



Mountain View
Whisman
School District



Master Facilities Plan (MFP) Strategies for Growth

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TABLE OF CONTENTS

	Page Nos.		Page Nos.
EXECUTIVE SUMMARY			
CHAPTER 1: INTRODUCTION			
1.1 Existing Schools and Sites	1-1		
1.1.1 Elementary Schools	1-1		
1.1.2 Middle Schools	1-2		
1.1.3 Other District Programs	1-2		
1.1.4 Other District Sites	1-3		
1.1.5 Parks	1-6		
1.2 Future Enrollment Growth	1-6		
1.3 Planning Efforts	1-8		
1.4 Study Methodology	1-8		
CHAPTER 2: DEMOGRAPHICS			
2.1 Short-Term Residential Growth	2-1		
2.2 Long-Term Residential Growth	2-3		
CHAPTER 3: CONDITION ANALYSIS			
3.1 Elementary School Campuses	3-1		
3.1.1 Bubb Elementary School	3-1		
3.1.2 Castro Elementary School	3-3		
3.1.3 Huff Elementary School	3-3		
3.1.4 Landels Elementary School	3-4		
3.1.5 Mistral Elementary School	3-5		
3.1.6 Monta Loma Elementary School	3-5		
3.1.7 Stevenson Elementary School	3-6		
3.1.8 Theuerkauf Elementary School	3-7		
3.1.9 Vargas Elementary School	3-7		
3.2 Middle School Campuses	3-8		
3.2.1 Crittenden Middle School	3-8		
3.2.2 Graham Middle School	3-9		
3.3 Other District Properties	3-11		
3.3.1 Cooper School Site	3-11		
3.3.2 Slater School Site	3-11		
3.3.3 Whisman School Site	3-11		
CHAPTER 4: CHALLENGES & PRIORITIES			
4.1 Recent Accomplishments	4-1		
4.2 Challenges	4-1		
4.3 Opportunities to Add Capacity-Existing Schools	4-2		
4.4 Community Input	4-3		
4.4.1 District-Wide Survey (Thought Exchange)	4-3		
4.4.2 Community Feedback	4-4		
4.5 Priorities	4-5		
4.5.1 Future Growth	4-5		
4.5.2 Recapitalizing Existing Campuses	4-5		
4.6 Solar	4-6		
4.7 Staff Housing	4-6		
4.8 Funding	4-6		
CHAPTER 5: OPTIONS & ALTERNATIVES			
5.1 Elementary Schools	5-2		
5.1.1 Bubb Elementary School	5-2		
5.1.2 Castro Elementary School	5-5		
5.1.3 Huff Elementary School	5-8		
5.1.4 Landels Elementary School	5-11		
5.1.5 Mistral Elementary School	5-14		
5.1.6 Monta Loma Elementary School	5-17		
5.1.7 Stevenson Elementary School	5-20		
5.1.8 Theuerkauf Elementary School	5-23		
5.1.9 Vargas Elementary School	5-26		

	Page Nos.
5.2 Middle Schools	5-28
5.2.1 Crittenden Middle School	5-28
5.2.2 Graham Middle School	5-31
5.3 Other Sites	5-35
5.3.1 Montecito Preschool Site	5-35
5.3.2 Cooper School Site	5-37
5.3.3 Slater School Site	5-40
5.3.4 Whisman School Site	5-40
5.3.5 North Bayshore	5-41
CHAPTER 6: RECOMMENDATIONS	6-1
6.1 Priority 1: Safety & Energy Efficiency	6-2
6.2 Priority 1: Short-Term Growth	6-2
6.3 Long-Term Growth	6-2
6.4 Staff Housing	6-2
6.5 Certificate of Participation Repayment	6-2

LIST OF FIGURES

	Page Nos.
Figure 1-1: Existing MVWSD School Sites	1-5
Figure 1-2: MVWSD Elementary School Proximity and Boundary Diagram	1-6
Figure 1-3: Parks Location Diagram	1-7
Figure 2-1: Residential Growth Areas (over City Zoning Map)	2-2
Figure 2-2: Future Residential Growth	2-3
Figure 2-3: Elementary School Boundaries with Additional Students from Short-Term Residential Development	2-4
Figure 2-4: Middle School Boundaries with Additional Students from Short-Term Residential Development	2-5
Figure 5-1: Projects at Bubb Elementary School	5-3
Figure 5-2: Projects at Mariano Castro Elementary School	5-5
Figure 5-3: Projects at Huff Elementary School	5-9
Figure 5-4: Projects at Landels Elementary School	5-12
Figure 5-5: Projects at Gabriela Mistral Elementary School	5-15
Figure 5-6: Projects at Monta Loma Elementary School	5-18
Figure 5-7: Projects at Stevenson Elementary School	5-21
Figure 5-8: Projects at Theuerkauf Elementary School	5-24
Figure 5-9: Projects at Jose Antonio Vargas Elementary School	5-27
Figure 5-10: Projects at Crittenden Middle School	5-29
Figure 5-11: Projects at Graham Middle School	5-32
Figure 5-12: Projects at Montecito Preschool Site	5-36
Figure 5-13: Projects at Cooper School Site	5-38
Figure 5-14: Complete Neighborhoods in North Bayshore Precise Plan Area	5-41

LIST OF FIGURES

Figure 5-15: School Site Diagram for North Bayshore	5-42
Figure 5-16: Urban School Concept, Jean Parker Elementary School (SFUSD)	5-43
Figure 5-17: Urban School Concept, Horace Mann Elementary School (SJUSD)	5-44
Figure 5-18: North Bayshore School Site Concepts	5-45
Figure 5-19: North Bayshore School Site Concepts and Scale Comparison Diagram	5-46

LIST OF TABLES

Table ES-1: Recommended Projects Summary	ES-2
Table 1-1: MVWSD School Site Summary	1-4
Table 1-2: MVWSD Park Site Summary	1-7
Table 2-1: Short-Term Residential Growth Summary	2-1
Table 2-2: Enrollment Impacts from Short-Term Residential Growth	2-1
Table 2-3: Long-Term Residential Growth & Enrollment Projections	2-6
Table 3-1: Existing School Campuses/Condition Summary	3-2
Table 4-1: Themes from Online Survey	4-3
Table 5-1: MFP Project Cost Summary	5-1
Table 5-2: Bubb Elementary School Projects	5-4
Table 5-3: Mariano Castro Elementary School Projects	5-7
Table 5-4: Huff Elementary School Projects	5-10
Table 5-5: Landels Elementary School Projects	5-13
Table 5-6: Gabriela Mistral Elementary School Projects	5-16
Table 5-7: Monta Loma Elementary School Projects	5-19
Table 5-8: Stevenson Elementary School Projects	5-22
Table 5-9: Theuerkauf Elementary School Projects	5-25
Table 5-10: Jose Antonio Vargas Elementary School Projects	5-26
Table 5-11: Crittenden Middle School Projects	5-30
Table 5-12: Graham Middle School Projects	5-33
Table 5-13: Montecito Preschool Site Projects	5-35
Table 5-14: Cooper School Site Projects	5-39
Table 6-1: Recommended Projects Summary	6-1
Table 6-2: Recommendations-Priority 1 Projects	6-3

APPENDICES

APPENDIX A: CAMPUS MAPS

APPENDIX B: ASSESSOR PARCEL MAPS

APPENDIX C: INTERVIEW NOTES

APPENDIX D: ROOF ASSESSMENTS

APPENDIX E: FUNDING OPPORTUNITIES

APPENDIX F: PROJECT COST ESTIMATES

APPENDIX G: NORTH BAYSHORE URBAN SCHOOL STUDY



Executive Summary

EXECUTIVE SUMMARY

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

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

Growth

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

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

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

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

In parallel with its short-term growth planning efforts, MVWSD is continuing to negotiate with landowners and developers in high growth areas such as North Bayshore and East Whisman for new school sites to accommodate long-term growth.

In addition, it is continuing to work with the City of Mountain View on a consistent school strategy to share the financial burden for new schools and expansion of existing schools.

Past Facilities Planning

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

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

Current Facilities Planning

This new Master Facilities Plan (MFP) replaces the SFIP (sunsetting in 2020) and lays a solid foundation for MVWSD to accommodate student growth, while continuing to upgrade its facilities and infrastructure over the next ten years. The MFP is proposed to inform a new \$259 million bond program slated for the March 3, 2020 ballot.

Challenges addressed in the MFP

Challenge 1-Growth at Elementary School Level:

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

Challenge 2-Growth at Middle School Level:

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

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

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



Goals

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

- Goal 1: Provide for growth as outlined in Challenges 1 and 2.
- Goal 2: Improve school safety, including site lighting, perimeter fencing, access controls, remote supervision, storage, and drinking fountains.
- Goal 3: Improve operational and energy efficiency such as replacing HVAC systems, installing solar systems at each campus, replacing windows, replacing utility infrastructure, upgrading electrical capacity at schools, reducing heat islands, aesthetics and signage.
- Goal 4: Reconfigure schools to create greater site efficiencies, more collaborative learning spaces, outdoor learning environments, and modernize playgrounds.
- Goal 5: Provide staff housing that is crucial to ensuring MVWSD maintains its highly qualified staff.

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

Based on a \$259 million budget from the proposed bond measure in 2020, MVWSD is recommending funding the following:

- Certificates of Participation (COP) repayment: \$40 mil
- Staff Housing: \$60 mil
- Priority 1-Safety and Efficiency Projects: \$102.1 mil
- Priority 1 Short-Term Growth: \$34.8 mil

Table ES-1: Recommended Projects Summary

SITE		ENROLLMENT		RECOMMENDATIONS (Facilities)	
School	Growth (Short-Term)	Capacity (Realistic)	MFP Budget*	Priority 1 Projects	Short-Term Growth
Bubb Elementary School (ES)	475 to 503 (5.8%)	432 (116%)	\$8.2 mil	HVAC, Perimeter Controls, Lighting, Windows, Solar	-
Castro ES	327 to 357 (9.2%)	312 (114%)	\$4.2 mil	Storage, Perimeter Controls, Shade Structure, Parking, Solar	Add Storage
Huff ES	546 (minimal growth)	488 (112%)	\$10.2 mil	HVAC, Perimeter Controls, Lighting, Windows, Shade Structure, Restroom, Solar	Add 1 permanent portable
Landels ES	446 to 566 (26.9%)	504 (112%)	\$40.9 mil	HVAC, Perimeter Controls, Lighting, Windows, Shade Structure, Restroom, Solar	New 2-Story Admin/ Classroom Bldg, Frontage Safety
Mistral ES	379 (minimal growth)	392 (97%)	\$9.6 mil	HVAC, Perimeter Controls, Windows, Shade Structure, Restroom, Solar	-
Monta Loma ES	342 to 406 (18.7%)	460 (88%)	\$12.7 mil	HVAC, Perimeter Controls, Windows, Plumbing, Shade Structure, Solar	-
Stevenson ES	430 (minimal growth)	460 (93%)	\$5.0 mil	Storage, Perimeter Controls, Shade Structure, Solar	Add Storage
Theuerkauf ES	332 to 552 (66.3%)	672 (82%)	\$19.1 mil	HVAC, Perimeter Controls, Electrical, Windows, Plumbing, Shade Structures, Play Surface, Solar	-
Vargas ES	356 to 474 (33%)	492 (96%)	\$3.3 mil	Storage, Shade Structure, Solar	Add Storage
Crittenden Middle School (MS)	647 to 848 (31.1%)	1,008 (84%)	\$7.1 mil	Security, Perimeter Controls, Electrical, Shade Structure, Solar	-
Graham MS	861 to 969 (12.5%)	1,176 (82%)	\$16.6 mil	HVAC, Perimeter Controls, Windows, Shade Structure, Solar	-
TOTAL PRIORITY 1 PROJECTS (SAFETY, EFFICIENCY, GROWTH)			\$136.9 mil		

* Project estimates are based on escalation to FY24