



Mountain View
Whisman
School District

Measure T Summer 2023 Construction Update

October 5, 2023



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Board Goals

Strategic Plan 2027

Goal Area 5 Equitable Distribution of Resources that Support Student Success

- Goal 5a: Ensure facilities and resources equitably serve all students



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Master Facility Plan

Master Facilities Plan

- Board approved a 10-year master facilities plan that accommodates growth while prioritizing the work ahead based on needs and input.
- The plan was approved on December 12th, 2019 prior to Measure T passing.
- New MFP continues the planning efforts of the former 2010 plan.
- Solid foundation for student growth and upgrades to infrastructure.



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Measure T

Funding the Master Facilities Plan

- March 3, 2020 Bond Measure T could be spent on:
 - Growth, Safety, Operational Efficiency
 - Short-term growth solutions
 - Staff housing
 - Repayment of Vargas Elementary construction
- Bond language is limited to 75 words and is broadly written to incorporate any projects that may be needed



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Cost Savings

Unprecedented Escalation 2020-2024

- At the onset of Measure T, the intent of the project list was to move quickly to get the items out to bid in order to put the District in a better position with the forecasted escalation over the coming years.
- Per Engineering News Record (ENR), annual construction cost escalation was recorded and projected as follows:
 - 2020: 5.28%
 - 2021: 13.46%
 - 2022: 8.39%
 - 2023: 15.00% (year to date)
 - 2024: 5.00% (projected)
- Starting the Measure T Bond Program as soon as possible has allowed for significantly lower construction costs due to the escalation avoided allowing bond dollars to go farther over the program.

Escalation Savings - The Benefit of Moving Quickly

- Cost of Construction of Measure T Projects completed or currently under contract - \$123,112,514
- Projected construction cost of Measure T projects if each started 1 year later - \$139,899,453
 - Escalation costs avoided by early start - \$15,786,940
- Projected construction cost of Measure T projects if each started 2 years later - \$147,420,124
 - Escalation costs avoided by early start - \$24,307,610

*Numbers above are construction cost only and do not include soft costs



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Update: Active Measure T Projects by Site

Projects	Bubb	Castro	Crittenden	Graham	Imai	Landels	Mistral	Monta Loma	Stevenson	Theuerkauf	Vargas	District Office
Access Control Project <ul style="list-style-type: none"> Door hardware installation is 90% complete and head end equipment installation and programming is in progress. Exterior gate modifications and hardware installation will take place this fall. 	X	X	X	X	X	X	X	X	X	X	X	X
Window Replacement Project <ul style="list-style-type: none"> All classroom windows have been installed and painting and patching is complete. 	X Storefront windows, mainly located at main office, will be installed in early September after hours.	X Work was completed in May/June of 2023.		X Storefront windows, mainly located at main office, will be installed in early September after hours.			X Storefront windows, mainly located at main office, will be installed in early September after hours.		X Work was completed in May/June of 2023.		X Work was completed in May/June of 2023.	X Work was completed in May/June of 2023.
HVAC Phase 3 Projects (Library and SPED Classroom Building) <ul style="list-style-type: none"> HVAC Units are on order and scheduled to ship on August 21st. Once units arrive installation will be scheduled for after hours. 	X				X	X						

Projects	Bubb	Castro	Crittenden	Graham	Imai	Landels	Mistral	Monta Loma	Stevenson	Theuerkauf	Vargas	District Office
Vape Detection <ul style="list-style-type: none"> Vape detection devices were installed in restrooms throughout campus. 			X	X								
Exterior Painting <ul style="list-style-type: none"> Exterior painting project is 99% completed. Remaining elevations will be completed on weekends in late August. 				X								
Storage Building Project <ul style="list-style-type: none"> Stand-alone storage building has been installed and punch list work is ongoing. 								X			X	
Office Public Address Speakers <ul style="list-style-type: none"> Additional public address speakers were installed at various conference rooms and offices in the administration building. 	X	X	X	X	X	X	X	X	X	X	X	

Bubb Elementary School

Access Control Project

- Door hardware installation is 90% complete and access control system equipment installation and programming is in progress.
- Exterior gate modifications and hardware installation will take place this fall.

Window Replacement Project

- All classroom windows have been installed and painting and patching is complete. Storefront windows, mainly located at main office, will be installed in early September after hours.

HVAC Phase 3 Projects (Library and SPED Classroom Building)

- HVAC Units are on order and scheduled to ship. Once units arrive installation will be scheduled for after hours.

Office Public Address Speakers

- Additional public address speakers were installed at various conference rooms and offices in the administration building

Castro Elementary School

Access Control Project

- Door hardware installation is 90% complete and head end equipment installation and programming is in progress.
- Exterior gate modifications and hardware installation will take place this fall.

Window Replacement Project

- Operable Windows in classrooms, administration and library buildings were installed in May/June of 2023.

Office Public Address Speakers

- Additional public address speakers were installed at various conference rooms and offices in the administration building

Crittenden Middle School

Access Control Project

- Door hardware installation is 90% complete and head end equipment installation and programming is in progress.
- Exterior gate modifications and hardware installation will take place this fall.

Office Public Address Speakers

- Additional public address speakers were installed at various conference rooms and offices in the administration building.

Vape Detection

- Vape detection devices were installed in restrooms throughout campus.

Graham Middle School

Access Control Project

- Door hardware installation is 90% complete and head end equipment installation and programming is in progress.
- Exterior gate modifications and hardware installation will take place this fall.

Window Replacement Project

- All classroom windows have been installed and painting and patching is complete.

Office Public Address Speakers

- Additional public address speakers were installed at various conference rooms and offices in the administration building.

Exterior Painting

- Exterior painting project is 99% completed.

Vape Detection

- Vape detection devices were installed in restrooms throughout campus.

Imai Elementary School

Access Control Project

- Door hardware installation is 90% complete and head end equipment installation and programming is in progress.
- Exterior gate modifications and hardware installation will take place this fall.

HVAC Phase 3 Projects (Library and SPED Classroom Building)

- HVAC Units are on order and scheduled to ship. Once units arrive installation will be scheduled for after hours.

Office Public Address Speakers

- Additional public address speakers were installed at various conference rooms and offices in the administration building.

Landels Elementary School

Access Control Project

- Door hardware installation is 90% complete and head end equipment installation and programming is in progress.
- Exterior gate modifications and hardware installation will take place this fall.

HVAC Phase 3 Projects (Library and SPED Classroom Building)

- HVAC Units are on order and scheduled to ship. Once units arrive installation will be scheduled for after hours.

Office Public Address Speakers

- Additional public address speakers were installed at various conference rooms and offices in the administration building.

Mistral Elementary School

Access Control Project

- Door hardware installation is 90% complete and head end equipment installation and programming is in progress.
- Exterior gate modifications and hardware installation will take place this fall.

Window Replacement Project

- All classroom windows have been installed and painting and patching is complete. Storefront windows, mainly located at main office and kindergarten classrooms, will be installed after hours.

Office Public Address Speakers

- Additional public address speakers were installed at various conference rooms and offices in the administration building.

Monta Loma Elementary School

Access Control Project

- Door hardware installation is 80% complete and head end equipment installation and programming is in progress.
- Exterior gate modifications and hardware installation will take place this fall.

Office Public Address Speakers

- Additional public address speakers were installed at various conference rooms and offices in the administration building

Stevenson Elementary School

Access Control Project

- Door hardware installation is 90% complete and head end equipment installation and programming is in progress.
- Exterior gate modifications and hardware installation will take place this fall.

Window Replacement Project

- Operable Windows in classrooms, administration and library buildings were installed in May/June of 2023.

Office Public Address Speakers

- Additional public address speakers were installed at various conference rooms and offices in the administration building

Storage Building Project

- Stand alone storage building has been installed.

Theuerkauf Elementary School

Access Control Project

- Door hardware installation is 90% complete and head end equipment installation and programming is in progress.
- Exterior gate modifications and hardware installation will take place this fall.

Office Public Address Speakers

- Additional public address speakers were installed at various conference rooms and offices in the administration building

Vargas Elementary School

Access Control Project

- Door hardware installation is 90% complete and head end equipment installation and programming is in progress.
- Exterior gate modifications and hardware installation will take place this fall.

Window Replacement Project

- Operable Windows in classrooms, administration and library buildings were installed in May/June of 2023.

Office Public Address Speakers

- Additional public address speakers were installed at various conference rooms and offices in the administration building.

Storage Building Project

- Stand alone storage building has been installed

MUR Roll UP Door

- A roll up door was added to the MUR to provide greater direct outdoor access for students.

District Office Building

Access Control Project

- Door hardware installation is complete and head end equipment installation is complete and programming is in progress.
- Exterior gate modifications and hardware installation will take place this fall.

Window Replacement Project

- Operable Windows in classrooms, administration and library buildings were installed in May/June of 2023.

Employee Housing Project

- Window installation, exterior stucco, and siding are complete. Exterior painting is ongoing and nearly complete.
- Interior finishes are going in starting at the 3rd through 5th floors. Finishes including paint, casework, countertops, flooring, lights, etc.
- Sitework will begin once scaffolding for exterior work is removed.



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Summer 2023 Construction Photos

Access Control Project



Access Control Project (Cont'd)



Graham Exterior Painting



Storage Buildings - Stevenson & Vargas



Vape Detection - Crittenden & Graham



Vargas MPR Roll Up Door



Window Replacement Phase 1



Window Replacement Phase 1 (cont'd)



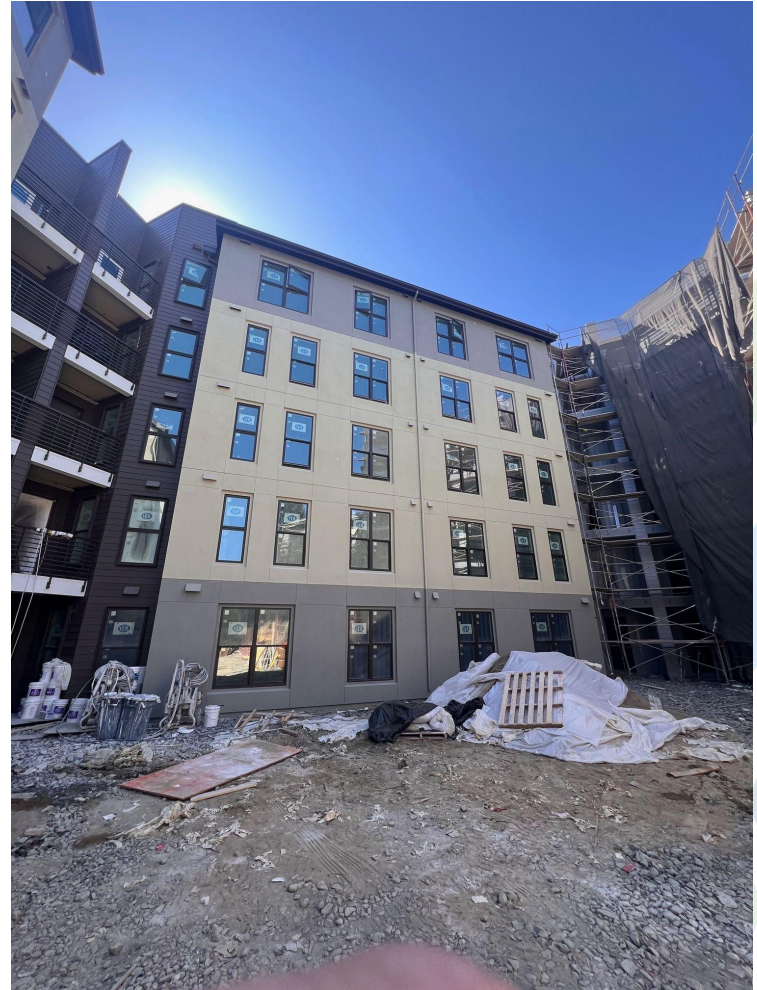
Window Replacement Phase 2



Window Replacement Phase 2 (cont'd)



Staff Housing Project



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Staff Housing Project (cont'd)



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Staff Housing Project (cont'd)





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Vargas Planting Phase 1 Update

Tree Canopy and Counts

OUTDOOR LEARNING & GREENING LEGEND - CANOPY & DIVERSITY

-  ACER MACROPHYLLUM/BIGLEAF MAPLE (75' CANOPY) - QTY:7
-  SEQUOIA SEMPERVIRENS/COAST REDWOOD (45' CANOPY) - QTY:24
-  ARCTOSTAPHYLOS DR. HURD/DR. HURD MANZANITA (15' CANOPY) - QTY:15
-  CEANOTHUS RAY HARTMAN/TREE LILAC (15' CANOPY) - QTY:15
-  CERCIS OCCIDENTALIS/WESTERN REDBUO (15' CANOPY) - QTY:9
-  LYONOTHAMNUS FLORIBUNDUS SUBSP. ASPLENIIFOLIUS/CATALINA IRONWOOD (20' CANOPY) - QTY:7
-  QUERCUS AGRIFOLIA /COAST LIVE OAK (60' CANOPY) - QTY:6
-  CHILITALPA TASHKENTENSIS 'PINK DAWN' (25' CANOPY) - QTY:5
-  QUERCUS SUBER/ CORK OAK (70' CANOPY) - QTY:4
-  TOTAL TREE COUNTS: 92



Schematic Design Image Board



NATIVE TREES



NATIVE SHRUBS

NON-NATIVE TREE OPTIONS



NATIVE POLLINATOR AND HABITAT GARDENS

Vargas Planting Update

- Scope of work includes new trees, shrubs and vines in existing planting areas at Vargas.
- Project put out to bid in June of 2023 ahead of planned construction in July/August 2023.
- Higher cost due to summer construction market were anticipated but there was a desire to get trees in soon.
- 2 bids were received, the lowest was \$100,000+ over the Board approved budget.

Vargas Planting Update

- Most contractors were already booked for summer 2023 resulting in the high bid pricing.
- The design architect, Carducci and Associates is currently working with Greystone West to repackage this project and put it out for bid in the fall when the market slows.
- Construction is now planned for late fall 2023 which aligns better with the planting season.



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Upcoming Projects

Upcoming Projects

- **HVAC Upgrades Phase 3 Project** (approved 12/9/21)- Includes replacement of HVAC units at Library/SPED Buildings at Bubb, Imai and Landels Elementary Schools - Units are ordered and will be installed after hours in the fall.
- **Theuerkauf Electrical Upgrade** (approved 11/5/20) - New switchgear has been ordered and will be installed upon delivery likely mid spring 2024.
- **Park Restroom Project** (approved 11/5/20)- New restroom buildings at Castro, Landels and Imai. Buildings have been submitted to the City of Mountain View for review since these are non-DSA buildings not intended for student use during the day.
- **Window Replacement Phase 2B** (approved 10/7/21) - Replacement of existing windows at Crittenden, Imai, Landels, Monta Loma and Theuerkauf. Project is under contract and scheduled for construction during summer of 2024.

Upcoming Projects (cont'd)

- **Crittenden Exterior Painting Project** (approved 2/9/23) - scheduled for summer 2024.
- **HVAC Phase 4 & 5** (approved 3/2/23) - Currently in design and scheduled to come to the Board for schematic design approval in September 2023. Bubb, Imai, Landels, Monta Loma, Theuerkauf, Crittenden, Graham, Stevenson, Preschool, DO, Vargas, and Mistral. Construction scheduled for summer 2024.
- **Landels Paving Project** (approved 3/16/23)- Includes repaving and striping of Landels playground. Construction scheduled for summer 2024.
- **Vargas Planting Project Phase 1** (approved 2/9/23) - Planting at Vargas. Project is going to rebid in the fall for fall 2023 construction.
- **Vargas Planting Project Phase 2** (approved 2/9/23)- Vargas greening project. Project is currently in the design development phase with construction planned for summer 2024 pending DSA review and approval.



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Questions?