



Mountain View
Whisman
School District

Window Replacement Project

December 9, 2021



Mountain View
Whisman
School District

Scope of Work

Scope of Work

- Phase 1 - Replacement of select fixed windows with operable windows at Castro Elementary School, District Office, Stevenson Elementary School and Vargas Elementary School.
- Phase 2 - Replacement of existing single pane windows with dual pane windows at Bubb Elementary School, Mistral Elementary School, Crittenden Middle School, Graham Middle School, Imai Elementary School, Landels Elementary School, Monta Loma Elementary School and Theuerkauf Elementary School.

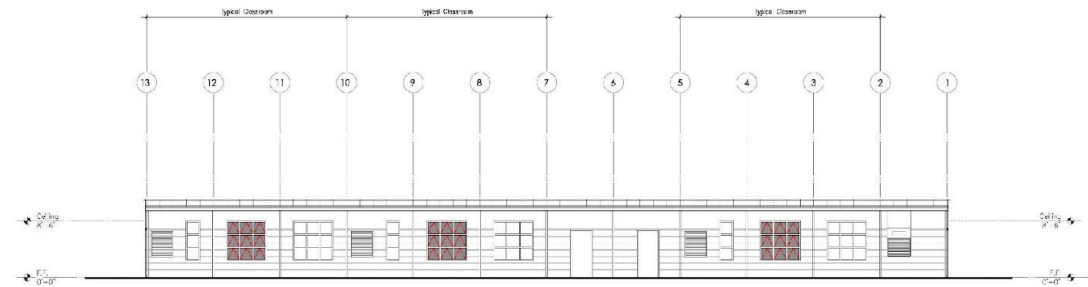
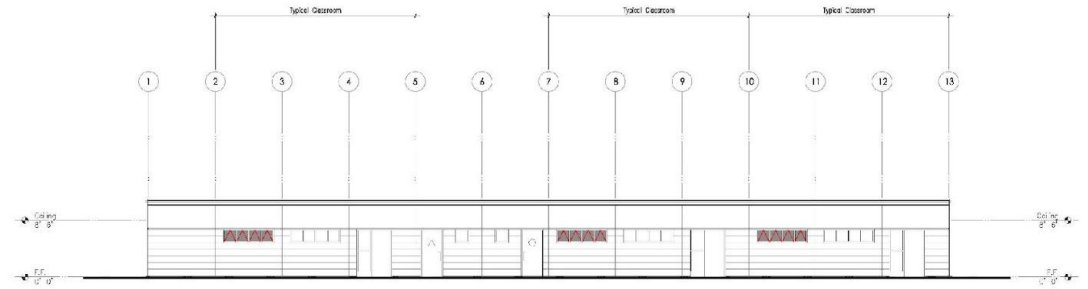
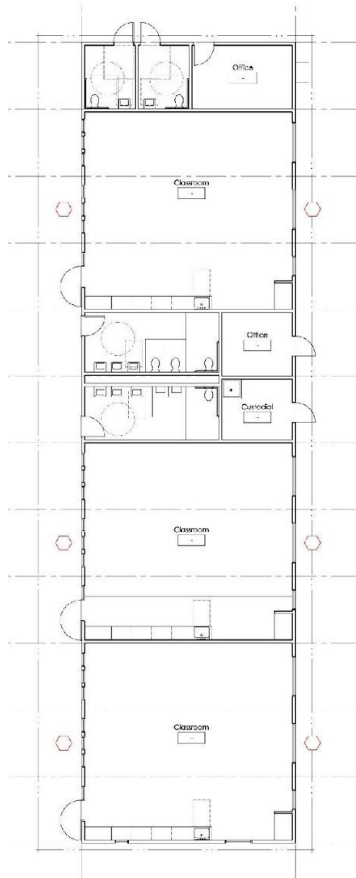


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Proposed Plans

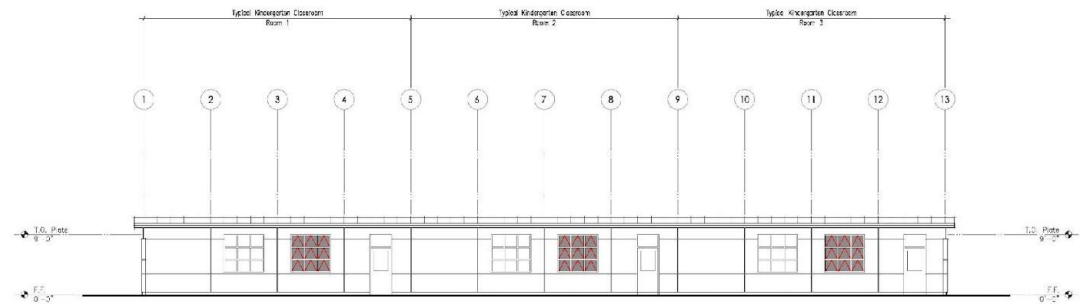
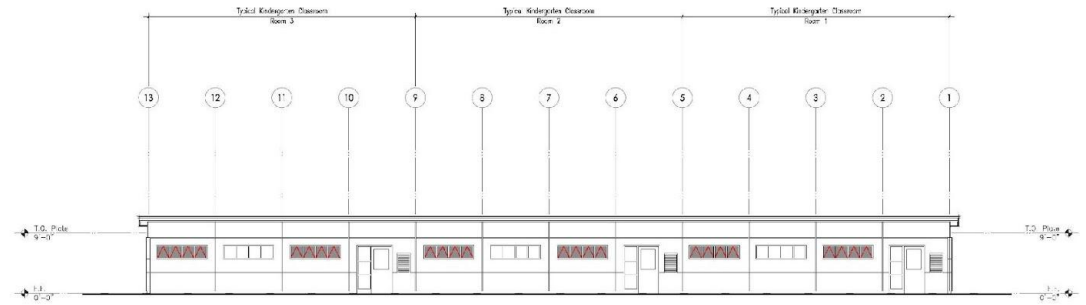
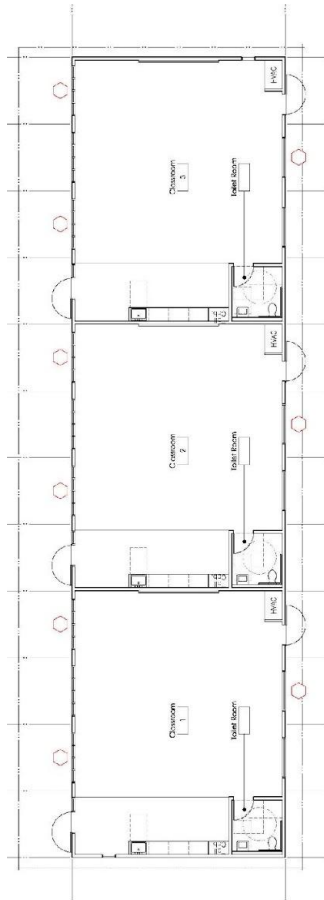
Window Replacement Project

- Targeting $\geq 4.0\%$ threshold of operable windows to floor area
 - Determined by California Energy Code Title 24, Section 120.1(c)2 for buildings *without* mechanical ventilation
 - $\geq 4.0\%$ is *additive / beyond* code requirements because **ALL buildings currently have mechanical ventilation**
- Scope of project crafted to retrofit existing fixed windows to new operable windows to achieve at least this 4.0% threshold
 - Some spaces *already* have existing operable windows that achieve this 4.0% threshold
- Where possible, achieve cross ventilation in spaces



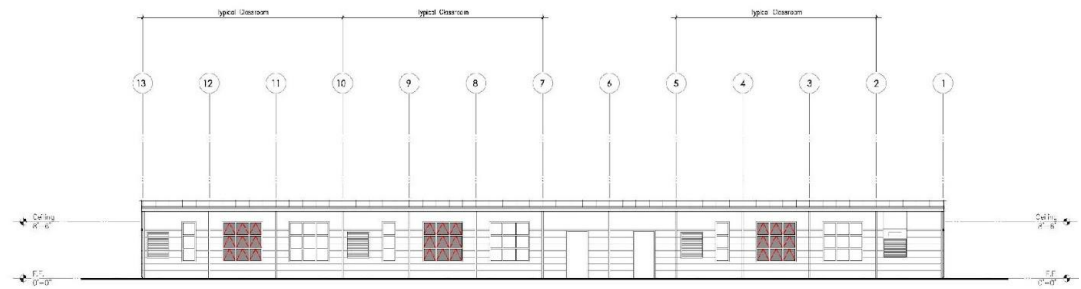
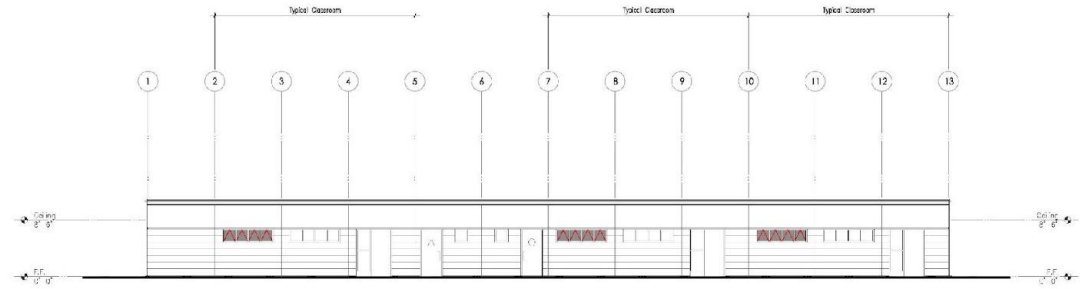
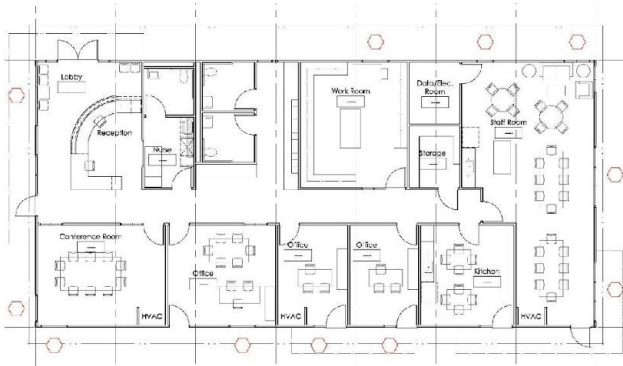
Stevenson / Vargas: **Typical Classroom**

	Floor Area	(E) Op. Window Area	(N) Op. Window Area	Total New Op. Area	% Operable Window / Floor Area	Remarks
Stevenson / Vargas Elementary Schools						
Standard Classroom	960 sf	0 sf	48.00 sf	48.00 sf	5.0%	operable w would be all new



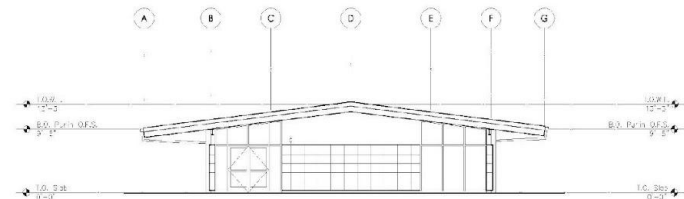
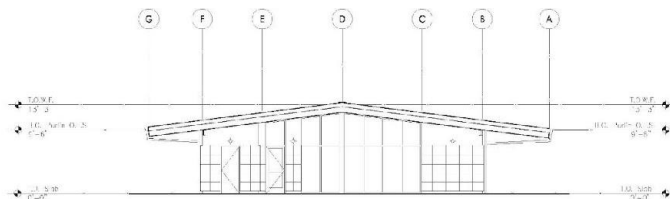
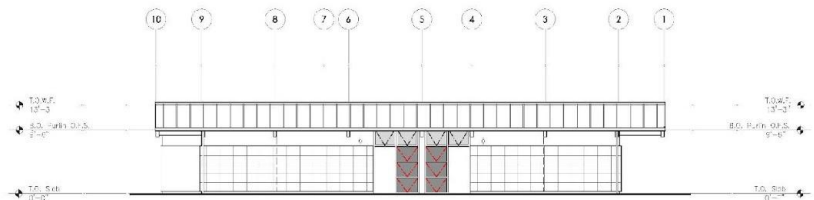
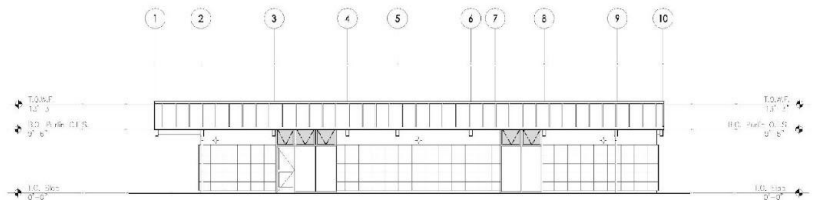
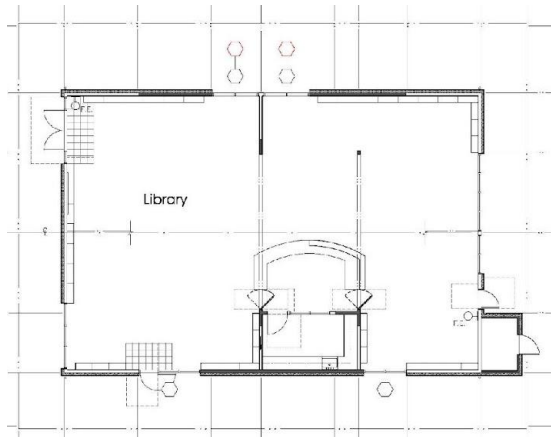
Stevenson / Vargas: Typical Kindergarten Classroom

	Floor Area	(E) Op. Window Area	(N) Op. Window Area	Total New Op. Area	% Operable Window / Floor Area	Remarks
Stevenson / Vargas Elementary Schools						
Kindergarten Classrooms	1,280 sf	0 sf	60.00 sf	60.00 sf	4.7%	operable w would be all new



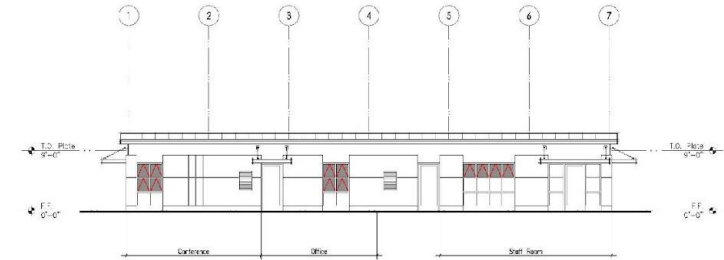
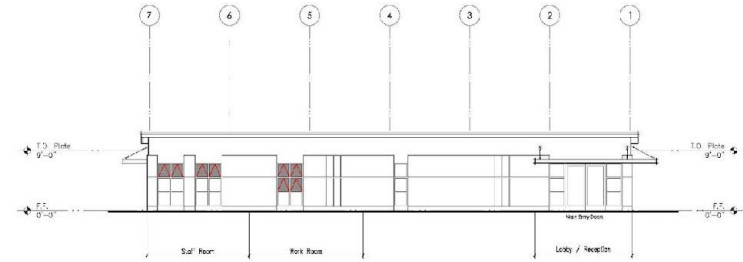
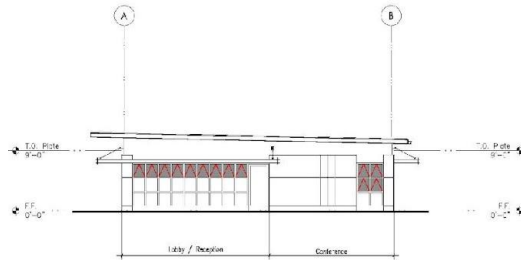
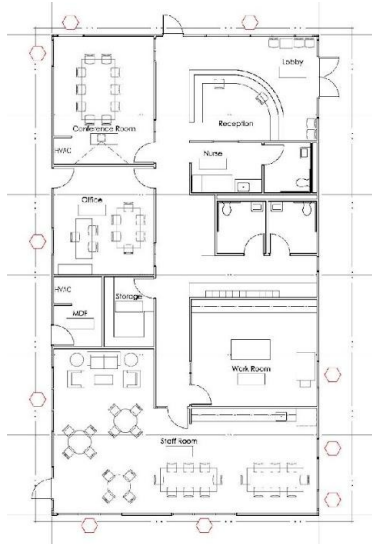
Stevenson: Admin

	Floor Area	(E) Op. Window Area	(N) Op. Window Area	Total New Op. Area	% Operable Window / Floor Area	Remarks
Stevenson Elementary School						
Admin: Lobby & Offices	1,238 sf	0 sf	80.50 sf	80.50 sf	6.5%	operable w ould be all new
Admin: Work Rm	302 sf	0 sf	18.00 sf	18.00 sf	6.0%	operable w ould be all new
Admin: Staff Rm	629 sf	0 sf	49.50 sf	49.50 sf	7.9%	operable w ould be all new



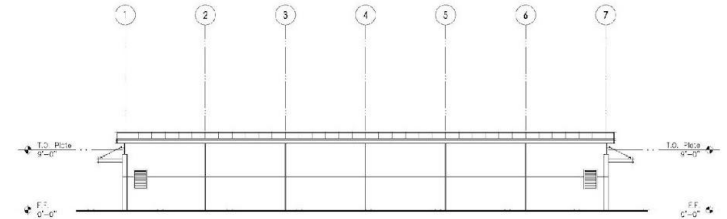
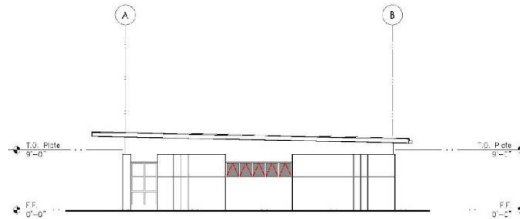
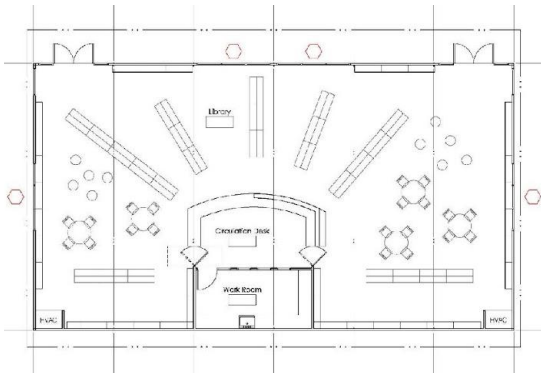
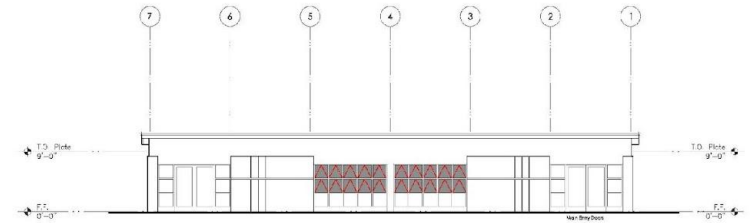
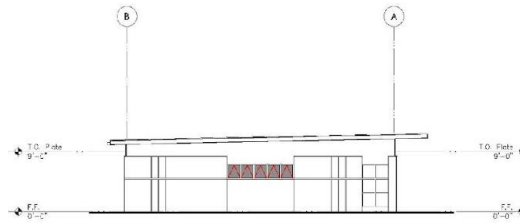
Stevenson: Library

	Floor Area	(E) Op. Window Area	(N) Op. Window Area	Total New Op. Area	% Operable Window / Floor Area	Remarks
Stevenson Elementary School						
Library	2,625 sf	67.5 sf	42.00 sf	109.50 sf	4.2%	existing + new



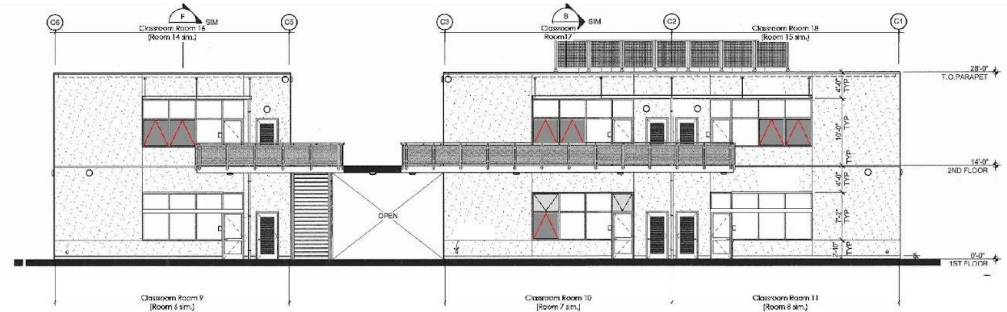
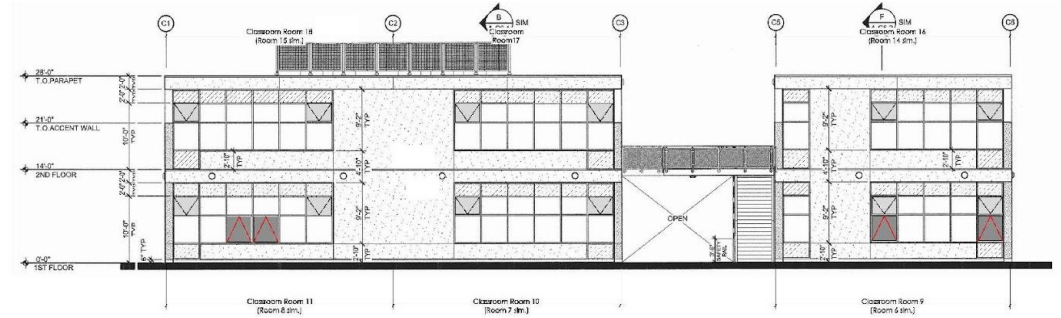
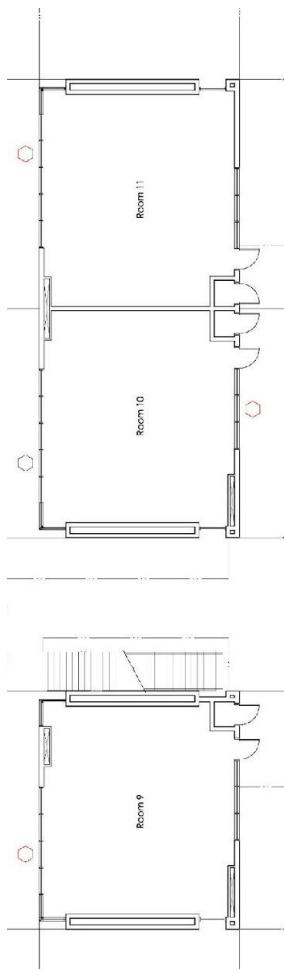
Vargas: Admin

	Floor Area	(E) Op. Window Area	(N) Op. Window Area	Total New Op. Area	% Operable Window / Floor Area	Remarks
Vargas Elementary School						
Admin: Lobby & Offices	917 sf	0 sf	79.50 sf	79.50 sf	8.7%	operable would be all new
Admin: Work & Staff Rms	1,061 sf	0 sf	104.00 sf	104.00 sf	9.8%	operable would be all new



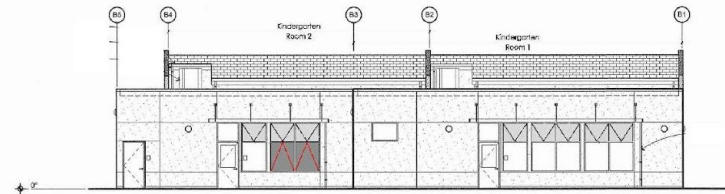
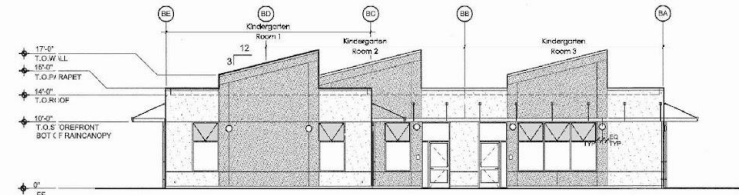
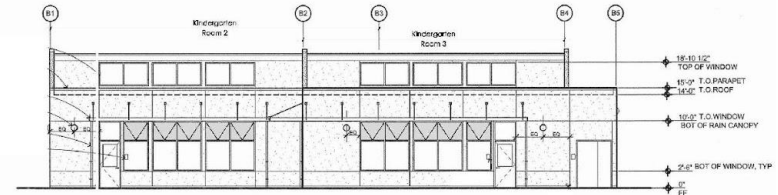
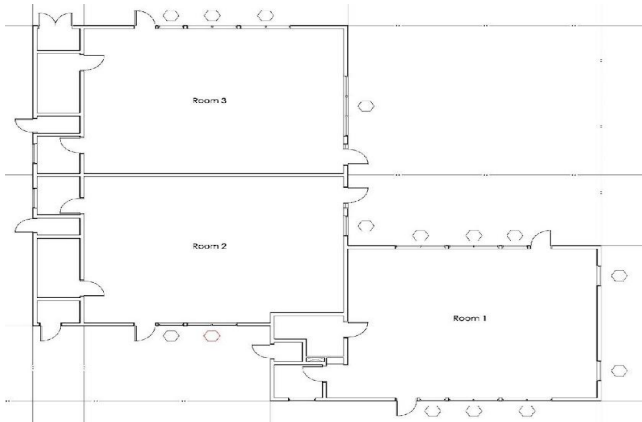
Vargas: Library

	Floor Area	(E) Op. Window Area	(N) Op. Window Area	Total New Op. Area	% Operable Window / Floor Area	Remarks
Vargas Elementary School						
Library	2,880 sf	0 sf	140.00 sf	140.00 sf	4.9%	operable would be all new



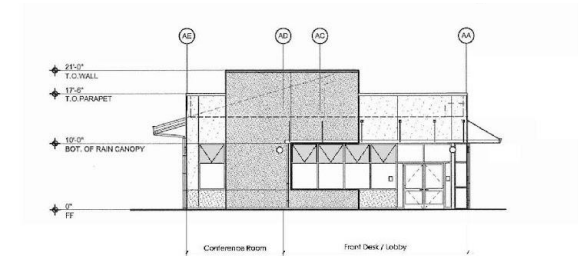
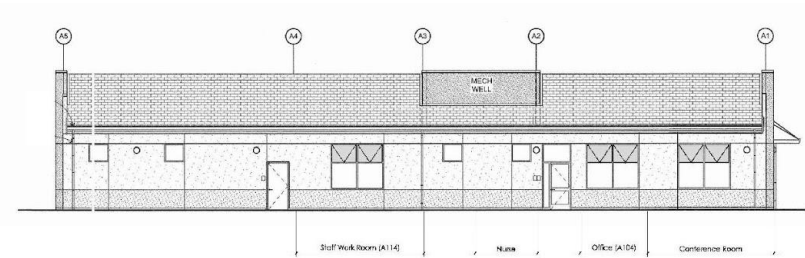
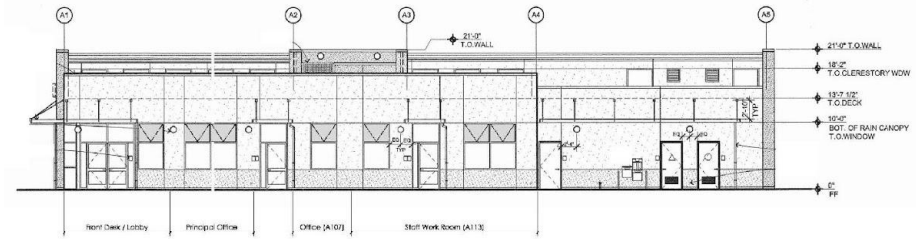
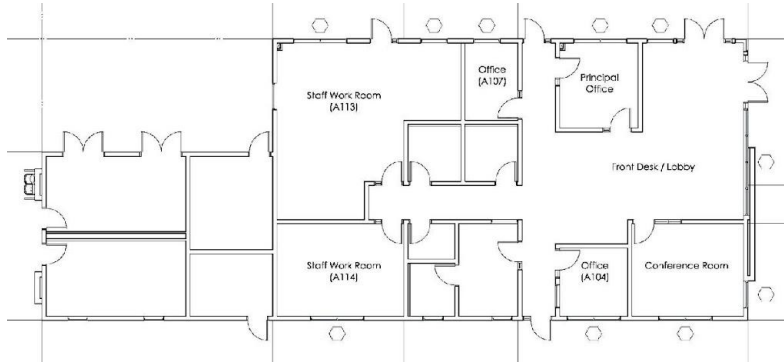
Castro: Typical Classroom

	Floor Area	(E) Op. Window Area	(N) Op. Window Area	Total New Op. Area	% Operable Window / Floor Area	Remarks
Castro Elementary School						
Rooms 4, 7, 10: Standard CR	960 sf	37.2 sf	16.00 sf	53.20	5.5%	existing + new
Rooms 5, 6, 8, 9, 11: Standard CR	960 sf	20.3 sf	32.00 sf	52.30	5.4%	existing + new
Rooms 12, 13, 14, 15, 16, 17, 18: Standard CR	960 sf	20.3 sf	32.00 sf	52.30	5.4%	existing + new



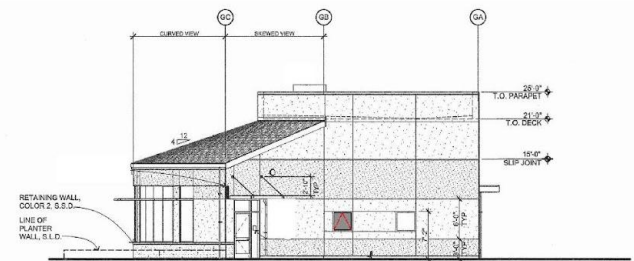
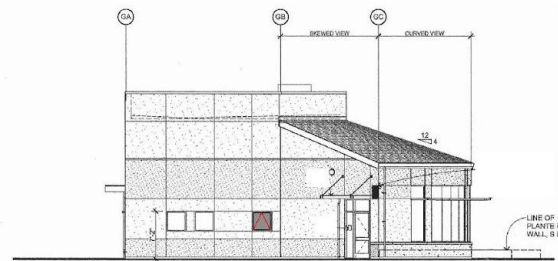
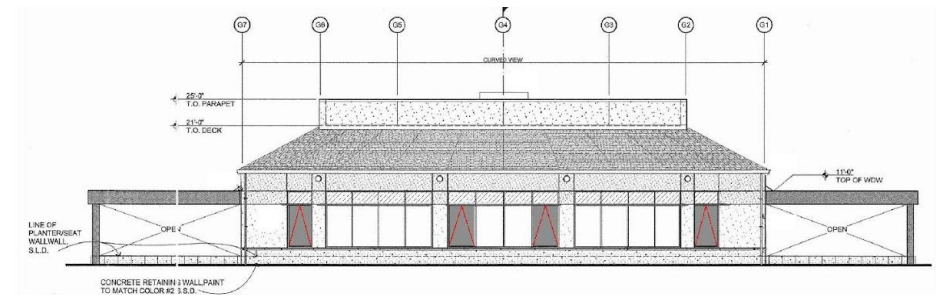
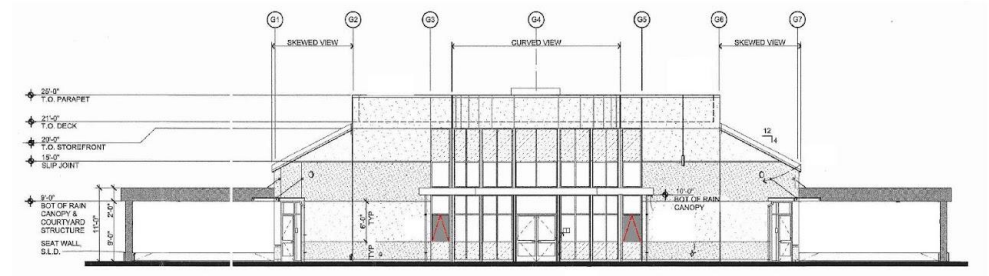
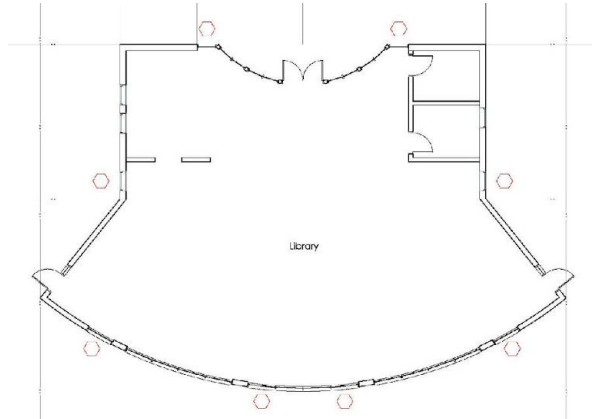
Castro: Typical Kindergarten Classroom

	Floor Area	(E) Op. Window Area	(N) Op. Window Area	Total New Op. Area	% Operable Window / Floor Area	Remarks
Castro Elementary School						
Room 1: K	1,110 sf	112.5 sf	0 sf	112.50 sf	10.1% existing	
Room 2: K	1,110 sf	37.5 sf	30.00 sf	67.50 sf	6.1% existing + new	
Room 3: K	1,110 sf	75 sf	0 sf	75.00 sf	6.8% existing	



Castro: Admin

	Floor Area	(E) Op. Window Area	(N) Op. Window Area	Total New Op. Area	% Operable Window / Floor Area	Remarks
Castro Elementary School						
Admin: Front Desk / Lobby	934 sf	50 sf	0 sf	50.00 sf	5.4%	existing
Admin: Principal Office	150 sf	20 sf	0 sf	20.00 sf	13.3%	existing
Admin: Conference Room	232 sf	30 sf	0 sf	30.00 sf	12.9%	existing
Admin: Office (A104)	105 sf	20 sf	0 sf	20.00 sf	19.0%	existing
Admin: Office (A107)	92 sf	10 sf	0 sf	10.00 sf	10.9%	existing
Admin: Staff Work Room (A113)	570 sf	30 sf	0 sf	30.00 sf	5.3%	existing
Admin: Staff Work Room (A114)	265 sf	20 sf	0 sf	20.00 sf	7.5%	existing



Castro: Library

	Floor Area	(E) Op. Window Area	(N) Op. Window Area	Total New Op. Area	% Operable Window / Floor Area	Remarks
Castro Elementary School						
Library	2,564 sf		128.50 sf	128.50 sf	5.0%	operable w would be all new



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Proposed Budget

Schematic Design Budget

#	Description	Quantity	Unit	Unit \$	Total
1	Bubb	6576	sf	\$ 200	\$ 1,315,200
2	Mistral	6325	ea	\$ 200	\$ 1,265,000
3	Crittenden	3931	sf	\$ 200	\$ 786,200
3	Graham	16225	sf	\$ 200	\$ 3,245,000
4	Imai	6600	sf	\$ 200	\$ 1,320,000
5	Landels	6600	sf	\$ 200	\$ 1,320,000
6	Monta Loma	7700	sf	\$ 200	\$ 1,540,000
7	Theuerkauf	8250	sf	\$ 200	\$ 1,650,000
8	Castro	28	ea	\$ 2,500	\$ 70,000
9	District Office	60	ea	\$ 2,000	\$ 120,000
10	Stevenson	124	ea	\$ 2,000	\$ 248,000
11	Vargas	357	ea	\$ 2,000	\$ 714,000
12 Anticipated bid amount		1	ls	\$	13,593,400

Schematic Design Budget (cont'd)

Project Cost

Description	Quantity		Unit Cost		Subtotal
Construction Budget	1	ls		\$	13,593,400
Design Contingency	10	%		\$	1,359,340
Construction Contingency	10	%		\$	1,359,340
Architect Fees	1	ls		\$	760,852
Architect Contingency	1	ls		\$	108,747
Architect Reimbursable Expenses	1	ls		\$	7,609
Blueprinting	1	ls		\$	5,000
CM Fees	4.5	%		\$	611,703
DSA Inspector	7	mos.	\$ 18,500	\$	129,500
Testing Laboratory	0.5	%		\$	67,967
Bid Advertisements	1	ls		\$	2,500
DSA Fees	1.2	%	\$ 16,312,080	\$	195,745
CGS Fees	12	ea	\$ 3,600	\$	43,200
CEQA	1	ls	\$ 5,000	\$	5,000
Legal	1	ls	\$ 5,000	\$	5,000
Misc. Expenses	1	ls	\$ 100,000	\$	100,000
Grand Total				\$	18,354,903



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Schedule

Schedule

MVWSD Window Replacement Project	482 days	Thu 10/7/21	Fri 8/11/23
Design and Approvals	341 days	Thu 10/7/21	Thu 1/26/23
Phase 1 (Castro, District Office, Stevenson, Vargas)	166 days	Thu 10/7/21	Thu 5/26/22
Programming and Schematic Design	40 days	Thu 10/7/21	Wed 12/1/21
Schematic Design Approval (Board Action)	1 day	Thu 12/9/21	Thu 12/9/21
Construction Documents	50 days	Fri 12/10/21	Thu 2/17/22
DSA Reivew	70 days	Fri 2/18/22	Thu 5/26/22
Phase 2 (Bubb, Mistral, Crittenden, Graham, Imai, Landels, Monta Loma, Theuerkauf)	174 days	Mon 5/30/22	Thu 1/26/23
Programming and Schematic Design	40 days	Mon 5/30/22	Fri 7/22/22
Schematic Design Approval (Board Action)	1 day	Thu 8/11/22	Thu 8/11/22
Construction Documents	50 days	Fri 8/12/22	Thu 10/20/22
DSA Reivew	70 days	Fri 10/21/22	Thu 1/26/23

Schedule

Contractor Lease-Leaseback Process	288 days	Wed 1/5/22	Fri 2/10/23
Issue RFP	1 day	Wed 1/5/22	Wed 1/5/22
RFP Period	15 days	Thu 1/6/22	Wed 1/26/22
RFP's Due	1 day	Thu 1/27/22	Thu 1/27/22
RFP Scoring	10 days	Fri 1/28/22	Thu 2/10/22
Contractor Interviews	10 days	Fri 2/11/22	Thu 2/24/22
Contractor Selection (Board Action)	1 day	Thu 3/10/22	Thu 3/10/22
Award of Lease-Leaseback Contract Phase 1	1 day	Thu 3/24/22	Thu 3/24/22
Submittals and Material Procurement Phase 1	60 days	Fri 3/25/22	Thu 6/16/22
Construction	310 days	Mon 6/6/22	Fri 8/11/23
Construction Phase 1 (PENDING DSA APPROVAL)	40 days	Mon 6/6/22	Fri 7/29/22
Construction Phase 2	50 days	Mon 6/5/23	Fri 8/11/23



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Thoughts and Questions