Mountain View Whisman School District

Level I Developer Fee Study for Mountain View Whisman School District

May 5, 2022

Ayindé Rudolph, Ed.D, Superintendent

Board of Trustees

Laura Blakely, President
Laura Ramirez Berman, Vice President
Ellen Wheeler, Clerk
Christopher Chiang, Member
Devon Conley, Member

Prepared by:

Jack Schreder & Associates, Inc.

2230 K Street
Sacramento, CA 95816
916-441-0986

TABLE OF CONTENTS

LIST OF TABLES

EXECUTIVE SUMMARY

- Education Code Section 17620 authorizes school districts to levy a fee, charge, dedication or other form of requirement against any development project for the construction or modernization of school facilities provided the District can show justification for levying of fees.

- In February 2022, the State Allocation Board's biennial inflation adjustment changed the fee to $4.79 per square foot for residential construction and $0.78 per square foot for commercial/industrial construction.

- The Mountain View Whisman School District shares developer fees with the Mountain View Los Altos High School District. The High School District collects 33.33 percent of the Level 1 Fee and the Mountain View Whisman School District collects 66.67 percent of the Level 1 Fee.

- The Mountain View Whisman School District is justified in collecting $3.19 (66.67 percent of $4.79) per square foot for residential construction and $0.52 (66.67 percent of $0.78) per square foot of commercial/industrial construction with the exception of mini storage and agriculture. The mini storage category of construction should be collected at a rate of $0.04 per square foot and agriculture at $0.48 per square foot.

- In general, it is fiscally more prudent to extend the useful life of an existing facility than to construct new facilities when possible. The cost to modernize facilities is approximately 41.1 percent of the cost to construct new facilities.

- The residential justification is based on the Mountain View Whisman School District's projected modernization need of $211,470,835 for students generated from residential development over the next 25 years and the projected residential square footage of 30,134,000.

- Based on the modernization need for students generated from projected residential development and the projected residential square footage, each square foot of residential construction will create a school facilities cost of $7.02 ($211,470,835/30,134,000).

- Each square foot of commercial/industrial construction will create a school facilities cost ranging from $0.04 to $3.34 per square foot of new commercial/industrial construction.

- For both residential and commercial/industrial development, the fees authorized by Government Code section 65995 are justified.

SCHOOL DISTRICT BACKGROUND

The Mountain View Whisman School District serves approximately 4,522 students in pre-kindergarten through eighth grade at nine elementary schools and two middle schools. The majority of students identify as Hispanic or Latino (approximately 37%), followed by White (approximately 25%), then Asian (approximately 21%), with a small portion of other ethnic groups. The District serves a diverse community, with 50 different languages being spoken by students. The District is a feeder for Mountain View Los Altos High School District. A variety of specialized programs are offered by the District, including Spanish-English Dual Immersion and Parent Participation programs. The curriculum includes art, music (with the support of Mountain View Educational Foundation), and physical education, with students learning in a 1:1 technology environment. The Mountain View Whisman School District's vision is: "Every student, family, staff and community member is engaged and committed to learning in a collaborative, diverse and innovative partnership."

The Mountain View Whisman School District serves students in Mountain View, Sunnyvale, Palo Alto, and a portion of unincorporated Santa Clara County, located in the southern part of the California Bay Area Peninsula, also known as Silicon Valley. According to the Santa Clara County Economic Forecast, the greatest economic sectors of employment in the region, as of 2018, are professional & business services, healthcare & education, and manufacturing. It is projected that the greatest job growth, through 2024, will occur in the professional & business services, education & healthcare, and information sectors. The City of Mountain View is home to pioneering and leading companies in the high-tech, bio-tech, life sciences, and telecommunication fields. Along with numerous others, the following companies are headquartered within the Mountain View Whisman School District's boundary: Google, Microsoft, Synopsys, Pure Storage, Omnicell, and Intuit. The City of Mountain View is known as the "start-up" community of Silicon Valley, a center for innovation made possible by a combination of accelerators, co-working spaces, and the institutional support of NASA Ames Research Park and other nearby educational institutions.

INTRODUCTION

In September, 1986, the Governor signed into law Assembly Bill 2926 (Chapter 887/Statutes 1986) which granted school district governing boards the authority to impose developer fees. This authority is codified in Education Code Section 17620 which states in part "...the governing board of any school district is authorized to levy a fee, charge, dedication or other form of requirement against any development project for the construction or modernization of school facilities."

The Level I fee that can be levied is adjusted every two years according to the inflation rate, as listed by the state-wide index for Class B construction set by the State Allocation Board. In January of 1992, the State Allocation Board increased the Level 1 fee to $1.65 per square foot for residential construction and $0.27 per square foot for commercial and industrial construction.

Senate Bill 1287 (Chapter 1354/Statutes of 1992) effective January 1, 1993, affected the facility mitigation requirements a school district could impose on developers. Senate Bill 1287 allowed school districts to levy an additional $1.00 per square foot of residential construction (Government Code Section 65995.3). The authority to levy the additional $1.00 was rescinded by the failure of Proposition 170 on the November 1993 ballot.

In January 1994, the State Allocation Board's biennial inflation adjustment changed the fee to $1.72 per square foot for residential construction and $0.28 per square foot for commercial/industrial construction.

In January 1996, the State Allocation Board's biennial inflation adjustment changed the fee to $1.84 per square foot for residential construction and $0.30 per square foot for commercial/industrial construction.

In January 1998, the State Allocation Board's biennial inflation adjustment changed the fee to $1.93 per square foot for residential construction and $0.31 per square foot for commercial/industrial construction.

In January 2000, the State Allocation Board's biennial inflation adjustment changed the fee to $2.05 per square foot for residential construction and $0.33 per square foot for commercial/industrial construction.

In January 2002, the State Allocation Board's biennial inflation adjustment changed the fee to $2.14 per square foot for residential construction and $0.36 per square foot for commercial/industrial construction.

In January 2004, the State Allocation Board's biennial inflation adjustment changed the fee to $2.24 per square foot for residential construction and $0.41 per square foot for commercial/industrial construction.

In January 2006, the State Allocation Board's biennial inflation adjustment changed the fee to $2.63 per square foot for residential construction and $0.42 per square foot for commercial/industrial construction.

In January 2008, the State Allocation Board's biennial inflation adjustment changed the fee to $2.97 per square foot for residential construction and $0.47 per square foot for commercial/industrial construction.

In January 2010, the State Allocation Board's biennial inflation adjustment maintained the fee at $2.97 per square foot for residential construction and $0.47 per square foot for commercial/industrial construction.

In January 2012, the State Allocation Board's biennial inflation adjustment changed the fee to $3.20 per square foot for residential construction and $0.51 per square foot for commercial/industrial construction.

In January 2014, the State Allocation Board's biennial inflation adjustment changed the fee to $3.36 per square foot for residential construction and $0.54 per square foot for commercial/industrial construction.

In February 2016, the State Allocation Board's biennial inflation adjustment changed the fee to $3.48 per square foot for residential construction and $0.56 per square foot for commercial/industrial construction.

In January 2018, the State Allocation Board's biennial inflation adjustment changed the fee to $3.79 per square foot for residential construction and $0.61 per square foot for commercial/industrial construction.

In January 2020, the State Allocation Board's biennial inflation adjustment changed the fee to $4.08 per square foot for residential construction and $0.66 per square foot for commercial/industrial construction.

In February 2022, the State Allocation Board's biennial inflation adjustment changed the fee to $4.79 per square foot for residential construction and $0.78 per square foot for commercial/industrial construction.

The next adjustment to the fee will occur at the January 2024 State Allocation Board meeting.

In order to levy a fee, a district must make a finding that the fee to be paid bears a reasonable relationship and be limited to the needs of the community for elementary or high school facilities and be reasonably related to the need for schools caused by the development. Fees are different from taxes and do not require a vote of the electorate. Fees may be used only for specific purposes and there must be a reasonable relationship between the levying of fees and the impact created by development.

In accordance with the recent decision in the *Cresta Bella* LP v. *Poway Unified School District* (2013 WL 3942961) court Case, school districts are now required to demonstrate that reconstruction projects will generate an increase in the student population thereby creating an impact on the school district's facilities. School districts must establish a reasonable relationship between an increase in student facilities needs and the reconstruction project in order to levy developer fees.

Purpose of Study

This study will demonstrate the relationship between residential, commercial and industrial growth and the need for the modernization of school facilities in the Mountain View Whisman School District.

SECTION I: DEVELOPER FEE JUSTIFICATION

Developer fee law requires that before fees can be levied a district must find that justification exists for the fee. Government Code Section 66001 (g) states that a fee shall not include the costs attributable to existing deficiencies in public facilities, but may include the costs attributable to the increased demand for public facilities reasonably related to the development project in order to refurbish existing facilities to maintain the existing level of service or achieve an adopted level of service that is consistent with a general plan. This section of the study will show that justification does exist for levying developer fees in the Mountain View Whisman School District.

Modernization and Reconstruction

Extending the useful life of a school is a cost effective and prudent way to house students generated from future development. The state of California recognizes the need to extend the life of existing schools and provides modernization funding through the State School Facility Program. For the purpose of this report, modernization and reconstruction are used interchangeably since many of the improvements are common to both programs, i.e. roofing, plumbing, heating, cooling, dry rot repair, infrastructure improvement, etc. Developer fees may not be used for regular maintenance, routine repair of school buildings and facilities or deferred maintenance. The authorization to justify modernization and modernization of school facilities and extend the useful life of existing schools is contained in Education Code Section 17620 and Government Code Section 66001 (g). School districts are permitted to modernize or replace existing or build new school facilities with developer fees as justified by this Study. The District completed a Facility Master Plan in December 2019 which includes a summary of District facility needs. Appendix D includes Section 5 of the Facility Master Plan which references District needs. Developer fees will be used to complete projects included in the 2019 Master Plan. While modernization projects are a significant focus of projected facility needs, as new housing units are constructed, the District will also have a need to add capacity with Developer Fees in the future. The District's current capacity in comparison to current enrollment is included as Appendix E.

Modernization Need

As new students are generated by new development, the need to increase the useful life of school facilities will be necessary. In order to calculate the District's estimated modernization need generated by students from new development, it is necessary to determine the following factors: the number of units included in proposed developments, the District student yield factor, and the per pupil cost to modernize facilities.

Projected Development

The Mountain View Whisman School District is located within the Santa Clara County, City of Mountain View, City of Sunnyvale, and City of Palo Alto Planning jurisdictions. All planning departments were contacted regarding projected development. According to the City of Sunnyvale, City of Palo Alto and the Santa Clara County Planning Departments, development is not projected in the small areas of the District's boundary located in those jurisdictions. According to the City of Mountain View, a total of 27,443 residential units may be constructed within District boundaries in the next 25 years. A summary of the projected units by housing type is included in Table 1. Appendix B includes a development summary.

Table 1:
Housing Projection Summary

Housing Type	Housing Units
Multi Family	20,304
Condos/Rowhouses	832
Multi Family (below market)	2,385
Micro Units	3,130
Micro Units (below market)	788
Single Family	4
Total	**27,443**

Source: City of Mountain View Planning Department

The School Facility Program allows districts to apply for modernization funding for permanent classrooms over 25 years old and portables over 20 years old, meaning that school facilities are presumed to be eligible for, and therefore need, modernization after that time period. It is therefore generally presumed that school facilities have a useful life span of 25 years before modernization is needed in order to maintain the same level of service as previously existed. The same would be true for modernization of buildings 25 years after their initial modernization. In some cases, these older buildings may need to be closed entirely for the health and safety of students, teachers, staff and other occupants. Aging infrastructure and building problems can profoundly impact a school's ability to safely remain in service and to continue delivering the instructional program to students at existing levels of service. Therefore, the District's modernization needs are considered over a 25 year period, and a 25 year projection has been included in the Study when considering the homes that will generate students for the facilities in question. Developer fees generated from future development may be used to modernize or construct facilities to house students from planned future development.

School facilities have a limited usable lifespan, and school districts must consider the lifespan for each facility when planning and determining student housing needs in the future. Residential developments will be built at different times over the coming years, and it is difficult to predict when construction on these projects will be complete. Additionally, the homes in these developments may be immediately occupied with families with school-aged children, or they may not be occupied by school-aged children for another five, ten or fifteen years as young people who move in begin starting to have families. Thus, the District must be prepared to house students from new developments for the next several decades.

The District's current total student capacity will diminish over time if the District does not modernize its facilities. Without modernization of aging buildings, some facilities will become unavailable for the reasons described above, which will decrease the District's total student capacity. New development in the District necessitates that modernization occur in order to continue having available school housing from newly generated students. As part of these modernization efforts, the District plans to modernize existing schools and to replace some of its existing

schools with new buildings on the same site as the existing schools become old, inadequate, and pose health and safety challenges.

Student Generation Rate

To identify the number of students anticipated to be generated by new residential development, the student yield factors of .124 for multi-family market rate units, .049 for condos and rowhouses, .555 for below market rate units, .013 for micro-units, and .2 for single-family units, have been utilized for Mountain View Whisman School District. The rates are based on student generation rates calculated by Jack Schreder and Associates.

Construction Cost

The construction cost per K-8 pupil is $130,756. Construction costs are based on information provided by Greystone West, Artik Architecture, and TBD Consultants. Table 2 shows the weighted average to construct facilities per K-8 pupil.

Table 2:
Construction Costs

Grade Level	Construction Costs
K-5	$120,056
6-8	$152,179

Weighted Average
$120,056 x 6 = $720,354
$152,179 x 3 = $456,447
Total $1,176,801
Average $1,176,801/9 = $130,756

Source: Greystone West, Artik Architecture, TBD Consultants, Jack Schreder & Associates.

Modernization Cost

The cost to modernize facilities is 41.1 percent of new construction costs. The percentage is based on the comparison of the State per pupil modernization grant (including 3% for Americans with Disabilities and Fire, Life Safety improvements) and the State per pupil new construction grant. For example, the State provides $14,623 per K-6 pupil to construct new facilities and $5,568 to modernize facilities, which is 38.1 percent ($5,568 / $14,623) of the new construction grant amount. In addition, the State provides a minimum of three percent for ADA/FLS improvements which are required by the Department of State Architect's (DSA) office. Based on the per pupil grant amounts and the ADA/FLS costs, the estimated cost to modernize facilities is 41.1 percent of the cost to construct facilities. The School Facility Program per pupil grant amounts are included in Appendix A.

The construction cost per K-8 pupil is $130,756 and is outlined in Table 2. Therefore, the per pupil cost to modernize facilities per K-8 pupil is $53,741 ($130,756 x .411).

25 Year Modernization Need

Based on student generation rates by housing type and the projected number of residential units, 3,935 K-8 students are projected from proposed new development. The calculation is included in Table 3.

Table 3:
Projected Students from Proposed Development

Housing Type	Projected Units	Student Generation Rate	Projected Students
Multi Family	20,304	.124	2,518
Condos/Rowhouses	832	.049	41
Multi Family (below mkt)	2,385	.555	1,324
Micro Units	3,130	.013	41
Micro Units (below mkt.)	788	.013	10
Single Family	4	.2	1
Total	**27,443**		**3,935**

Source: City of Mountain View Planning Department, Jack Schreder & Associates.

The District's estimated modernization need generated by students from new residential development is $211,470,835. The calculation is included in Table 4.

Table 4:
20 Year Modernization Need

Per Pupil Modernization Cost	$53,741
Students Generated	x 3,935
Modernization Need	**$211,470,835**

Source: Mountain View Whisman School District, Office of Public School Construction, Jack Schreder & Associates, City of Mountain View.

Residential Development and Fee Projections

To show a reasonable relationship exists between the construction of new housing units and the need for modernized school facilities, it will be shown that

residential construction will create a school facility cost impact on the Mountain View Whisman School District by students generated from new development.

The Mountain View Whisman School District is located within the Santa Clara County, City of Mountain View, City of Sunnyvale, and City of Palo Alto Planning jurisdictions. All planning departments were contacted regarding projected development. According to the City of Sunnyvale, City of Palo Alto and the Santa Clara County Planning Departments, development is not projected in the small areas of the District's boundary located in those jurisdictions. According to the City of Mountain View, a total of 27,443 residential units may be constructed within District boundaries in the next 25 years. Based on average square footages by unit type, the total square footage projected is 30,134,000. Table 5 includes the breakdown of square footage by unit type. An estimated 27,443 housing units totaling 30,134,000 square feet may be constructed in the District over the next 25 years.

Table 5:
Summary of Projected Residential Square Footage

Unit Type	Projected Units	Average Square Footage	Total Square Footage
Multi Family	20,304	1,200	24,364,800
Condos/Rowhouses	832	1,600	1,331,200
Multi Family (below Market)	2,385	1,200	2,862,000
Micro Units	3,130	400	1,252,000
Micro Units (below market	788	400	315,200
Single Family	4	2,200	8,800
Total	**27,443**		**30,134,000**

Source: City of Mountain View Planning Department, Jack Schreder & Associates.

Based on the District's modernization need of $211,470,835 generated by students from residential construction and the total projected residential square footage of 30,134,000, residential construction will create a facilities cost of $7.02 per

square foot. The calculation is included in Table 6. However, the Level I statutory fee is $4.79 per square foot and the District has a fee sharing arrangement with the Mountain View Los Altos High School District. The High School district collects 33.33 percent of the fee and the Mountain View Whisman School District collects 66.67 percent of the fee. Therefore, the District is justified to collect $3.19 (66.67 percent of $4.79) per square foot of residential construction.

Table 6:
Facilities Cost per SF from Proposed Residential Construction

Modernization Need	Total Square Footage	Facilities Cost
$211,470,835	/30,134,000	$7.02

Source: Mountain View Whisman School District, Jack Schreder & Associates, Office of Public School Construction.

Extent of Mitigation of School Facility Costs Provided by Level I Residential Fees

Based on development projections, an estimated 30,134,000 residential square feet may be constructed in the next 25 years. Based on the District's share of the level statutory Level I fee of $3.19 (66.67 of $4.79) per square foot, the District is projected to collect $96,127,460 ($3.19 x 30,134,000) in residential developer fees. The $96,127,460 in total residential Level I fee revenue will cover only 45 percent of the $211,470,835 in total school facility modernization costs attributable to new residential development over the next 25 years.

Commercial / Industrial Development and Fee Projections

In order to levy developer fees on commercial and industrial development, a district must conduct a study to determine the impact of the increased number of employees anticipated to result from commercial and industrial development upon the cost of providing school facilities within the district. For the purposes of making this determination, the developer fee justification study shall utilize employee generation estimates that are calculated on either an individual project or categorical basis. Those

employee generation estimates shall be based upon commercial and industrial factors within the district or upon, in whole or part, the applicable employee generation estimates as set forth in the January 1990 edition of "San Diego Traffic Generators," a report of the San Diego Association of Governments. (Education Code Section 17621). The initial study that was completed in January of 1990 (updated annually) identifies the number of employees generated for every 1,000 square feet of floor area for several development categories. These generation factors are shown in Table 7.

Table 7 indicates the number of employees generated for every 1,000 square feet of new commercial and industrial development and the number of District households generated for every employee in 12 categories of commercial and industrial development. The number of District households is calculated by adjusting the number of employees for the percentage of employees that live in the District and are heads of households. School facility costs for development projects not included on the list may be estimated by using the closest employee per 1,000 square feet ratio available for the proposed development.

In addition, an adjustment in the formula is necessary so that students moving into new residential units that have paid residential fees are not counted in the commercial/industrial fee calculation. Forty percent of all employees in the District live in existing housing units. The forty percent adjustment eliminates double counting the impact. This adjustment is shown in the worksheets in Appendix C and in Table 7.

These adjustment factors are based on surveys of commercial and industrial employees in school districts similar to the District. When these figures are compared to the cost to house students, it can be shown that each square foot of commercial and industrial development creates a cost impact greater than the maximum fee, with the exception of mini storage and agriculture. The data in Table 8 is based on the per student costs shown in Table 1. These figures are multiplied by the student yield factor to determine the number of students generated per square foot of commercial and industrial development. To determine the school facilities square foot impact of commercial and industrial development shown in Table 8, the students per square foot are multiplied by the cost of providing school facilities.

Table 7:

Commercial and Industrial Generation Factors

Type of Development	*Employees per 1,000 sf	**Dist HH Per Emp.	% Emp in Exist HH	Adj.%Emp Dist HH/Emp
Medical Offices	4.27	.2	.4	.08
Corporate Offices	2.68	.2	.4	.08
Commercial Offices	4.78	.2	.4	.08
Lodging	1.55	.3	.4	.12
Scientific R&D	3.04	.2	.4	.08
Industrial Parks	1.68	.2	.4	.08
Industrial/Business Parks	2.21	.2	.4	.08
Neighborhood Shopping Centers	3.62	.3	.4	.12
Community Shopping Centers	1.09	.3	.4	.12
Banks	2.82	.3	.4	.12
Mini-Storage	.06	.2	.4	.08
Agriculture	.31	.5	.4	.20

* *Source: San Diego Association of Governments.*

** *Source: Jack Schreder and Associates. Original Research.*

Table 8:

Commercial and Industrial Facilities Cost Impact

Type of Development	Cost Impact Per Sq. Ft.
Medical Offices	$2.63
Corporate Offices	$1.65
Commercial Offices	$2.94
Lodging	$1.43
Scientific R&D	$1.87
Industrial/Business Parks	$1.03
Industrial/Com Park	$1.36
Commercial Shopping Centers	$3.34
Community Shopping Centers	$1.01
Banks	$2.60
Mini-Storage	$0.04
Agriculture	$0.48

**Sources: San Diego Association of Governments and Jack Schreder and Associates, Original Research.*

Table 8 shows that all types of commercial and industrial development will create a square foot cost justifying a commercial/industrial fee. Thus, a reasonable relationship between commercial and industrial development and the impact on the District is shown. Based on this relationship, the levying of commercial and industrial developer fees is justified in the District.

Extent of Mitigation of School Facility Costs Provided by Level I Commercial/Industrial Fees

Each square foot of commercial and industrial development creates a school facility cost ranging from $0.04 to $3.34 per square foot. The cost per square foot of commercial/industrial construction exceeds the Level I commercial fee of $0.78 in all categories of construction, with the exception of mini storage and agriculture. Mini storage should be collected at $0.04 per square foot of construction and agriculture at $0.48 per square foot. Therefore, the District is justified to collect $0.78 per square foot of commercial/industrial construction.

Summary

The cost impact on the District imposed by new students to be generated from new or expanded residential, commercial, and industrial development is greater than the maximum allowable fees. Each square foot of residential development creates a school facility cost of $7.02 per square foot. Each square foot of commercial and industrial development creates a school facility cost ranging from $0.04 to $3.34 per square foot. The cost to provide additional school facilities exceeds the amount of residential and commercial/industrial fees to be generated directly and indirectly by residential construction. However, the District currently has a Level I Fee Sharing Agreement with the Mountain View Los Altos High School District. The High School District collects 33.33 percent of the Level I fee and the Elementary District collect 66.67 percent of the fee. Therefore, Mountain View Whisman School District is justified to collect $3.19 (66.67 percent of $4.79) per square foot of residential construction and $0.52 (66.67 percent of $0.78) per square foot of commercial/industrial construction, with the exception of mini storage and agriculture. The mini storage category of construction should be collected at the rate of $0.04 per square foot and agriculture at $0.48 per square foot.

SECTION II: BACKGROUND OF DEVELOPER FEE LEGISLATION

Initially, the allowable developer fee was limited by Government Code Section 65995 to $1.50 per square foot of covered or enclosed space for residential development and $0.25 per square foot of covered or enclosed space of commercial or industrial development. The Level 1 fee that can be levied is adjusted every two years, according to the inflation rate as listed by the state-wide index for Class B construction set by the State Allocation Board. In February of 2022, the State Allocation Board changed the Level I fee to $4.79 per square foot of residential construction and $0.78 per square foot of commercial and industrial construction.

The fees collected are to be used by the school district for the construction or modernization of school facilities and may be used by the district to pay bonds, notes, loans, leases or other installment agreements for temporary as well as permanent facilities.

Assembly Bill 3228 (Chapter 1602/Statutes of 1990) added Government Code Section 66016 requiring districts adopting or increasing any fee to first hold a public hearing as part of a regularly scheduled meeting and publish notice of this meeting twice, with the first notice published at least ten days prior to the meeting.

Assembly Bill 3980 (Chapter 418/Statutes of 1988) added Government Code Section 66006 to require segregation of school facilities fees into a separate capital facilities account or fund and specifies that those fees and the interest earned on those fees can only be expended for the purposes for which they were collected.

Senate Bill 519 (Chapter 1346/Statutes of 1987) added Section 17625 to the Education Code. It provides that a school district can charge a fee on manufactured or mobile homes only in compliance with all of the following:

1. The fee, charge, dedication, or other form of requirement is applied to the initial location, installation, or occupancy of the manufactured home or mobile home within the school district.

2. The manufactured home or mobile home is to be located, installed, or occupied on a space or site on which no other manufactured home or mobile home was previously located, installed, or occupied.

3. The manufactured home or mobile home is to be located, installed, or occupied on a space in a mobile home park, on which the construction of the pad or foundation system commenced after September 1, 1986.

Senate Bill 1151 (Chapter 1037/Statutes of 1987) concerns agricultural buildings and adds Section 17622 to the Education Code. It provides that no school fee may be imposed and collected on a greenhouse or other space covered or enclosed for agricultural purposes unless the school district has made findings supported by substantial evidence as follows:

1. The amount of the fees bears a reasonable relationship and is limited to the needs for school facilities created by the greenhouse or other space covered or enclosed for agricultural purposes.

2. The amount of the fee does not exceed the estimated reasonable costs of the school facilities necessitated by the structures as to which the fees are to be collected.

3. In determining the amount of the fees, the school district shall consider the relationship between the proposed increase in the number of employees, if any, the size and specific use of the structure, as well as the cost of construction.

In order to levy developer fees, a study is required to assess the impact of new growth and the ability of the local school district to accommodate that growth. The need for new school construction and modernization must be determined along with the costs involved. The sources of revenue need to be evaluated to determine if the district can fund the new construction and modernization. Finally, a relationship between needs and funding raised by the fee must be quantified.

Assembly Bill 181 (Chapter 1109/Statutes of 1989) which became effective October 2, 1989, was enacted to clarify several areas of developer fee law. Assembly Bill 181 provisions include the following:

1. Exempts residential remodels of less than 500 square feet from fees.

2. Prohibits the use of developer fee revenue for routine maintenance and repair, most asbestos work, and deferred maintenance.

3. Allows the fees to be used to pay for the cost of performing developer fee justification studies.

4. States that fees are to be collected at the time of occupancy, unless the district can justify earlier collection. The fees can be collected at the time the building permit is issued if the district has established a developer fee account and funds have been appropriated for which the district has adopted a proposed construction schedule or plan prior to the issuance of the certificate of occupancy.

5. Clarifies that the establishment or increase of fees is not subject to the California Environmental Quality Act.

6. Clarifies that the impact of commercial and industrial development may be analyzed by categories of development as well as an individual project-by-project basis. An appeal process for individual projects would be required if analysis was done by categories.

7. Changes the frequency of the annual inflation adjustment on the Level I fee to every two years.

8. Exempts from fees - development used exclusively for religious purposes, private schools, and government-owned development.

9. Expands the definition of senior housing, which is limited to the commercial/industrial fee and requires the conversion from senior

housing to be approved by the city/county after notification of the school district.

10. Extends the commercial/industrial fee to mobile home parks limited to older persons.

SECTION III: REQUIREMENTS OF AB 1600

Assembly Bill 1600 (Chapter 927/Statutes of 1987) adds Section 66000 through 66003 to the Government Code:

Section 66000 defines various terms used in AB 1600:

"Fee" is defined as monetary exaction (except a tax or a special assessment) which is charged by a local agency to the applicant in connection with the approval of a development project for the purpose of defraying all or a portion of the costs of public facilities related to the development project.

"Development project" is defined broadly to mean any project undertaken for purposes of development. This would include residential, commercial, or industrial projects.

"Public facilities" is defined to include public improvements, public services, and community amenities.

Section 66001 (a) sets forth the requirements for establishing, increasing or imposing fees. Local agencies are required to do the following:

1. Identify the purpose of the fee.
2. Identify the use to which the fee is to be put.

3. Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.

4. Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

Section 66001 (c) requires that any fee subject to AB 1600 be deposited in an account established pursuant to Government Code Section 66006. Section 66006 requires that development fees be deposited in a capital facilities account or fund. To avoid any commingling of the fees with other revenues and funds of the local agency, the fees can only be expended for the purpose for which they were collected. Any income earned on the fees should be deposited in the account and expended only for the purposes for which the fee was collected.

Section 66001 (d) as amended by Senate Bill 1693 (Monteith/Statutes of 1996, Chapter 569), requires that for the fifth year following the first deposit into a developer fee fund, and for every five years thereafter, a school district must make certain findings as to such funds. These findings are required regardless of whether the funds are committed or uncommitted. Formerly only remaining unexpended or uncommitted fees were subject to the mandatory findings and potential refund process. Under this section as amended, relating to unexpended fee revenue, two specific findings must be made as a part of the public information required to be formulated and made available to the public. These findings are:

1. Identification of all sources and amounts of funding anticipated to provide adequate revenue to complete any incomplete improvements identified pursuant to the requirements of Section 66001 (a)(2).

2. A designation of the approximate date upon which the anticipated funding will be received by the school district to complete the identified but as yet, incomplete improvements.

If the two findings are not made, a school district must refund the developer fee revenue on account in the manner provided in Section 66001 (e).

Section 66001 (e) provides that the local agency shall refund to the current record owners of the development project or projects on a prorated basis the unexpended or

uncommitted portion of the fees and any accrued interest for which the local agency is unable to make the findings required by Section 66001 (d) that it still needs the fees.

Section 66002 provides that any local agency which levies a development fee subject to Section 66001 may adopt a capital improvement plan which shall be updated annually and which shall indicate the approximate location, size, time of availability and estimates of cost for all facilities or improvements to be financed by the fees.

Assembly Bill 1600 and the Justification for Levying Developer Fees

Effective January 1, 1989, Assembly Bill 1600 requires that any school district which establishes, increases or imposes a fee as a condition of approval of development shall make specific findings as follows:

1. A cost nexus must be established. A cost nexus means that the amount of the fee cannot exceed the cost of providing adequate school facilities for students generated by development. Essentially, it prohibits a school district from charging a fee greater than their cost to construct or modernize facilities for use by students generated by development.

2. A benefit nexus must be established. A benefit nexus is established if the fee is used to construct or modernize school facilities benefiting students to be generated from development projects.

3. A burden nexus must be established. A burden nexus is established if a project, by the generation of students, creates a need for additional facilities or a need to modernize existing facilities.

SECTION IV: REVENUE SOURCES FOR FUNDING FACILITIES

Two general sources exist for funding facility construction and modernization - state sources and local sources. The District has considered the following available sources:

State Sources

State School Facility Program

Senate Bill 50 reformed the State School Building Lease-Purchase Program in August of 1998. The new program, entitled the School Facility Program, provides funding under a "grant" program once a school district establishes eligibility. Funding required from districts will be a 50/50 match for construction projects and 60/40 (District/State) match for modernization projects. Districts may levy the current statutory developer fee as long as a district can justify collecting that fee. If a district desires to collect more than the statutory fee (Level 2 or Level 3), that district must meet certain requirements outlined in the law, as well as conduct a needs assessment to enable a higher fee to be calculated.

The District is actively pursuing State School Facility Program funding.

Local Sources

Mello-Roos Community Facilities Act

The Mello-Roos Community Facilities Act of 1982 allows school districts to establish a community facilities district in order to impose a special tax to raise funds to finance the construction of school facilities.

1. The voter approved tax levy requires a two-thirds vote by the voters of the proposed Mello-Roos district.

2. If a Mello-Roos district is established in an area in which fewer than twelve registered voters reside, the property owners may elect to establish a Mello-Roos district.

General Obligation Bonds

General Obligation (GO) bonds may be issued by any school district for the purposes of purchasing real property or constructing or purchasing buildings or equipment "of a permanent nature." Because GO bonds are secured by an ad valorem tax levied on all taxable property in the district, their issuance is subject to two-thirds voter approval or 55% majority vote under Proposition 39 in an election. School districts

are obligated, in the event of delinquent payments on the part of the property owners, to raise the amount of tax levied against the non-delinquent properties to a level sufficient to pay the principal and interest coming due on the bonds.

The District passed a $259 million bond in March 2020. The projects included in the bond exceed available funds.

Developer Fees

The District's developer fees are dedicated to the current needs related directly to modernization and replacement of school facilities.

School District General Funds

The District's general funds are needed by the district to provide for the operation of its instructional program.

Expenditure of Lottery Funds

Government Code Section 8880.5 states: "It is the intent of this chapter that all funds allocated from the California State Lottery Education Fund shall be used exclusively for the education of pupils and students and no funds shall be spent for acquisition of real property, construction of facilities, financing research, or any other non-instructional purpose."

SECTION V: ESTABLISHING THE COST, BENEFIT AND BURDEN NEXUS

In accordance with Government Code Section 66001, the District has established a cost nexus and identified the purpose of the fee, established a benefit nexus, and a burden nexus:

Establishment of a Cost Nexus & Identify Purpose of the Fee

The Mountain View Whisman School District chooses to replace and/or modernize facilities for the additional students created by development in the district

and the cost to replace and/or modernize facilities exceeds the amount of developer fees to be collected. It is clear that when educational facilities are provided for students generated by new residential, commercial and industrial development that the cost of replacing and/or modernizing facilities exceeds developer fee generation, thereby establishing a cost nexus.

Establishment of a Benefit Nexus

Students generated by new residential, commercial and industrial development will be attending district schools. Housing District students in replaced and/or modernized facilities will directly benefit those students from the new development projects upon which the fee is imposed, therefore, a benefit nexus is established.

Establishment of a Burden Nexus

The generation of new students by development will create a need for additional and/or modernized school facilities. The District must carry the burden of replacing and/or modernizing facilities required by the students generated by future developments and the need for replacing and/or modernizing facilities will be, in part, satisfied by the levying of developer fees, therefore, a burden nexus is established.

SECTION VI: FACILITY FUNDING ALTERNATIVES

The District does not currently have funds to provide for the shortfall in modernization costs. We suggest the District continue to participate in the State School Facility Program to access State facility funds.

STATEMENT TO IDENTIFY PURPOSE OF FEE

It is a requirement of AB 1600 that the District identify the purpose of the fee. The purpose of fees being levied shall be used for the replacement and/or modernization of school facilities. The District will provide for the replacement and/or modernization of school facilities, in part, with developer fees. The District completed a Facility Master Plan in December 2019 which includes a summary of District facility needs. Appendix D includes Section 5 of the Facility Master Plan which references District needs. While

modernization projects are a significant focus of projected facility needs, as new housing units are constructed, the District will also have a need to add capacity with Developer Fees in the future. The District plans to use developer fees to complete projects included in the Master Plan.

ESTABLISHMENT OF A SPECIAL ACCOUNT

Pursuant to Government Code section 66006, the District has established a special account in which fees for capital facilities are deposited. The fees collected in this account will be expended only for the purpose for which they were collected. Any interest income earned on the fees that are deposited in such an account must remain with the principal. The school district must make specific information available to the public within 180 days of the end of each fiscal year pertaining to each developer fee fund. The information required to be made available to the public by Section 66006 (b) (1) was amended by SB 1693 and includes specific information on fees expended and refunds made during the year.

RECOMMENDATION

Based on the fee justification provided in this report, it is recommended that the Mountain View Whisman School District levy residential development fees and commercial/industrial fees up to the statutory fee for which justification has been determined.

SOURCES

California Basic Educational Data System. California State Department of Education. October Enrollments, 2017-2020.

Collard, Gary. Lead Housing Analyst for Southern California. California State Department of Housing and Community Development.

District Fact Sheet, Mountain View Whisman School District. 2019.

Economic Development Department, City of Mountain View.

Horan, Erin. Assistant Planner, City of Mountain View Planning Department.

McKay, Scott. Planner, City of Palo Alto Planning Department.

Office of Public School Construction. Leroy F. Greene School Facilities Act, 1998.

Tran, Lara. Planner, Santa Clara County Planning Department.

Rudolph, Ayindé, Ed.D. Superintendent, Mountain View Whisman School District.

San Diego Association of Governments. Traffic Generators, January 1990.

Santa Clara County Economic Forecast, 2019 County-Level Economic Forecast. California Economic Forecast. Caltrans. 2019.

Schreder, Jack and Associates. Original research.

Schroder, George. Planner, City of Sunnyvale Planning Department.

Westover, Rebecca. Chief Business Official, Mountain View Whisman School District.

APPENDIX A

PER PUPIL GRANT AMOUNT

ATTACHMENT B

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

State Allocation Board Meeting, February 23, 2022

Grant Amount Adjustments

New Construction	SFP Regulation Section	Adjusted Grant Per Pupil Effective 1-1-21	Adjusted Grant Per Pupil Effective 1-1-22
Elementary	1859.71	$12,628	$14,623
Middle	1859.71	$13,356	$15,466
High	1859.71	$16,994	$19,679
Special Day Class – Severe	1859.71.1	$35,484	$41,090
Special Day Class – Non-Severe	1859.71.1	$23,731	$27,480
Automatic Fire Detection/Alarm System – Elementary	1859.71.2	$15	$17
Automatic Fire Detection/Alarm System – Middle	1859.71.2	$20	$23
Automatic Fire Detection/Alarm System – High	1859.71.2	$34	$39
Automatic Fire Detection/Alarm System – Special Day Class – Severe	1859.71.2	$63	$73
Automatic Fire Detection/Alarm System – Special Day Class – Non-Severe	1859.71.2	$45	$52
Automatic Sprinkler System – Elementary	1859.71.2	$212	$245
Automatic Sprinkler System – Middle	1859.71.2	$252	$292
Automatic Sprinkler System – High	1859.71.2	$262	$303
Automatic Sprinkler System – Special Day Class – Severe	1859.71.2	$668	$774
Automatic Sprinkler System – Special Day Class – Non-Severe	1859.71.2	$448	$519

ATTACHMENT B

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

State Allocation Board Meeting, February 23, 2022

Grant Amount Adjustments

Modernization	SFP Regulation Section	Adjusted Grant Per Pupil Effective 1-1-21	Adjusted Grant Per Pupil Effective 1-1-22
Elementary	1859.78	$4,808	$5,568
Middle	1859.78	$5,085	$5,888
High	1859.78	$6,658	$7,710
Special Day Class - Severe	1859.78.3	$15,325	$17,746
Special Day Class – Non-Severe	1859.78.3	$10,253	$11,873
State Special School – Severe	1859.78	$25,543	$29,579
Automatic Fire Detection/Alarm System – Elementary	1859.78.4	$156	$181
Automatic Fire Detection/Alarm System – Middle	1859.78.4	$156	$181
Automatic Fire Detection/Alarm System – High	1859.78.4	$156	$181
Automatic Fire Detection/Alarm System – Special Day Class – Severe	1859.78.4	$430	$498
Automatic Fire Detection/Alarm System – Special Day Class – Non-Severe	1859.78.4	$288	$334
Over 50 Years Old – Elementary	1859.78.6	$6,680	$7,735
Over 50 Years Old – Middle	1859.78.6	$7,065	$8,181
Over 50 Years Old – High	1859.78.6	$9,248	$10,709
Over 50 Years Old – Special Day Class – Severe	1859.78.6	$21,291	$24,655
Over 50 Years Old – Special Day Class – Non-Severe	1859.78.6	$14,237	$16,486
Over 50 Years Old – State Special Day School – Severe	1859.78.6	$35,483	$41,089

APPENDIX B
PROJECTED DEVELOPMENT

Mountain View Whisman School District
Development Summary--City of Mountain View

Project Description	Residential Units	Permits Issued	Remaining Units	Planning Jurisdiction	Status
Multi Family (Market Rate)					
North Bayshore Precise Plan (one bedroom market rate)	2,010	0	2010	Mountain View	Precise Plan Approved
North Bayshore Precise Plan (two bedroom market rate)	1,317	0	1317	Mountain View	Precise Plan Approved
North Bayshore Precise Plan (three bedroom market rate)	788	0	788	Mountain View	Precise Plan Approved
East Whisman Precise Plan (market rate)	4,000	0	4000	Mountain View	Precise Plan Approved
Google Middlefield Park Master Plan	1,900	0	1900	Mountain View	Under Review
Google North Bayshore Master Plan	7,000	0	7000	Mountain View	Under Review
901-987 N Rengstorff Avenue (apartments)	125	0	125	Mountain View	Under Review
City Lot 12 (apartments)	120	0	120	Mountain View	Under Review
730 Central Avenue (apartments)	21	0	21	Mountain View	Under Review
1265 Montecito Avenue (apartments)	84	0	84	Mountain View	Under Review
1020 Terra Bella Avenue (apartments)	110	0	110	Mountain View	Under Review
320 Logue Avenue (apartments)	366	0	366	Mountain View	Under Review
555 West Middlefield Rd (apartments)	323	0	323	Mountain View	Under Review
355-415 East Middlefield Road (apartments)	616	0	616	Mountain View	Under Review
870 East El Camino Real (apartments)	233	0	233	Mountain View	Under Review
1313 & 1347 W El Camino Real (apartments)	24	0	24	Mountain View	Building Permit Under Review
777 West Middlefield Rd (apartments)	508	0	508	Mountain View	Building Permit Under Review
1255 Pear Avenue (apartments)	635	0	635	Mountain View	Building Permit Under Review
1100 La Avenida Street (apartments)	100	0	100	Mountain View	Building Permit Under Review
601 Escuela Avenue (apartments)	24	0	24	Mountain View	Building Permit Under Review
Subtototal (Multi Family Market Rate)			**20,304**		
Multi Family (Below Market Rate)					
North Bayshore Precise Plan (one bedroom below market rate)	591	0	591	Mountain View	Precise Plan Approved
North Bayshore Precise Plan (two bedroom below market rate)	394	0	394	Mountain View	Precise Plan Approved
North Bayshore Precise Plan (three bedroom below market rate)	197	0	197	Mountain View	Precise Plan Approved
East Whisman Precise Plan (below market rate)	1,000	0	1000	Mountain View	Precise Plan Approved
1001 N Shoreline Blvd (apartments)	203	0	203	Mountain View	Building Permit Under Review
Subtotal Multi Family (Below Market Rate)			**2,385**		

Project Description	Residential Units	Permits Issued	Remaining Units	Planning Jurisdiction	Status
Rowhouses/Condos					
334 San Antonio Road (condominiums)	62	0	62	Mountain View	Under Review
918 Rich Avenue (condominiums)	29	0	29	Mountain View	Under Review
860 Bay Street (townhomes)	5	0	5	Mountain View	Under Review
1919-1933 Gamel Way (condominiums)	92	0	92	Mountain View	Approved. Waiting for building permit submittal.
400 Logue Avenue (apartments and condominiums)	408	0	408	Mountain View	Approved. Waiting for building permit submittal.
570 South Rengstorff Avenue (rowhouses)	15	0	15	Mountain View	Approved. Waiting for building permit submittal.
198 Easy Street (rowhouses)	4	0	4	Mountain View	Approved. Waiting for building permit submittal.
2645-2655 Fayette Drove (condominiums)	38	0	38	Mountain View	Approved. Waiting for building permit submittal.
325-339 Franklin Street (condominiums)	2	0	2	Mountain View	Approved. Waiting for building permit submittal.
1001 N Shoreline Blvd (condominiums)	100	0	100	Mountain View	Approved. Waiting for building permit submittal.
1411-1495 W El Camino Real (condominiums)	53	0	53	Mountain View	Building Permit Under Review
828-836 Sierra Vista Avenue (rowhouses)	15	0	15	Mountain View	Building Permit Under Review
1958 Latham St (rowhouses)	6	0	6	Mountain View	Building Permit Under Review
773 Cuesta Avenue	3	0	3	Mountain View	Building Permit Under Review
Subtotal Rowhouses/Condos			**832**		
Micro Units (Market Rate)					
North Bayshore Precise Plan (micro unit/studio market rate)	3,130	0	**3130**	Mountain View	Precise Plan Approved
Micro Units (Below Market Rate)					
North Bayshore Precise Plan (micro unit/studio below market rate)	788	0	**788**	Mountain View	Precise Plan Approved
Single Family					
268 Ada Avenue (single family)	2	0	2	Mountain View	Building Permit Under Review
1332 Park Drive (single-family homes)	2	0	2	Mountain View	Under Review
			4		
Grand Total			**27,443**		

Project Description	Residential Units	Permits Issued	Remaining Units	Planning Jurisdiction	Status
Inactive/Under Construction/Completed					
~~294-296 Tyrella Avenue (rowhouses)~~	~~0~~	~~0~~	~~0~~	~~Mountain View~~	Inactive
~~676 West Dana Street (condominiums)~~	~~0~~	~~0~~	~~0~~	~~Mountain View~~	Inactive
~~360 South Shoreline Blvd (apartments)~~	~~0~~	~~0~~	~~0~~	~~Mountain View~~	0
~~881 Castro Street (condominiums)~~	~~0~~	~~0~~	~~0~~	~~Mountain View~~	Inactive
2580 & 2590 California Street (apartments)	632	632	0	Mountain View	Under Construction
410-414 Sierra Vista Ave (rowhouses)	3	3	0	Mountain View	Under Construction
555 East Evelyn Avenue (apartments)	471	471	0	Mountain View	Under Construction
1720 Villa Street (apartments)	207	207	0	Mountain View	Under Construction
231 Hope Street (condominiums)	6	6	0	Mountain View	Under Construction
759 West Middlefield Road (apartments)	75	75	0	Mountain View	Under Construction
851-853 Sierra Vista Avenue (rowhouses)	6	6	0	Mountain View	Under Construction
982 Bonita Ave (condominiums)	4	4	0	Mountain View	Under Construction
864 Hope Street (apartments)	2	2	0	Mountain View	Under Construction
186 East Middlefield Rd (condominiums)	5	5	0	Mountain View	Under Construction
344 Bryant Ave (single family)	3	3	0	Mountain View	Under Construction
1998-2024 Montecito Avenue (rowhouses)	13	13	0	Mountain View	Under Construction
950 West El Camino Real (apartments)	71	71	0	Mountain View	Completed
315-319 Sierra Vista Avenue (rowhouses)	8	8	0	Mountain View	Completed
2268 W El Camino Real (apartments)	204	204	0	Mountain View	Completed
400 San Antonio Road (apartments)	583	583	0	Mountain View	Completed
2700 West El Camino Real (apartments)	211	211	0	Mountain View	Completed
500 Ferguson Drive (rowhouses)	394	394	0	Mountain View	Completed
394 Ortega Avenue (apartments)	143	143	0	Mountain View	Completed
555 Walker Dr (rowhouses)	2	2	0	Mountain View	Completed
277 Fairchild Dr (rowhouses)	24	24	0	Mountain View	Completed
460 North Shoreline Blvd (affordable apartments)	50	50	0	Mountain View	Completed
257, 259, 263, & 265 Calderon Ave (rowhouses)	4	4	0	Mountain View	Completed
858 Sierra Vista Avenue (rowhouses)	3	3	0	Mountain View	Completed

APPENDIX C

COMMERCIAL/INDUSTRIAL CALCULATION

Mountain View Whisman School District						
Commercial/Industrial Calculations						
	EMP/	DIST.HH/	HH/SF	% EMP IN	ADJUSTED	ADJ %
	1000 SQ.FT	EMP		EXIST HH	HH/SF	DIST HH/EMP
MEDICAL	4.27	0.2	0.000854	0.4	0.0003416	0.08
CORP. OFFICE	2.68	0.2	0.000536	0.4	0.0002144	0.08
COM. OFFICE	4.78	0.2	0.000956	0.4	0.0003824	0.08
LODGING	1.55	0.3	0.000465	0.4	0.0001860	0.12
R&D	3.04	0.2	0.000608	0.4	0.0002432	0.08
IN. PARK	1.68	0.2	0.000336	0.4	0.0001344	0.08
IN/COM PARK	2.21	0.2	0.000442	0.4	0.0001768	0.08
NBHD COMM SC	3.62	0.3	0.001086	0.4	0.0004344	0.12
COMMUNITY SC	1.09	0.3	0.000327	0.4	0.0001308	0.12
BANKS	2.82	0.3	0.000846	0.4	0.0003384	0.12
MINI-STORAGE	0.06	0.2	0.000012	0.4	0.0000048	0.08
AGRICULTURE	0.31	0.5	0.000155	0.4	0.0000620	0.20
STUDENT GENERATION RATE			MODERNIZATION COST PER STUDENT			
(weighted average, calculation attached)						
K-8	0.1430		K-8	$53,741		
STUDENTS PER SQUARE FOOT						
(YIELD FACTORS X ADJ HH/SQ. FT IN COLUMN F)						
	K-8					
MEDICAL	0.00004885					
CORP. OFFICE	0.00003066					
COM. OFFICE	0.00005468					
LODGING	0.00002660					
R&D	0.00003478					
IN. PARK	0.00001922					
IN/COM PARK	0.00002528					
COM. SC.	0.00006212					
COMMUNITY SC	0.00001870					
BANKS	0.00004839					
MINI STORAGE	0.00000069					
AGRICULTURE	0.00000887					
COSTS PER SQUARE FOOT						
(STUDENTS/ SQ. FOOT X STUDENT COST/SQ. FOOT IN EACH CATEGORY)						
	K-8					
MEDICAL	$2.63					
CORP. OFFICE	$1.65					
COM. OFFICE	$2.94					
LODGING	$1.43					
R&D	$1.87					
IN. PARK	$1.03					
IN/COM PARK	$1.36					
COM. SC.	$3.34					
COMMUNITY SC	$1.01					
BANKS	$2.60					
MINI STORAGE	$0.04					
AGRICULTURE	$0.48					

APPENDIX D

2019 FACILITY MASTER PLAN
SECTION 5

Mountain View Whisman School District

Master Facilities Plan (MFP)
Strategies for Growth

December 12, 2019

1400 Montecito Ave.
Mountain View, CA 94043
Phone: 650-526-3500

facebook.com/MVWSD/
#MVWSD
MVWSD.org

Prepared with Artik Art and Architecture

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 (MVWSD)												
Cooper Site	$ 30,962,000		$ -		$ -		$ -		$ 30,962,000		$ -	
Montecito Preschool	$ 6,385,000		$ -		$ -		$ -		$ 6,385,000		$ -	
OTHER SITES (MVWSD):		***$ 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 mult-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 colloborative 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 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		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

PRIORITY 2: Upper Level Covered Walkway
Bldg. C

PRIORITY 3: Library Expansion
Add Breakout Space @ Bldg. G

PRIORITY 3: New Flex Rooms on 2nd Level
Build new Flex Rooms (3) on 2nd Level Deck over staff parking with open pavilion

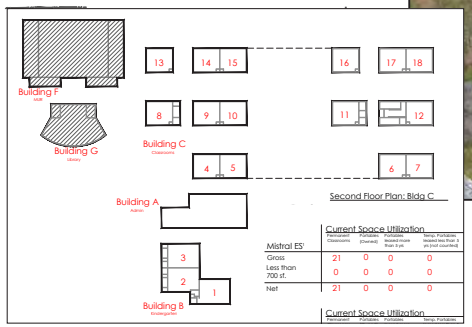
PRIORITY 1: Staff Parking
Open Area @ Bldg. C

PRIORITY 1: Shade Structure with Solar
Playground

PRIORITY 1: Storage Expansion
Bldgs. A, B, C, F, G

PRIORITY 1: Perimeter Controls (After Hours)
Fences & Gates @ Playground

PRIORITY 3: Admin Support Services
Add Office/Meeting Rms @ Bldgs. A & G



PRIORITY 1: Perimeter Controls
Fences & Gates @ Latham St/Castro Park

PRIORITY 1: New Restrooms
Castro Park (After School/Public Use)

Figure 5-2: Projects at Mariano Castro Elementary School

Table 5-3
Mariano Castro Elementary School Projects

PRIORITY No.	PRIORITY Type	PROJECT Type	PROJECT Description	PROJECT Location	QUANTITY Length (lf)	QUANTITY Area (sf)	PROJECT COST SY2024	PROJECT COST Total	PROJECT NOTES Proposed Action	PROJECT NOTES 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

PRIORITY 1: Perimeter Controls
Fences & Gates @ Martens Ave., Playfield

PRIORITY 1: Lighting
Site Lighting @ Parking & Playground

PRIORITY 1: Window Replacement
Bldgs. 3-6

PRIORITY 2: Technology Upgrade
Fiber Optic (OM4) & Copper Cabling (Cat6a)

PRIORITY 1: Replace HVAC
Bldgs. 3-5

PRIORITY 2: Roof Repair
Bldgs. 3-6

PRIORITY 1: Portable Classroom
Add 1 District Portable

PRIORITY 3: Outdoor Learning Classrooms
Open Spaces @ Bldgs. 3-5

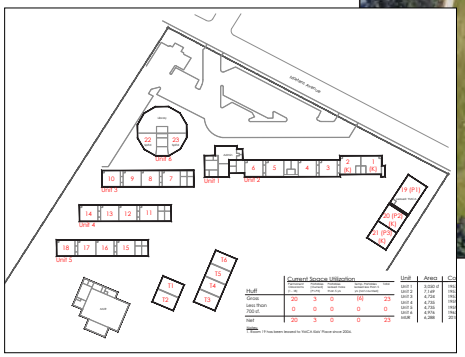
PRIORITY 4: Frontage Improvements & New 2-Story Admin/Classroom Building
Rebuild Bldgs. 1 & 2, add 4 classrooms, reconfigure pickup/dropoff/parking, rebuild playgrounds, rooftop solar

PRIORITY 3: Restroom Modernization
Bldgs. 3, 4 & 5

PRIORITY 1: Shade Structure with Solar
Playground

PRIORITY 2: Utility Surveys & Repairs
Site-Campus

PRIORITY 3: Covered Walkways
Condition-Based Repairs



PRIORITY 1: New Restrooms
Playfield (After Hours/Public Use)

Figure 5-3: Projects at Huff Elementary School

Table 5-4: Huff Elementary School Projects

PRIORITY No.	PRIORITY Type	PROJECT Type	PROJECT Description	PROJECT Location	QUANTITY Units	QUANTITY Length (lf)	QUANTITY Area (sf)	PROJECT COST SY2024	PROJECT COST Totals	PROJECT NOTES Proposed Action	PROJECT NOTES 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 Engie plus 10%.	Engie 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	OutdoorLandscaped 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

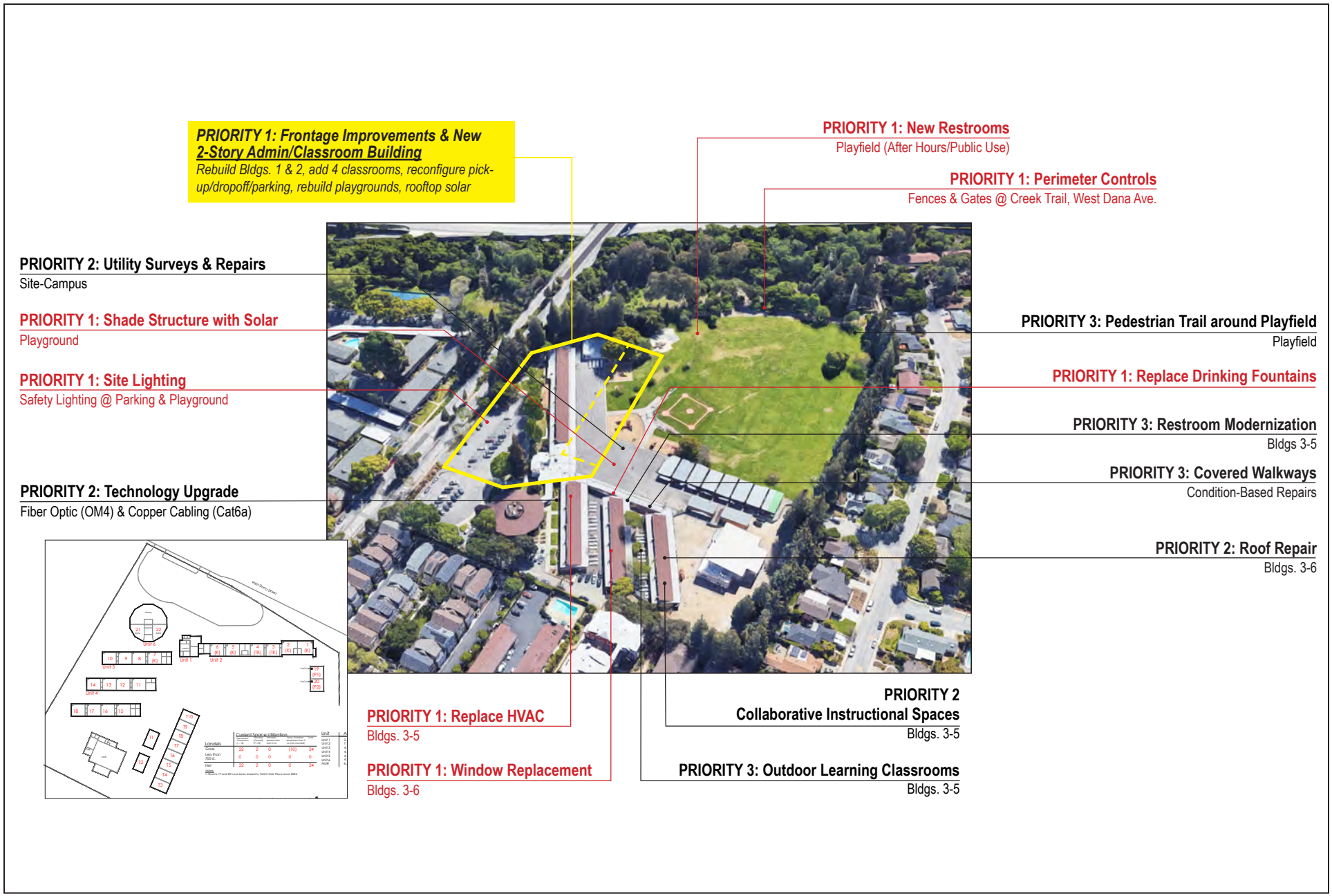


Figure 5-4: Projects at Landels Elementary School

Table 5-5: Landels Elementary School Projects

PRIORITY		PROJECT	PROJECT	PROJECT	QUANTITY			PROJECT COST	PROJECT COST	PROJECT NOTES	PROJECT NOTES
No.	Type	Type	Desciption	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 colloborative 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

PRIORITY 3: Covered Walkways
Condition-Based Repairs

PRIORITY 2: Drinking Fountains
Replace fountains @ Bldgs. H, J, K, L

PRIORITY 2: Utility Surveys & Repairs
Site-Campus

PRIORITY 1: Perimeter Controls (After Hours)
Fences & Gates @ Playground

PRIORITY 1: Shade Structure with Solar
Playground

PRIORITY 2: Roof Repair/Replacement
Bldgs. H, J, K, L, N, P

PRIORITY 1: Window Replacement
Bldgs. H, J, K, L, N, P

PRIORITY 2: Collaborative Instructional Spaces
Bldgs. H, J, K, L

PRIORITY 3: Outdoor Learning Classrooms
Bldgs. H, J, K, L, M, P

PRIORITY 1: Replace HVAC
Bldgs. H, J, K, L, N, P

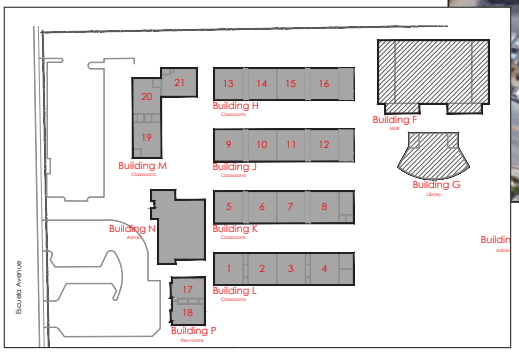
PRIORITY 4: New 2-Story Classroom Buildings
Rebuild Bldgs. H/J/K/L, new landscaped courtyards and play areas, rooftop solar

PRIORITY 3: Restroom Modernization
Bldgs. H, J, K, L

PRIORITY 1: New Restrooms
Playfield (After Hours/Public Use)

PRIORITY 2: Technology Upgrade
Fiber Optic (OM4) & Copper Cabling (Cat6a)

PRIORITY 3: Outdoor Landscape/Playground
Demo/Remove Latham Preschool Portables, New Landscape/Play Area



PRIORITY 2: Modernize Admin Building
Bldg. N

PRIORITY 1: Perimeter Controls
Fences & Gates @ Escuela Ave. & Latham St/Castro Park

PRIORITY 1: Solar Projects
Parking

Figure 5-5: Projects at Gabriela Mistral Elementary School

Table 5-6: Gabriela Mistral Elementary School Projects

PRIORITY No.	PRIORITY Type	PROJECT Type	PROJECT Description	PROJECT Location	QUANTITY Units (No.)	QUANTITY Length (lf)	QUANTITY Area (sf)	PROJECT COST SY2024	PROJECT COST Totals	PROJECT NOTES Proposed Action	PROJECT NOTES Background
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/I/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 Engie minus Shade Structure array (on Castro ES campus)	Engie 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)
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 membrances, flashings/collars, gutters/drains.	Per 2018 Roof Assessment: 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, seatwalls, 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 MVWSD 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 MVWSD preschools consolidated from Latham and Graham to Montecito Site
4	SITE EFFICIENCIES	**PROJECT B 2-Story Classroom Buildings**	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	
			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

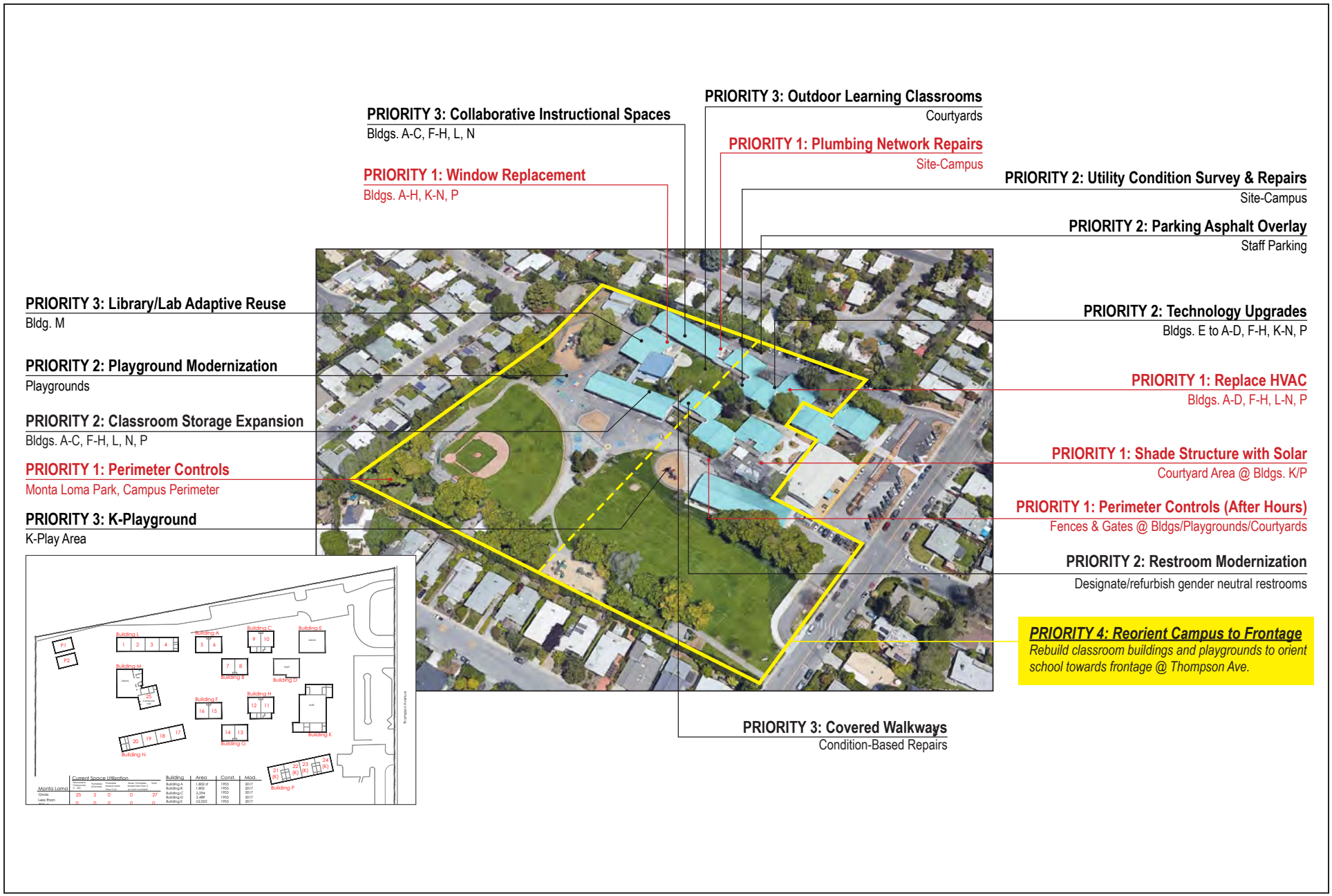


Figure 5-6: Projects at Monta Loma Elementary School

Table 5-7: Monta Loma Elementary School Projects

PRIORITY No.	PRIORITY Type	PROJECTS Type	PROJECTS Description	PROJECTS Location	QUANTITY Length (lf)	QUANTITY Area (sf)	PROJECT COST SY2024	PROJECT COST Totals	PROJECT NOTES Proposed Action	PROJECT NOTES 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	Utility/ 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	$ 318,500		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 equpment 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 colloborative 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	$ 341,100		Assume repair/reroof 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	All Bldgs except D/E/K		24,394.00	$ 319,700		Demo nine 1-story wood structures	Retain Bldgs. D/E/K (ideal location)
			Site Engineering	70% of site (western portion)		313,500.00	$ 4,019,500		Site grading, site utilities	Exclude Bldgs. D/E/K and frontage.
			Site Design/Landscaping	70% of site (western portion)		290,470.00	$ 15,418,400		30% asphalt, 30% concrete, 40% softscape	New playfields/playgrounds, expand parking/pickup/dropoff.
			New 2-Story Classroom Buildings	Frontage area (Thompson Ave)		32,900.00	$ 46,400,800		Replace Bldgs. A, B, C, F, G, H, L, M, N, P	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.

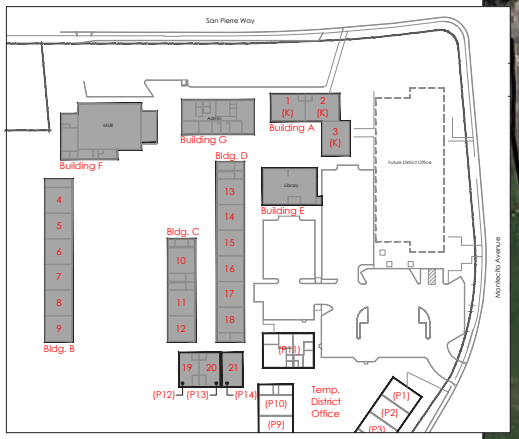
Priority projects at Stevenson focus on improving school safety, energy efficiency and enhancing outdoor spaces. See Table 5-8 and Figure 5-7.

Stevenson Elementary School Frontage at San Pierre Way

PRIORITY 3: MUR Modernization & A-V Upgrades
Bldg. F

PRIORITY 1: Solar Projects
Rooftop Solar @ Bldgs. B & C

PRIORITY 1: Shade Structure with Solar
Playground/Courtyard



PRIORITY 2: Outdoor Learning Classrooms & Landscaped Areas
Open Areas of Campus

PRIORITY 2: Technology Upgrades
Bldg. E

PRIORITY 1: Storage Expansion
Bldgs. B, C, D, G

PRIORITY 1: Perimeter Controls
Fences & Gates @ Playground/Park

Figure 5-7: Projects at Stevenson Elementary School

Table 5-8
Stevenson Elementary School Projects

PRIORITY No.	PRIORITY Type	PROJECT Type	PROJECT Description	PROJECT Location	QUANTITY Units	QUANTITY Length (lf)	QUANTITY Area (sf)	PROJECT COST SY2024	PROJECT COST Totals	PROJECT NOTES Proposed Action	PROJECT NOTES Background
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**		

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

PRIORITY 3: Structural Upgrade
Bldg. F

PRIORITY 2: Technology Upgrade
Copper Cabling (Cat6a), Classroom Cabling (WAP, TV)

PRIORITY 2: Utility Surveys & Repairs
Site-Campus

PRIORITY 1: Replace HVAC
Bldgs. C-H, P1-P4

PRIORITY 1: Plumbing Network Repairs
Site-Campus

PRIORITY 1: Window Replacement
Bldgs. A, C-H

PRIORITY 3: Landscape Improvements
Frontage @ San Luis Ave.

PRIORITY 3: Collaborative Instructional Spaces
Bldgs. C, D, E, G

PRIORITY 1: Electrical Upgrade
Campus Switchgear

PRIORITY 3: Outdoor Learning Classrooms
Courtyards @ Bldgs. B-G

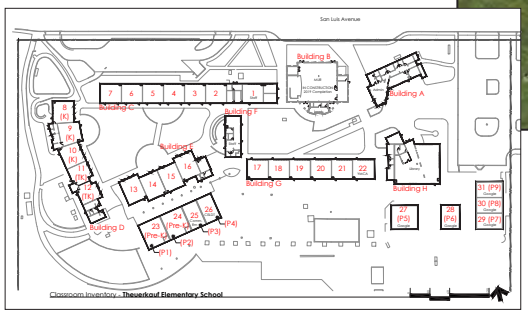
PRIORITY 2: Roof Repair
Bldgs. A, C-H

PRIORITY 2: K-Playground
Outdoor Area @ Bldgs. D & P1-P4

PRIORITY 1: Pickup/Dropoff
Pickup/Dropoff/Parking @ Theuerkauf & Google Childrens Center

PRIORITY 1: Perimeter Controls
Fences & Gates @ Playground/Park

PRIORITY 3: Library Modernization
Bldg. H



PRIORITY 1: Shade Structure with Solar
Playground

PRIORITY 2: Restroom Modernization
Bldgs. C, D, H

PRIORITY 2: Grade 1-5 Playground
Play Equipment & Ground Surface

PRIORITY 1: Asphalt Overlay
Playground

Figure 5-8: Projects at Theuerkauf Elementary School

Table 5-9
Theuerkauf 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
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 equpment 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 colloborative 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-5[1]).

Short-term and long-term residential growth withn 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 No.	PRIORITY Type	PROJECT Type	PROJECT Description	PROJECT Location	QUANTITY Area (sf)	PROJECT COST SY2024	PROJECT COST Totals	PROJECT NOTES Proposed Action	PROJECT NOTES 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

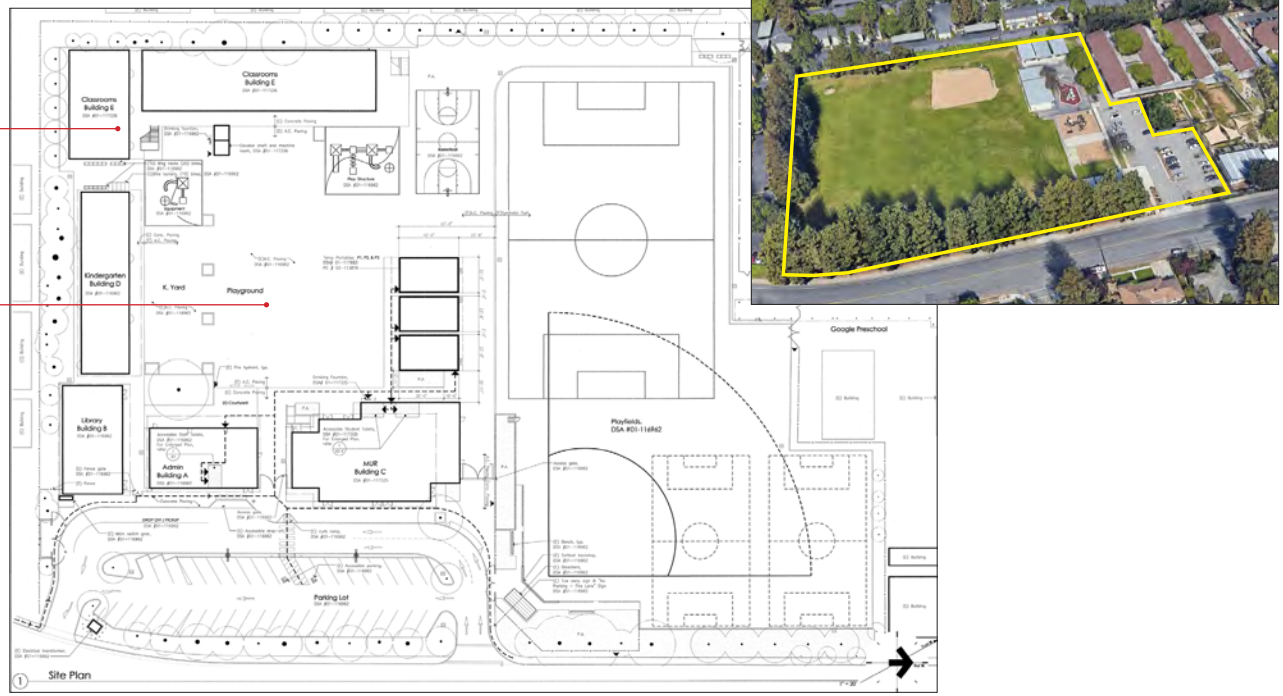


Figure 5-9: Projects at Jose Antonio Vargas Elementary School

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

PRIORITY 2: Technology Upgrade
Fiber Optic (OM4) & Copper Cabling (Cat6a)

PRIORITY 3: Railing Replacement
Playground/Playfield

PRIORITY 1: Shade Structure with Solar
Courtyard

PRIORITY 1: Perimeter Controls
Fences & Gates @ Rock St, Middlefield Road Parking/Pickup/Dropoff

PRIORITY 3: Outdoor Landscaped Areas
Courtyard & Areas between Bldgs. 100/200/300

LONG-TERM GROWTH:
New 2-Story Admin/MUR/PE Complex
New 2-Story Admin/MUR/PE/Classroom complex, new campus frontage onto Middlefield Road, reconfigure pickup/ dropoff/ parking, new signage/marquis, add 2 classrooms (increase from 8 to 10), demo Bldgs. 500/700/800/900/1000.

LONG-TERM GROWTH:
New 2-Story STEM Classroom Bldg
Replace Bldg. 200, add 7 classrooms (increase from 13 to 20) demo Bldg. 200, add landscaping in courtyard

PRIORITY 1: Frontage Improvements
Middlefield Road Parking/Pickup/Dropoff

LONG-TERM GROWTH:
New 2-Story Classroom Complex
Replace Bldgs. 100 & 300, add 9 classrooms (increase from 11 to 20), demo Bldgs. 100/300, redo Rock St frontage

PRIORITY 3: A-V/Sound System Upgrade
Bldg. 600 (Auditorium)

PRIORITY 1: Electrical Upgrade
New Servicing Gear/Breakers-Expand Capac-

PRIORITY 1: Security System Upgrade
PA System-Remote Access

PRIORITY 2: Utility Surveys & Repairs
Site-Campus

Figure 5-10: Projects at Crittenden Middle School

Table 5-11
Crittenden Middle School Projects

PRIORITY No.	PROJECT Type	PROJECT Description	PROJECT Location	QUANTITY Units	QUANTITY Length (lf)	QUANTITY Area (sf)	PROJECT COST SY2024	PROJECT COST Totals	PROJECT NOTES Proposed Action	PROJECT NOTES Background
CRITTENDEN MIDDLE SCHOOL						***PROJECT TOTALS:***		***$ 180,324,600***		
1	**SAFETY**	**Security System Upgrade-PA**	Upgrade PA system to enable remote access by Principal/Asst Principals	Campus	1.00		**$ 38,500**		Upgrade existing PA system	Existing PA system only operated from Admin. Office (Bldg. 100). Remote access for immediate access in case of emergency.
1	**SAFETY**	**Perimeter Controls (School Hours)**	Additional Fences, Gates, Access Controls/CCTV (Ornamental)	Middlefield Rd Pickup/Dropoff & Rock St/Creek Trail & Rock St/Bldg. 700		525.00	**$ 635,000**		New Fences (8') & Gates (7) Fence Type: Ornamental (Ameristar or sim.). Access Controls/CCTV	Existing Perimeter Gaps/Lack of Controls Rock Street Perimeter @ Bldgs. 100, & 700; Middlefield Rd Perimeter at Bldgs. 1000, 1100, Playfields; Stevens Creek Trail
1	**GROWTH, UTILITY/ INFRASTRUCTURE**	**Electrical Upgrade**	Site is at capacity (breakers, servicing gear), upsize system to expand capacity	Campus	1.00		**$ 615,400**		New servicing gear and breakers (replacement) to increase system capacity 50% above existing.	2-if enrollment does not increase, priority increases (to 1) if enrollment increases
1	**ENERGY EFFICIENCY**	**Shade Structure**	New Shade Structure with roof mounted solar array	Courtyard		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. Add shade structure capacity in central location/gathering area.
1	**ENERGY EFFICIENCY**	**Alternative Energy: Solar**	Install Solar Arrays (Roof-Mounted/Free-Standing)	Parking, Shade Structure, New Buildings		44,700	**$ 4,396,500**		Roof-mounted arrays over Bldgs. 400 & 600, 2-free standing arrays over parking, plus roof-mounted arrays over shade structure/new buildings. Area equals Engie plus 40% (future growth).	Engie plan shows 7 roof-mounted arrays (R1, R2, R3, R4, R5, R6, R7), 2 free-standing arrays over parking (C2) and courtyard (C1). 31,934 (169 kW).
						PRIORITY 1 PROJECTS:	**$**	**7,127,800**		
2	**UTILITY/ INFRASTRUCTURE**	**Utility Survey (Condition)**	Condition Survey of underground utility lines (gas, domestic water, sanitary sewer, bldg/stormwater drain, electrical, data)	Campus (From bldgs to connection with public systems)		320,000	**$ 164,100**		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)		320,000	**$ 2,461,700**		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**	**Utility Network Repairs**	Allowance for utility network repairs (subject to survey results)	TBD/Campus (From bldgs to connection with public systems)		113,000	**$ 820,600**		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:	**$**	**3,446,400**		
3	**CAMPUS ENHANCEMENT**	**Landscape-Courtyards**	Improve landscaping, shade, furnishings in main courtyard, playground edge, between buildings.	Main Courtyard Areas between Bldgs. 100/200, 100/300, Areas along playground @ Bldgs. 200/400/500/1100.		57,500	**$ 7,005,000**		70% hardscape, 30% softscape, furnishings (benches, seatwalls, tables), shade features, potable water/bibs, electrical/data connections.	Facility is under long-term lease to City (100 yr) Owned by District. School is effectively a tenant.
3	**CAMPUS ENHANCEMENT**	**Playfield Rail Upgrade**	Redesign open rail at playfield	Playfield entrance from playground	1.00		**$ 64,100**		Replace Rail at Playfield	Open rail at playfield entrance from playground subject to student abuse (swinging, jumping)
3	**CAMPUS ENHANCEMENT**	**Auditorium-Systems Upgrade**	Upgrade Auditorium A-V/Sound System	Bldg. 600 (Auditorium)	1.00		**$ 512,900**		Replace A-V/Sound System	Base A-V/sound system installed in auditorium (same as Graham MS). Shows/performances need higher-level systems.
						Priority 3 Sub-Total	*$*	*7,582,000*		
3	**GROWTH (LONG-TERM)**	**PROJECT A New Campus Frontage New Admin/MUR/PE Complex**	Demo Bldgs. 500/700/800/900/1000	Bldgs. 500/700/800/900/1000		25,040	**$ 449,500**		Demo wood-framed structures	Reorient campus frontage to Middlefield Rd. Reorient common facilities to courtyard.
			Site Engineering	Bldgs. 500/700/800/900/1000 MOT Transportation Yard Middlefield Rd Pickup/Dropoff		189,500	**$ 2,429,700**		Site grading, site utilities	Reorient campus frontage to Middlefield Rd. Reorient common facilities to courtyard.
			Site Design/Landscaping/ Improvements	Future parking, pickup/dropoff, walkways, plazas		163,500	**$ 8,846,400**		Assume 40% hardscape (asphalt), 40% hardscape (concrete), 20% softscape	Reorient campus frontage to Middlefield Rd. Reorient common facilities to courtyard.
			Build New Admin/MUR/Classrooms fronting Middlefield Rd. entrance	Bldgs. 500/700/800/900/1000 MOT Transportation Yard Middlefield Rd Parking/Pickup/Dropoff		43,400	**$ 56,004,400**		New 2-Story Admin/MUR/Classroom Bldg. Replace 8 classrooms with 10 Classrooms (incl. PE) Reconfigure Middlefield Rd parking/pickup/dropoff	Reorient campus frontage to Middlefield Rd. Reorient common facilities to courtyard.
						Project A Sub-Total	*$*	*67,730,000*		
3	**GROWTH (LONG-TERM)**	**PROJECT B New STEM Classroom Complex**	Demo Bldg. 200	Bldg. 200		17,705	**$ 317,800**		Demo 2-story wood-framed structure	
			Site Engineering	Bldg. 200		46,950	**$ 602,000**		Site grading, site utilities	
			Site Design/Landscaping/ Improvements	Bldg. 200		26,600	**$ 2,264,600**		Assume 60% hardscape (concrete), 40% softscape	
			Build New 2-Story STEM Classroom Building fronting courtyard	Bldg. 200		33,900	**$ 49,984,400**		New 2-Story STEM Classroom Bldg. Replace 10/13 classrooms with 20 Classrooms	Redevelop underutilized and awkwardly configured 1- and 2-story buildng in strategic location
						Project B Sub-Total	*$*	*53,168,800*		
3	**GROWTH (LONG-TERM)**	**PROJECT C New Classroom Complex**	Demo Bldg. 100/300	Bldgs. 100/300, Rock St. Frontage		16,140	**$ 289,700**		Demo wood-framed structures	
			Site Engineering	Bldgs. 100/300, Rock St. Frontage		74,950	**$ 961,000**		Site grading, site utilities	
			Site Design/Landscaping/ Improvements	Bldgs. 100/300, Rock St. Frontage		59,300	**$ 3,208,500**		Assume 40% hardscape (asphalt), 40% hardscape (concrete), 20% softscape	
			Build New 2-Story Classroom Building fronting Rock St. & courtyard	Bldgs. 100/300, Rock St. Frontage		26,100	**$ 36,810,400**		New 2-Story Classrooms/Support Services Bldg Replace 11 classrooms with 14 classrooms Reconfigure Rock St. parking/pickup/dropoff	Redevelop 1-story classroom bldgs. as 2-story classroom buildings and orient to courtyard. Consolidate Rock St. parking/pickup/dropoff. Secure Rock St. frontage.
						Project C Sub-Total	*$*	*41,269,600*		
						PRIORITY 3 PROJECTS:	**$**	**169,750,400**		

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

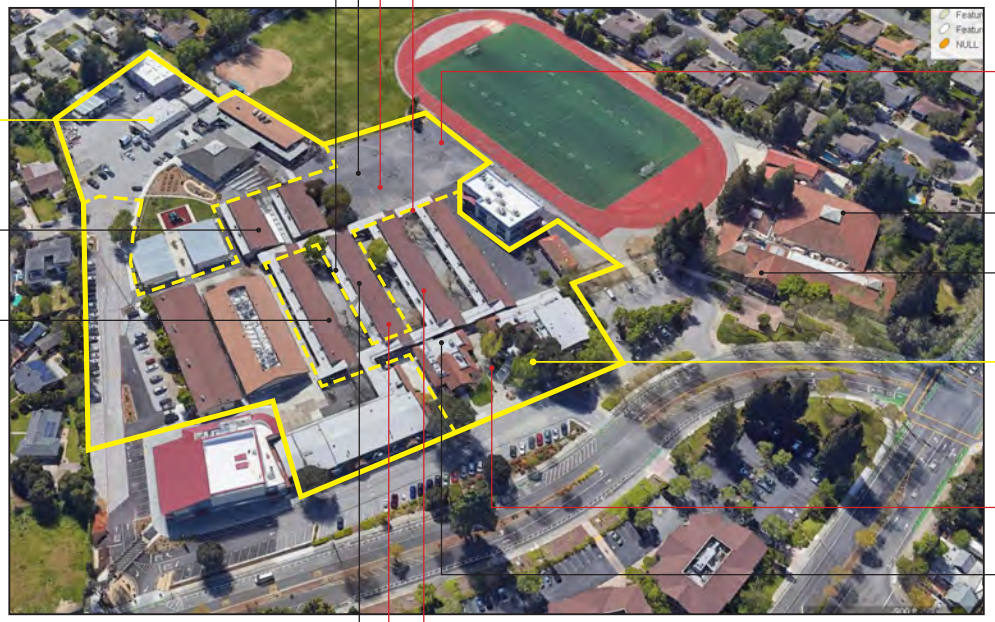
PRIORITY 3: Bike Enclosure
Playground

PRIORITY 3: Covered Walkways
Condition-Based Repairs

LONG-TERM GROWTH: MOT Relocation & New 2-Story Classroom Complex
Build new 2-Story Classroom Complex (20 Classrooms), convert Bldg. 17 (MUR) to Library, relocate/demo MOT/ Preschool/Bldg. 12, new Lane Ave. turnaround

PRIORITY 2: Arts Classroom Modernization
Bldgs. 5, 6-Industrial Arts/Home Economics

PRIORITY 2: Utility Surveys & Repairs
Site-Campus



PRIORITY 2: Roof Repairs
Bldgs. 1-6, 9, 11, 13, 17

PRIORITY 1: Shade Structure with Solar
Playground

PRIORITY 1: Perimeter Controls (After Hours)
Fences & Gates @ Playground/Bldgs. 3/4/6/8/12/14

PRIORITY 1: Solar Projects
Playground

PRIORITY 2: Gym Modernization
Mountain View Sports Pavilion (City)

PRIORITY 2: Locker Room Modernization
Mountain View Sports Pavilion (City)

LONG-TERM GROWTH: New 2-Story Admin/ MUR/Classroom Complex
Build new 2-Story Admin/Staff/MUR-Kitchen Complex (8 Classrooms), new landscaped courtyards, reconfigure pickup/dropoff/parking, demo Bldgs. 1/2/4/8/9

PRIORITY 1: Perimeter Controls
Fences & Gates @ Castro Ave/Driveways/Parking

PRIORITY 2: Technology Upgrade
Copper Cabling (Cat6a) & Interior Classroom Cabling

PRIORITY 1: Window Replacement
Bldgs. 1-6, 8, 9, 11-13

PRIORITY 1: Replace HVAC
Bldgs. 2-6, 8, 11, 12

Figure 5-11: Projects at Graham Middle School

Table 5-12
Graham Middle School Projects

PRIORITY No.	PRIORITY Type	PROJECT Type	PROJECT Description	PROJECT Location	QUANTITY Units	QUANTITY Length (lf)	QUANTITY Area (sf)	Work Type	PROJECT COST SY2024	PROJECT COST Totals	PROJECT NOTES Proposed Action	PROJECT NOTES Background
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. 7/Aud 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

PRIORITY		PROJECT	PROJECT	PROJECT	QUANTITY			Work	PROJECT COST	PROJECT COST	PROJECT NOTES	PROJECT NOTES
No.	Type	Type	Description	Location	Units	Length (lf)	Area (sf)	Type	SY2024	Totals	Proposed Action	Background
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 blgs 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*		
3	**GROWTH (LONG-TERM)**	**PROJECT A New Classroom Complex** *(MOT-Preschool site)*	Demo MOT Complex & Preschool Portables	MOT/Preschool (Bldgs. 15/16)			5,760	Demo	**$ 103,400**		Remove portables, demo light industrial steel warehouse/shop buildings.	Reuse underutilized area of site. Dependent on relocation of MOT. Build capacity/swing space to allow for redeveloping front of school.
			Site Engineering	MOT/Preschool (Bldgs. 15/16)			82,800	Site	**$ 1,061,600**		Site grading, site utilities	
			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*		
3	**GROWTH (LONG-TERM)**	**PROJECT B New Classroom Building & Library** *(Bldg 12/17-MUR site)*	Demo Bldg. 12	Bldg 12			15,220	Demo	**$ 273,200**		Demo wood-framed 1-story building	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.
			Site Engineering, Site Design/Landscaping	Bldg 12			24,800	Site	**$ 635,900**		Site grading, site utilities, site amenties/student use areas. 70% hardscape (concrete), 30% softscape	
			New 2-Story Classroom Building	Bldg 12			11,100	New	**$ 15,655,000**		New 2-story classroom building, Elevated connection to Project 1A-Classrm Bldg	
			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*		
3	**GROWTH (LONG-TERM)**	**PROJECT C New Admin/Classroom/ MUR/Campus Frontage**	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.	Reconfigure front of school to add density, expand capacity for pickup/dropoff, create centrally-located student-oriented gathering spaces.
			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.	
			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	
			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

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
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

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.

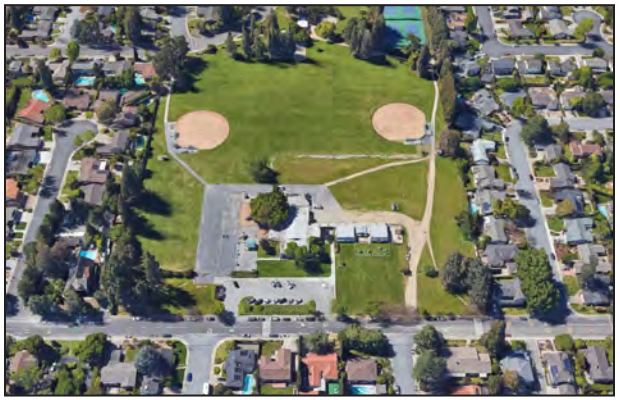
The existing lease for the site is based on 3-year terms which ends in 2021. Income from the lease is assumed to be significantly less than the income derived from the District's other larger properties (i.e., Slater/Google, Whisman/GISSV).

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.

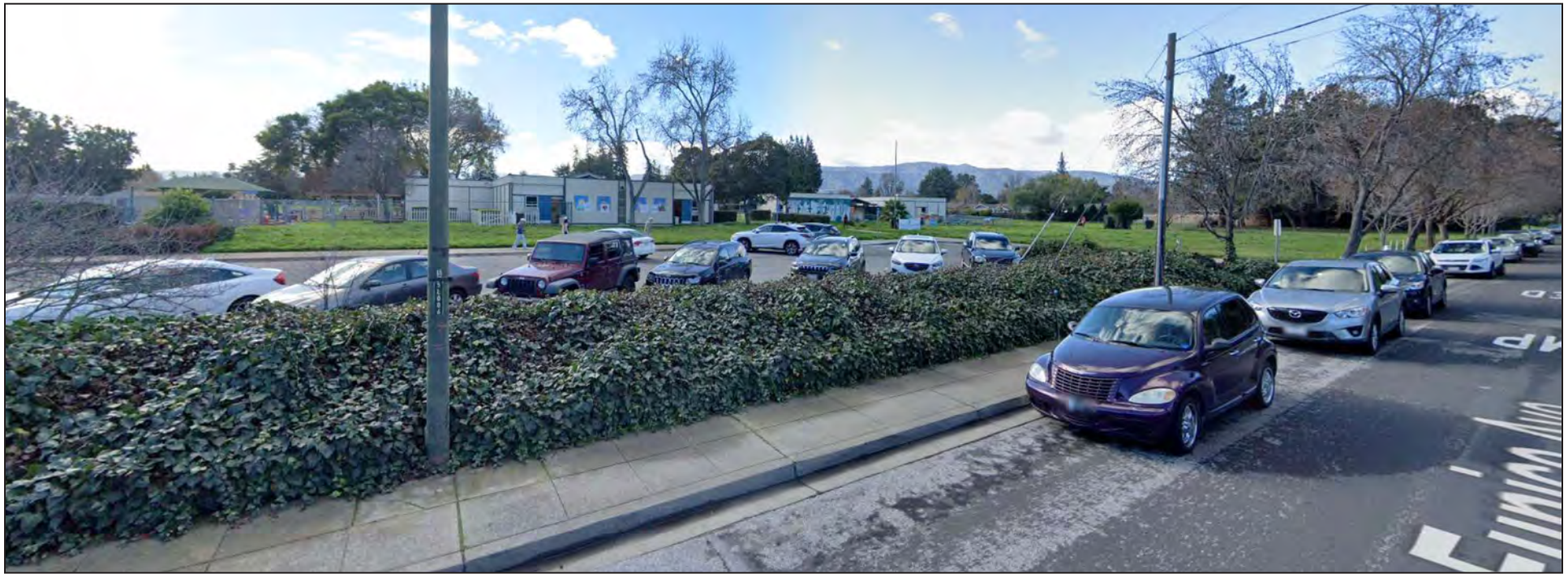
To effectuate the redevelopment process at both of Crittenden and Graham middle schools, the District has a need to relocate MOT from both sites, as well as potentially the the District's centralized kitchen.

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

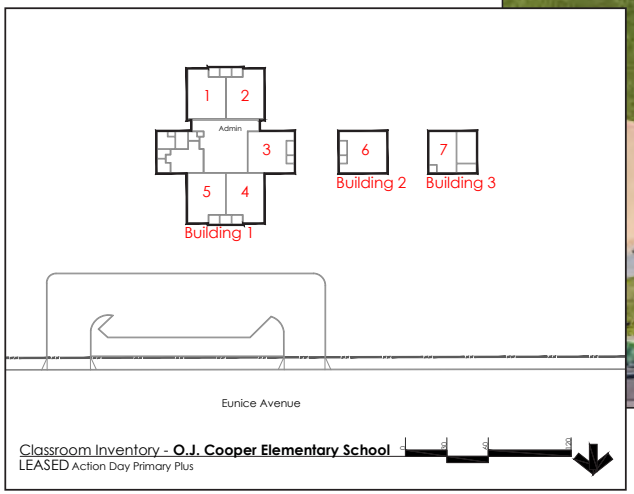


Aerial View of Cooper School Site



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 No.	PRIORITY Type	PROJECT Type	PROJECT Description	PROJECT Location	QUANTITY Area (sf)	PROJECT COST SY2024	PROJECT COST Totals	PROJECT NOTES Proposed Action	PROJECT NOTES 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)	
						Priority 3 Sub-Total:	*$ 1,651,400*		
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.
						Project A Sub-Total:	*$ 2,698,200*		
3	**GROWTH (LONG-TERM)/ LEADING ACTION** *(GRAHAM)*	**PROJECT B New MOT Complex (Base Yard)**	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
			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
						Project B Sub-Total:	*$ 15,317,200*		
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
						Project C Sub-Total:	*$ 11,295,200*		
						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).

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.

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

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.

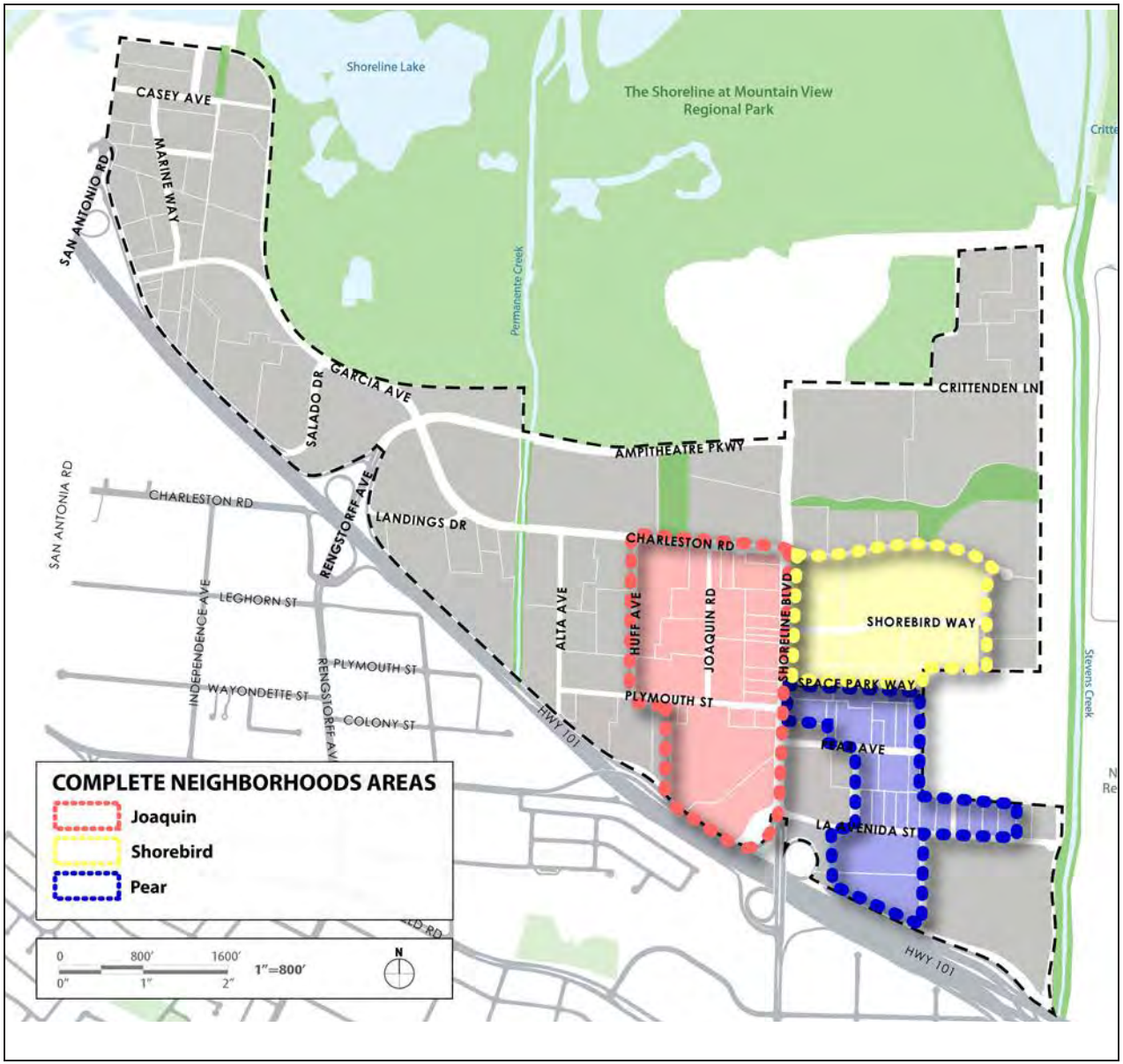


Figure 5-14: Complete Neighborhoods in North Bayshore Precise Plan Area

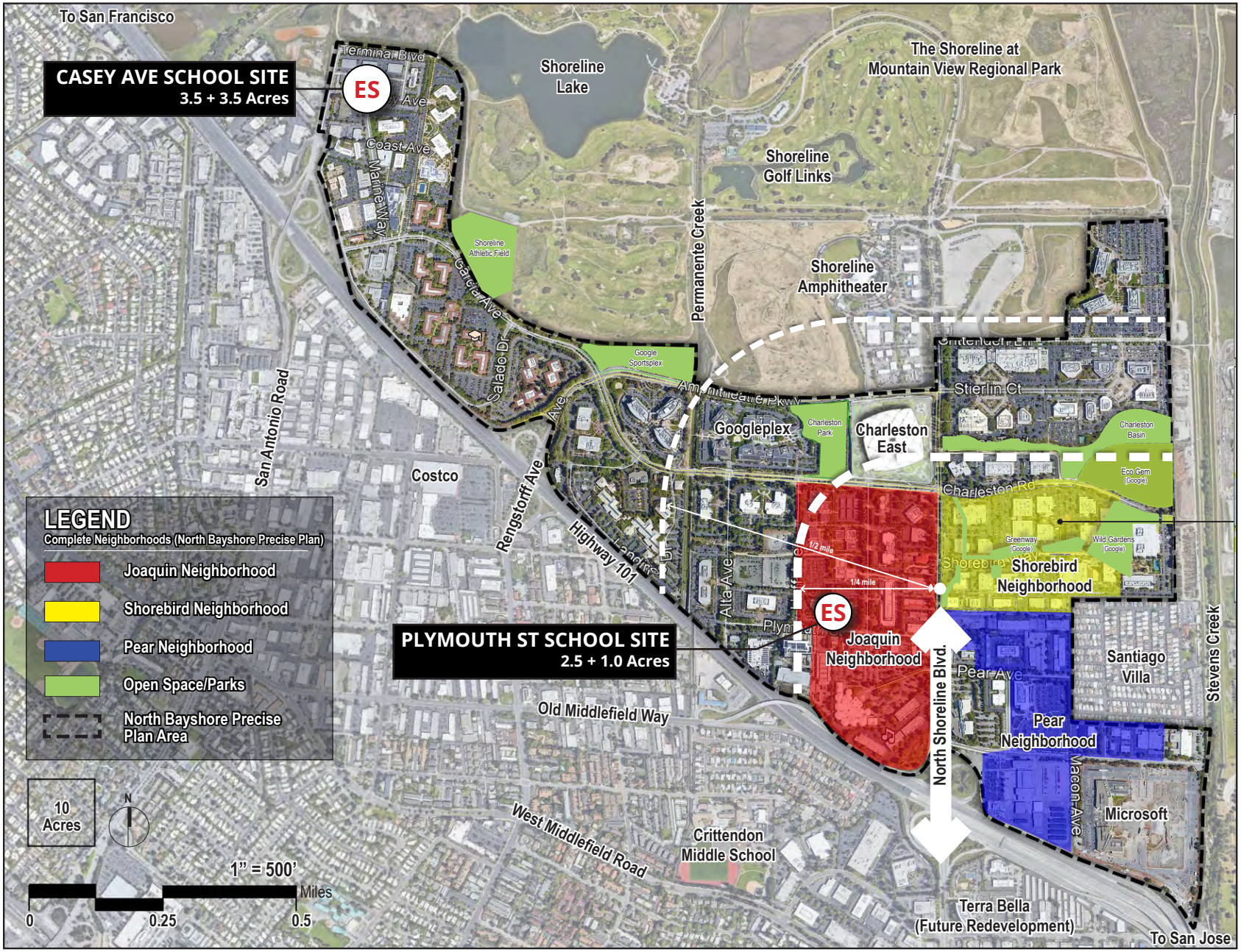


Figure 5-15: School Site Locational Diagram for North Bayshore

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 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 a 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)

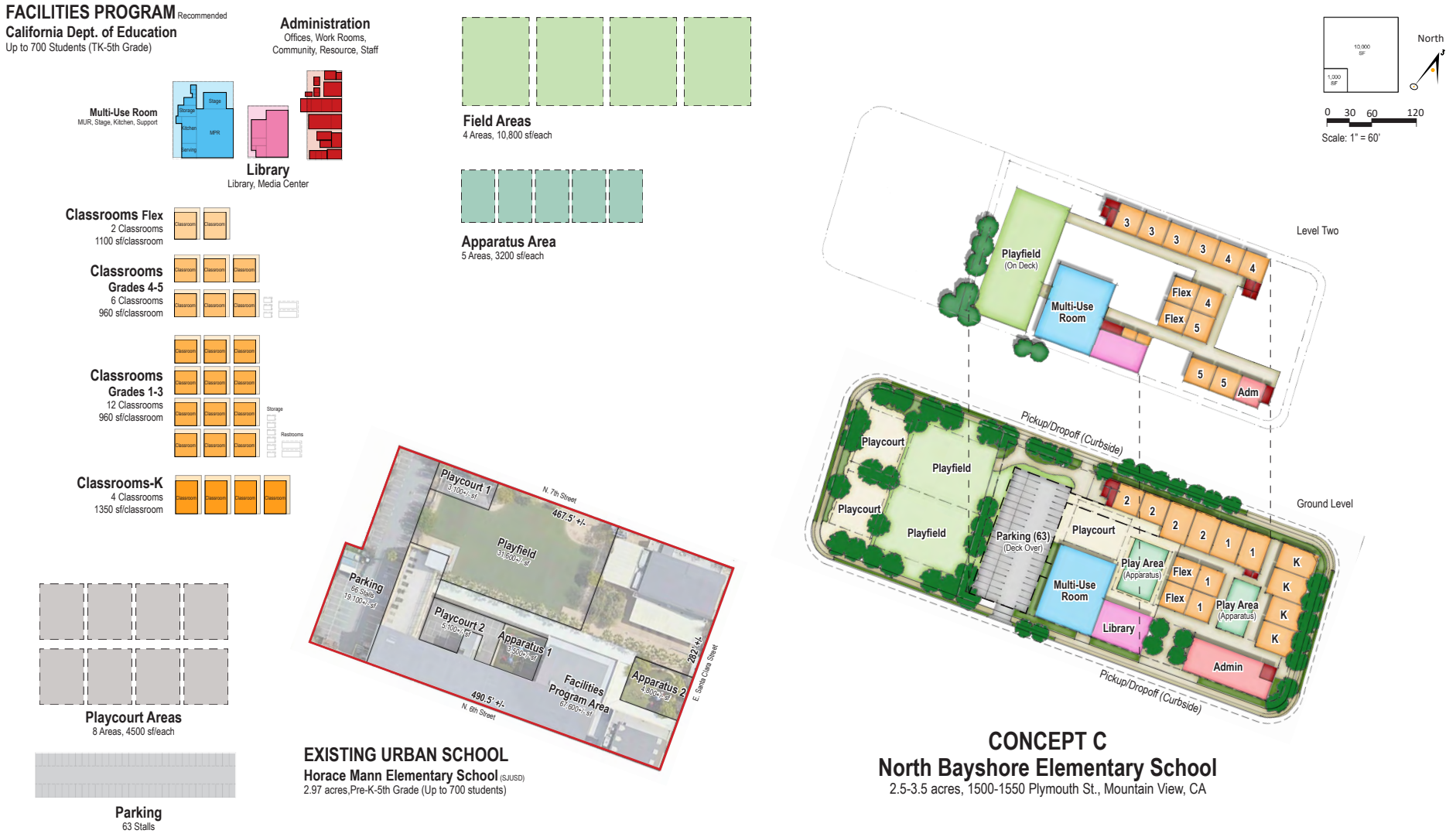


Figure 5-19: North Bayshore School Site Concepts and Scale Comparison Diagram

APPENDIX E

CAPACITY IN COMPARISON TO 2021-2022 ENROLMMENT

Mountain View Whisman School District
Capacity/Enrollment Summary

Elementary Schools

School	Grade Level	21/22 Enrollment	Capacity*	Available Seats
Bubb	K-5	357	432	75
Castro	K-5 (shared with Mistral)	266	312	46
Amy Imai	K-5 (previously Frank Huff Elementary)	412	488	76
Edith Landels	K-5	404	504	100
Mistral	K-5 (shared with Castro)	348	392	44
Monta Loma	K-5	271	460	189
Stevenson	K-5 (shared with Theuerkauf & Montecito Preschol)	437	460	23
Theuerkauf	K-5 (shared with Stevenson & Montecito preschool)	331	673	342
Vargas	K-5 (shared with Slater/Google)	309	492	183
Elementary Subtotal		**3135**	**4213**	**1078**

Middle Schools

Crittenden Middle	6-8	532	1008	476
Graham	6-8	840	1176	336
Middle School Subtotal		**1372**	**2184**	**812**
Total		**4507**	**6397**	**1890**

Other School Sites		**Number of Classrooms***
Cooper	Action Day Plus	7
Slater (leased)	Google Childrens Center (shared with Vargas)	21
Whisman	GISSV/YCIS	39
Montectio Preschool	Vacant (former district office)	10
Sylvan Park Site	Park	na

**Source: Master Facilities Plan (MFP): Strategies for Growth, November 21, 2019*