



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

SUMMARY	TOTAL PROJECT COSTS		PRIORITY 1 Safety & Efficiency		PRIORITY 1 Growth (Short-Term)		PRIORITY 2		PRIORITY 3		PRIORITY 4			
	School Sites	Per School	Sub-Totals	Per School	Sub-Totals	Per School	Sub-Totals	Per School	Sub-Totals	Per School	Sub-Totals	Per School	Sub-Totals	
ELEMENTARY SCHOOLS														
Bubb ES	\$	56,876,000	\$	8,155,300			\$	8,723,400	\$	5,325,300		\$	34,672,000	
Castro ES	\$	15,534,600	\$	3,273,500		\$	916,700	\$	1,605,200	\$	9,739,200	\$	-	
Huff ES	\$	51,019,573	\$	9,581,000		\$	641,073	\$	2,909,200	\$	5,296,100	\$	32,592,200	
Landels ES	\$	53,628,200	\$	9,855,000		\$	31,066,400	\$	7,984,100	\$	4,722,700	\$	-	
Mistral ES	\$	65,070,800	\$	9,602,200			\$	11,283,100	\$	4,167,100	\$		\$	40,018,400
Monta Loma ES	\$	95,734,900	\$	12,723,300			\$	1,429,500	\$	15,423,700	\$		\$	66,158,400
Stevenson ES	\$	10,846,200	\$	3,701,500		\$	1,269,300	\$	5,674,100	\$	201,300	\$	-	
Theuerkauf ES	\$	41,723,400	\$	19,101,600			\$	3,987,300	\$	18,634,500	\$		\$	-
Vargas ES	\$	3,316,900	\$	2,400,200		\$	916,700							
ELEMENTARY SCHOOLS:		\$	393,750,573	\$	78,393,600	\$	34,810,173	\$	43,595,900	\$	63,509,900	\$	173,441,000	
MIDDLE SCHOOLS														
Crittenden MS	\$	180,324,600	\$	7,127,800		\$	-	\$	3,446,400	\$	169,750,400	\$	-	
Graham MS	\$	169,037,400	\$	16,606,700		\$	-	\$	11,243,900	\$	141,186,800	\$	-	
MIDDLE SCHOOLS:		\$	349,362,000	\$	23,734,500	\$	-	\$	14,690,300	\$	310,937,200	\$	-	
OTHER SITES (MVVSD)														
Cooper Site	\$	30,962,000	\$	-		\$	-	\$	-	\$	30,962,000	\$	-	
Montecito Preschool	\$	6,385,000	\$	-		\$	-	\$	-	\$	6,385,000	\$	-	
OTHER SITES (MVVSD):		\$	37,347,000	\$	-	\$	-	\$	-	\$	37,347,000	\$	-	
TOTALS:		\$	780,459,573	\$	102,128,100	\$	34,810,173	\$	58,286,200	\$	411,794,100	\$	173,441,000	



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



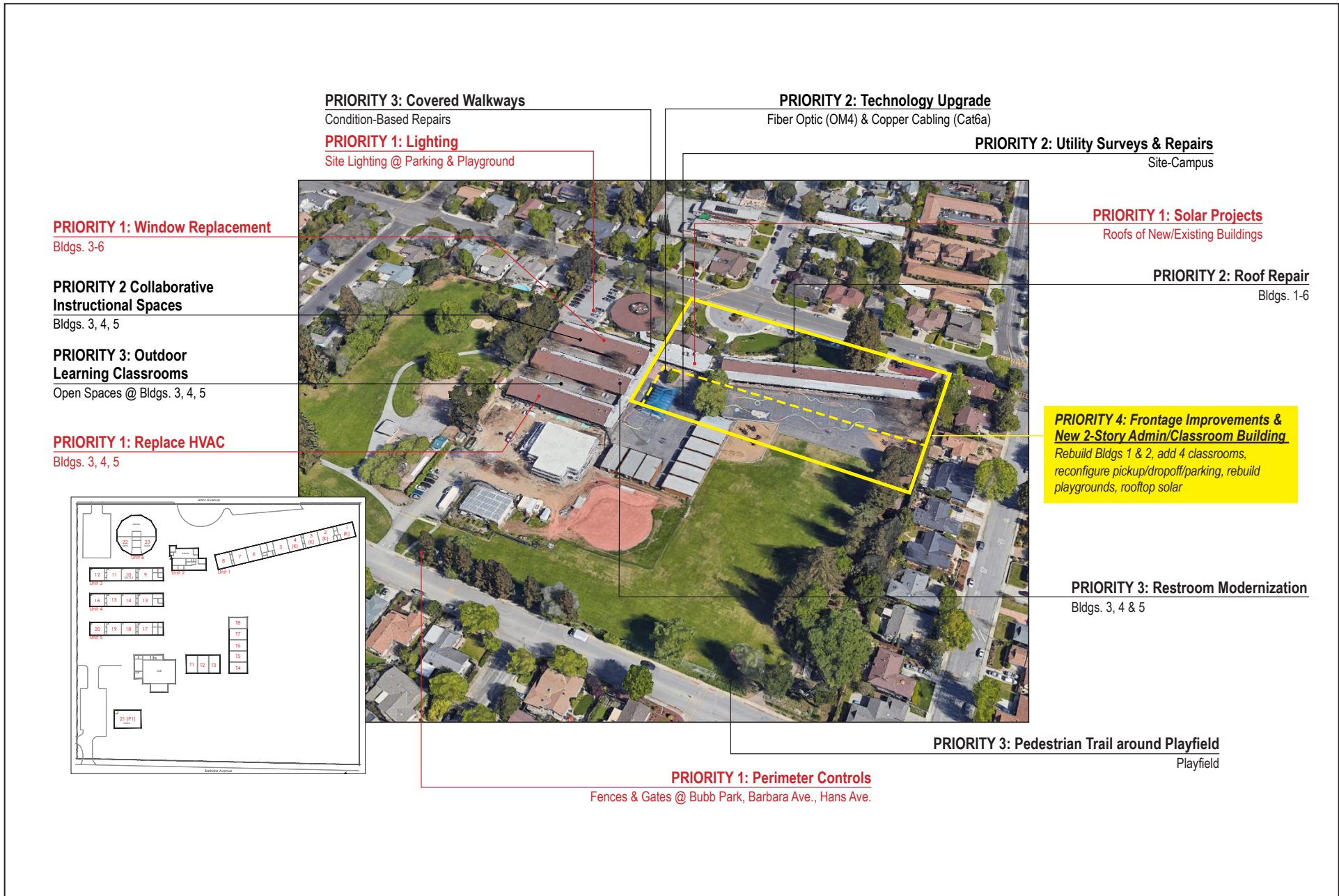


Figure 5-1: Projects at Bubb Elementary School



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	
BUBB ELEMENTARY SCHOOL						PROJECTS TOTAL:		\$ 56,876,000			
1	SAFETY	Perimeter Controls (School Hours)	Fences, Gates, Access Controls/CCTV (Ornamental)	Hans Ave. frontage	425		\$ 328,200		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, Access Controls/CCTV (Chain Link)	Barbara Ave./Bubb Park frontage	1,150		\$ 394,900		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	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	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.	
PRIORITY 1 PROJECTS:								8,155,300			
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 <u>OM4</u> cables Replace all copper cables with <u>Cat6a</u> 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.	
PRIORITY 2 PROJECTS:								8,723,400			
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.	
PRIORITY 3 PROJECTS:								5,325,300			
4	GROWTH (LONG-TERM)/SITE EFFICIENCY	PROJECT A 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		
			Site Engineering	Bldgs 1/2, Campus Frontage		123,600	\$ 1,584,700		Site grading, site utilities.		
			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.	
			Rebuild playground (affected by new bldg)	Playground/Playfield		46,000	\$ 1,023,200		New asphalt, new play equipment (2 sites, 2000sf/ea.)		
		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		
PRIORITY 4 PROJECTS:								34,672,000			



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



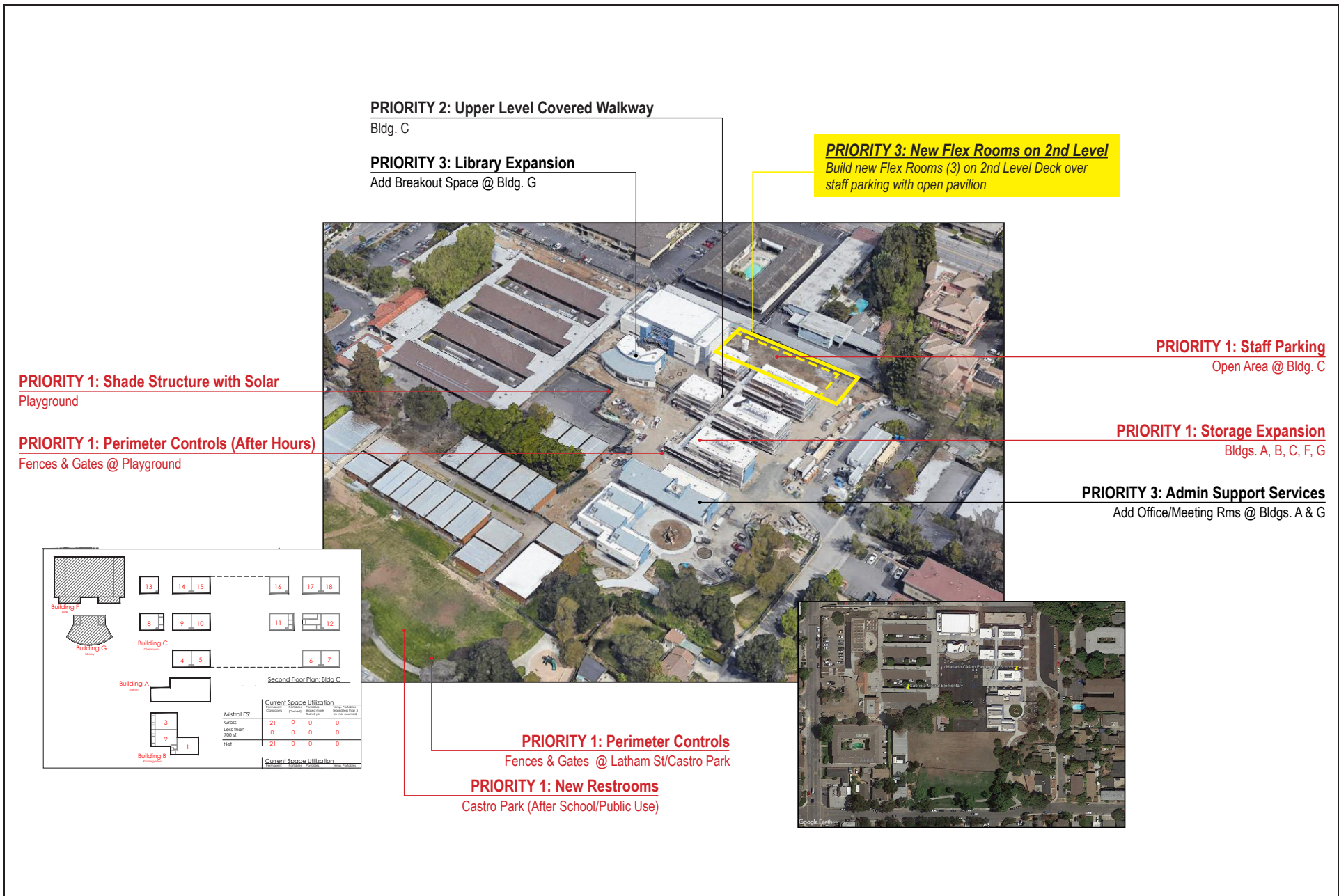


Figure 5-2: Projects at Mariano Castro Elementary School



**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:		\$ 15,534,600		
1	GROWTH (SHORT TERM)	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, Access Controls/CCTV (Chain Link)	Latham St./Castro Park	500		\$ 261,600		Fences (8') @ Latham St/Castro Park (500 lf). 2 pedestrian gates & 1 vehicle gate. Mistral ES frontage @ Escuela Ave. under separate project, Access Controls/CCTV @ gates	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	Perimeter Controls-2 (After Hours)	Fences, Gates, Access Controls/CCTV (Ornamental)	Bldgs. A/B/C/G Playground/Castro Park	180		\$ 248,500		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, Access Controls/CCTV @ gates	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	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	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).
							PRIORITY 1 PROJECTS:	\$ 4,190,200		
2	CAMPUS ENHANCEMENT	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)
3	GROWTH (LONG-TERM)	PROJECT A 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.	Leave staff parking in place.
			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.
			Build Open Pavilion on Deck	Over Staff Parking/ North End of Bldg. C	800		\$ 369,300		Create informal/small group gathering space on 2nd level deck.	Existing upper level deck has no informal gathering areas.
							PRIORITY 3 PROJECTS:	\$ 9,739,200		



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



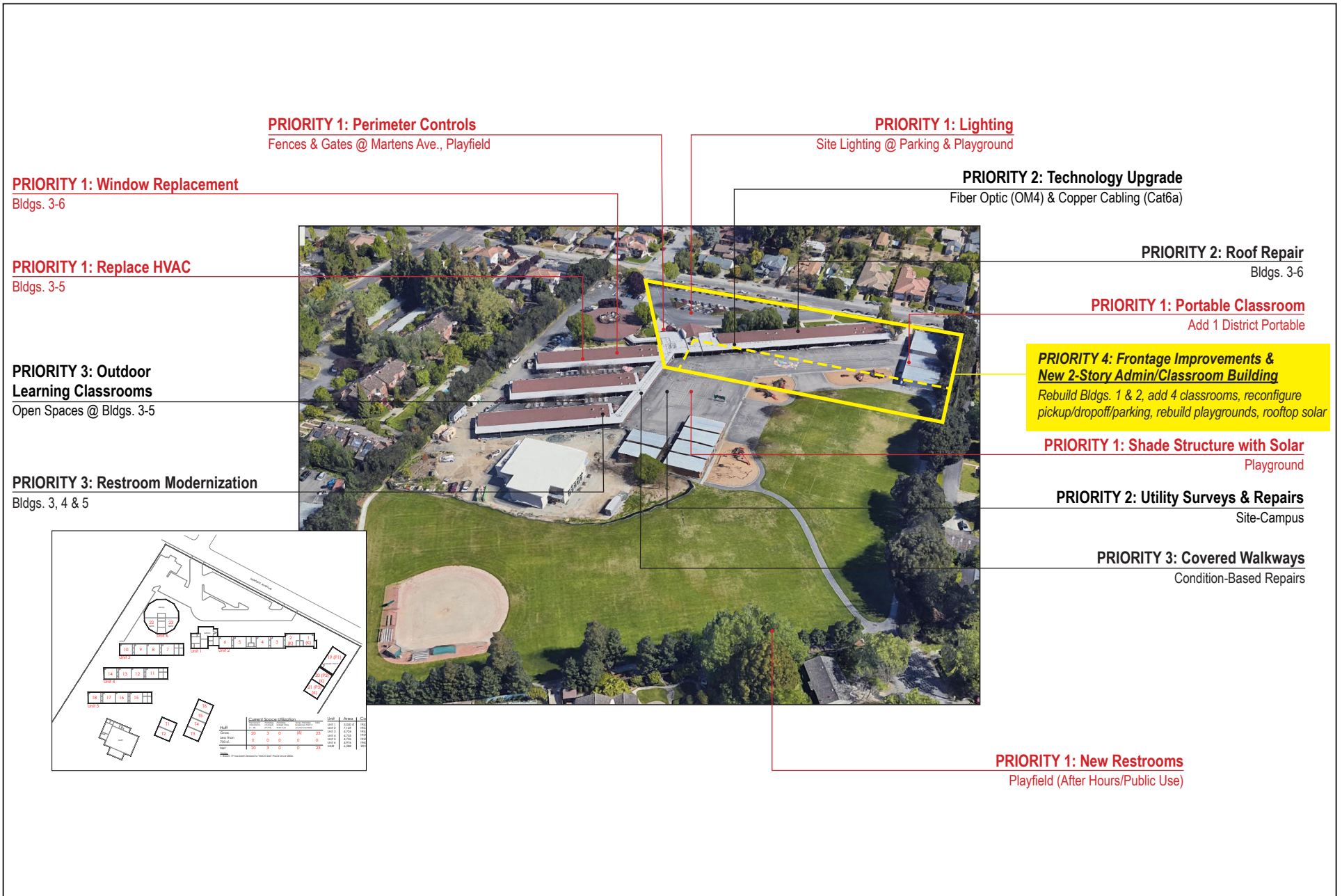


Figure 5-3: Projects at Huff Elementary School



Table 5-4: Huff Elementary School Projects

PRIORITY	PROJECT	PROJECT	PROJECT	QUANTITY	PROJECT COST	PROJECT COST	PROJECT NOTES	PROJECT NOTES			
No.	Type	Type	Description	Location	Units	Length (lf)	Area (sf)	SY2024	Totals	Proposed Action	Background
HUFF ELEMENTARY SCHOOL					PROJECTS TOTAL:		\$ 51,019,573				
1	SAFETY	Perimeter Controls (School Hours)	Fences, Gates, Access Controls/CCTV (Ornamental)	Martens Ave. frontage, & rear playfield gates		330.00		\$ 272,300		Martens Ave. Frontage: fence (8') & 2 gates Fence Type: Ornamental (Ameristar or sim.) Rear pathways to playfield (2): 2 gates Access Controls/CCTV @ 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	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.
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	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 Engle plus 10%.	Engle plan shows two free-standing arrays over playground (1-45 kW, 2-64 kW). 6,008 sf.
1	GROWTH (SHORT-TERM)	Classroom	Add 1 Permanent Portable Classroom	Site	1.00			\$ 641,073		Add 1 permanent portable (district-owned) to address capacity. Remove temporary portables (leased).	Huff's existing enrollment exceeds capacity (112%) Also reclaim other district-owned portable.
					PRIORITY 1 PROJECTS:		\$ 10,222,073				
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	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	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 A 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	
			Site Engineering	Bldgs 1/2, Campus Frontage			116,700.00	\$ 1,496,300		Site grading, site utilities.	
			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.
			Rebuild playground	Playground/Playfield			30,000.00	\$ 756,500		New asphalt, new play equipment (2 sites, ___sf)	
			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). 1.35 multiplier to net program area = total project area. Roof-mounted solar 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



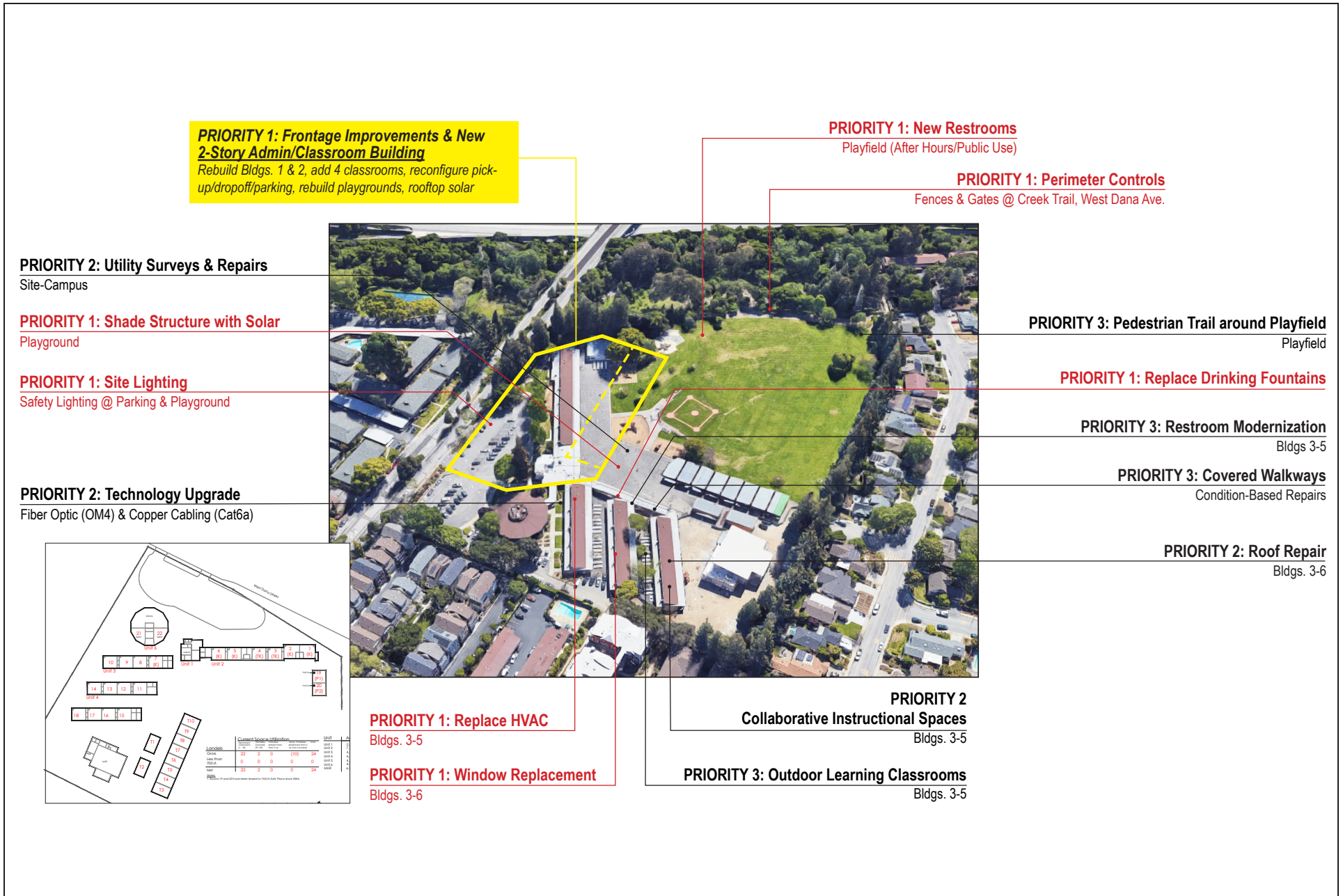


Figure 5-4: Projects at Landels Elementary School



Table 5-5: Landels Elementary School Projects

PRIORITY	PROJECT	PROJECT	PROJECT	QUANTITY	PROJECT COST	PROJECT COST	PROJECT NOTES	PROJECT NOTES			
No.	Type	Type	Description	Location	Units	Length (lf)	Area (sf)	SY2024	Totals	Project Scope	Background
LANDELS ELEMENTARY SCHOOL								PROJECTS TOTAL: \$ 53,628,200			
1	SAFETY	Perimeter Controls (School Hours)	Fences, Gates, Access Controls/CCTV (Ornamental)	Frontage @ W. Dana St. Parking/Pickup/Dropoff		220.00		\$ 233,400		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, Access Controls/CCTV (Chain Link)	Frontage along Stevens Creek Trail		870.00		\$ 271,200		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	SAFETY	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).	Eliminates need for City and District to share use of school restrooms by the public during non-school hours.
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	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	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	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.
			Demo Bldgs. 1 & 2	Bldgs. 1, 2			9,774.00	\$ 175,400		Demo 1-story wood framed structures	
			Site Engineering	Bldgs 1, 2, Campus Frontage			101,340.00	\$ 1,299,300		Site grading, site utilities.	
1	GROWTH (SHORT-TERM/SAFETY/SITE EFFICIENCY)	PROJECT A 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.
			Rebuild playground	Playground/Playfield			27,000.00	\$ 706,500		New asphalt, new play equipment (2 sites, ____sf)	
			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
PRIORITY 1 PROJECTS:								40,921,400.00			
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	CAMPUS ENHANCEMENT	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



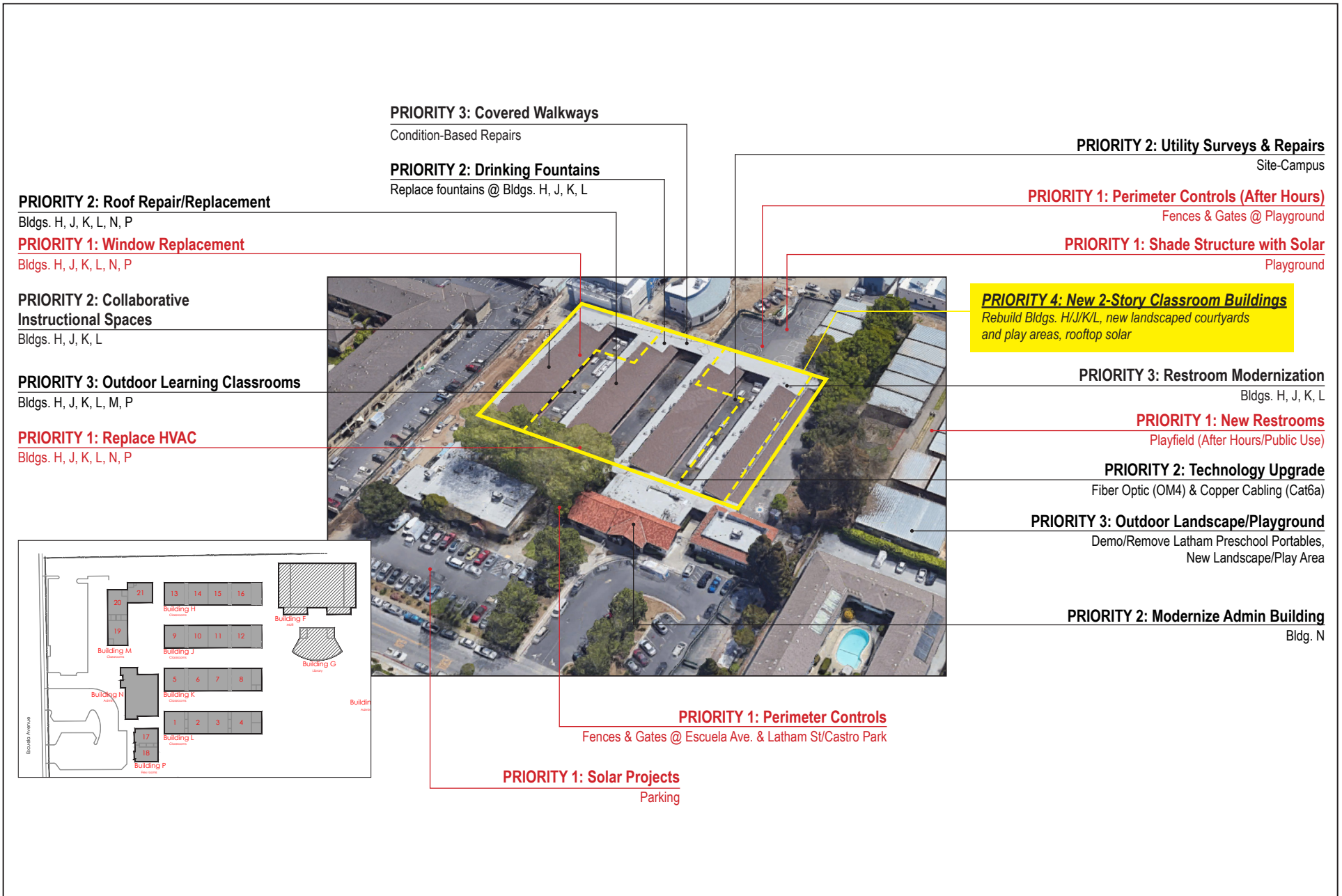


Figure 5-5: Projects at Gabriela Mistral Elementary School



Table 5-6: Gabriela Mistral Elementary School Projects

No.	PRIORITY Type	PROJECT Type	PROJECT Description	PROJECT Location	QUANTITY		PROJECT COST	PROJECT COST	PROJECT NOTES Proposed Action	PROJECT NOTES Background
					Units (No.)	Length (lf)	Area (sf)	SY2024		
MISTRAL ELEMENTARY SCHOOL							PROJECT TOTALS:		\$ 65,070,800	
1	SAFETY	Perimeter Controls-1 (School Hours)	Fences, Gates, Access Controls/CCTV (Ornamental)	Escuela Frontage: Bldgs. M, P, N/P, M/N, H/N, F/H. Castro Park @ Latham St.		630.00		\$ 718,000	Fences (8') @ Latham St (500 lf) & Escuela Ave (130 lf). 4 pedestrian gates & 2 vehicle gates. Fence Type: Ornamental (Ameristar or sim.). Access Controls/CCTV @ gates	Secure Campus during School Hrs: Escuela Ave. & Latham St. frontage
1	SAFETY	Perimeter Controls-2 (After Hours)	Fences, Gates, Access Controls/CCTV (Ornamental)	Bldgs. A/G and G/P @ Playground edge		600.00		\$ 623,100	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.). Access Controls/CCTV @ gates	Secure School Property After Hrs: Edge of Bldgs G/J/K/L/P facing playground
1	SAFETY	New Restroom for Playfield	New adult restrooms for park/playfield	Castro Park			480	\$ 768,000	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.
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	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	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.
							PRIORITY 1 PROJECTS:		\$ 9,602,200	
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) Per 2018 Roof Assessment:
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	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, seatwals, 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.
							PRIORITY 3 PROJECTS:		\$ 4,167,100	
4	CAMPUS ENHANCEMENT	PROJECT A 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 MVVSD preschools consolidated from Latham and Graham to Montecito Site
			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 MVVSD preschools consolidated from Latham and Graham to Montecito Site
			Demo Bldgs. H/J/K/L	Bldgs. H/J/K/L			18,860.00	\$ 338,500	Demo four 1-story wood buildings	
			Site Engineering	Bldgs. H/J/K/L			36,400.00	\$ 466,700	Site grading, site utilities	
4	SITE EFFICIENCIES	PROJECT B 2-Story Classroom Buildings	Site Design/Landscaping	Bldgs. H/J/K/L			23,650.00	\$ 1,540,400	Asphalt (20%), Concrete (50%), Softscape (30%)	
			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:		\$ 40,018,400	

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



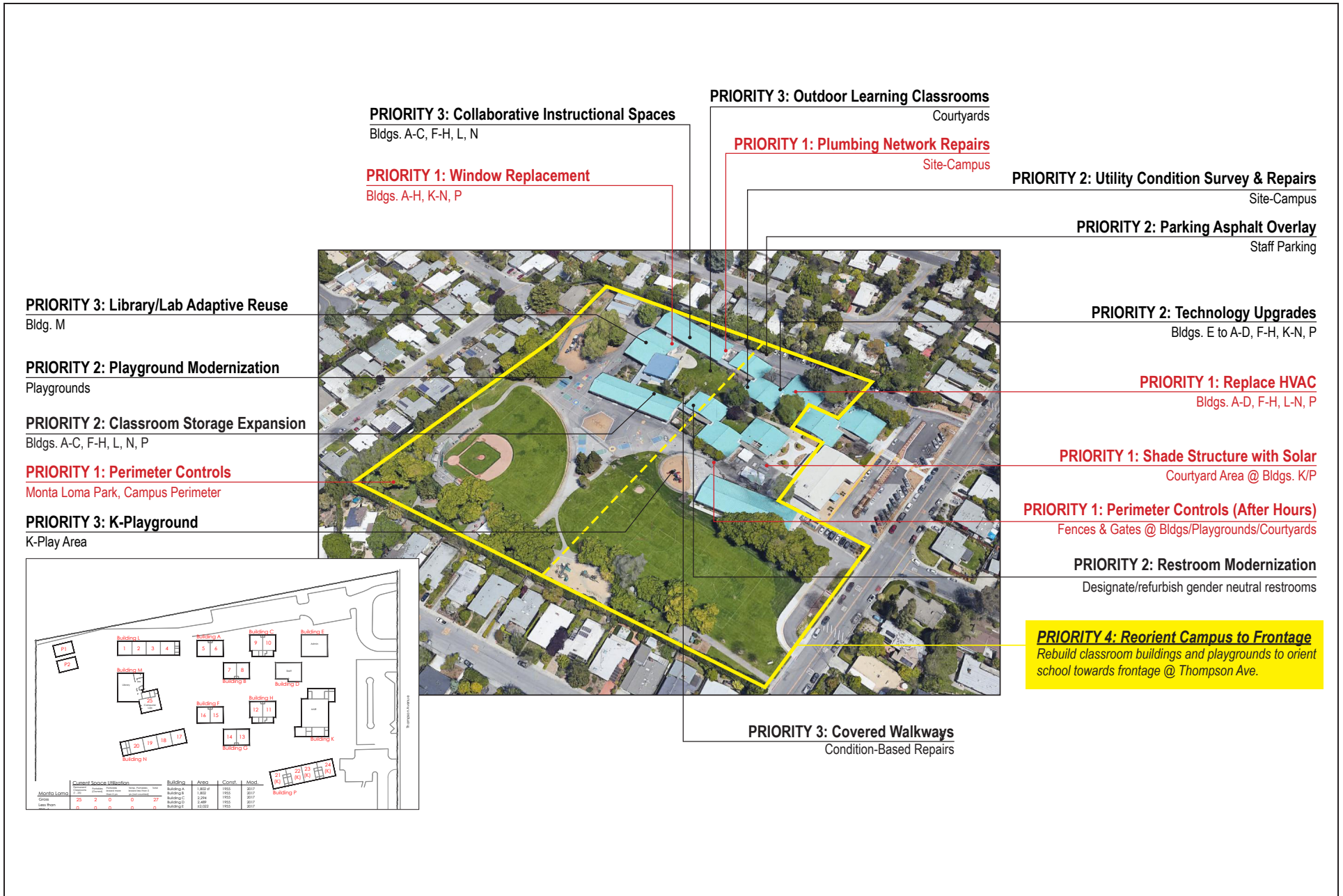


Figure 5-6: Projects at Monta Loma Elementary School



Table 5-7: Monta Loma Elementary School Projects

PRIORITY		PROJECTS	PROJECTS	PROJECTS	QUANTITY	QUANTITY	PROJECT COST	PROJECT COST	PROJECT NOTES	PROJECT NOTES
No.	Type	Type	Description	Location	Length (lf)	Area (sf)	SY2024	Totals	Proposed Action	Background
MONTA LOMA ELEMENTARY SCHOOL							PROJECTS TOTAL:		\$ 95,734,900	
1	Safety	Perimeter Controls-1 (School Hours)	Fences, Gates, Access Controls/CCTV (Chain Link)	Rear Playfield/Playground Perimeter & Entry Gates	1,560.00		\$ 510,300		Fences (8') @ Monta Loma Park (4 gates) & Staff Parking/Bldg. L Gates @ Rear Pathways to Playfields (2) Fence Type: Chain Link (vinyl-coating, black) Access Controls/CCTV @ gates	Secure Campus during School Hours: Playfields/Playgrounds at rear of campus
1	Safety	Perimeter Controls-2 (Non-School Hours)	Fences, Gates, Access Controls/CCTV (Ornamental)	Bldg. P @ Playground/Playfield	285.00		\$ 253,900		Fences (8') around Bldg. P @ playground/playfield. Gates to Playfields (2). Fence Type: Ornamental (Ameristar). Access Controls/CCTV @ gates	Secure Campus during School Hours: Playfields/Playgrounds at rear of campus
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	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	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	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:	12,723,300		
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		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 is undulating, aging. Scope includes regrading/econfiguring stormwater drainage. 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 mod/steel frame-opening	Introduce operable partitions in classrooms, allow breakout spaces. Differentiated spaces for diff. 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		Assume repair/roeroof 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 Site Engineering Site Design/Landscaping New 2-Story Classroom Buildings	All Bldgs except D/E/K 70% of site (western portion) 70% of site (western portion) Frontage area (Thompson Ave)		24,394.00 313,500.00 290,470.00 32,900.00	\$ 319,700 \$ 4,019,500 \$ 15,418,400 \$ 46,400,800		Demo nine 1-story wood structures Site grading, site utilities 30% asphalt, 30% concrete, 40% softscape Replace Bldgs. A, B, C, F, G, H, L, M, N, P	Retain Bldgs. D/E/K (ideal location) Exclude Bldgs. D/E/K and frontage. New playfields/playgrounds, expand parking/pickup/dropoff. 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



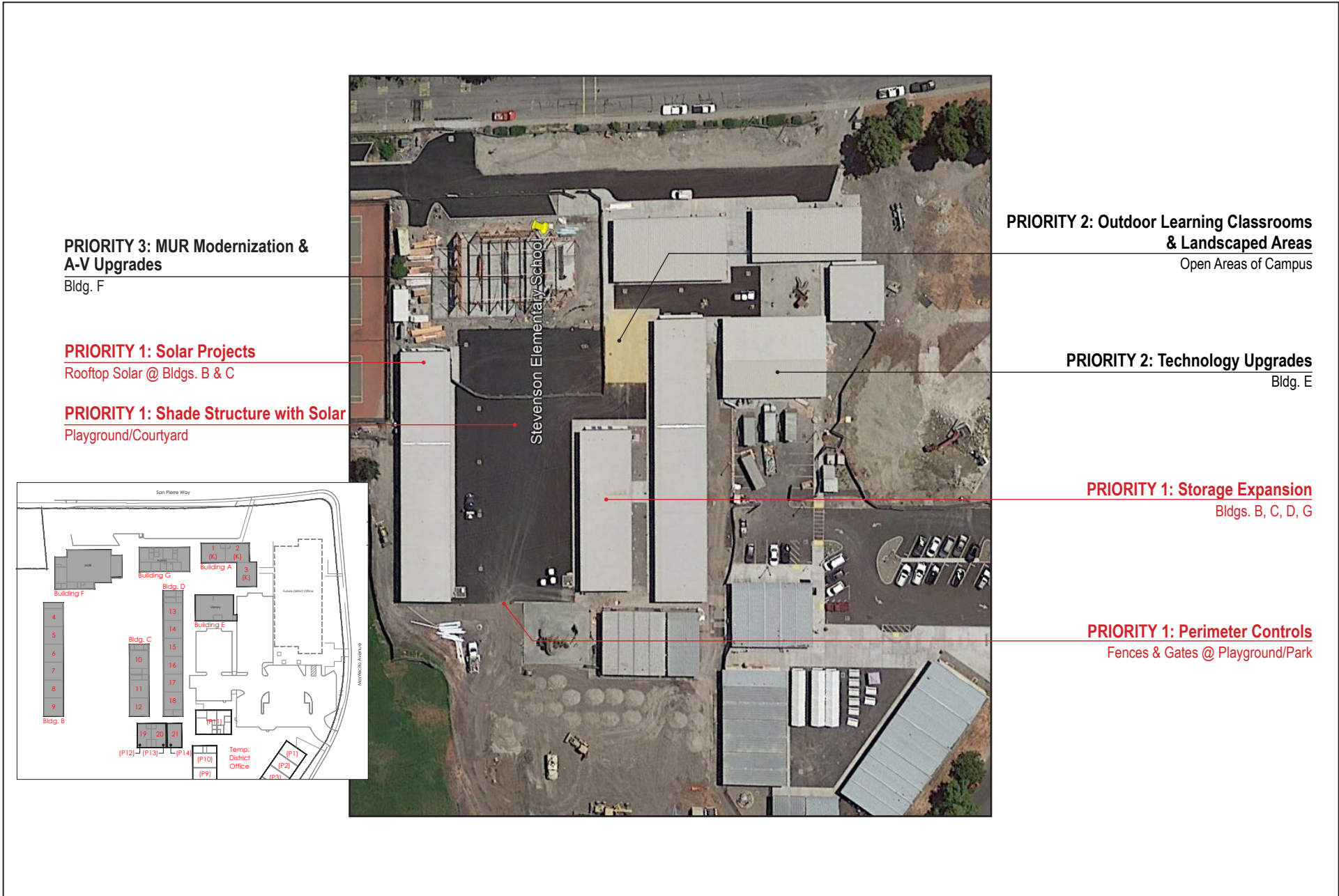


Figure 5-7: Projects at Stevenson Elementary School

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

No.	Type	PROJECT Type	PROJECT Description	PROJECT Location	QUANTITY		PROJECT COST	PROJECT COST	PROJECT NOTES	PROJECT NOTES
					Units	Length (lf)	Area (sf)	SY2024	Totals	Proposed Action
STEVENSON ELEMENTARY SCHOOL										
								PROJECT TOTALS: \$ 9,576,900		
1	SAFETY	Perimeter Controls (School Hours)	Fences, Gates, Access Controls/CCTV (Ornamental)	Shared boundary between school and park		200.00	\$	285,900	Fence (8') & gates (2) at Playground edge with Playfield (Stevenson Park) Fence Type: Ornamental (Ameristar or sim.). Access Controls/CCTV @ gates	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	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)
1	GROWTH (SHORT-TERM)	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	
								PRIORITY 1 PROJECTS: \$ 3,701,500		
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 landscaped environments/outdoor learning/living classrooms. Add landscaping, shade, furnishings to create formal/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	
								PRIORITY 2 PROJECTS: \$ 5,674,100		
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)
								PRIORITY 3 PROJECTS: \$ 201,300		

