

5.1.8 Theuerkauf Elementary School

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

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

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

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

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



Theuerkauf Elementary School Frontage at San Luis Avenue



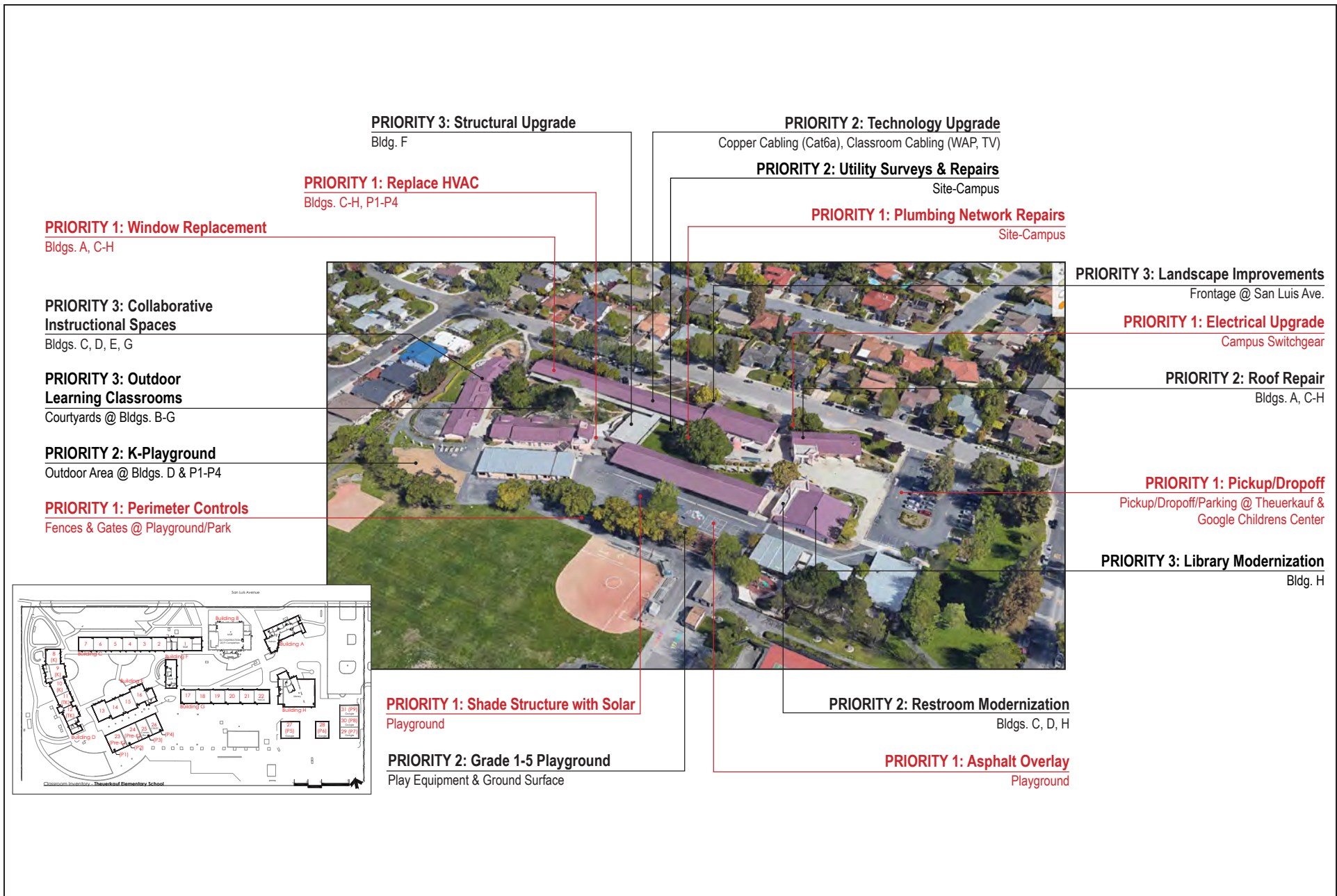


Figure 5-8: Projects at Theuerkauf Elementary School



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

No.	PRIORITY	PROJECT	PROJECT	PROJECT	QUANTITY		PROJECT COST	PROJECT COST	PROJECT NOTES		
	Type	Type	Description	Location	Units	Length (lf)	Area (sf)	SY2024	Totals	Proposed Action	Background
THEUERKAUF ELEMENTARY SCHOOL										PROJECT TOTALS:	\$ 41,723,400
1	Safety	Pickup/Dropoff	Reconfigure pickup/dropoff, staff & visitor parking	Pickup/Dropoff/Parking area at Main Campus Entry (Bldgs. A/H, P-6-P9)			49,700	\$ 2,665,400		90% hardscape, 10% softscape Reconfigure entire area, new striping, lighting	Conflict/congestion from concurrent Theuerkauf ES and Google Preschool dropoff
1	Safety	Perimeter Controls (School Hours)	Fences, Gates, Access Controls/CCTV (Ornamental)	Playground/Playfield		1,100.00		\$ 784,700		Fence (8') & gates (4) at Playground edge with Playfield/Stevenson Park. Fence Type: Ornamental (Ameristar or sim.). Access Controls/CCTV @ gates	Secure Campus during School Hours: Create Controlled Perimeter Area around Playground along edge with park
1	Safety	Playground Hardcourt Resurfacing	New overlay asphalt surface and striping	Playground			38,000	\$ 550,600		See project notes	Existing AC playground surface in good condition. Provide overlay and striping (still needed).
1	Safety/Utility/Infrastructure	Plumbing Repairs	Repair campus sanitary sewer lines & bldg. drain lines	Campus (From bldgs to connection with public systems)			4,500	\$ 3,077,100		Assume repair/replacement of 100% sanitary sewer lines, 50% of stormwater drain lines, 25% of domestic water lines. See utility survey area.	Subject to outcome of utility survey Assume existing sanitary sewer and bldg./stormwater drain lines (collection, transmission) to be replaced.
1	Energy Efficiency	Mechanical Upgrade	Replace Existing HVAC Systems	6 Bldgs. (Nos. C, D, E, F, G, H)			30,608	\$ 2,511,600		New HVAC units in 5 single-story classroom buildings and 1 library.	Controls/Bldg Mgmt Systems replaced in 2017/2018. HVAC in Bldgs. E (Admin) & K (MUR) upgraded.
1	Energy Efficiency	Shade Structure	New Shade Structure with roof-mounted solar array	Playground			4,500	\$ 1,442,400		New steel frame, open-sided shade structure with a solid roof (i.e., not fabric) in playground area.	Hard shell/all-weather
1	Energy Efficiency	Window Replacement	Replace existing glass windows with thermal insulating glass.	Bldgs. A, C, D, E, F, G, H			3,150	\$ 3,884,900		Replace all exterior windows on one-story classroom and admin buildings.	Assume replace entire window assembly/framing. Energy-related savings project.
1	Energy Efficiency	Electrical Upgrade	Replace switchgear if extra capacity needed	Bldg. C	1.00			\$ 1,600,100		Replace switchgear to support 26 classrooms (700 stu), library, admin bldg., and MUR	
1	Energy Efficiency	Alternative Energy: Solar	Install Solar Arrays (Roof-Mounted)	Bldgs A, D, E, G, H/ Future Shade Structure			20,400	\$ 2,584,800		5 roof-mounted solar arrays (assume 20% of Bldgs. A/D/E, 40% of Bldg. G, 70% of Bldg. H) plus 1-roof-mounted solar array on Shade Structure.	Engie plan shows five roof-mounted arrays (R1, R2, R3, R4, R5) and one free-standing array over playground/shade structure (C1). 20,409 sf.(224 kW)
									PRIORITY 1 PROJECTS:	19,101,600	
2	Campus Enhancement/Playgrounds	Playground-K	Replace Existing K Playground Equipment & Improve Ground Surface	Play Area near Bldg. D			9,300	\$ 896,100		Replace ground surface with tot turf. Replace play equipment for K students. 70% softscape (tot turf), 30% hardscape.	Use tot turf for ground surface
2	Utility/Infrastructure	Utility Survey (Condition)	Condition Survey-Underground Utilities (gas, water, sanitary sewer, storm drain, electrical, data)	Campus (From bldgs to connection with public systems)			240,000	\$ 123,100		Condition survey for underground utility lines (water, sanitary sewer, stormwater drain, gas, electrical/data). Confirm location and condition.	Existing sanitary sewer and gutters/bldg. drain lines are problematic. Need to define extent of deficiencies.
2	Utility/Infrastructure	Technology Upgrade	Network cabling in classrooms. Replace copper cable networks	Cabling: Bldgs. A to B, C, D, E, F, G, H	1,400.00			\$ 188,600		Replace copper cabling between MDF (Bldg. A) to Bldgs. C, H, P1-P4. Add interior cabling to WAPs and TVs in classrooms (26)	Run network cabling behind TVs and to mounted wireless access points (WAP) in classrooms. Replace all copper cables with Cat6a cables
2	Campus Enhancement	Playground-Grades 1-5	Replace Existing Playground Equipment & Improve Ground Surface	Play Area in Playground			2,600	\$ 334,900		Replace ground surface with tot turf. Replace play equipment for Gr 1-5 students.	Replace aging play equipment and ground surface with tot turf
2	Utility/Infrastructure	Roof Repair	Repair roofing, roof gutters, pipe flashings	Bldgs. A, C, D, E, F, G, H			33,758	\$ 606,000		Repair damaged membrane, pipe flashings/storm collars, gutters/drain assemblies. NOT a full replacement project.	Per 2018 Roof Assessment: Repair damaged membrane, pipe flashings/storm collars, gutters/drain assemblies.
2	Utility/Infrastructure	Utility Network Repairs	Allowance for utility network repairs (subject to survey results)	TBD/Campus (From bldgs to connection with public systems)			240,000	\$ 1,230,900		Assume repair/replacement of 25% of utility systems not covered under plumbing repairs (gas, electrical/data). See utility survey area.	Subject to outcome of utility survey
2	Utility/Infrastructure	Restroom Modernization	Replace fixtures & finishes	Bldgs. C, D, H			1,900	\$ 607,700		New restroom fixtures (sinks, dispensers, WC). Replace floor, wall, ceiling tiles.	ADA deficiencies addressed. Less work than other schools. Need to upgrade fixtures/finishes.
									PRIORITY 2 PROJECTS:	\$ 3,987,300	
3	Instructional Enhancement	Library Modernization	Modernize with more collaborative spaces and furnishings	Bldg. H			4,793	\$ 3,994,500		Renovate entire library with new FF&E, including HVAC, lighting.	Casework and furnishings dated
2	Instructional Enhancement	Classroom Modernization	Create collaborative classroom spaces with lab/workroom type instructional spaces	Bldgs. C, D, E, G			49,414	\$ 10,058,200		Modernize/refurbish Gr 1-5 classrooms (17) Exclude Prek-K & portable classrooms.	Lab/workroom-type spaces, Transparent/ operable partitions between classrooms and exteriors. Connect learners to each other and landscape.
3	Campus Enhancement	Outdoor Learning Classrooms	Create Outdoor Living Classrooms: 1-Landscape & Outdoor Furnishings 2-Sheltered Outdoor Instructional Space	2 Courtyards between Classrooms (Bldgs. B, C, D, E, F, G)			14,250	\$ 1,851,800		50% of Courtyard Areas: 70% hardscape, 30% softscape, furnishings (benches, seatwalls, tables), shade features, electrical/data connections.	Create differentiated outdoor landscaped spaces for instruction/gatherings (shelter, furnishings, utilities).
3	Site Efficiencies	Building Structural Upgrade	Structural upgrade if Bldg. F (Faculty) modernized	Bldg. F			1,300	\$ 166,700		Add shear & structural supports	Confirm if needed during scoping of project
3	Campus Enhancement	Landscape-Campus Frontage	Improve landscape in frontage along San Luis Ave. and pickup/dropoff	Frontage @ San Luis Ave., Frontages @ Bldgs. A, H, P6-P9			28,000	\$ 2,563,300		60% hardscape, 40% landscape	
									PRIORITY 3 PROJECTS:	\$ 18,634,500	



5.1.9 Vargas Elementary School

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

The school has capacity for approximately 492 students and an existing enrollment of 356 students (estimated enrollment for K-5¹).

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

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

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

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

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

Table 5-10
Jose Antonio Vargas Elementary School Projects

PRIORITY	PROJECT	PROJECT	PROJECT	QUANTITY	PROJECT COST	PROJECT COST	PROJECT NOTES	PROJECT NOTES	
No.	Type	Type	Description	Location	Area (sf)	SY2024	Totals	Proposed Action	Background
VARGAS ELEMENTARY SCHOOL					PROJECT TOTALS:		\$ 2,400,200		
1	ENERGY EFFICIENCY	Shade Structure	New Shade Structure with roof-mounted solar array	Playground	4,500.00	\$ 1,442,400		New steel frame, open-sided shade structure with a solid roof (i.e., not fabric) in playground area.	Same as Mistral project, shared with Mistral.
1	ENERGY EFFICIENCY	Solar Array	Install Solar Arrays (Roof-Mounted)	Playground/Shade Structure	4,500.00	\$ 957,800		1-roof-mounted solar array on Shade Structure	Engie plan shows one free-standing array over playground (C1). 4507 sf (83 kW)
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)	1,300.00	\$ 916,700		New Construction: Storage rooms/closets attached to each building, including classrooms.	Add storage closets for classrooms, general school use, and PE/recreation. MUR to regain use of its in-house storage (now used for other purposes).
					PRIORITY 1 PROJECTS:		2,400,200		



Jose Antonio Vargas Elementary School Frontage at North Whisman Road



PRIORITY 1: Storage Expansion
Bldgs. D, E

PRIORITY 1: Shade Structure with Solar
Playground/Courtyard

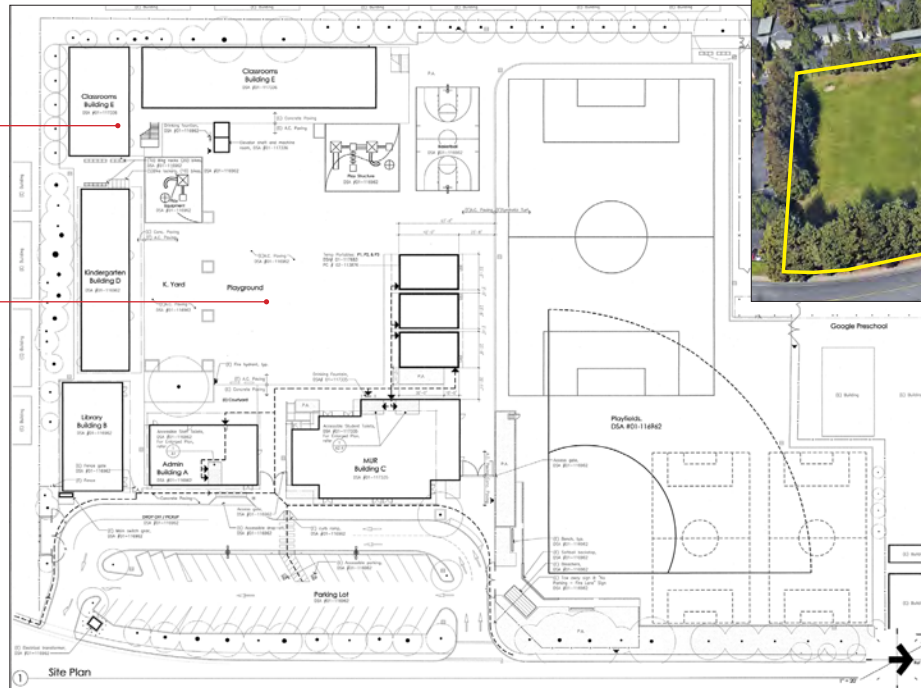


Figure 5-9: Projects at Jose Antonio Vargas Elementary School



5.2 Middle Schools

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

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

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

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

5.2.1 Crittenden Middle School

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

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

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

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

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



Crittenden Middle School Frontage at Rock Street



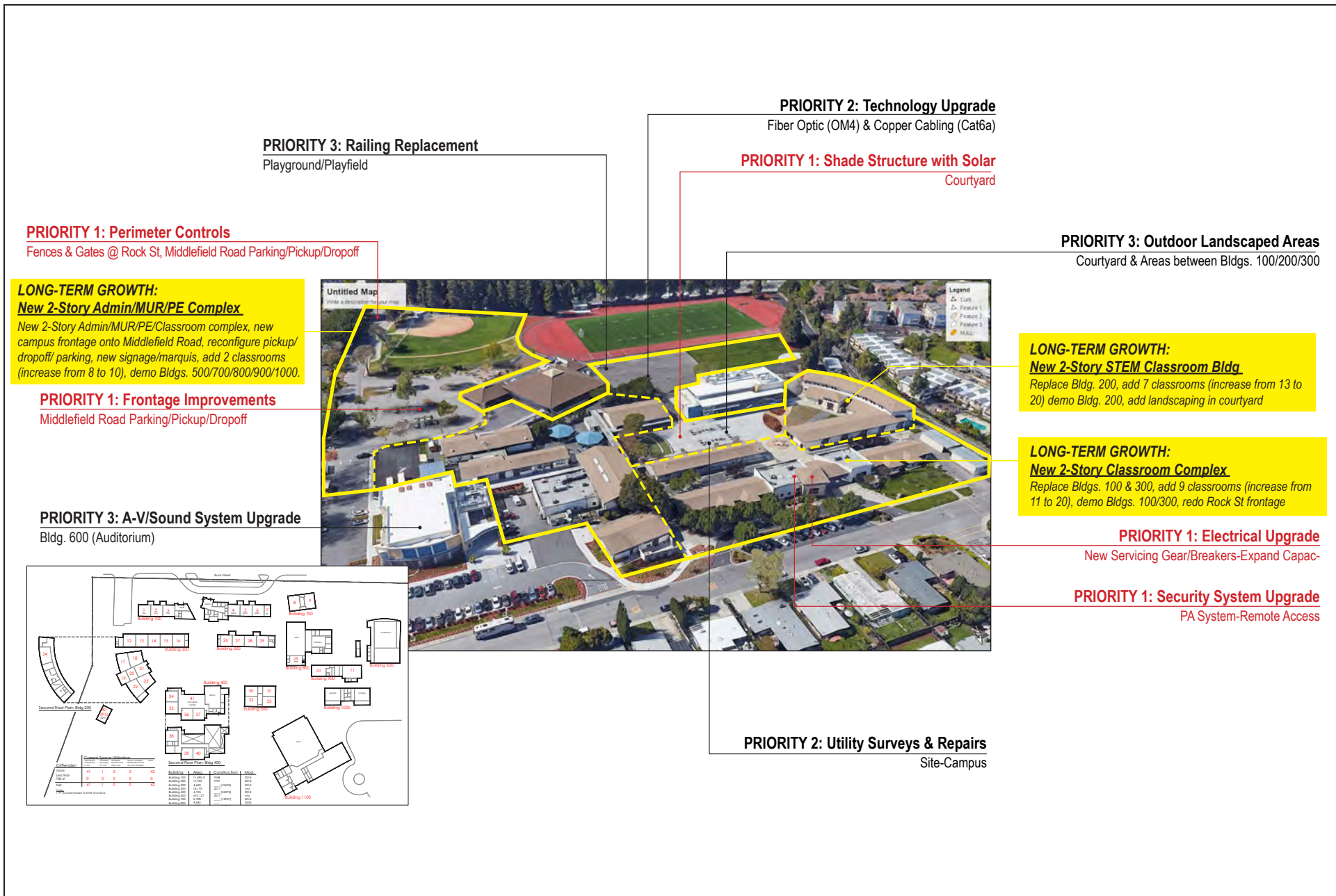


Figure 5-10: Projects at Crittenden Middle School



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

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

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

5.2.2 Graham Middle School

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

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

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

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

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

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

functions to the front of the school

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

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

See Table 5-12 and Figure 5-11.



Graham Middle School Frontage at Castro Street



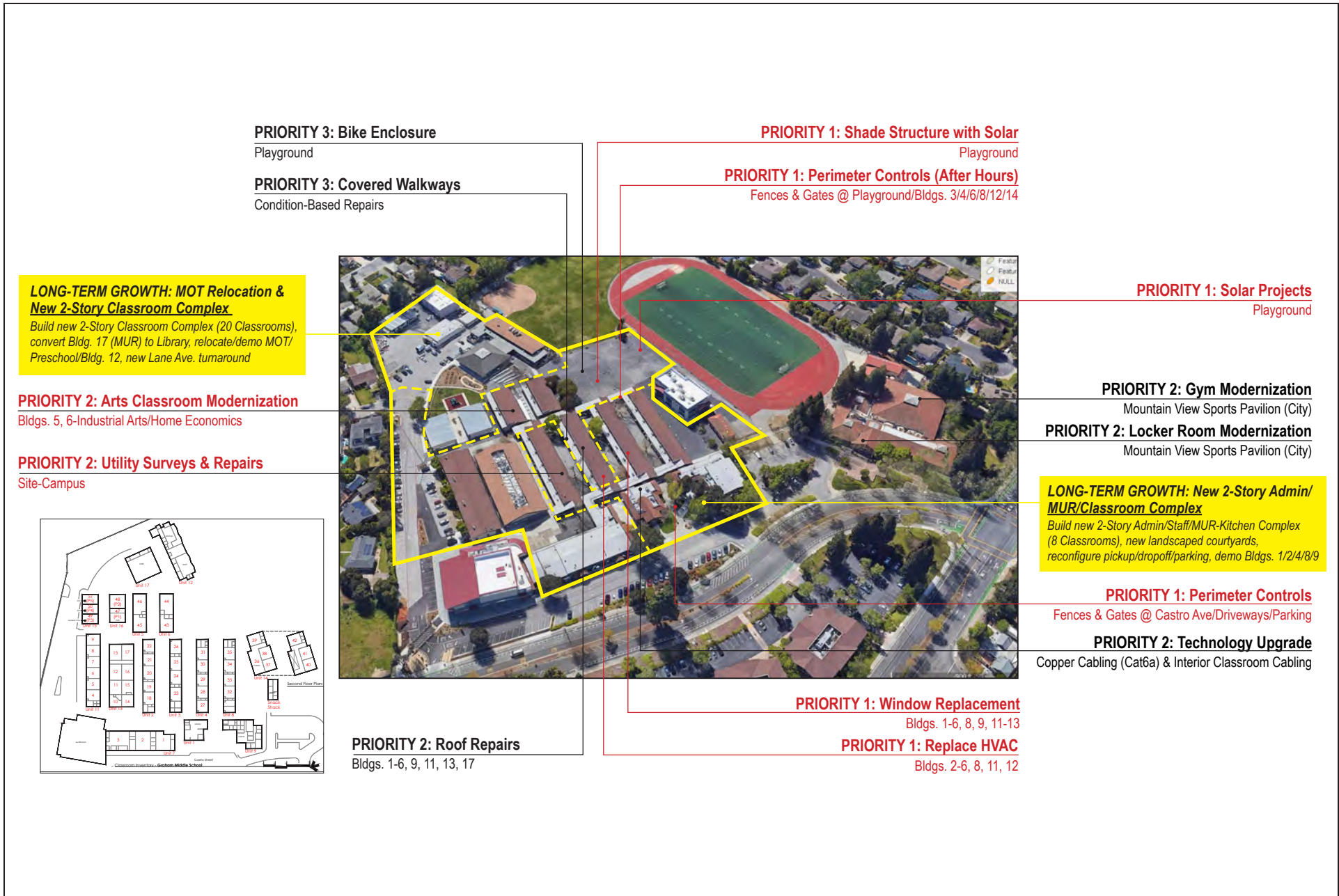


Figure 5-11: Projects at Graham Middle School



**Table 5-12
Graham Middle School Projects**

No.	PRIORITY Type	PROJECT Type	PROJECT Description	PROJECT Location	QUANTITY			Work Type	PROJECT COST	PROJECT COST	PROJECT NOTES Proposed Action	PROJECT NOTES Background
					Units	Length (lf)	Area (sf)		SY2024	Totals		
GRAHAM MIDDLE SCHOOL												
									PROJECT TOTALS:		\$ 169,037,400	
1	SAFETY	Perimeter Controls-1 (School Hours)	New Fence, Gates, Access Controls/CCTV (Ornamental)	Perimeter @ Bldgs. MOT/12-to-7, 7-to-9/MVSP		960		New	\$ 1,043,200		Fence (8') & gates (6) along perimeter edge inside driveways/parking @ Bldgs. 1/7/9/11/12/15/17, MOT, MVSP; Fence Type-Ornamental (Ameristar); Access Controls/CCTV @ gates	Secure Campus during School Hours @ parking/driveways perimeter from MOT/Bldg. 12 to Bldg. 9/MVSP
1	SAFETY	Perimeter Controls-2 (After School Hours)	New Fence, Gates, Access Controls/CCTV (Ornamental)	Playground Edge @ Bldgs. 12-to-14		415		New	\$ 527,000		Fence (8') & gates (6) along playground edge to secure buildings after hours. Fence Type: Ornamental (Ameristar or sim.)	Secure Campus after school hours @ playground edge
1	ENERGY EFFICIENCY	Mechanical Upgrade	Replace Existing HVAC Systems	4 Bldgs. (Nos. 3, 5, 6, 11)		-		Systems	\$ 3,269,000		New HVAC units in 10 single-story classroom and admin. buildings	Controls/Bldg Mgmt Systems replaced in 2014. HVAC in Bldgs. 1 (Library), 7 (Aud.), 13, 14 Innov Ctr), 17 (MUR) replaced.
1	ENERGY EFFICIENCY	Shade Structure	New Shade Structure	Playground/Courtyard		4,500		New	\$ 1,442,400		New steel frame, open-sided shade structure with solid roof	Hard shell/all-weather
1	ENERGY EFFICIENCY	Window Replacement	Replace existing glass windows with thermal insulating glass.	Bldgs. 1-6, 8, 9, 11, 12, 13		54,996		Renovation	\$ 6,321,000		Replace all exterior windows on one-story classroom and admin buildings.	Windows in Bldgs. 7 (Aud.), 14 (Innov Ctr), 17 (MUR) replaced.
1	ENERGY EFFICIENCY	Alternative Energy: Solar	Install Solar Arrays (Roof-Mounted/Free-Standing)	Parking, Playground Shade Structure		24,700		New	\$ 4,004,100		4 free-standing arrays (2-over parking, 2-over playground/track) and 1-roof mounted array. Area equals Engie plus 30% (future growth).	Engie plan shows five free-standing arrays (1/2/3/4/5) including 2-Playground/Track, 2-Parking (Lane Ave), & 1-MOT Yard.. 18,980 sf (350 kW).
									PRIORITY 1 PROJECTS:		\$ 16,606,700	
2	INSTRUCTIONAL ENHANCEMENT	Classroom Modernization-Industrial Arts/Home Economics	Modernize Arts building for Industrial Arts & Home Economics	Bldgs. 5 & 6 (Arts)		-		Renovation	\$ 4,510,300		Modernize classroom to create lab-type spaces for woodshop (electrical/ventilation), home economics (i.e., kitchens), and art lab type spaces.	Create workshop-type classrooms for hands-on/non-professional life skills instruction
2	UTILITY/INFRASTRUCTURE	Utility Survey (Condition)	Condition Survey of underground utility lines (gas, domestic water, sanitary sewer, bldg/stormwater drain, electrical, data)	Campus (From bldgs to connection with public systems)		395,000		Survey	\$ 202,600		Condition survey for underground utility lines (water, sanitary sewer, stormwater drain, gas, electrical/data conduits). Confirm location and condition of lines.	Existing sanitary sewer and gutters/bldg. drain lines are problematic. Need to define extent of deficiencies.
2	UTILITY/INFRASTRUCTURE	Plumbing Repairs	Repair campus sanitary sewer lines & bldg. drain lines	Campus (From bldgs to connection with public systems)		395,000		Repair/Replace	\$ 3,038,700		Assume repair/replacement of 75% sanitary sewer lines, 50% of stormwater drain lines, 25% of domestic water lines. See utility survey area.	Subject to outcome of utility survey Assume existing sanitary sewer and bldg./stormwater drain lines (collection, transmission) to be replaced.
2	UTILITY/INFRASTRUCTURE	Roof Replacement/ Roof Repair	Replace asphalt roof shingles. Repair roofing, roof gutters, pipe flashings	Bldgs. 12 & 13		-		Repair/Replace	\$ 1,378,500		Remove existing shingles, re-roof w/ asphalt shingles. Repair damaged membrane, pipe flashings/storm collars, gutters/drain assemblies.	Per 2018 Roof Assessment: Missing hip, ridge & field shingles. Repair damaged membrane, pipe flashings/storm collars, gutters/drain assemblies.
2	UTILITY/INFRASTRUCTURE	Technology Upgrade	Network cabling in classrooms. Replace copper cable networks	Campus Cabling-MDF to Classroom Bldgs.		2,210		Systems	\$ 135,900		Replace copper cabling between MDF (Bldg. 9) to Bldgs. 1-17 Add interior cabling to FrontRow Devices in classrooms (46)	Run network cabling to FronRow devices in classrooms Install FrontRow conductor for PA system Replace all copper cables with Cat6a cables
2	UTILITY/INFRASTRUCTURE	Roof Repair	Repair roofing, roof gutters, pipe flashings	Bldgs. 1-6, 9, 11, 17, Snack Shack		39,653		Repair	\$ 711,800		Repair damaged membrane, pipe flashings/storm collars, gutters/drain assemblies. NOT a full replacement project.	Per 2018 Roof Assessment: Repair damaged membrane, pipe flashings/storm collars, gutters/drain assemblies.
2	UTILITY/INFRASTRUCTURE	Utility Network Repairs	Allowance for utility network repairs (subject to survey results)	TBD/Campus (From bldgs to connection with public systems)		395,000		Repair	\$ 1,266,100		Assume repair/replacement of 25% of utility systems not covered under plumbing repairs (gas, electrical/data). See utility survey area.	Subject to outcome of utility survey
									PRIORITY 2 PROJECTS:		\$ 11,243,900	



Table 5-12 (Continued)
Graham Middle School Projects

No.	PRIORITY Type	PROJECT Type	PROJECT Description	PROJECT Location	QUANTITY			Work Type	PROJECT COST	PROJECT COST	PROJECT NOTES Proposed Action	PROJECT NOTES Background
					Units	Length (lf)	Area (sf)		SY2024	Totals		
GRAHAM MIDDLE SCHOOL												
									PROJECT TOTALS:		\$ 169,037,400	
3	CAMPUS ENHANCEMENT	Signage-Campus Frontage	New Sign/Marquis	Frontage @ Castro St.	1.00			New	\$ 218,000		New signage marquis @ Castro St.	Dissatisfied with existing, which is relatively new.
3	CAMPUS ENHANCEMENT	Gym Modernization	Modernize Gym-Finishes, equipment, HVAC, A-V/Sound System	Mountain View Sports Pavilion		29,200		Renovation	\$ 18,719,300		Replace HVAC, A-V/Sound System, and Lights. New FF&E	Facility is under long-term lease to City (100 yr) Owned by District. School is effectively a tenant.
3	CAMPUS ENHANCEMENT	Locker Room Modernization	Modernize Locker Rooms-Upgrade finishes & fixtures, Add individual changing stations, non-gender changing rooms.	Mountain View Sports Pavilion			See Gym Modernization	Renovation	\$ -		Replace HVAC, New FF&E Reconfigure within existing footprint to create individual changing stations.	Facility is under long-term lease to City (100 yr) Owned by District. School is effectively a tenant.
3	CAMPUS ENHANCEMENT	Covered Walkway Repairs	Condition-based repairs as needed	Campus		14,800		Repair	\$ 1,138,500		Assume repair/reroof 50% of covered walkway roof (built-up roof) and walkways (concrete) area. Length of walkways @ classroom bldgs under roof.	Only lighting replaced. Repair walkways and canopy/posts as needed.
3	SITE EFFICIENCY/SAFETY	Playground-Relocate Bike Enclosure	Relocate to more suitable location near perimeter of campus	Campus		1,500		New	\$ 76,900		New chainlink fenced enclosure and asphalt ground surface	Existing location is awkward/center of campus. Students bike through playground/passageways to existing enclosure.
									Priority 3 Sub-Total:		\$ 20,075,800	
			Demo MOT Complex & Preschool Portables	MOT/Preschool (Bldgs. 15/16)		5,760		Demo	\$ 103,400		Remove portables, demo light industrial steel warehouse/shop buildings.	
			Site Engineering	MOT/Preschool (Bldgs. 15/16)		82,800		Site	\$ 1,061,600		Site grading, site utilities	Reuse underutilized area of site. Dependent on relocation of MOT. Build capacity/swing space to allow for redeveloping front of school.
3	GROWTH (LONG-TERM)	PROJECT A New Classroom Complex (MOT-Preschool site)	Site Design/Landscaping & Lane Ave. Turnaround	MOT/Preschool (Bldgs. 15/16)		67,300		Site	\$ 4,090,100		Assume 20% hardscape (asphalt), 40% hardscape (concrete), 40% softscape. Turnaround-limited pickup/dropoff area for Lane Ave. traffic at existing preschool site.	
			New 2-Story Classroom Building	MOT/Preschool (Bldgs. 15/16)		25,900		New	\$ 36,528,300		New 2-story classroom building	Reuse underutilized area of site. Dependent on relocation of MOT. Build capacity/swing space to allow for redeveloping front of school.
									Project A Sub-Total:		\$ 41,783,400	
			Demo Bldg. 12	Bldg 12		15,220		Demo	\$ 273,200		Demo wood-framed 1-story building	
			Site Engineering, Site Design/Landscaping	Bldg 12		24,800		Site	\$ 635,900		Site grading, site utilities, site amenities/student use areas.	
3	GROWTH (LONG-TERM)	PROJECT B New Classroom Building & Library (Bldg 12/17-MUR site)	New 2-Story Classroom Building	Bldg 12		11,100		New	\$ 15,655,000		70% hardscape (concrete), 30% softscape New 2-story classroom building. Elevated connection to Project 1A-Classrm Bldg	Relocate functions requiring service access to more accessible areas of site (front/Castro St). Kitchen to follow MUR to front of school. Staff to locate near New Admin hub.
			New Library in renovated Bldg. 17	Bldg. 17		4,784		Renovation	\$ 3,680,300		Relocate library from front of school to more central location. MUR to relocate to front of school as part of Project 2.	
									Project B Sub-Total:		\$ 20,244,400	
			Demo Bldgs. 1, 2, 4, 8, 9, Snack Shack	Bldgs. 1/2/4/8/9, Snack Shack		22,396		Demo	\$ 402,000		Demo existing 1-story wood-framed classroom, admin and library buildings.	
			Site Engineering	Castro St Frontage Bldgs. 1/2/4/8/9		140,000		Site	\$ 1,795,000		Site grading, site utilities	
			Site Frontage Improvements	Castro St Frontage Bldgs. 1/9		55,000		Site	\$ 3,243,800		Expand pickup/dropoff/parking area along Castro St. frontage, expand into areas occupied by Bldgs. 1 and 9.	
3	GROWTH (LONG-TERM)	PROJECT C New Admin/Classroom/MUR/Campus Frontage	Site Design/Landscaping/Courtyards	Bldgs. 2/4/8/14, Snack Shack		48,000		Site	\$ 2,215,500		Create landscaped courtyards between Bldgs. 3/7/13 and Bldgs. 3/14	Reconfigure front of school to add density, expand capacity for pickup/dropoff, create centrally-located student-oriented gathering spaces.
			New Admin/Staff Facility	Castro St Frontage Bldgs. 1/4/8/9		8,800		New	\$ 12,411,200		New 2-Story Bldg. to replace Bldgs. 9 and 12 (40%). Connect to new 2-Story Classroom Bldg.	
			New MUR/Kitchen/Snack Shack	Bldgs. 1/4/8/9/Snack Shack		11,600		New	\$ 19,334,800		New MUR/Kitchen/Snack Shack to replace Bldgs. 12 (60%), 17, and Snack Shack. Provide service access from frontage area.	
			New 2-Story Classroom Bldg	Bldgs. 4/8/Playground		13,900		New	\$ 19,604,000		New 2-Story Bldg. to replace Bldgs. 4 & 8, Connect to New Admin/Staff Bldg. & Bldg. 14.	
									Project C Sub-Total:		\$ 59,006,300	
									PRIORITY 3 PROJECTS:		\$ 141,186,800	



5.3 Other Sites

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

5.3.1 Montecito Preschool Site

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

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

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

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

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

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

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

No.	PRIORITY Type	PROJECT Type	PROJECT Description	PROJECT Location	QUANTITY			PROJECT COST	PROJECT COST	PROJECT NOTES Proposed Action	PROJECT NOTES Background
					Units	Length (lf)	Area (sf)	SY2024	Totals		
MONTECITO PRESCHOOL								PROJECT TOTALS:		6,385,000	
1	LEADING ACTION/ SITE EFFICIENCY	PROJECT A New Preschool	Modernize Portables for New Preschool Classrooms & Office	Portables (P1-P10)			12,480.00	\$	5,120,400	Modernize existing portables. Convert from offices to preschool classrooms (add childrens restrooms in classrooms). Existing DSA approved facilities.	New Preschool on Montecito site, originally approved by DSA for preschool. Reuse existing parking/pickup/dropoff shared with District Office
1	LEADING ACTION/ SITE EFFICIENCY	PROJECT A New Preschool	New Playground/Play Areas	Courtyard (P1-P10)			9,400.00	\$	1,100,500	Assume 60% hardscape (concrete), 40% softscape, plus play structures (3).	New Preschool on Montecito site, originally approved by DSA for preschool. Reuse existing parking/pickup/dropoff shared with District Office
1	SAFETY	PROJECT A Perimeter Controls	Fences, Gates, Access Controls/CCTV	Courtyard Edge with Pickup/Dropoff/Parking	2	120		\$	164,100		
								PRIORITY 1 PROJECTS:		6,385,000.00	



**Montecito Preschool Site Frontage
at Montecito Avenue**



PRIORITY 1: Modernize Classrooms

Classroom Portables 1-10

PRIORITY 1: Outdoor Play & Landscaping

Courtyard

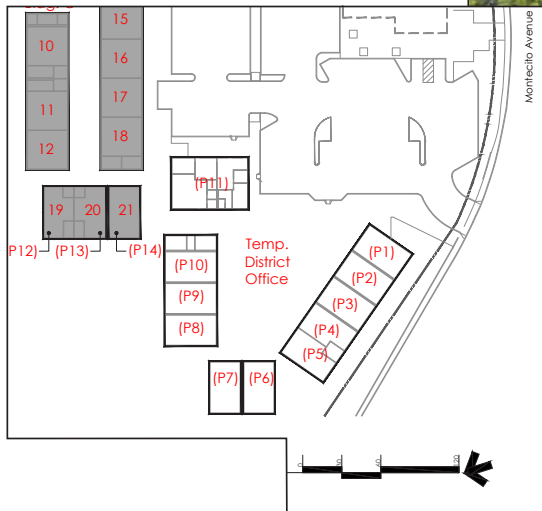


Figure 5-12: Projects at Montecito Preschool Site



5.3.2 Cooper School Site

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

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

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

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

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

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



Aerial View of Cooper School Site

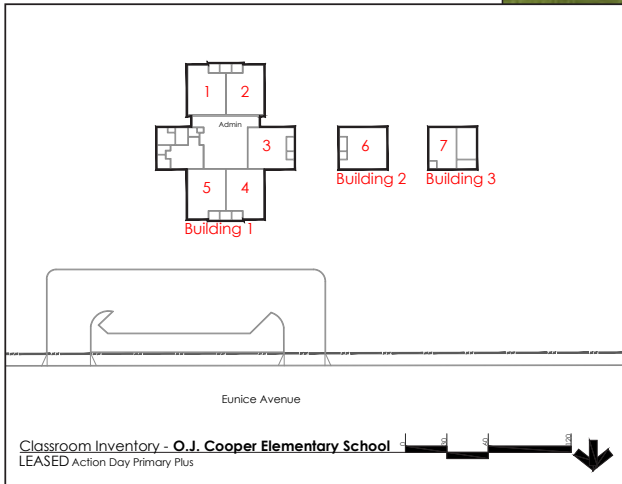


Cooper School Site Frontage at Eunice Avenue





PRIORITY X: Demo Cooper School
 Bldgs. 1-3



Long-Term Redevelopment Site
 TBD

Figure 5-13: Projects at Cooper School Site



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

PRIORITY	PROJECT	PROJECT	PROJECT	QUANTITY	PROJECT COST	PROJECT COST	PROJECT NOTES	PROJECT NOTES	
No.	Type	Type	Description	Location	Area (sf)	SY2024	Totals	Proposed Action	Background
COOPER SCHOOL SITE						PROJECT TOTALS: \$ 30,962,000			
3	ENERGY EFFICIENCY	Solar Array	Install Solar Arrays (Roof-Mounted)	Over Covered Laydown & Warehouse	9,200.00	\$ 1,651,400		Roof-mounted arrays over warehouse and covered laydown facilities (60% of roof)	
						<i>Priority 3 Sub-Total: \$ 1,651,400</i>			
3	GROWTH (LONG-TERM)/ LEADING ACTION (CRITTENDEN)	PROJECT A New MOT Complex (Transportation Yard)	Site improvements	Cooper School Site	134,900.00	\$ 2,698,200		Enable movement of oversized vehicles (buses, WB-40s, trucks); laydown areas for waste, reused materials; and parking. Assume 90% hardscape (asphalt), 10% softscape.	Project enables Priority 1 projects at Crittenden & Graham Land area estimated on 20% bldg. coverage.
			Demo 3 Bldgs	Cooper School Site	9,042.00	\$ 162,300		Clear site to prep for redevelopment	Vacate tenant, prep for: a) MOT consolidation, and b) District Kitchen at Cooper site.
			New Shop (Metal, Wood, Weld)	Cooper School Site	6,700.00	\$ 7,731,300		Shop facility for metal, wood and welding work. Specialized ventilation to contain airborne particulates/gases. 15' tall. Steel frame structure.	Project enables Priority 1 projects at Graham
3	GROWTH (LONG-TERM)/ LEADING ACTION (GRAHAM)	PROJECT B New MOT Complex (Base Yard)	New Warehouse	Cooper School Site	10,300.00	\$ 2,641,200		High-bay warehouse, forklift/light truck accessible, storage racks and oversized items. 25' tall. Steel frame structure.	Project enables Priority 1 projects at Graham
			New Admin Office/Staff Facility	Cooper School Site	1,800.00	\$ 2,538,600		Offices for 4 pns, conference & break rm for 20 pns (2), restrooms/kitchen/lockers/shower. 15' tall. Wood or steel frame structure.	Project enables Priority 1 projects at Graham
			Covered Laydown Facility	Cooper School Site	5,000.00	\$ 2,243,800		Open-sided covered structure for material and equipment laydown.	Project enables Priority 1 projects at Graham
			Vehicle Laydown	Cooper School Site	See Site improvements	\$ -		Vehicle Storage for: 11 Buses (6-40', 5-25') and 10 Operational Vehicles (1-30' box truck, 3-trailers w/ tow vehicles)	Project enables Priority 1 projects at Crittenden & Graham
						<i>Project B Sub-Total: \$ 15,317,200</i>			
3	GROWTH (LONG-TERM)/ LEADING ACTION (CRITTENDEN)	PROJECT C New District Kitchen	Site improvements	Cooper School Site	32,000.00	\$ 627,700		Assume 90% hardscape (asphalt), 10% softscape	Project enables Priority 1 project at Crittenden
			New District Kitchen	Cooper School Site	6,400.00	\$ 10,667,500		Assume 1.5x existing Crittenden Kitchen plus 1.35 net-to-gross factor	Project enables Priority 1 project at Crittenden
						<i>Project C Sub-Total: \$ 11,295,200</i>			
						PRIORITY 3 PROJECTS: \$ 30,962,000			



5.3.3 Slater School Site

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

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

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

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



Slater (Google) School Frontage at Gladys Avenue

5.3.4 Whisman School Site

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

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



Whisman (GISSV/YCIS) School Frontage at Easy Street



5.3.5 North Bayshore

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

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

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

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

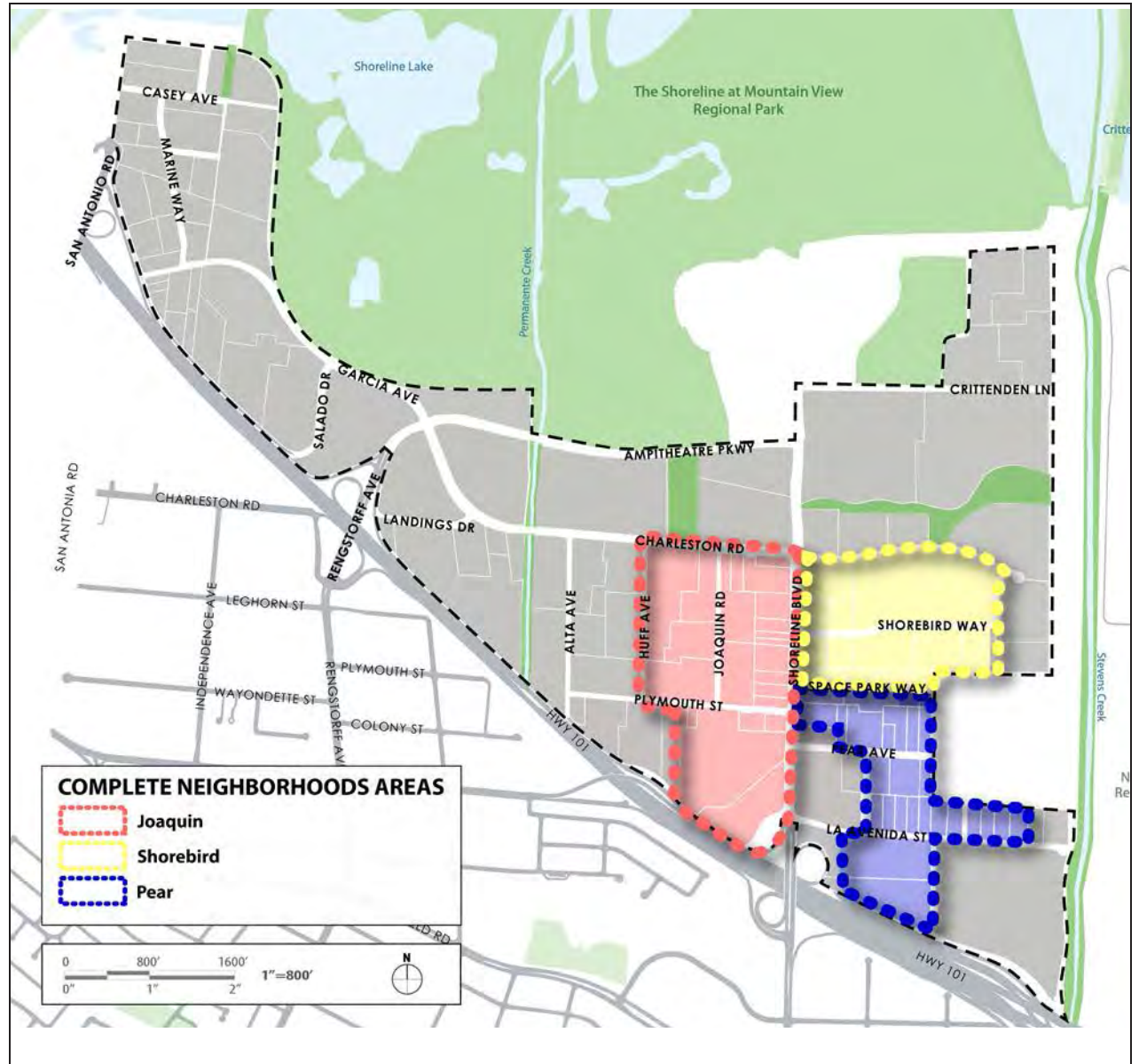


Figure 5-14: Complete Neighborhoods in North Bayshore Precise Plan Area



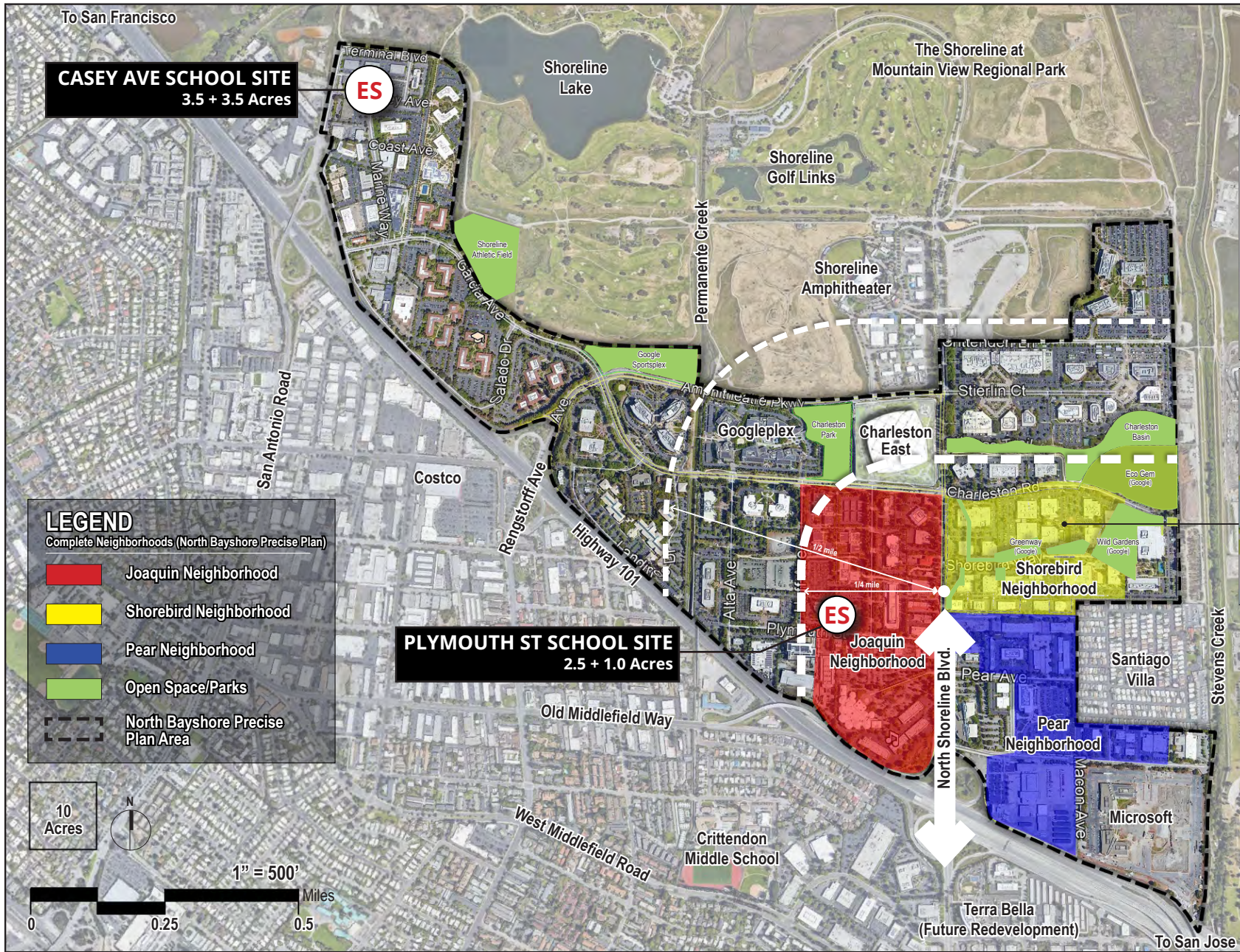


Figure 5-15: School Site Locational Diagram for North Bayshore



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

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

Casey Avenue Site

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

Plymouth Street Site

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

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

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

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

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

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



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



One notable example was Horace Mann Elementary School in downtown San Jose. The school shared many similar characteristics with Google's proposed Plymouth Street site, including land area (2.98 acres), enrollment capacity (700 students), parcel configuration and road frontages.

See Figure 5-17.

The Planning Team then prepared a facilities program based on the State's space standards and prepared concept sketches illustrating how

a 700-student school could fit onto the Plymouth Street site. See Figure 5-18 to 5-19.

Based on this analysis, the following were identified as requirements to make the program fit:

- Curbside pickup/dropoff
- Exclusive use of the park during school hours
- Extensive use of 2-story structures
- A 2nd level deck over the parking area for an additional playfield/playground

Total project costs for the school was estimated at \$79 to \$82 million (non-escalated). Additional project information is attached in Appendix G.



Figure 5-17: Urban School Concept Horace Mann Elementary School (SJUSD, 2.98 Acres)





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



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

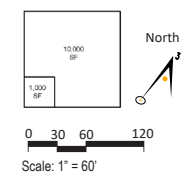


Figure 5-18: North Bayshore School Site Concepts (Google/Plymouth Street, 3.5 Acres)

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

Administration
Offices, Work Rooms,
Community, Resource, Staff

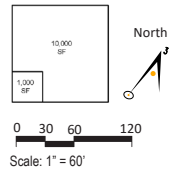
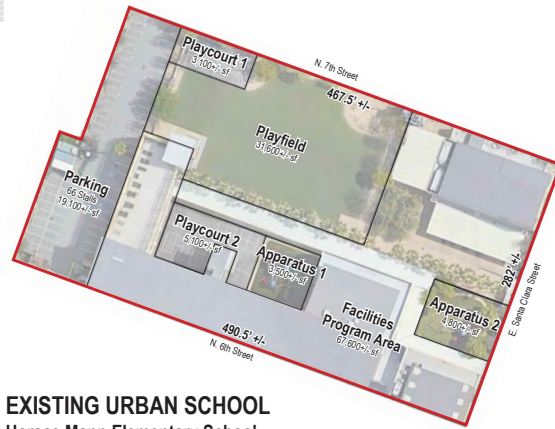
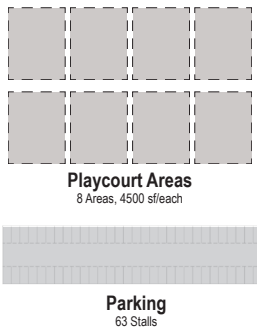
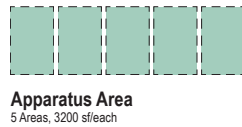
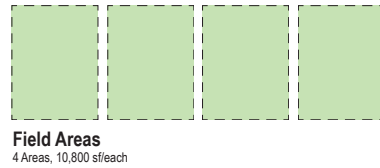
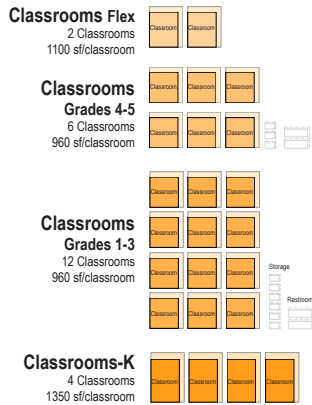
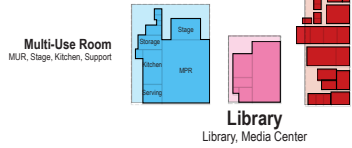


Figure 5-19: North Bayshore School Site Concepts and Scale Comparison Diagram

