



Action Day Schools

COOPER CAMPUS EXPANSION



Project Overview

Project Location:

Cooper Campus Expansion at 333 Eunice Avenue, Mountain View

Project Objectives:

To provide the local community more opportunities for infant and preschool services which are in high demand, and at the same time, increase the revenue of the school district so they can put the funds back into the public school program and facilities.

Project Scope:

Add 7 new modular buildings and a play area, increasing enrollment from 160 students to 260. The parking lot would be expanded and improved along with building façade improvements and landscaping.

Project Cost:

>3 million in construction costs and additional start-up costs in finding teachers and enrolling students.

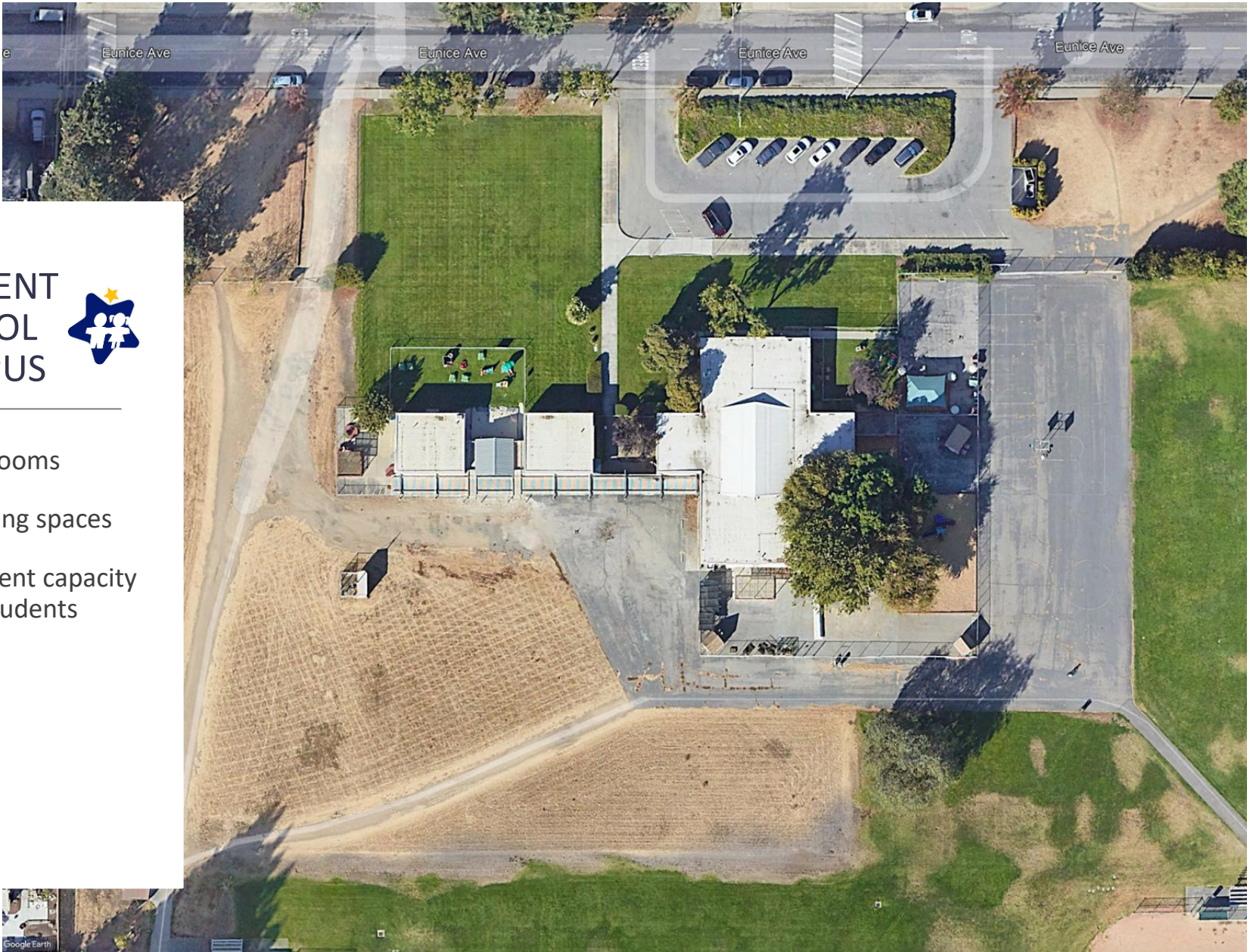
ACTION DAY SCHOOL & COOPER PARK- Aerial Photo



CURRENT SCHOOL CAMPUS



- 9 Classrooms
- 25 Parking spaces
- Enrollment capacity of 160 students
- 30 Staff





Lease Terms/Proposal

Current Lease Terms:

3-year lease, ending July 30, 2023.

Annual Rent: \$744,942.76

Proposed Lease:

- Per our current lease amendment, we would like to exercise the renewal line extension clause and are asking for a 5-year Lease beginning July 1, 2023, with three 5-year options. In the event the district needed the space back, we would be provided a 3-year notice.
- We are asking the district to waive DSA approval for the expansion project
- Annual Rent (current facility): \$767,291.04 includes a 3% annual increase
- Additional Annual Rent Revenue: \$365,743
- Potential Additional Income over 10 years for the District: \$4,340,397.82



Project Timeline

Presented project at the board meeting and was given permission to start the community engagement process.

Present project at board meeting for approval



Hired architect and received construction bids.

1. Mailed out project and meeting dates.
2. Held three meetings and received feedback and made modifications to the plan and reported back to the community.



Community Outreach Meeting Summary

Dates Held Via Zoom: Dec 6, 2022, Jan 3 and 26, 2023

Questions/Issues addressed:

- **Will they have the same park access?** We explained that our expansion would not touch the area, but we would add a paved walkway for emergency vehicles and district access which would improve the area since some were complaining of growing weeds.
- **Speeding and increased cars on Eunice-** There are currently speed bumps, but they inquired about a round-a-bout- We explained that if they are indeed parents of ours, we would call a parent and address them and have done so in the past. Some neighbors confirmed that it has helped in the past.
- **Will the Primary Plus chickens the community has grown to love be ok?** Of course! We will make sure the construction does not disrupt them
- **Can they have bike access to the park without dismounting-** We told them we would be open to installing a pedestrian gate opening.
- **Public access to our playgrounds during non-business hours** (the district flyer mentioned this) – We told them there are safety concerns with this as we are licensed and want to make sure nothing unsafe is left behind. We told them we would be open to letting the community occasionally use the playground for a neighborhood gathering. They were fine with this option.
- **Where will additional staff members park?** We are more than doubling the parking amount.



Community Outreach Meeting Summary (cont.)

- **Can your staff park in the parking lot instead of on the street?** Yes, we want staff to park in the lot. In addition, staff have scattered schedules and lunch times so plenty of parking will be available to accommodate all staff with our parking lot expansion. Currently 80% of our staff use a vehicle and others use other means of transportation.
- **Tree removal** – no tree removal will take place. In fact, we will be adding trees above the city requirement.
- **Will there be new lighting in the parking lot? Will it be so bright it bothers neighbors?** Yes, lighting will be added outside with modern and sophisticated features which can have shades to direct the light as well as be on a timer to turn off after school hours.
- **How will the new parking lot deal with water run off?** By law, water will be directed appropriately as well as treated with various bio swells and plant mix before flowing into the bay.
- **Regarding traffic, can you put together a data plot which shows where ADS families will be coming from?** Yes, this is a great idea to understand better exactly where traffic is coming from, we think most likely in the neighborhood.

Questions/Issues discussed not under our jurisdiction:

- Streetlights on Grant not rotating quickly enough- we told them that was not in our jurisdiction and to contact the City.

Overall, all attendees are in favor of the project and feel it's a good use of the space. Many of the attendees had children go through our program and now have grandkids attending. They want it to remain a school so community housing isn't proposed again. They were appreciative of our time and offered to support the project at any future board meetings.

Thank you!

Please feel free to reach out if you have any questions.

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**Action Day
Schools**



THOUGHTS & QUESTIONS