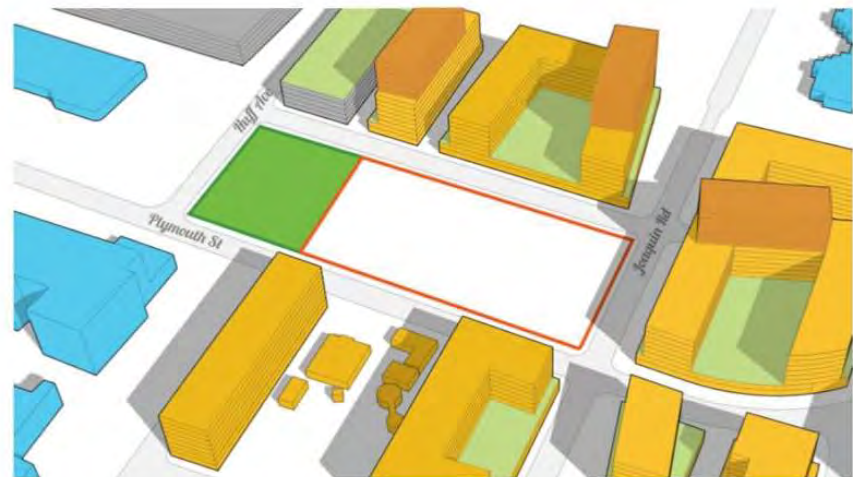
-  PROPOSED SCHOOL SITE
-  SHARED OPEN SPACE
-  PODIUM COURTYARD
-  8-STORY RESIDENTIAL
-  14-STORY RESIDENTIAL
-  OFFICE
-  PARKING

# Shadow Analysis

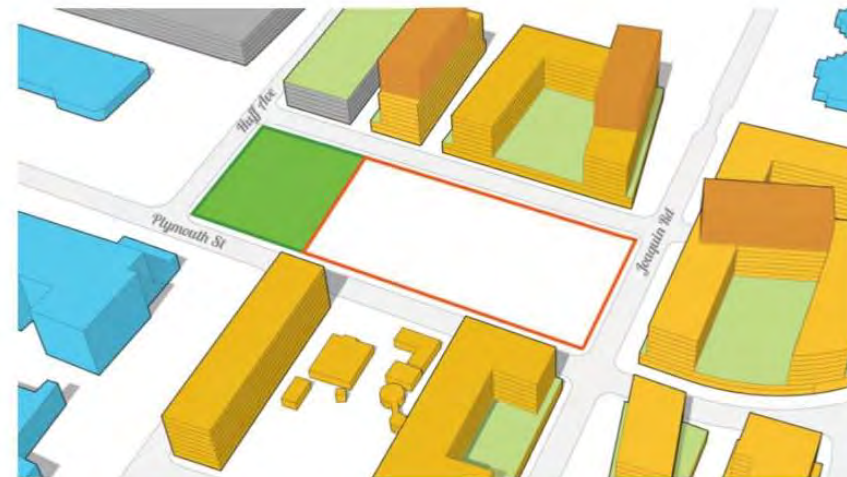
EQUINOX – SEPTEMBER 23

**\*Updated March 26, 2019 to identify surrounding land use**

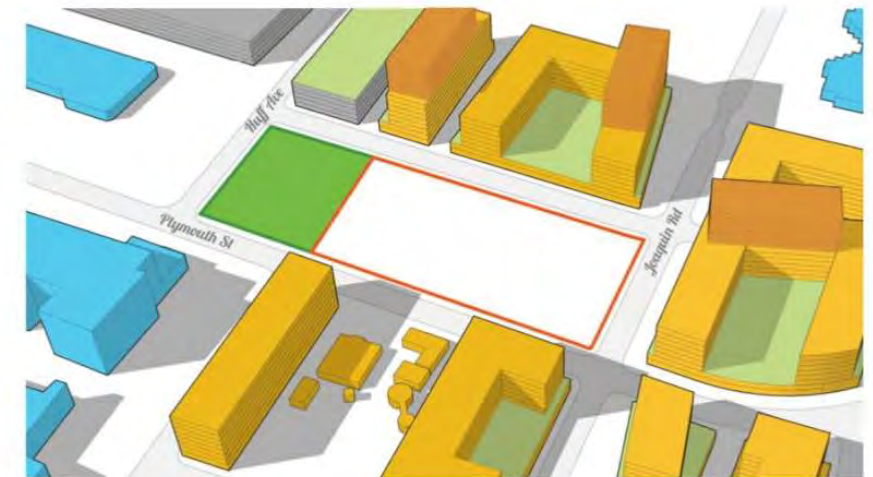
*NOTE: Conceptual only, to be further studied by shadow consultant*










**9 AM**



**NOON**



**3 PM**

-  PROPOSED SCHOOL SITE
-  SHARED OPEN SPACE
-  PODIUM COURTYARD
-  8-STORY RESIDENTIAL
-  14-STORY RESIDENTIAL
-  OFFICE
-  PARKING

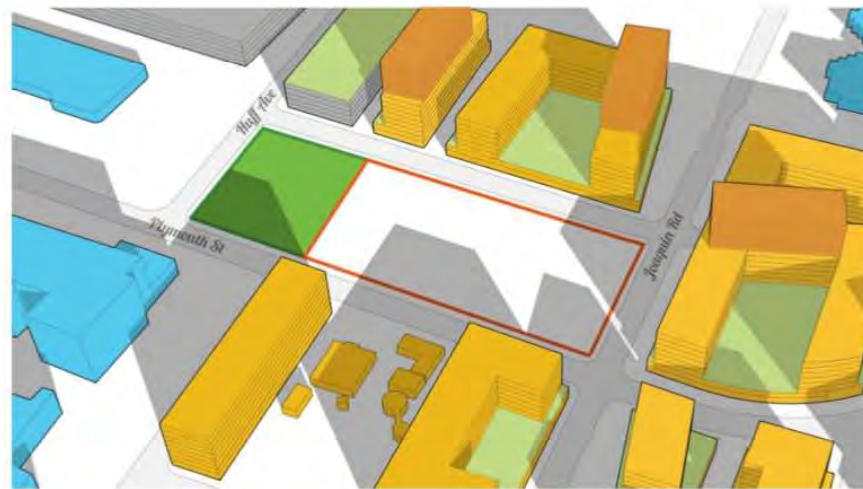
# Shadow Analysis

WINTER SOLSTICE – DECEMBER 21

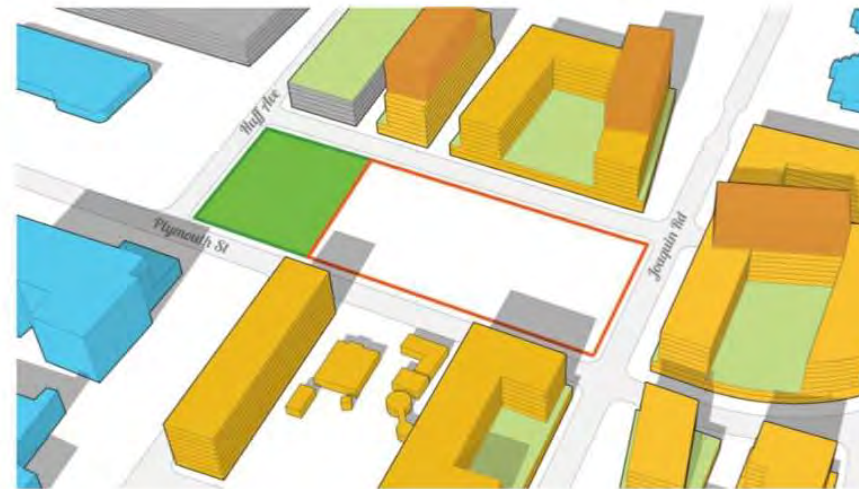
**\*Updated March 26, 2019 to identify surrounding land use**

*NOTE: Conceptual only, to be further studied by shadow consultant*

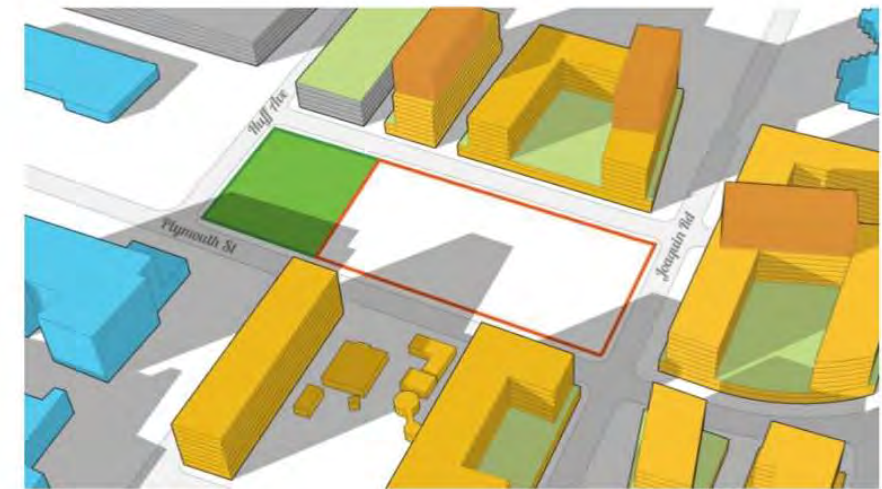
Max impact during potential winter break



9 AM



NOON



3 PM

- PROPOSED SCHOOL SITE
- SHARED OPEN SPACE
- PODIUM COURTYARD
- 8-STORY RESIDENTIAL
- 14-STORY RESIDENTIAL
- OFFICE
- PARKING

**MAX IMPACT:**  
Shadow impact from mid-rise buildings to the south and east

Shadow impact from mid-rise buildings to the south

# Travel routes

## Pedestrian and Bicycle Connectivity

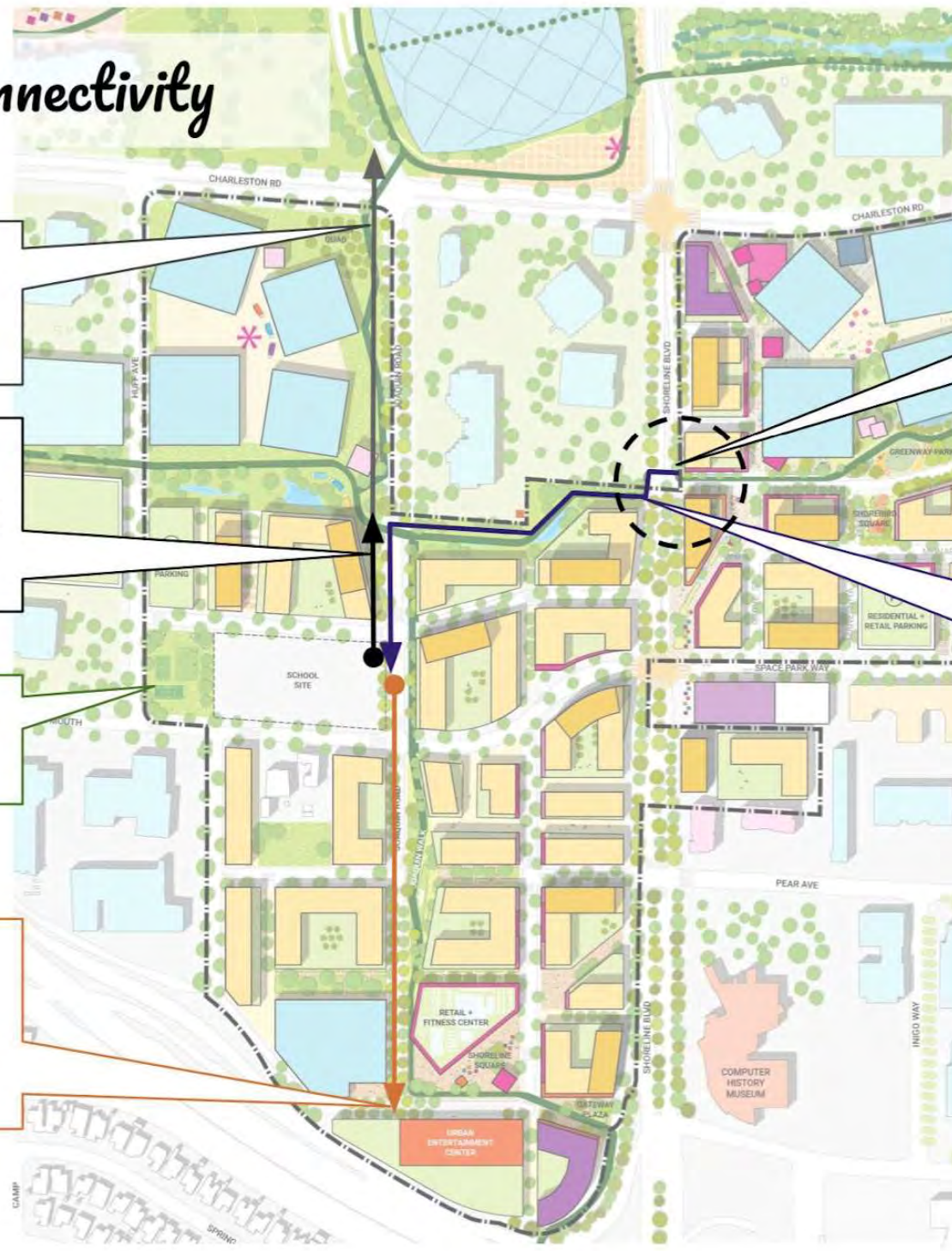
\*New March 26, 2019

5-7 min walk  
to Charleston Park

1-2 min walk  
to neighborhood  
open space

Adjacent  
recreation

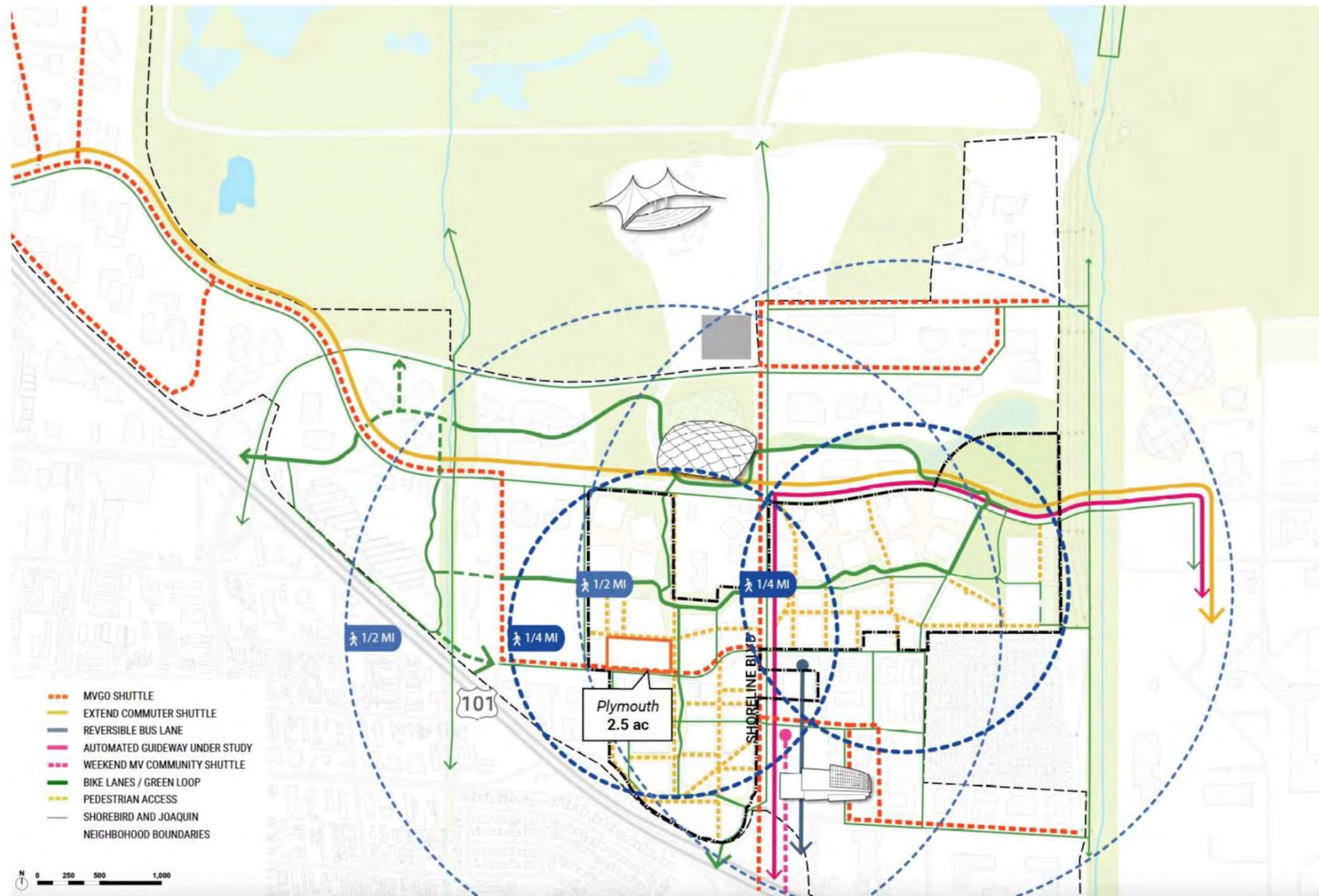
5-7 min walk  
to Entertainment  
Center



Pedestrian and bike  
priority design at  
intersection to slow traffic and  
ensure safe route for  
pedestrians and bicyclists

5-7 min safe route  
to school  
from Shorebird

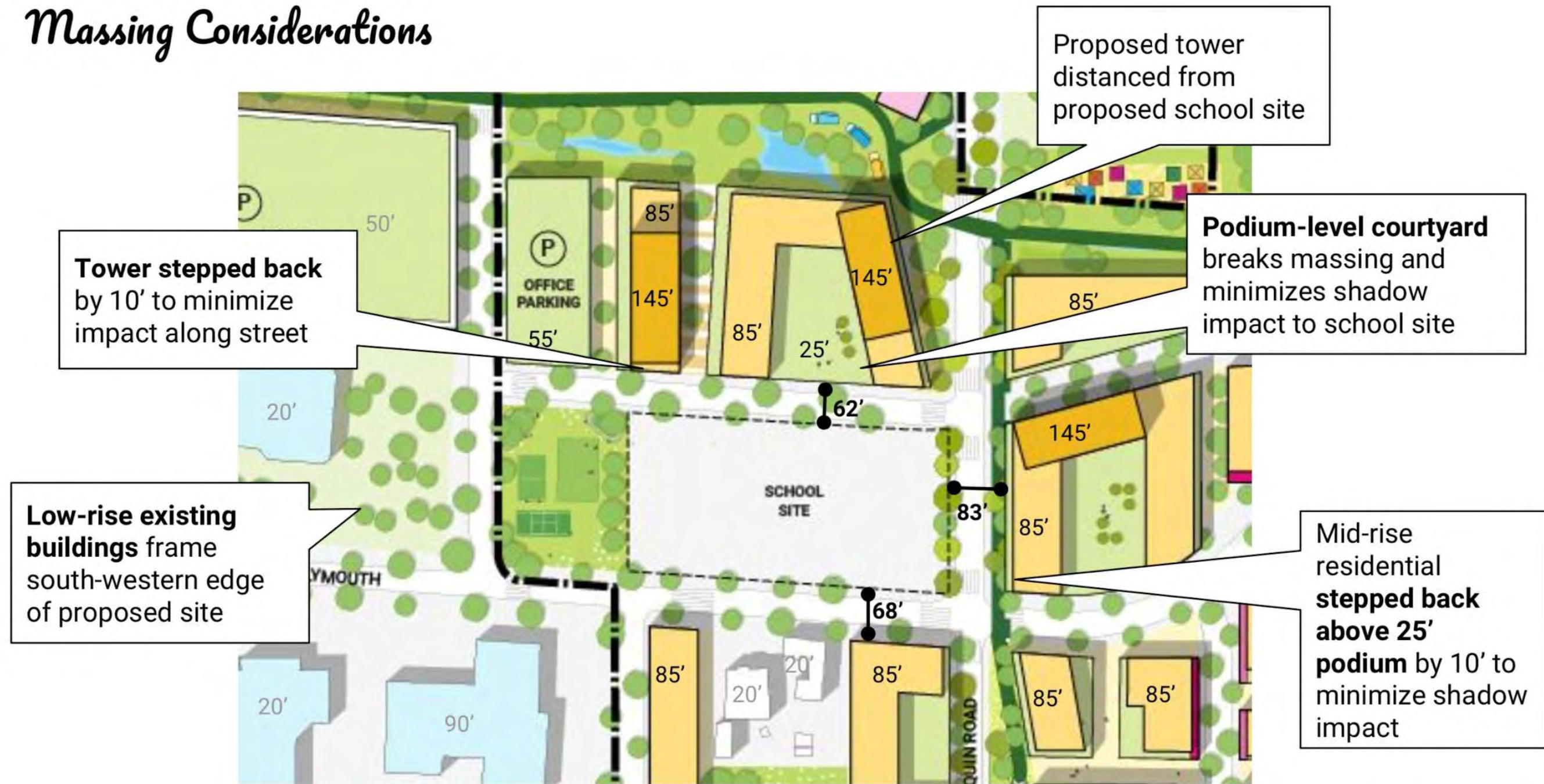
# Travel routes





# Canyon effect caused by surrounding buildings

## Massing Considerations



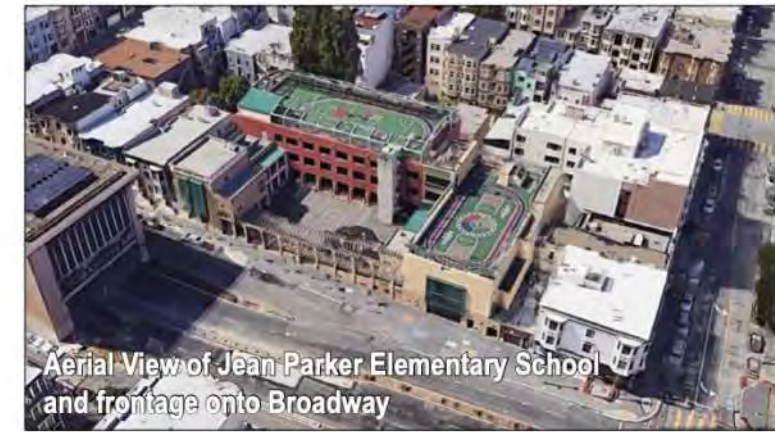


Mountain View  
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School District

# Lessons learned



Rooftop Play Area with Fencing for Grades 3-5



Aerial View of Jean Parker Elementary School and frontage onto Broadway



Ground Level PLANS NOT TO SCALE



Rooftop Play Area with Fencing for Grades 3-5 on Level 3

Ground Level Playcourt for K-1



Level 2 Hallway leading to Library



Entry Gate and Ground Level Courtyard (View from Office)



Multi-Use Room (MUR) accessible from Courtyard



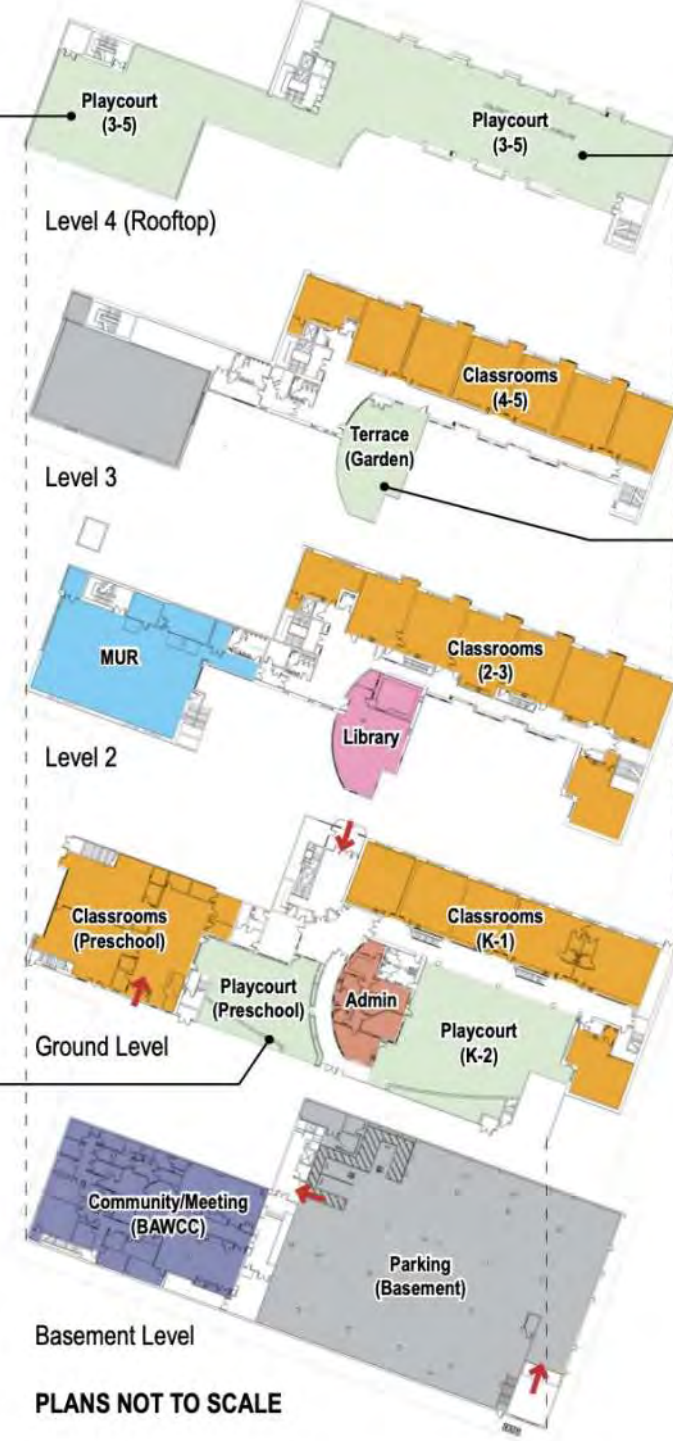
# Lessons Learned

## Jean Parker Elementary School

- Provide shared facilities for students on upper levels (e.g., library on 2<sup>nd</sup> level, rooftop playcourt on 3<sup>rd</sup> level)
- Provide faculty/admin facilities on upper levels
- Use covered walkways/breezeways along south face of classrooms to shade classroom spaces
- Orient windows in classrooms to the north for natural daylight
- Maximize single-loaded corridors & orient to courtyards
- Create villages/communities on the upper levels



Rooftop Play Area at Level 4 with Storage and Stairs



Rooftop Play Area at Level 4



Community/Faculty Garden on Rooftop at Level 3



Preschool Play Area on Ground Level (over Basement)



Aerial View of Tenderloin Community Elementary School

# Lessons Learned

## Tenderloin Community Elem. School

- Minimize double-loading corridors
- End long corridors with shared facilities or open spaces
- Minimize south-facing classroom spaces
- Use shade structures and softscape on rooftop play areas
- Provide direct connections between MUR & open play areas
- Provide daylight into interior spaces

**Aerial View** over North 6th Street/East Santa Clara Street



**Aerial View** over North 7th Street



# Lessons Learned

## Horace Mann Elementary School

- Provide shared facilities for students on upper levels (e.g., library on 2<sup>nd</sup> level, rooftop playcourt on 3<sup>rd</sup> level)
- Provide faculty/admin facilities on upper levels
- MUR adjacent to open play areas and outdoor courtyards
- Direct service access to MUR from street
- Multiple controlled campus entrances from street edges
- Curbside pickup/dropoff
- Street trees shade/cool multi-story buildings & open play areas



**Rooftop Play Area with Field Turf, Green Roof, and Netting**



**Landscaped Gathering Area on Page Street Campus**



**Aerial View of Urban School of San Francisco Campuses**



**Upper Level Informal Student Gathering Spaces overlooking Gym**



**Upper Level Classrooms and Informal Student Gathering Spaces overlooking Park**

# Lessons Learned

## Urban School of San Francisco

- Vary surfaces and furnishings on rooftop play areas (e.g. lawn, benches, gardens, terraces)
- Place trees alongside rooftop play areas to provide shade
- Be creative about rooftop containment fencing/enclosures
- Provide visual connections to exterior landscapes
- Use large, multi-story open spaces to connect upper level spaces
- Provide informal gathering areas on all levels
- Provide indoor/outdoor visual & physical connectivity

Upper Level Gym with Extensive Daylighting



Main Entrance to Nueva School from E. 28th Ave.



Idea Lab with Operable Interior and Exterior Walls

Aerial View of Nueva School/ San Mateo Campus



Rooftop Landscaped Terrace on Level 2

Lobby Area from E. 28th Ave.



# Lessons Learned

## Nueva School

- Use rooftop terraces/gardens as extensions of interior common areas
- Maximize flexible interior/exterior wall systems to connect spaces




Mountain View  
Whisman  
School District

# Preliminary Site Concepts

*Source References*  
 1-City of Mountain View Development Update (Nov 2018)  
 2-City of Mountain View Development Update (May 2018)  
 3-Mountain View Voice (11/2/2018)  
 4-Mountain View Voice (11/26/2018)  
 5-Shoreline Gateway Master Plan (11/30/18)

**CHARLESTON EAST<sup>1</sup>**  
**Google**  
 2000 North Shoreline Blvd.  
 Commercial Office  
 595k sf, 18.6 acres



**SHORELINE TECH CTR<sup>4</sup>**  
**Google** (Lessee and Land Acquisition)  
 2011-2091 Stierlin Court  
 Commercial Office (Existing)  
 800k sf, 51.8 Acres

**SHASHI HOTEL<sup>1</sup>**  
**Shashi**  
 1625 North Shoreline Blvd.  
 Hotel  
 200 Rooms/104k sf, 1.39 acres



**1255 PEAR AVE<sup>1</sup>**  
**Sobrato**  
 Commercial/Residential  
 635 Residential Units  
 Commercial-409k sf, 15.5 acres




**CORPORATE CAMPUS<sup>1</sup>**  
**Microsoft**  
 1045-1085 La Avenida Street  
 Commercial Office  
 643k sf, 32 acres



**SHORELINE GATEWAY<sup>5</sup>**  
**SyWest**  
 Commercial Office/Residential  
 742 Residential Units  
 885k sf (Office), 15.8 Acres



**1625 PLYMOUTH<sup>2</sup>**  
**Google** (leased from Broadreach Capital)  
 1625 Plymouth Street  
 Commercial Office  
 245k sf, 5.15 Acres



**PARKING STRUCTURE<sup>3</sup>**  
**Google**  
 Huff Ave. Site  
 1,792 Parking Stalls (replace Shoreline leased parking)  
 8 Acres

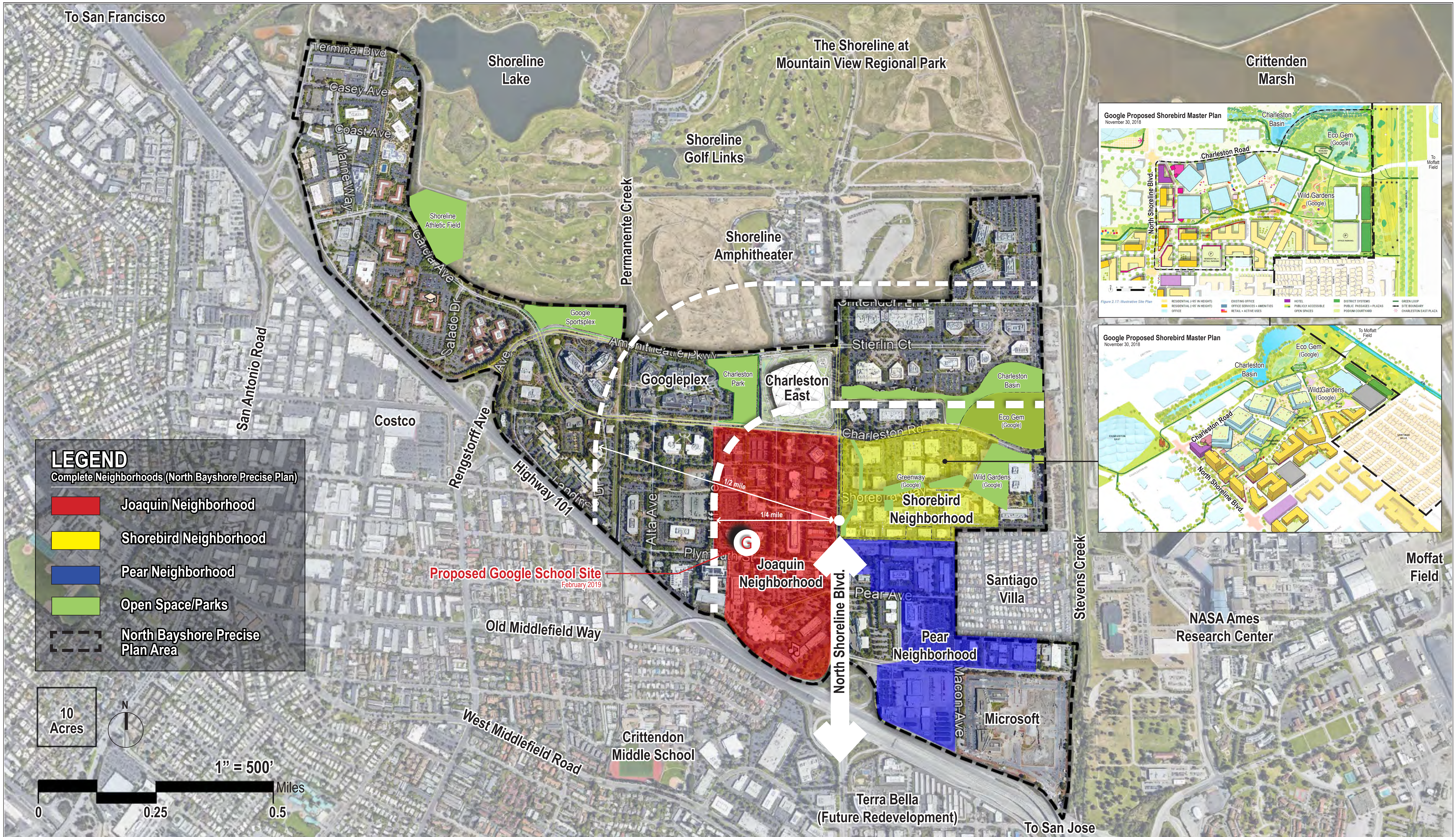
**LANDINGS PROJECT<sup>3</sup>**  
**Google**  
 2171 Landings Drive  
 Commercial Office (2020)  
 800k sf, 1,408 Parking Stalls

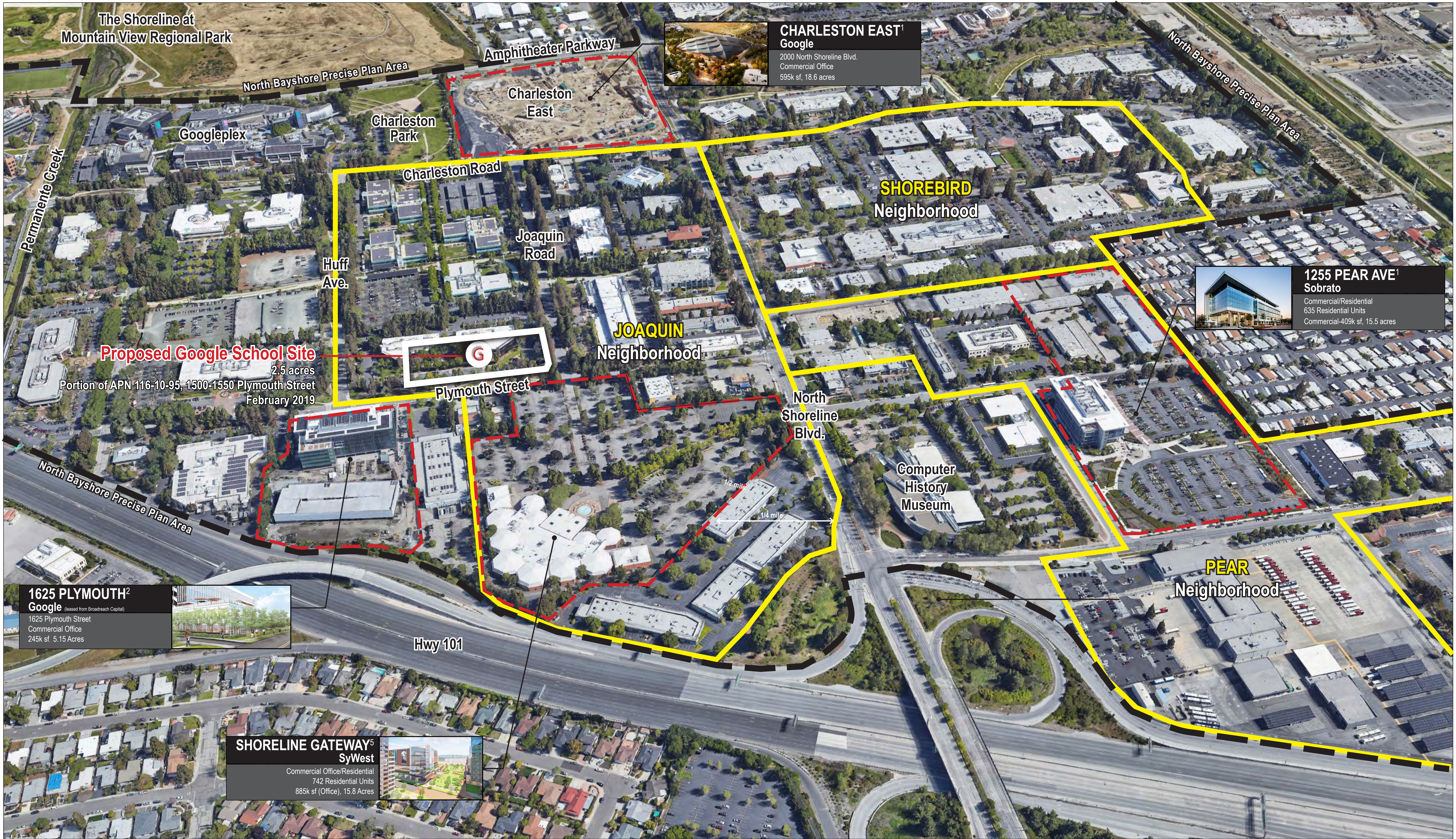


**Proposed Google School Site**  
 February 2019

**Terra Bella**  
 (Future Redevelopment)









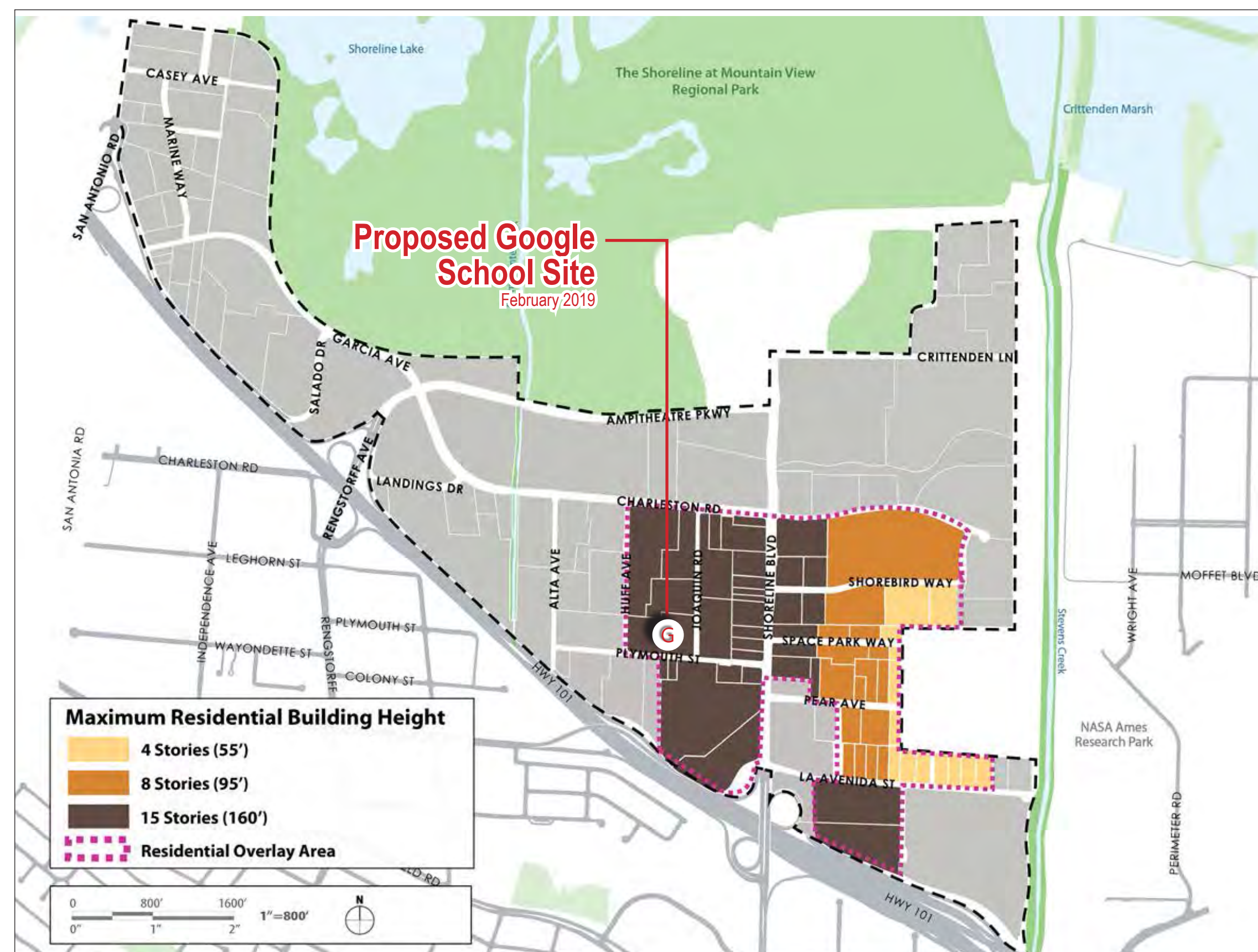
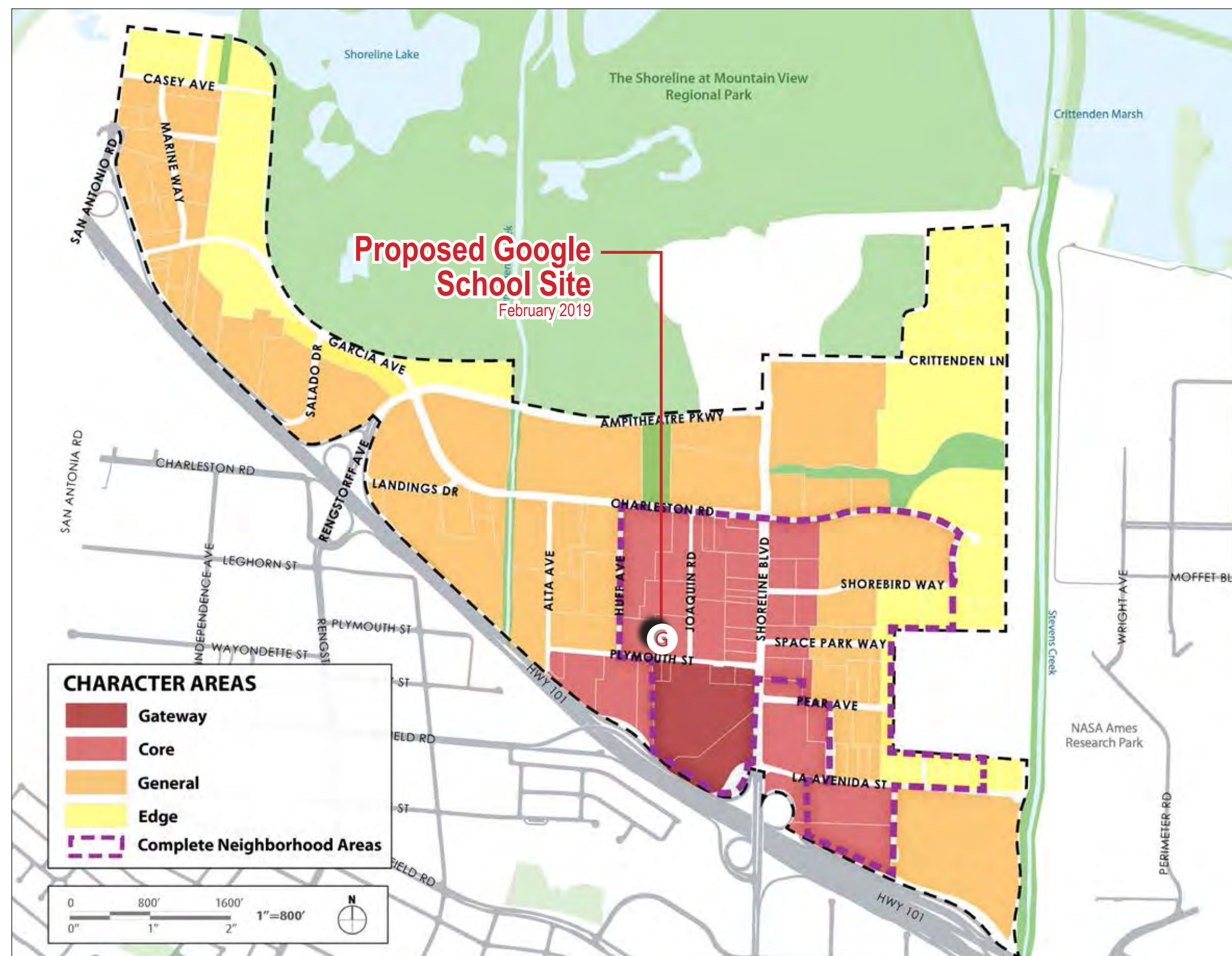


Table 2: Targets for Complete Neighborhood Areas

	JOAQUIN NEIGHBORHOOD	SHOREBIRD NEIGHBORHOOD	PEAR NEIGHBORHOOD
<b>Size</b>	68 acres	43 acres	43 acres
<b>Residential Units*</b>	3,950 units	2,950 units	2,950 units
<b>Affordable Housing Units**</b>	790 units	590 units	590 units
<b>Employment***1</b>	2,500,000 sf	1,500,000 sf	1,000,000 sf
<b>Retail and Entertainment****1</b>	240,000 sf	15,000 sf	35,000 sf
<b>Hotel</b>	200 rooms	0	200 rooms
<b>Public Open Space (minimum)</b>	Community park; Neighborhood park	Neighborhood park	Neighborhood park

\*The North Bayshore district has a housing unit mix goal of 40% micro-unit/studios; 30% 1 bedroom units; 20% 2 bedroom units; and 10% 3 bedroom units.

\*\*Assumes 20% of the residential units are built as affordable.

Table 3: Allowed Land Use Table

USE AND REQUIRED PERMIT	GATEWAY	CORE	GENERAL	EDGE
<b>INDUSTRIAL</b>				
Food products (Food and Beverage)	-	PUP	PUP	PUP
Printing and publishing	-	PUP	PUP	PUP
Wholesaling and distribution (commercial products only)	-	PUP	PUP	PUP
Manufacture, assembly or packaging of products from previously prepared	-	-	PUP	PUP
Manufacture of electric and electronic instruments and devices	-	-	PUP	PUP
Data centers	-	PUP	PUP	PUP
<b>RECREATION, EDUCATION, PUBLIC ASSEMBLY</b>				
Child day-care facilities	PUP	PUP	PUP	PUP
Community assembly	PUP	PUP	PUP	PUP
Community center	PUP	PUP	PUP	PUP
Indoor recreation and fitness centers	P	P	PUP	PUP
Libraries and museums	PUP	PUP	PUP	PUP
Outdoor commercial recreation	-	PUP	PUP	PUP
Parks and open spaces	P	P	P	PUP
Private schools	PUP	PUP	PUP	PUP
Schools	PUP	PUP	PUP	PUP
Schools—specialized education and training	PUP	PUP	PUP	PUP
Studios for dance, art, music, photography, martial arts, etc.	PUP	PUP	PUP	PUP
Theaters	PUP	PUP	PUP	PUP
<b>RETAIL TRADE</b>				
Accessory retail uses	P	P	PUP	PUP
Bars and drinking places	PUP	PUP	PUP	-
Certified farmer's markets	P	P	PUP	-
Grocery stores	PUP	PUP	PUP	-
Liquor stores	PUP	PUP	-	-
Outdoor merchandise and activities	PUP	PUP	-	-
Restaurants serving liquor, with entertainment	PUP	PUP	PUP	-
Restaurants serving liquor, without entertainment	PUP	PUP	PUP	-
Restaurants with or without beer and wine	P	P	PUP	-
Restaurants, take-out	P	P	PUP	-
Retail stores, general merchandise	P	P	PUP	-
Shopping centers	P	PUP	PUP	-
<b>TRANSPORTATION AND COMMUNICATIONS</b>				
Pipelines and utility lines	P	P	P	P
Transit stations and terminals	PUP	PUP	PUP	PUP
Renewable energy or other energy facility	PUP	P	P	P

USE AND REQUIRED PERMIT	GATEWAY	CORE	GENERAL	EDGE
<b>RESIDENTIAL</b>				
Live/work residential	PUP	PUP	PUP	PUP
Multiple-family residential	P	P	P	P
Rooftop amenities	PUP	PUP	PUP	PUP
Residential accessory uses and structures	P	P	P	P
Senior care residential facility	PUP	PUP	PUP	PUP
Supportive and transitional residential	P	P	P	P
<b>SERVICES</b>				
Automatic teller machines (ATMs)	P	P	P	P
Banks and financial services	P	P	P	PUP
Business support services	P	P	P	PUP
Dry cleaning services	P	P	P	PUP
Commercial parking lots	PUP	PUP	PUP	PUP
Bicycle or pedestrian accessible services	P	P	P	PUP
Hotels	P	P	-	-
Medical services—< 3,000 square feet	P	P	P	P
Medical services—3,000 to 20,000 SF	PUP	PUP	PUP	PUP
Offices	P	P	P	P
Offices Administrative and executive	P	P	P	P
Personal services	P	P	P	P
Public safety and utility facilities	PUP	P	P	P
Repair and maintenance—consumer products	P	P	P	P
Research and development/light testing and assembly	P	P	P	P
Storage, accessory	P	P	P	P
Warehousing	-	PUP	PUP	PUP
<b>OTHER USES</b>				
Other uses not named, but similar to listed uses and consistent with the purpose and intent of the Precise Plan.	PUP	PUP	PUP	PUP

\*Residential uses are only allowed within Complete Neighborhood areas as shown in Figure 4.\* (Section 3.3.2, Land Uses, NBPP)

Key to Land Use Permit Requirements	Symbol
Permitted uses, zoning compliance, and Development Review required	P
Provisional use, Provisional Use Permit Required	PUP
Use not allowed	-

Table 4: Floor Area Ratio Standards

STANDARDS	GATEWAY		CORE		GENERAL		EDGE	
	BASE	MAXIMUM	BASE	MAXIMUM	BASE	MAXIMUM	BASE	MAXIMUM
Non-Residential Project	1.0	2.35	0.45	1.50	0.45	1.0	0.45	0.65
Residential Project	1.0	4.50	1.0	4.50	1.0	3.50	1.0	1.85
Mixed-use Non-Residential and Residential Project	1.0	4.50, with the non-residential area equal to or less than 2.35	1.0	4.50, with the non-residential area equal to or less than 1.5	1.0	3.50, with the non-residential area equal to or less than 1.0	N/A	1.85, with the non-residential area equal to or less than 0.65
Hotel	1.0	2.35	0.45	1.85	N/A	N/A	N/A	N/A

## Gene Yong

---

**From:** Gene Yong  
**Sent:** Wednesday, February 20, 2019 4:07 PM  
**To:** 'Ayinde Rudolph Ed.D.'  
**Cc:** 'cghysels@mvwsd.org'; 'Kathi Lilga (klilga@mvwsd.org)'; Bill Gould; jschreder@jschreder.com; 'Philip J. Henderson'  
**Subject:** CDE-Site Visit Notes to 1500-1550 Plymouth St (Google School Site), 2/20/19

Ayinde,

Please find below some notes from our site visit this morning with Fred Yeager and John Gordon of the CA Dept of Education (School Facilities & Transportation Division).

---

### SITE VISIT SUMMARY

#### PURPOSE:

CDE site visit and informal review of potential 2.5-acre elementary school site at 1500-1550 Plymouth Street, North Bayshore, City of Mountain View

#### DATE:

9:30am, Wednesday, 2/20/19

#### ATTENDEES:

- Artik (attending on behalf of MVWSD): Bill Gould, Gene Yong
- CDE: Fred Yeager (Assistant Director), John Gordon (Field Representative, Santa Clara County)

#### DISCUSSION NOTES:

1. Met on the street corner of Plymouth Street and Joaquin Road and walked around the common areas of the site outside the existing office building.
2. Based on a quick visual overview, FY/JG did not see any obvious significant concerns with the site.
  - a. Site was far enough from the freeway (i.e., noise impact).
  - b. No obvious overhead utilities in the immediate vicinity of the site.
  - c. Existing activities on the site appeared to be clean (i.e., offices and parking), as well as on adjoining sites.
3. FY/JG expressed some concern regarding student pedestrian safety, both on-site and off-site. Priority needs to be in favor of the student pedestrian over vehicular circulation.
  - a. Pedestrian routes across Shoreline Blvd. will require young children crossing a very heavy vehicular thoroughfare at both AM commuter peak and student arrival peak periods. Traffic observed on Shoreline Blvd. was heavy (2-3 lanes, continuous flow), fast, and incompatible with young children crossing at peak periods.
  - b. Consider grade-separated crossings across Shoreline Blvd., possibly integrated into mid- and high-rise developments on both sides of Shoreline Blvd.
  - c. Deconflict/segregate on-site student pedestrian access/entry routes from vehicular pickup/dropoff and parking routes. Minimize crossings.
4. With the proposed height of surrounding development, JG commented on the potential for the school to largely be in shadow throughout the day (i.e., shadow cast by neighboring high-rise buildings). This has been an issue at other urban school sites.

5. Regarding the dense, mixed-use nature of the planned community, JG/FY highlighted the potential for liquor and drug/marijuana retail establishments in close proximity to the school site. Ultimately will defer to City/State to enforce applicable zoning/licensing restrictions.
  6. Configuring parking and pickup/drop off may be a challenge, especially if ground level space is at premium and underground parking is not an option (i.e., cost premium, high groundwater table, etc.).
    - a. CDE's typically recommends 2.25 stalls per teaching station (i.e., classroom), but this is a guideline and not a requirement. The school may want to pursue a lower standard considering the close proximity of residential properties. This may be a good shared use opportunity with any future parking facilities on adjoining or nearby redevelopment sites.
  7. FY/JG referenced a similar new school project SFUSD is proposing in the Mission Bay area. The Mission Bay site is compact/undersized and will feature joint/shared use of some adjoining/nearby facilities (e.g., UCSD open space/park). See attached SFUSD brief of a new PreK-5 elementary school on a 2.2 acre site in Mission Bay (downloaded from the SFUSD website following the site visit). JG will forward a SFUSD contact to Artik.
  8. FY confirmed that sites can be leased and still access state funds (per OPSC guidelines) if the term of the lease is for at least 40 years.
  9. FY will be submitting an informal summary of his notes/observations from the site visit.
- 

Let us know if you have any questions or comments.

Thanks.

**Gene Yong, AICP**  
Senior Planner/Senior Project Manager



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## Gene Yong

**From:** Gene Yong  
**Sent:** Thursday, November 29, 2018 3:18 PM  
**To:** Gene Yong  
**Cc:** Roy Daniel; Sherry Sajadpour  
**Subject:** TelCon Notes-North Bayshore Environmental Issues

TelCon with Kurt Soenen, Cornerstone Earth Group (2:00pm, Thursday, 29 Nov 18):

1. TCE is a major regional concern and priority.
2. The Teledyne site, just to the south of Hwy. 101 is the center of one of the most significant TCE releases in the Bay Area. The plume has spread north towards Charleston Road, along the Shoreline Blvd. corridor (covering the area from Permanent Creek to Stevens Creek). Based on a US EPA and State Water Board map, the TCE plume appears to be most concentrated between Shoreline Blvd. and Huff Ave, coinciding with the Joaquin Neighborhood (City's North Bayshore Precise Plan).
3. Major concern is potential vapor intrusion from subsurface TCE plumes.
4. TCE plumes are migrating with the groundwater. Groundwater is approximately 5 ft. below the surface.
5. There are a large number of environmental releases throughout the area, on both sides of North Shoreline Blvd. (between Hwy. 101 and Charleston Road).
6. Kurt noted at least a dozen known releases in areas east of Shoreline Blvd.
7. The best database for studies would be the Geotracker Database hosted on the State's Water Board website. It has map-based link that can be easily navigated. The majority of documents would be PDF copies of maps and reports.
8. The key agencies with oversight on environmental threats/concerns in the area are U.S. EPA and the San Francisco Bay Regional Water Quality Board (Oakland, CA).
9. Absent better or more definitive information within any of the three neighborhoods (Joaquin, Pear, Shorebird), we should assume that environmental issues apply.
10. Without an environmental consultant on the team, it may be difficult to get a simple overview that credibly and comprehensively maps and defines the environmental threats in the study area.
11. Consider approaching City of Mountain View or Google to see if either has a good overview of the study area.

Gene

**From:** Gene Yong  
**Sent:** Tuesday, November 27, 2018 10:02 AM  
**To:** 'Kurt M. Soenen' <[ksoenen@cornerstoneearth.com](mailto:ksoenen@cornerstoneearth.com)>  
**Cc:** Sherry Sajadpour <[ssajadpour@artika3.com](mailto:ssajadpour@artika3.com)>; Roy Daniel <[rdaniel@artika3.com](mailto:rdaniel@artika3.com)>; Danh Tran <[dtran@cornerstoneearth.com](mailto:dtran@cornerstoneearth.com)>  
**Subject:** RE: plumes in North Bayshore

Thanks Kurt. We'll plan to call you at 2:00pm on Thursday (11/29).

**From:** Kurt M. Soenen <[ksoenen@cornerstoneearth.com](mailto:ksoenen@cornerstoneearth.com)>  
**Sent:** Tuesday, November 27, 2018 9:56 AM  
**To:** Gene Yong <[gyong@artika3.com](mailto:gyong@artika3.com)>  
**Cc:** Sherry Sajadpour <[ssajadpour@artika3.com](mailto:ssajadpour@artika3.com)>; Roy Daniel <[rdaniel@artika3.com](mailto:rdaniel@artika3.com)>; Danh Tran <[dtran@cornerstoneearth.com](mailto:dtran@cornerstoneearth.com)>  
**Subject:** RE: plumes in North Bayshore

Hi Gene -

11/20/2018

EPA sets sights on TCE vapor intrusion | News | Mountain View Online |



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Uploaded: Fri, Jun 8, 2018, 1:49 pm

### EPA sets sights on TCE vapor intrusion

New cleanup plan focuses on airborne toxic chemical from city's polluted groundwater

by Mark Noack / Mountain View Voice

The U.S. Environmental Protection Agency plans to strengthen cleanup regulations for airborne toxins along a contaminated area covering much of Mountain View's North Bayshore.

In a public meeting last month, EPA officials presented plans to update their cleanup strategy for the Teledyne/Spectra Physics Superfund site, which extends north of the city's Rex Manor neighborhood up into the western side of North Bayshore.

Like Mountain View's other contaminated areas, underground aquifers along the Teledyne site are polluted with trichloroethylene (TCE), an industrial degreaser used in the area's bygone semiconductor industry. Since the early 1990s, the companies responsible for the pollution have been tasked with treating the groundwater to remove traces of TCE, which is known to cause cancer.

In recent years, EPA officials have acknowledged TCE can also present public health risks if it evaporates and becomes airborne. These airborne toxins are considered particularly harmful if they accumulate inside buildings, especially homes or offices where people could be spending prolonged periods of time. Pregnant women, particularly during the first trimester, are considered especially vulnerable to even short-term exposure.

This so-called vapor intrusion would be a new focus for EPA officials, but they pointed out they have already been monitoring it. Since around 2015, about 45 homes in the area have been sampled, some of which needed fixes to their ventilation systems to ensure harmful compounds weren't building up, said Angela Sandoval, EPA project manager. In some cases, homes were found to have cracks in their foundation slabs, allowing the contaminated vapors to seep inside.

Previously, EPA officials were consulted by the city of Mountain View whenever new construction or remodel projects were proposed within the Superfund zone. EPA officials would lend advice on how to reduce exposure risk, although this step was never explicitly included in the Superfund guidelines. Under the new cleanup standards, this vapor intrusion review would be formalized as part of the cleanup plan.

The updated cleanup plan would also emphasize bioremediation, which involves injecting fortified microbes into the groundwater to break down hazardous compounds into harmless byproducts. EPA officials said past trials of bioremediation in the North Bayshore area showed a dramatic reduction in TCE, going from 300 parts-per-billion to four parts-per-billion within a few years.

For about 20 years, the cleanup effort had instead focused on pumping and treating the groundwater, but this was later found to be largely ineffective. Simply leaving the pollution in the ground and letting it naturally break down was found to be just as effective, according to EPA officials.



The trichloroethylene plume of the Teledyne/Spectra Physics Superfund site, shown in pink, encompasses large sections of Mountain View's North Bayshore. EPA officials are revising their cleanup standards with a new focus on airborne toxins. Map provided by EPA



#### TOP BLOGS

**Salt & Straw Palo Alto to open Nov. 23**

By Elena Kadavany | 0 comments | 4,130 views

**Lakes and Ladders (part 2)**

By Laura Stec | 0 comments | 1,419 views

View all local blogs



11/20/2018

EPA sets sights on TCE vapor intrusion | News | Mountain View Online |

Mountain View's municipal drinking water comes mainly from Hetch Hetchy and does not draw upon local groundwater.

Sandoval emphasized that the EPA cleanup plan was showing real promise to someday restore the groundwater, possibly someday bringing it to federal drinking water standards.

"Our cleanup plan has the potential to reduce the cleanup time frame from hundreds of years to decades," she said. "These remedies have been proven to be very effective."

More information on the new proposed guidelines can be found at the EPA [website](#).

## Comments

Sorry, but further commenting on this topic has been closed.

The image shows three vertical advertisements stacked on the right side of the page. The top advertisement features a man in a suit and the text: "YOUR HOME IS WHERE OUR..." followed by a quote: "David and I good listeners as to our feedback, engaged them, t happening, —Jim A. Home!". Below the quote is a red button that says "See more at d...". At the bottom of the ad, it lists the phone number "650.440.5076" and the email "DAVID@DAVIDTR...". The middle advertisement is for Caliva and says "Now delivering cannabis in you" with the tagline "Fast, Easy, Discreet." and a "SHOP" button. The bottom advertisement is for a school and says "OPEN ENROLLMENT FOR 2019 (Kindergarten - January 7 - February 14) Registrations Opens January 7". It includes a photo of a child and a "for more information" link to "www.mvwsd.edu".

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**PROPOSED FACILITIES SPACE PROGRAM**  
 North Bayshore Master Plan  
 Prepared for **Mountain View Whisman School District (MVWSD)**

ELEMENTARY SCHOOL FACILITIES PROGRAM																			
Grades:		TK-Gr 5																	
Enrollment:		684 students <sup>1</sup>																	
Site Area:		2.5 acres <sup>2</sup>																	
<div style="display: flex; justify-content: space-between;"> <span>63.0 3- ADA, 1-Van Accessible</span> <span>672</span> <span>45,254 67</span> <span>68,567 102.0</span> </div>																			
GENERAL CLASSROOMS																			
TOTALS																			
		PARKING		Number of Units		Enrollment/Occupancy			AREA							Notes	References		
		Sub-Total	Unit Criteria	Sub-Total	Total	Class Size	Sub-Total	Total	Length	Width	Net	Sub-Total (net)	TOTAL (net)	Net-to-Gross	Gross	Sub-Total (Gross)	TOTAL (gross)		
		Stalls	CDE	No.		stu/unit	stu	stu	ft	ft	sf			nsf x ___	sf	sf	sf		
		CDE Title V standards is minimum of 59 sf/stu (assumed to be net).																	
		672																	
		29,292																	
		46,413																	
TK-K																			
Classrooms		18.0	2.25	8		24	192		45	30	1,350	10,800		1.35	1,823	14,580		MVWSD Standard: 24 stu/classroom.	CDE Guide to School Site Analysis & Development (2000)
Teacher Work Area		-		-		-	-		-	-	-	See Notes			-	See Notes		Included in classroom area	Locate workrooms/storage between pairs of classrooms
Storage		-		-		-	-		-	-	-	See Notes			-	See Notes		Included in classroom area	
Restrooms		-		-		-	-		-	-	-	See Notes			-	See Notes		Included in classroom area	
Grades 1-3: Classrooms																			
Classrooms		27.0	2.25	12		24	288		32	30	960	11,520		1.35	1,296	15,552		MVWSD Standard: 24 stu/classroom	CDE Guide to School Site Analysis & Development (2000) Per 2009-SFPS, square-shaped classrooms
Small Group Break Out Room		-		6		-	-		14	10	140	See Notes			-	See Notes		1 for every 2 classrooms, nsf in classroom area	2009-SFPS Program Standard
Teacher Work Area		-		-		-	-		-	-	-	See Notes			-	See Notes		Included in classroom area	
Storage		-		6		-	-		10	6	60	360		1.35	81	486			2009-SFPS Program Standard
Restrooms		-		2		-	-		24	8	192	384		1.35	259	518		1-B, 1-G, assume 3-T/2-U/4-L for boys, 5-T/4-L for girls	CDE-CPC/K-12 Toilet Requirements
Grades 4-5																			
Classrooms		13.5	2.25	6		32	192		32	30	960	5,760		1.35	1,296	7,776		MVWSD Standard: 32 stu/classroom	CDE Guide to School Site Analysis & Development (2000) Per 2009-SFPS, square-shaped classrooms
Small Group Break Out Room		-		3		-	-		14	10	140	See Notes			-	See Notes		1 for every 2 classrooms, nsf in classroom area	2009-SFPS Program Standard
Teacher Work Area		-		-		-	-		-	-	-	See Notes			-	See Notes		Included in classroom area	
Storage		-		3		-	-		10	6	60	180		1.35	81	243			2009-SFPS Program Standard
Restrooms		-		2		-	-		18	8	144	288		1.35	194	389		1-B, 1-G, assume 2-T/1-U/3-L for boys, 4-T/3-L for girls	CDE-CPC/K-12 Toilet Requirements
SPECIALTY PROGRAM																			
Flex Rooms																			
Classrooms		4.5	2.25	2					37	30	1,100	2,200		1.35	1,485	2,970		For co-curricular programs (art, music, science, after school), collocate together	2009-SFPS Program Standard
Teacher Work Area		-		-		-	-		-	-	-	See Notes			-	See Notes		Included in classroom area	
Storage		-		-		-	-		-	-	-	See Notes			-	See Notes		Included in classroom area	
LIBRARY/MEDIA CENTER																			
Main Library		-		1					64	30	1,920	1,920		1.35	2,592	2,592		House, circulate, centralized distribution o school's information resources/equipment used in school's curriculum.	
Media Center/Computer Lab		-		1					24	20	480	480		1.35	648	648		2x classroom sf. Reading areas, stacks, study areas.	
Circulation/Staff Work Area		-		1					17	14	240	240		1.35	324	324		0.5x classroom sf. Computer stations, catalog stations, small group/facilitated learning activities.	
Storage		-		1					20	10	200	200		1.35	270	270		0.25 x classroom sf. Circulation counter, work tables, low shelving, staging/sorting area for materials	
Staff restroom		-		1					8	6	48	48		1.35	65	65		Video equipment	
		-		-								-						Single occupancy	

**PROPOSED FACILITIES SPACE PROGRAM**  
 North Bayshore Master Plan  
 Prepared for Mountain View Whisman School District (MVWSD)

ELEMENTARY SCHOOL FACILITIES PROGRAM																				
Grades:		TK-Gr 5																		
Enrollment:		684 students <sup>1</sup>																		
Site Area:		2.5 acres <sup>2</sup>																		
		PARKING		Number of Units		Enrollment/Occupancy			AREA										Notes	References
		Sub-Total	Unit Criteria	Sub-Total	Total	Class Size	Sub-Total	Total	Length	Width	Net	Sub-Total (net)	TOTAL (net)	Net-to-Gross	Gross	Sub-Total (Gross)	TOTAL (gross)			
		Stalls	CDE	No.		stu/unit	stu	stu	ft	ft	sf		nsf x ___	sf	sf	sf				
<b>MULTIPURPOSE ROOM (MPR) AND WARMING KITCHEN</b>															<b>5,926</b>			<b>8,605</b>	Accessible to parking and playfields/playcourts	
	Multi-Purpose Space	-		1				67	50	3,360	<b>3,360</b>		1.35	4,536	4,536	Sufficient space for entire school, seated style (5 sf/pn, equal to CBC 1004.1.2-Standing)				
	Stage	-		1				31	22	672	<b>672</b>		2.25	1,512	1,512	Equal to seated area for 1 full grade (assumed to be music). Net-to-Gross includes additional 8'-10' on stage wings/back for staging/support areas.				
	Kitchen	-		1				36	20	725	<b>725</b>		1.35	979	979	Refrigerated storage, limited warming facilities, cleaning/sinks, light prep, work tables/counters. Accessible to service driveways, garbage areas	Size per SRCS ESMS Ed Spec (500-750 students)			
	Serving Area	-		1				21	20	420	<b>420</b>		1.35	567	567	Adjacent to kitchen, may include serving table, separate from multi-purpose space. 1-hot unit line, 1-cold unit line. Area can be float for overflow from main space.				
	Storage (multi-purpose)	-		1				25	15	375	<b>375</b>		1.35	506	506	Store seats, tables				
	Storage (stage)	-		1				17	10	168	<b>168</b>		1.35	227	227	0.25x stage area. Store stage A-V equipment, instruments, props, materials				
	Storage (kitchen)	-		1				10	8	80	<b>80</b>		1.35	108	108	Dry storage room. Store movable courts, equipment)				
	Storage (custodial)	-		1				6	5	30	<b>30</b>		1.35	41	41	Cleaning equipment/materials				
	Restrooms	-		2				8	6	48	<b>96</b>		1.35	65	130	2-single occupancy				
		-																		
<b>ADMINISTRATION</b>															<b>4,180</b>			<b>5,643</b>		
	Reception	-																		
	Workstation	-		3				12	8	96	<b>288</b>		1.35	130	389	Assume 1 secretary, 1 clerk and space for 1 add'l staff (permanent/interim).				
	Seating Area	-		1				20	14	280	<b>280</b>		1.35	378	378	Assume seating for 6-8 people				
	Offices	-																		
	Principal	-		1				20	12	240	<b>240</b>		1.35	324	324	Large enough to hold private meetings for 4 pns at table				
	Assistant Principal	-		1				16	10	160	<b>160</b>		1.35	216	216	Large enough to hold private meetings with 2 pns at desk				
	Conference Room	-		1				20	14	280	<b>280</b>		1.35	378	378	Adjacent to principal's office, 10-12 pns				
	Faculty/Staff Facilities	-																		
	Collaborative Work Space	-		1				20	15	300	<b>300</b>		1.35	405	405	Near reception and offices, copy/print area, layout/work area, work stations				
	Staff Lounge	-		1				30	20	600	<b>600</b>		1.35	810	810	Next to staff work space, next to break room, seating/dining for 15-20, adjacent to private staff patio. Light kitchen facilities (refrigerator, microwave, dishwasher, coffee)				
	Student Support Programs/Spec	-																		
	Resource Work Rooms/Offices	-		4				18	14	252	<b>1,008</b>		1.35	340	1,361	Program offices, resource specialists, special needs, testing, counseling/intervention, small group instruction, 10-12 students.				
	Family Center	-																		
	Work Area	-		1				25	20	500	<b>500</b>		1.35	675	675	Community/Parent/Volunteer work area				
	Health Services	-																		
	Health Room	-		1				16	12	192	<b>192</b>		1.35	259	259	Include space for beds, sink				
	Health Office	-		1				10	8	80	<b>80</b>		1.35	108	108	1 Health Staffperson				
	Support Area	-																		
	Restrooms	-		2				8	6	48	<b>96</b>		1.35	65	130	Single-occupancy, ADA compliant, 1-near health room & 1-near family center				
	Storage	-		2				8	6	48	<b>96</b>		1.35	65	130	1 near break room				
	Utilities Room-IT/Tech	-		1				10	6	60	<b>60</b>		1.35	81	81	1 near reception work area/executive offices				
		-																		

<sup>1</sup>Jack Schreder & Associates NBPP Student Generation excluding Sobrato  
<sup>2</sup>Google Proposed School Site @ 1500-1550 Plymouth Street; per meeting

**PROPOSED FACILITIES SPACE PROGRAM**  
 North Bayshore Master Plan  
 Prepared for **Mountain View Whisman School District (MVWSD)**

ELEMENTARY SCHOOL FACILITIES PROGRAM																			
<b>Grades:</b>	TK-Gr 5																		
<b>Enrollment:</b>	684 students <sup>1</sup>																		<sup>1</sup> Jack Schreder & Associates NBPP Student Generation excluding Sobrato
<b>Site Area:</b>	2.5 acres <sup>2</sup>																		<sup>2</sup> Google Proposed School Site @ 1500-1550 Plymouth Street; per meeting
		PARKING		Number of Units		Enrollment/Occupancy			AREA								Notes	References	
		Sub-Total	Unit Criteria	Sub-Total	Total	Class Size	Sub-Total	Total	Length	Width	Net	Sub-Total (net)	TOTAL (net)	Net-to-Gross	Gross	Sub-Total (Gross)			TOTAL (gross)
		Stalls	CDE	No.		stu/unit	stu	stu	ft	ft	sf			nsf x ___	sf	sf	sf		
<b>OTHER</b>																			
	<b>Restrooms for Outdoor Areas</b>	-																	
	Restrooms-Field Area	-		2					16	8	128	<b>256</b>			1.35	173	346		1-boys/1-girls. May be attached to building, orient to field area
	Restrooms-Hardcourt Area	-		2					16	8	128	<b>256</b>			1.35	173	346		1-boys/1-girls. May be attached to building, orient to field area
	Restrooms-Apparatus Area	-		2					16	8	128	<b>256</b>			1.35	173	346		1-boys/1-girls. May be attached to building, orient to field area
<b>OUTDOOR AREAS</b>																			
	<b>Field Area</b>																		
	Playfields			4					120	90	10,800	<b>43,200</b>			1.10	11,880	<b>47,520</b>		Per CDE Guide, field is for most "Games" activities (group games: tag, running, ball games, track & field ;individual/dual games).
	<b>Hardcourt Area</b>																		
	Hardcourts			8					75	60	4,500	<b>36,000</b>			1.10	4,950	<b>39,600</b>		Per CDE Guide, hard courts are for most "Rhythm" activities (skills, creative, dancing, singing games).
	<b>Apparatus Area</b>																		
	Apparatus Areas			5					71	45	3,200	<b>16,000</b>			1.10	3,520	<b>17,600</b>		Per CDE Guide, apparatus areas are for most Climbing/Tumbling/ Gymnastics-type "Activities" (rolling, balancing, climbing, swinging, balancing, hanging, pushing/pulling).

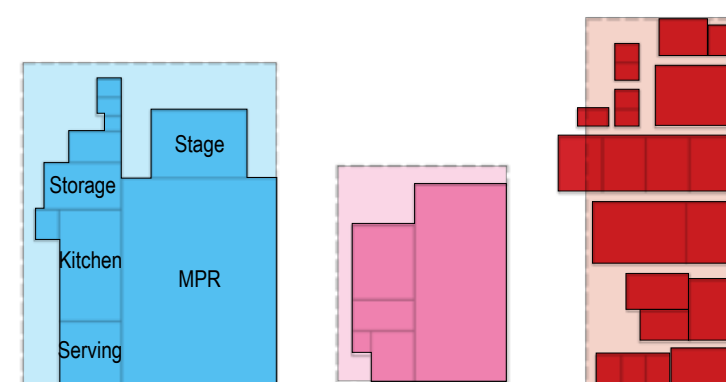
### Parking

60 Stalls (as shown)



### Library

Library, Media Center



### Administration

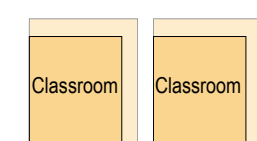
Offices, Work Rooms, Community, Resource, Staff

### Multi-Use Room

MUR, Stage, Kitchen, Support

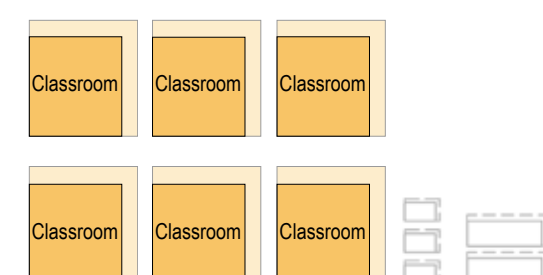
### Classrooms Flex

2 Classrooms, 1100 sf/classroom



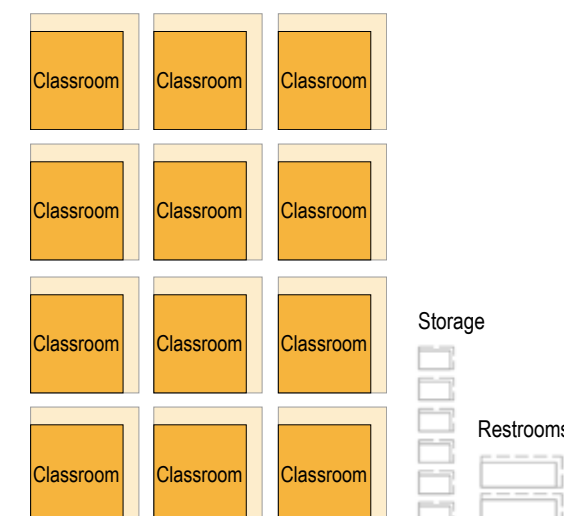
### Classrooms Grades 4-5

6 Classrooms  
960 sf/classroom



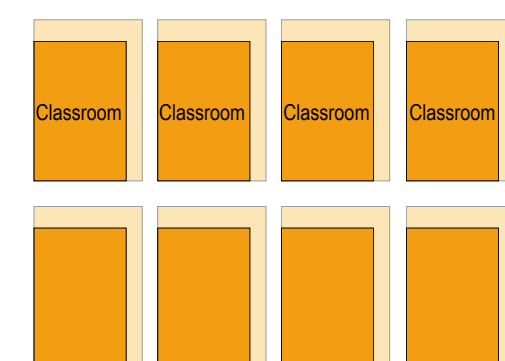
### Classrooms Grades 1-3

12 Classrooms  
960 sf/classroom



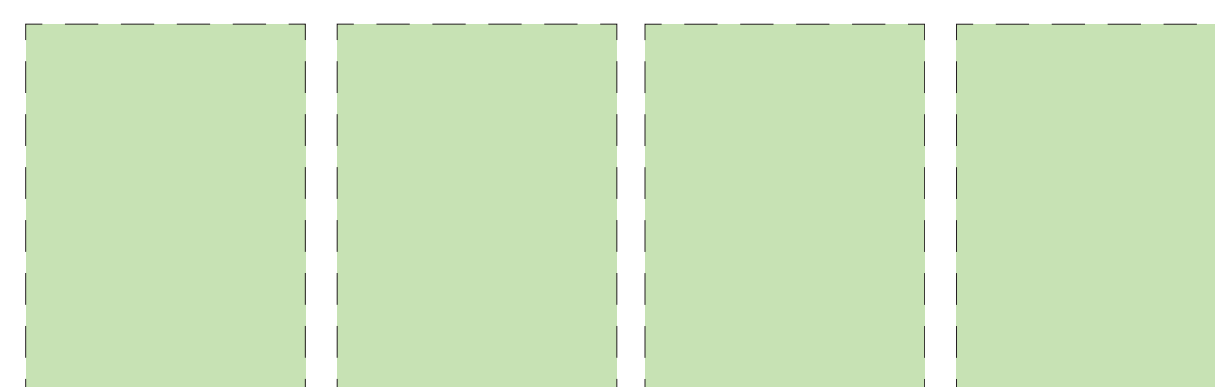
### Classrooms TK-K

8 Classrooms  
1350 sf/classroom



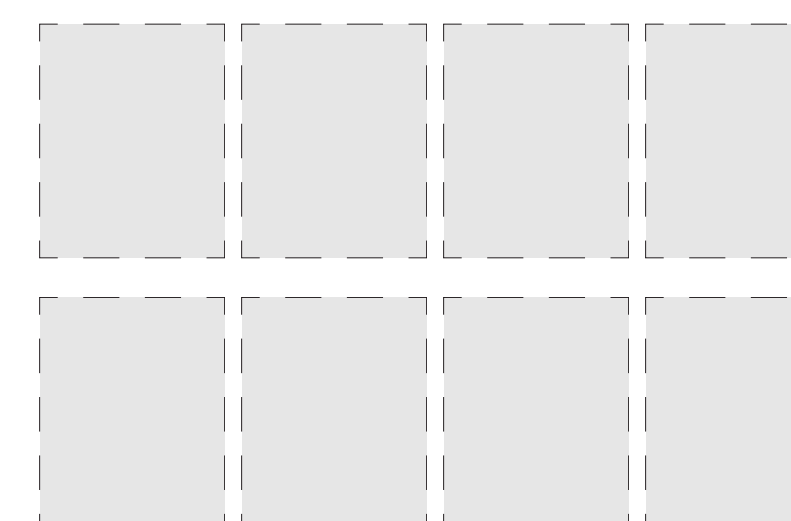
### Field Areas

4 Areas, 10,800 sf/each



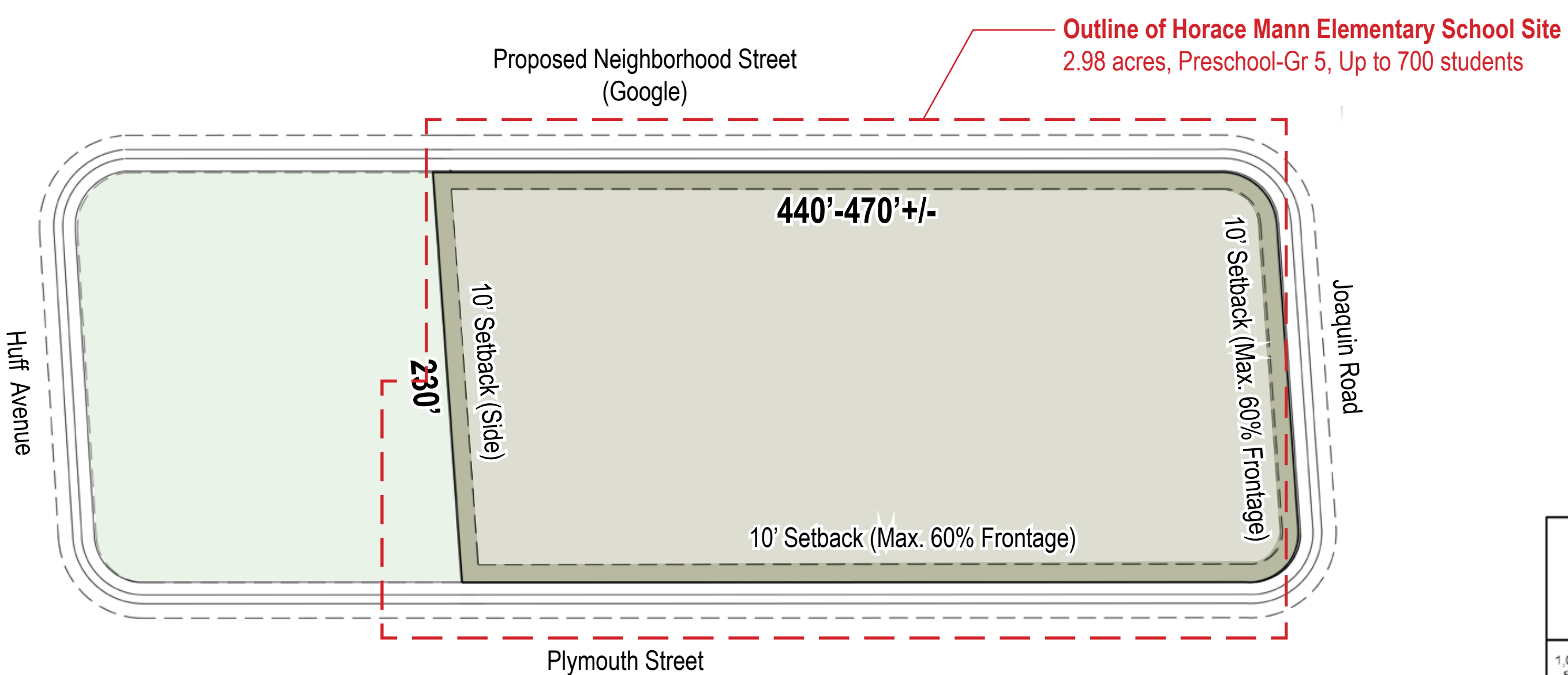
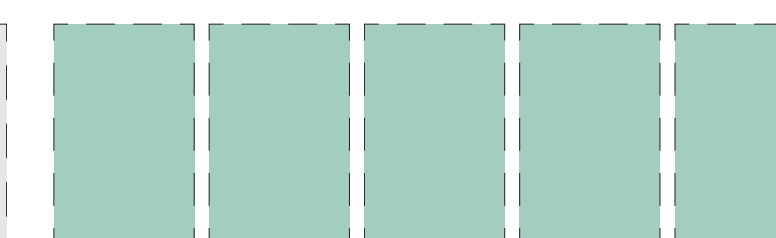
### Hard Court Areas

8 Areas, 4500 sf/each



### Apparatus Area

5 Areas, 3200 sf/each

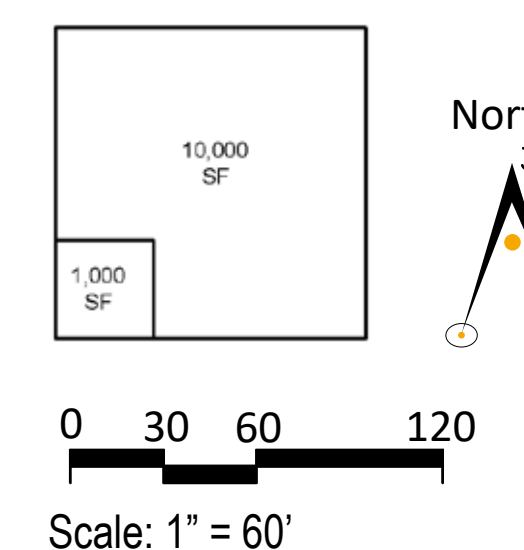


### Park Site

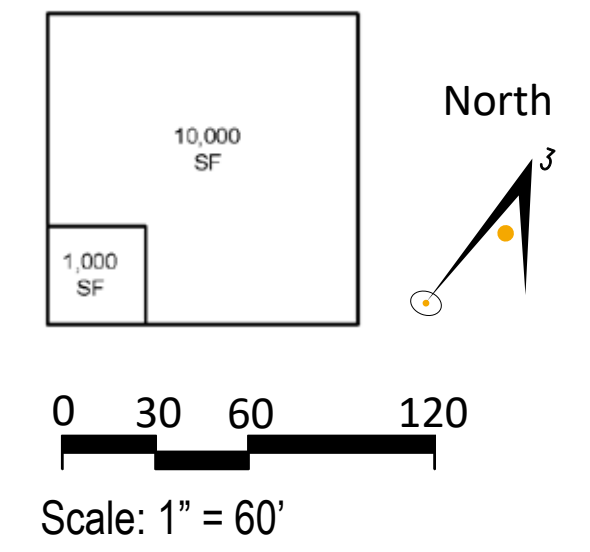
Shared Use-City Parks/MVWSD (Google)  
1.0 acre

### North Bayshore Elementary School Site

(Google/MVWSD)  
2.5 acres, 1500-1550 Plymouth St., Mountain View, CA







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

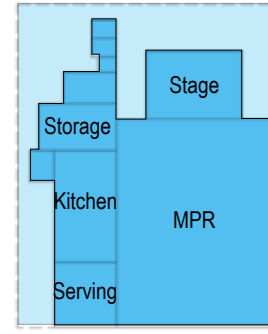


**CONCEPT B**  
**North Bayshore Elementary School**  
 2.5-3.5 acres, 1500-1550 Plymouth St., Mountain View, CA

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

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

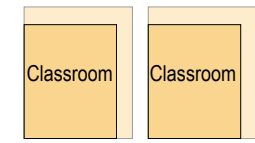
**Multi-Use Room**  
 MUR, Stage, Kitchen, Support



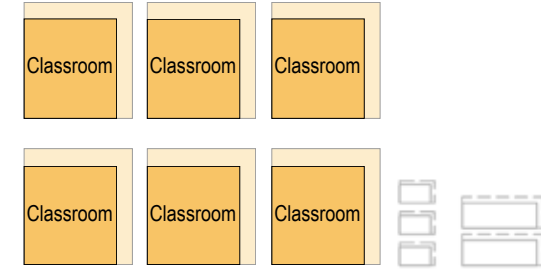
**Library**

Library, Media Center

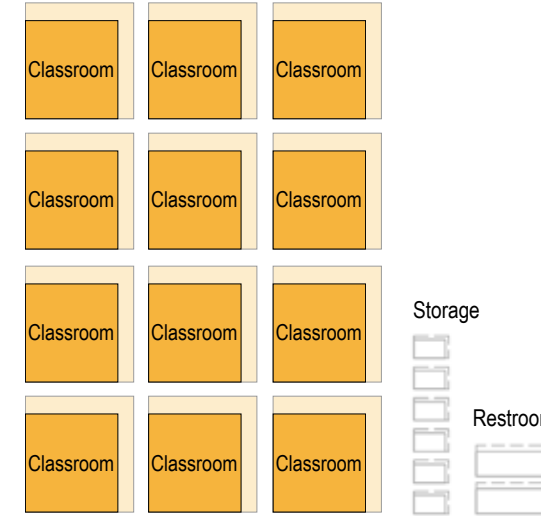
**Classrooms Flex**  
 2 Classrooms  
 1100 sf/classroom



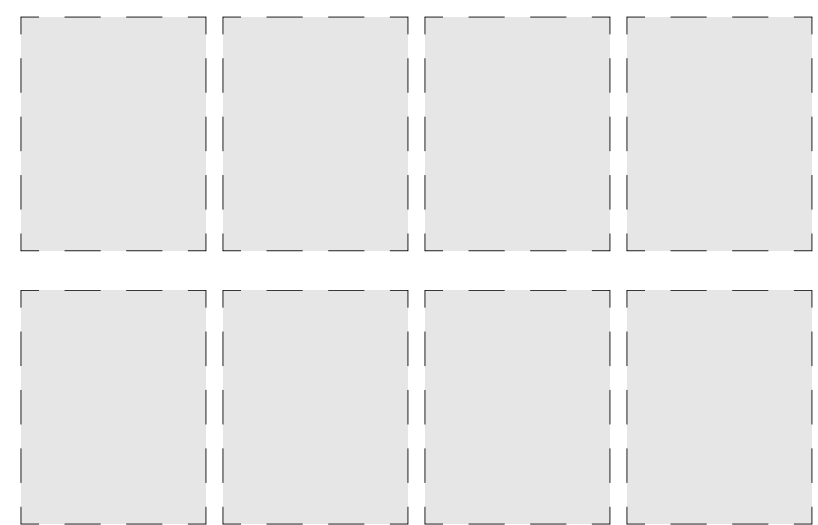
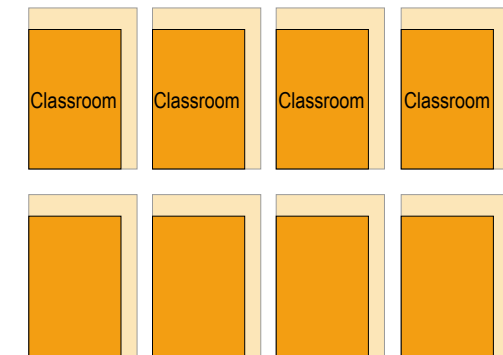
**Classrooms Grades 4-5**  
 6 Classrooms  
 960 sf/classroom



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



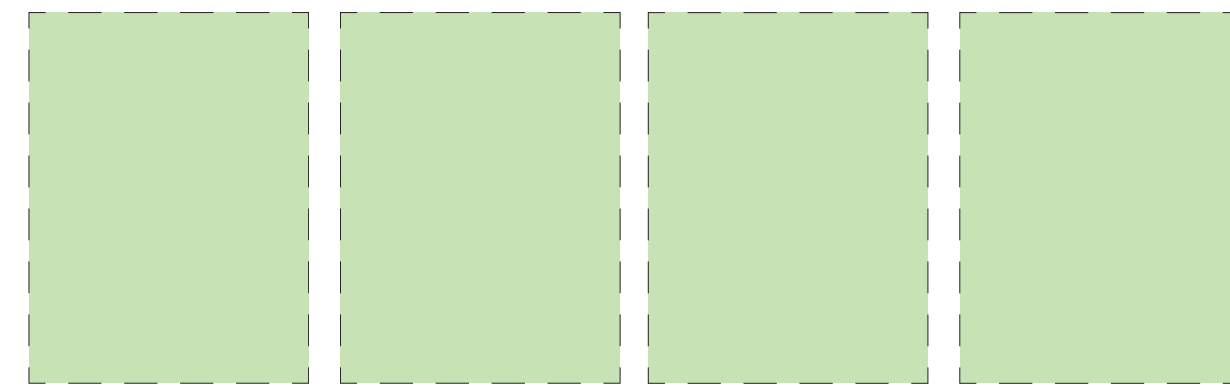
**Classrooms TK-K**  
 8 Classrooms  
 1350 sf/classroom



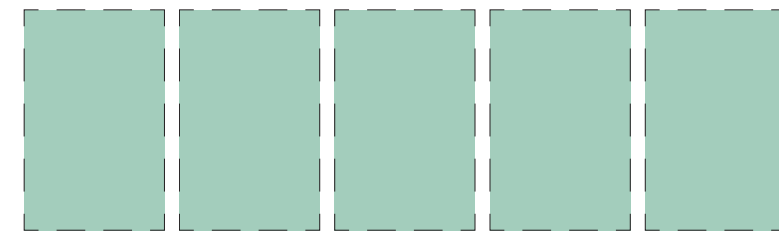
**Playcourt Areas**  
 8 Areas, 4500 sf/each



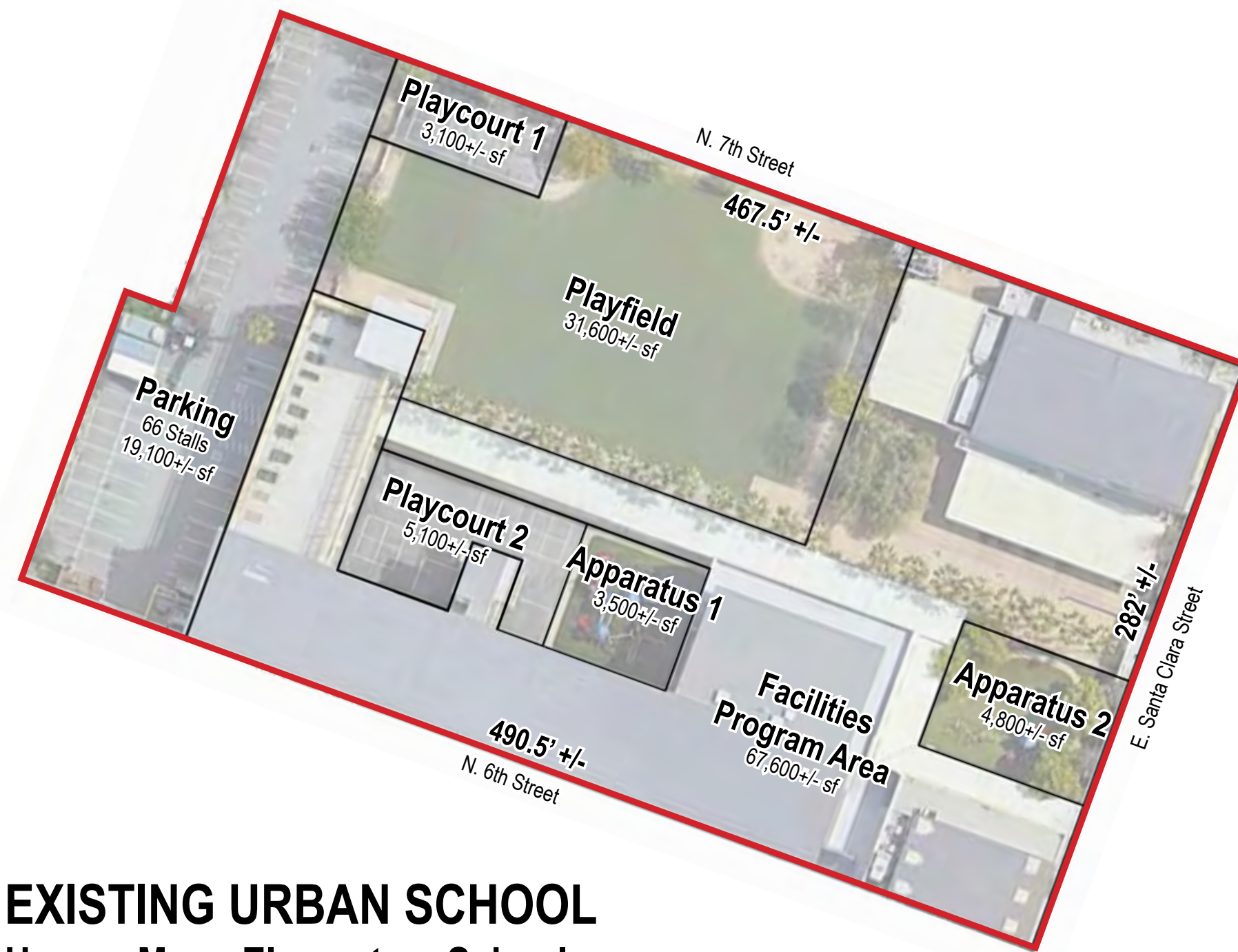
**Parking**  
 63 Stalls



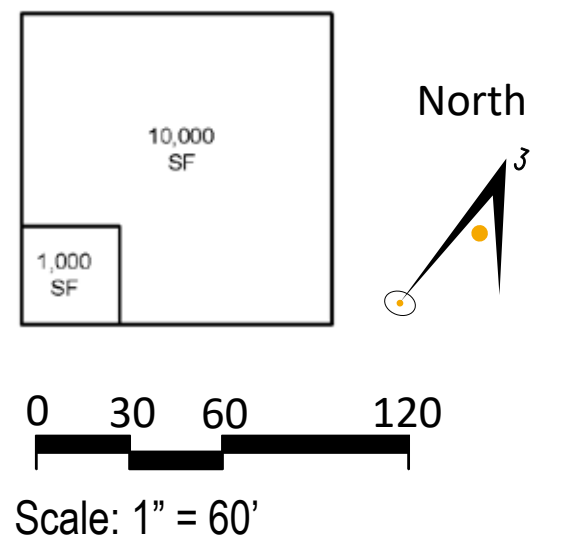
**Field Areas**  
 4 Areas, 10,800 sf/each



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



**EXISTING URBAN SCHOOL**  
**Horace Mann Elementary School** (SJSUD)  
 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

# North Bayshore Masterplan

New Elementary School

**Based on review & analysis of:**

Preliminary Scope Options

**Report Prepared for:**

Artik Art & Architecture

May 31st, 2019

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**BASIS OF ESTIMATE**

**REFERENCE DOCUMENTATION**

This Construction Cost Estimate was produced from the following documentation. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

Document	Date
- Preliminary Scope Concept Site Plans	21-May-19
- Space Program Analysis	21-May-19
- Parametric Quantities by Artik Art & Architecture	21-May-19
-	

**PROJECT DESCRIPTION**

The scope of work includes two options to provide a new elementary school at the proposed North Bayshore site.

**BASIS FOR PRICING**

This estimate reflects the fair construction value for this project and should not be construed as a prediction of low bid. Prices are based on local prevailing wage construction costs at the time the estimate was prepared. Pricing assumes a procurement process with competitive bidding for all sub-trades of the construction work, which is to mean a minimum of 3 bids for all subcontractors and materials/equipment suppliers. If fewer bids are solicited or received, prices can be expected to be higher.

Subcontractor's markups have been included in each line item unit price. Markups cover the cost of field overhead, home office overhead and subcontractor's profit. Subcontractor's markups typically range from 15% to 25% of the unit price depending on market conditions.

General Contractor's/Construction Manager's Site Requirement costs are calculated on a percentage basis. General Contractor's/Construction Manager's Jobsite Management costs are also calculated on a percentage basis.

<b>Site Requirements</b>	2.5%
<b>Jobsite Management</b>	7.5%
<b>Phasing</b>	0.0%

General Contractor's/Construction Manager's overhead and fees are based on a percentage of the total direct costs plus general conditions, and covers the contractor's bond, insurance, site office overheads and profit.

<b>Insurance &amp; Bonding</b>	2.5%
General Contractor Bonding	
Sub-Contractor Bonding	
OSIP	

<b>Fee (G.C. Profit)</b>	7.0%
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Unless identified otherwise, the cost of such items as overtime, shift premiums and construction phasing are not included in the line item unit price.

This cost estimate is based on standard industry practice, professional experience and knowledge of the local construction market costs. TBD Consultants have no control over the material and labor costs, contractors methods of establishing prices or the market and bidding conditions at the time of bid. Therefore TBD Consultants do not guarantee that the bids received will not vary from this cost estimate.

**CONTINGENCY**

<b>Design Contingency</b>	15.0%
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The Design Contingency is carried to cover scope that lacks definition and scope that is *anticipated* to be added to the Design. As the Design becomes more complete the Design Contingency will reduce.

<b>Construction Contingency</b>	0.0%
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The Construction Contingency is carried to cover the unforeseen during construction execution and Risks that do not currently have mitigation plans. As Risks are mitigated, Construction Contingency can be reduce, but should not be eliminated.

<b>Market Factor Contingency</b>	10.0%
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**BASIS OF ESTIMATE**

A market factor contingency has been included in this construction cost estimate, to cover adverse market bidding conditions due to the current construction market conditions currently existing within the Mountain View Area.

<b>Owners Soft Costs</b>	30.0%
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Owners Soft Costs includes internal management costs, professional design fees, site and abatement investigation costs, permitting costs, PGE fees, furniture fittings and equipment (FF&E) as well as additional Owner project contingency to cover scope change, bidding conditions, claims and delays.

**ESCALATION**

Escalation is excluded

**EXCLUSIONS**

- Land acquisition, feasibility studies and financing costs
- Escalation costs to midpoint of construction.
- Items identified in the design as Not In Contract [NIC]
- Utility company back charges, including work required off-site and utilities rates
- Work to City streets and sidewalks
- Phasing costs
- Hazardous material investigations and abatement costs
- Overtime, 2nd shift and lost productivity premiums

North Bayshore Masterplan  
New Elementary School



Preliminary Scope Options  
May 31st, 2019

Estimator: BT  
GSF : Varies

GRAND SUMMARY

	SF	TOTAL (\$)	\$ / SF	COMMENTS
<b>SCOPE OPTIONS</b>				
<b>OPTION V1</b>				
New Classroom Building, Admin/Library and MUR Building	56,690	71,341,291	1,258.45	
Sitework	141,320	11,090,836	78.48	
		82,432,127	1,454.09	
<b>OPTION V2</b>				
New Classroom Building, Admin/Library and MUR Building	60,512	72,593,475	1,199.65	
Sitework	135,969	6,979,066	51.33	
		79,572,542	1,314.99	

North Bayshore Masterplan  
New Elementary School



Preliminary Scope Options  
May 31st, 2019

Estimator: BT  
GSF : 56,690

OPTION V1

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		OPTION V1					
3		North Bayshore Elementary School	56,690	SF			GSF by Artik Art & Architecture
4							
5		New Buildings					subtotal \$35,958,930
6		Allow for bldg hazardous materials abatement					not in scope - excluded
7		Site demolition, clearing	33,340	SF	1.00	33,340	assume no abatement required
8		Allow for grading	33,340	SF	1.00	33,340	allow
9		New 2 story Classroom Building	37,940	SF	555.00	21,056,700	GSF by Artik Art & Architecture
10		New MUR Building	8,500	SF	535.00	4,547,500	
11		New 2 story Admin/Library Building	10,250	SF	565.00	5,791,250	
12		Upper level pathways	9,600	SF	160.00	1,536,000	assume above lower level
13		Pavilion (on deck)	800	SF	250.00	200,000	open sided, incl. lighting
14		Playcourts (on deck)	5,680	SF	185.00	1,050,800	incl. fencing, lighting, drainage
15		Playfield (on deck)	9,000	SF	190.00	1,710,000	incl. turf, fence, lighting, drainage
16							
17		Site Work					subtotal \$5,590,235
18		Allow for bldg hazardous materials abatement					not in scope - excluded
19		Site demolition, clearing	141,320	SF	1.00	141,320	assume no abatement required
20		Allow for grading	141,320	SF	1.00	141,320	allow
21		Covered pathways	9,995	SF	210.00	2,098,950	assume adjoining buildings
22		Concrete pathways	2,515	SF	15.00	37,725	
23		Concrete pathways	9,200	SF	20.00	184,000	incl. lighting and benches
24		Grass turf playfield	20,600	SF	12.00	247,200	incl. irrigation and drainage
25		Play area	3,750	SF	45.00	168,750	incl. play equipment and furnishings
26		Landscaping	13,290	SF	8.00	106,320	incl. shrubs and irrigation
27		Parking	16,210	SF	28.00	453,880	63 spaces
28		Park Site playfield/landscaping	30,490	SF	13.00	396,370	grass turf, shrubs, trees, irrigation
29		Park Site playcourts/hardscape	13,070	SF	20.00	261,400	concrete playcourts, lights, benches
30		Sidewalks	22,200	SF	15.00	333,000	7' sidewalk, 5' landscaping
31		Allow for mechanical utilities	1	LS	400,000.00	400,000	
32		Allow for electrical utilities	1	LS	500,000.00	500,000	
33		Allow for site lighting	1	LS	100,000.00	100,000	
34		Allow for signage etc	1	LS	20,000.00	20,000	
35						41,549,165	
36		Site Requirements		2.5%		1,038,729	
37		Jobsite Management		7.5%		3,116,187	
38						45,704,082	
39		Insurance & Bonding		2.5%		1,142,602	
40		GC Fee		7%		3,279,268	
41						50,125,951	
42		Design Contingency		15%		7,518,893	
43		Construction Contingency					assume included in Soft Costs
44						57,644,844	
45		Escalation					excluded
46		Market Factor		10%		5,764,484	allow
47						63,409,329	
48		Project Soft Costs		30%		19,022,799	allow
49		<b>Total Option V1</b>				<b>82,432,127</b>	<b>\$1454.09 / SF</b>



Estimator: BT  
GSF : 60,512

OPTION V2

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		OPTION V2					
3		North Bayshore Elementary School	60,512	SF			GSF by Artik Art & Architecture
4							
5		New Buildings					subtotal \$36,590,082
6		Allow for bldg hazardous materials abatement					not in scope - excluded
7		Site demolition, clearing	38,691	SF	1.00	38,691	assume no abatement required
8		Allow for grading	38,691	SF	1.00	38,691	allow
9		New 2 story Classroom Building	43,032	SF	555.00	23,882,760	GSF by Artik Art & Architecture
10		New MUR Building	6,902	SF	535.00	3,692,570	
11		New 2 story Admin/Library Building	10,578	SF	565.00	5,976,570	
12		Upper level pathways					none this option
13		Pavilion (on deck)	800	SF	250.00	200,000	open sided, incl. lighting
14		Playcourts (on deck)	5,880	SF	185.00	1,050,800	incl. fencing, lighting, drainage
15		Playfield (on deck)	9,000	SF	190.00	1,710,000	incl. turf, fence, lighting, drainage
16							
17		Site Work					subtotal \$3,517,735
18		Allow for bldg hazardous materials abatement					not in scope - excluded
19		Site demolition, clearing	135,969	SF	1.00	135,969	assume no abatement required
20		Allow for grading	135,969	SF	1.00	135,969	allow
21		Covered pathways					none this option
22		Concrete pathways	2,515	SF	15.00	37,725	
23		Concrete playcourts	9,200	SF	20.00	184,000	incl. lighting and benches
24		Grass turf playfield	20,600	SF	12.00	247,200	incl. irrigation and drainage
25		Play area	3,750	SF	45.00	168,750	incl. play equipment and furnishings
26		Landscaping	17,934	SF	8.00	143,472	incl. shrubs and irrigation
27		Parking	16,210	SF	28.00	453,880	63 spaces
28		Park Site playfield/landscaping	30,490	SF	13.00	396,370	grass turf, shrubs, trees, irrigation
29		Park Site playcourts/hardscape	13,070	SF	20.00	261,400	concrete playcourts, lights, benches
30		Sidewalks	22,200	SF	15.00	333,000	7' sidewalk, 5' landscaping
31		Allow for mechanical utilities	1	LS	400,000.00	400,000	
32		Allow for electrical utilities	1	LS	500,000.00	500,000	
33		Allow for site lighting	1	LS	100,000.00	100,000	
34		Allow for signage etc	1	LS	20,000.00	20,000	
35						40,107,817	
36		Site Requirements	2.5%			1,002,695	
37		Jobsite Management	7.5%			3,008,086	
38						44,118,599	
39		Insurance & Bonding	2.5%			1,102,965	
40		GC Fee	7%			3,165,509	
41						48,387,073	
42		Design Contingency	15%			7,258,061	
43		Construction Contingency					assume included in Soft Costs
44						55,645,134	
45		Escalation					excluded
46		Market Factor	10%			5,564,513	allow
47						61,209,648	
48		Project Soft Costs	30%			18,362,894	allow
49		<b>Total Option V2</b>				<b>79,572,542</b>	<b>\$1314.99 / SF</b>