



Mountain View
Whisman
School District

Level I Developer Fee Study
for
Mountain View Whisman
School District

March 26, 2024

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TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
SCHOOL DISTRICT BACKGROUND.....	3
INTRODUCTION	4
SECTION I: DEVELOPER FEE JUSTIFICATION	7
Modernization and Reconstruction.....	7
Modernization Need.....	8
Residential Development and Fee Projections	12
Extent of Mitigation of School Facility Costs Provided by Level I Residential Fees....	14
Commercial / Industrial Development and Fee Projections.....	14
Extent of Mitigation of School Facility Costs Provided by Level I Commercial/Industrial Fees	16
Summary	17
SECTION II: BACKGROUND OF DEVELOPER FEE LEGISLATION.....	17
SECTION III: REQUIREMENTS OF AB 1600	20
SECTION IV: REVENUE SOURCES FOR FUNDING FACILITIES.....	23
State Sources	23
Local Sources	23
SECTION V: ESTABLISHING THE COST, BENEFIT AND BURDEN NEXUS.....	25
SECTION VI: FACILITY FUNDING ALTERNATIVES.....	26
STATEMENT TO IDENTIFY PURPOSE OF FEE.....	26
ESTABLISHMENT OF A SPECIAL ACCOUNT.....	27
RECOMMENDATION.....	27
SOURCES	28
APPENDIX A: PER PUPIL GRANT AMOUNTS	APP 1
APPENDIX B: DEVELOPMENT SUMMARY	APP 2
APPENDIX C: COMMERCIAL/INDUSTRIAL CALCULATIONS.....	APP 3
APPENDIX D: 2019 FACILITY MASTER PLAN/SECTION 5	APP 4
APPENDIX E: 2021/2022 ENROLLMENT IN COMPARISON TO CAPACITY	APP 5

LIST OF TABLES

	<u>Page</u>
Table 1: Housing Projection Summary.....	8
Table 2: Construction Costs	10
Table 3: Projected Students from Proposed Development.....	11
Table 4: 25 Year Modernization Need	12
Table 5: Summary of Projected Residential Square Footage.....	13
Table 6: Facilities Cost per SF from Proposed Residential Construction.....	13
Table 7: Commercial and Industrial Generation Factors.....	15
Table 8: Commercial and Industrial Facilities Cost Impact	16

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 January 2024, the State Allocation Board's biennial inflation adjustment changed the fee to \$5.17 per square foot for residential construction and \$0.84 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 \$3.45 (66.67 percent of \$5.17) per square foot for residential construction and \$0.56 (66.67 percent of \$0.84) per square foot of commercial/industrial construction with the exception of mini storage. The mini storage category of construction should be collected at a rate of \$0.09 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 \$245,907,996 for students generated from residential development over the next 25 years and the projected residential square footage of 24,376,000.
- 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 \$10.09 ($\$245,907,996 / 24,376,000$).

- Each square foot of commercial/industrial construction will create a school facilities cost ranging from \$0.09 to \$7.92 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 39%), followed by White (approximately 24%), then Asian (approximately 22%), with a small portion of other ethnic groups.

According to the Local Control and Accountability Plan (LCAP), the Mountain View Whisman School District strives to have every student, family, staff, and community members “engaged and committed to learning in a collaborative, diverse, and innovative partnership.” The District is working to develop and implement instructional practices that are effective in meeting the needs of all students. The Mountain View Whisman School District believes professional development is important and encourages all staff to engage in workshops that are designed to increase knowledge on bias-motivated incidents and attitudes. Three of the Mountain View Whisman School District school sites were selected as Distinguished Schools based on exceptional student performance: Bubb Elementary, Imai Elementary, and Stevenson Elementary.

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, biotech, 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/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.

In January 2024, the State Allocation Board's biennial inflation adjustment changed the fee to \$5.17 per square foot for residential construction and \$0.84 per square foot for commercial/industrial construction.

The next adjustment to the fee will occur at the January 2026 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 and commercial/ 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 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 Palo Alto Planning Department, there is one project located on San Antonio Ave. which includes 102 multi family units for which permits have been issued. Because permits have been issued, those units were not included to calculate Level I fees. According to the City of Mountain View, a total of 20,312 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 (market rate)	16,225
Multi Family (below market rate)	4,083
Rowhouses/Condos	4
Total	20,312

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, .555 for multi-family below market rate units, and .049 for rowhouses and condos, 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 TK-8 pupil is \$139,860. 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 TK-8 pupil.

Table 2:	
<u>Construction Costs</u>	
Grade Level	Construction Costs
TK-5	\$129,468
6-8	\$164,109
Weighted Average	
	$\$129,468 \times 7 = \$906,276$
	$\$164,109 \times 3 = \underline{\$492,327}$
Total	\$1,398,603
Average $\$1,398,603 / 10 = \$139,860$	

Source: Greystone West, Artik Architecture, TBD Consultants.

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 \$15,770 per K-6 pupil to construct new facilities and \$6,005 to modernize facilities, which is 38.1 percent ($\$6,005 / \$15,770$) 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 TK-8 pupil is \$139,860 and is outlined in Table 2. Therefore, the per pupil cost to modernize facilities per TK-8 pupil is \$57,482 ($\$139,860 \times .411$).

25 Year Modernization Need

Based on student generation rates by housing type and the projected number of residential units, 4,278 TK-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 (market)	16,225	.124	2,012
Multi Family (below market)	4,083	.555	2,266
Condos/Townhomes	4	.049	0
Total	20,312		4,278

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

The District's estimated modernization need generated by students from new residential development is \$245,907,996. The calculation is included in Table 4.

Table 4:
25 Year Modernization Need

Per Pupil Modernization Cost	\$57,482
Students Generated	<u>x 4,278</u>
Modernization Need	\$245,907,996

Source: Mountain View Whisman School District, Office of Public School Construction, Jack Schreder & Associates, City of Mountain View, Greystone West, Artik Architecture, TBD Consultants.

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 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 Palo Alto Planning Department, there is one project located on San Antonio Ave. which includes 102 multi family units for which permits have been issued. Because permits have been issued, those units were not included to calculate Level I fees. According to the City of Mountain View, a total of 20,312 residential units may be constructed within District boundaries in the next 25 years. Based on average square footage by unit type, the total square footage projected is 24,376,000. Table 5 includes the breakdown of square footage by unit type. An estimated 20,312 housing units totaling 24,376,000 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 (Market rate)	16,225	1,200	19,470,000
Multi Family (below Market)	4,083	1,200	4,899,600
Condos/Rowhouses	4	1,600	6,400
Total	20,312		24,376,000

Source: City of Mountain View Planning Department.

Based on the District’s modernization need of \$245,907,996 generated by students from residential construction and the total projected residential square footage of 24,376,000, residential construction will create a facilities cost of \$10.09 per square foot. The calculation is included in Table 6. However, the Level I statutory fee is \$5.17 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 \$3.45 (66.67% percent of \$5.17) per square foot of residential construction.

Table 6:
Facilities Cost per SF from Proposed Residential Construction

Modernization Need	Total Square Footage	Facilities Cost
\$245,907,996	/24,376,000	\$10.09

Source: Mountain View Whisman School District, Jack Schreder & Associates, Office of Public School Construction, City of Mountain View, Greystone West, Artik Architecture, TBD Consultants.

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

Based on development projections, an estimated 24,376,000 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 \$3.45 (66.67 of \$5.17) per square foot, the District is projected to collect \$84,097,200 ($\$3.45 \times 24,376,000$) in residential developer fees. The \$84,097,200 in total residential Level I fee revenue will cover only 34 percent of the \$245,907,996 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/industrial development, a district must conduct a study to determine the impact of the increased number of employees anticipated to result from commercial/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/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/industrial development and the number of District households generated for every employee in 12 categories of commercial/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. According to the 2020 United States Census, sixty-one percent of all employees in the District live in existing housing units. The sixty-one 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 the 2020 United States Census. When these figures are compared to the cost to house students, it can be shown that each square foot of commercial/industrial development creates a cost impact greater than the maximum fee, with the exception of mini storage. 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/industrial development. To determine the school facilities square foot impact of commercial/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	.61	.122
Corporate Offices	2.68	.2	.61	.122
Commercial Offices	4.78	.2	.61	.122
Lodging	1.55	.3	.61	.183
Scientific R&D	3.04	.2	.61	.122
Industrial Parks	1.68	.2	.61	.122
Industrial/Business Parks	2.21	.2	.61	.122
Neighborhood Shopping Centers	3.62	.3	.61	.183
Community Shopping Centers	1.09	.3	.61	.183
Banks	2.82	.3	.61	.183
Mini-Storage	0.06	.2	.61	.122
Agriculture	0.31	.5	.61	.31

* Source: San Diego Association of Governments.

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

*** Source: United States Census, 2020.

Table 8:
Commercial and Industrial Facilities Cost Impact

Type of Development	Cost Impact Per Sq. Ft.
Medical Offices	\$6.23
Corporate Offices	\$3.91
Commercial Offices	\$6.97
Lodging	\$3.39
Scientific R&D	\$4.43
Industrial/Business Parks	\$2.45
Industrial/Com Park	\$3.22
Commercial Shopping Centers	\$7.92
Community Shopping Centers	\$2.38
Banks	\$6.17
Mini-Storage	\$0.09
Agriculture	\$1.13

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

Table 8 shows that all types of commercial/industrial development will create a square foot cost justifying a commercial/industrial fee. Thus, a reasonable relationship between commercial/industrial development and the impact on the District is shown. Based on this relationship, the levying of commercial/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/industrial development creates a school facility cost ranging from \$0.09 to \$7.92 per square foot. The cost per square foot of commercial/industrial construction exceeds the District’s share of the Level I commercial fee of \$0.56 (66.67% of \$0.84) in all categories of construction, with the exception of mini storage. Mini storage should be collected at \$0.09 per square foot of construction. Therefore, the District is justified to collect \$0.56 (66.67% of \$0.84) 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 and commercial/industrial development is greater than the maximum allowable fees. Each square foot of residential development creates a school facility cost of \$10.09 per square foot. Each square foot of commercial/industrial development creates a school facility cost ranging from \$0.09 to \$7.92 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 collects 66.67 percent of the fee. Therefore, Mountain View Whisman School District is justified to collect \$3.45 (66.67 percent of \$5.17) per square foot of residential construction and \$0.56 (66.67 percent of \$0.84) per square foot of commercial/industrial construction, with the exception of mini storage. The mini storage category of construction should be collected at the rate of \$0.09 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 January 2024, the State Allocation Board changed the Level I fee to \$5.17 per square foot of residential construction and \$0.84 per square foot of commercial/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/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.

Based on development projections, an estimated 24,376,000 residential square feet may be constructed in the next 25 years. Based on the statutory Level I fee of \$3.45 (66.67 percent of \$5.17) per square foot, the District is projected to collect \$84,097,200 ($\$3.45 \times 24,376,000$) in residential developer fees. The \$84,097,200 in total residential Level I fee revenue will cover only 34 percent of the \$245,907,996 in total school facility modernization costs attributable to new residential development over the next 25 years. Each square foot of commercial/industrial development creates a school facility cost ranging from \$0.09 to \$7.92 per square foot. The cost per square foot of commercial/industrial construction exceeds the District's share of the Level I commercial fee of \$0.56 (66.67% of \$0.84) in all categories of construction, with the exception of mini storage. Mini storage should be collected at \$0.09 per square foot of construction. Therefore, the District is justified to collect \$0.56 (66.67% of \$0.84) per square foot of commercial/industrial construction.

It is clear that when educational facilities are provided for students generated by new residential and commercial/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 and commercial/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.

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APPENDIX A
PER PUPIL GRANT AMOUNT

ATTACHMENT B

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

State Allocation Board Meeting, January 24, 2024

Grant Amount Adjustments

New Construction	SFP Regulation Section	Adjusted Grant Per Pupil Effective 1-1-23	Adjusted Grant Per Pupil Effective 1-1-24
Elementary	1859.71	\$15,983	\$15,770
Middle	1859.71	\$16,904	\$16,679
High	1859.71	\$21,509	\$21,223
Special Day Class – Severe	1859.71.1	\$44,911	\$44,314
Special Day Class – Non-Severe	1859.71.1	\$30,036	\$29,637
Automatic Fire Detection/Alarm System – Elementary	1859.71.2	\$19	\$19
Automatic Fire Detection/Alarm System – Middle	1859.71.2	\$25	\$25
Automatic Fire Detection/Alarm System – High	1859.71.2	\$43	\$42
Automatic Fire Detection/Alarm System – Special Day Class – Severe	1859.71.2	\$80	\$79
Automatic Fire Detection/Alarm System – Special Day Class – Non-Severe	1859.71.2	\$57	\$56
Automatic Sprinkler System – Elementary	1859.71.2	\$268	\$264
Automatic Sprinkler System – Middle	1859.71.2	\$319	\$315
Automatic Sprinkler System – High	1859.71.2	\$331	\$327
Automatic Sprinkler System – Special Day Class – Severe	1859.71.2	\$846	\$835
Automatic Sprinkler System – Special Day Class – Non-Severe	1859.71.2	\$567	\$559

ATTACHMENT B

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

State Allocation Board Meeting, January 24, 2024

Grant Amount Adjustments

Modernization	SFP Regulation Section	Adjusted Grant Per Pupil Effective 1-1-23	Adjusted Grant Per Pupil Effective 1-1-24
Elementary	1859.78	\$6,086	\$6,005
Middle	1859.78	\$6,436	\$6,350
High	1859.78	\$8,427	\$8,315
Special Day Class - Severe	1859.78.3	\$19,396	\$19,138
Special Day Class – Non- Severe	1859.78.3	\$12,977	\$12,804
State Special School – Severe	1859.78	\$32,330	\$31,900
Automatic Fire Detection/Alarm System – Elementary	1859.78.4	\$198	\$195
Automatic Fire Detection/Alarm System – Middle	1859.78.4	\$198	\$195
Automatic Fire Detection/Alarm System – High	1859.78.4	\$198	\$195
Automatic Fire Detection/Alarm System – Special Day Class – Severe	1859.78.4	\$544	\$537
Automatic Fire Detection/Alarm System – Special Day Class – Non- Severe	1859.78.4	\$365	\$360
Over 50 Years Old – Elementary	1859.78.6	\$8,454	\$8,342
Over 50 Years Old – Middle	1859.78.6	\$8,942	\$8,823
Over 50 Years Old – High	1859.78.6	\$11,705	\$11,549
Over 50 Years Old – Special Day Class – Severe	1859.78.6	\$26,948	\$26,590
Over 50 Years Old – Special Day Class – Non-Severe	1859.78.6	\$18,019	\$17,779
Over 50 Years Old – State Special Day School – Severe	1859.78.6	\$44,910	\$44,313

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)					
1255 Pear Ave. North	244	0	244	Mountain View	Under Review
1500 North Shoreline Blvd.	1,531	0	1,531	Mountain View	Under Review
Google North Bayshore Master Plan	5,950	0	5,950	Mountain View	Master Plan Approved (30 year)
Additional North Bayshore Studied Growth	208	0	208	Mountain View	Long Term Capacity Capacity
685 E. Middlefield Rd.	688	0	688	Mountain View	Under Review
Google Middlefield Park Master Plan	1,615	0	1,615	Mountain View	Master Plan Approved (20 years)
Additional East Whisman Studied Growth	1,466	0	1,466	Mountain View	Long Term Capacity
1313 W. El Camino Real	22	0	22	Mountain View	Approved
601 La Escuela	20	0	20	Mountain View	Approved
615-749 W. El Camino Real	266	0	266	Mountain View	Under Review
1411 W. El Camino Real	84	0	84	Mountain View	Under Review
730 Central Ave.	18	0	18	Mountain View	Approved
773 Cuesta Dr.	3	0	3	Mountain View	Approved
828 Sierra Vista Ave.	14	0	14	Mountain View	Approved
918 Rich Ave.	28	0	28	Mountain View	Approved
266/272 Tyrella Ave.	37	0	37	Mountain View	Approved
1332 Park Dr.	2	0	2	Mountain View	Under Review
1919 Gamel Way	139	0	139	Mountain View	Under Review
294-296 Tyrella Ave.	67	0	67	Mountain View	Under Review
28 Devonshire Ave.	2	0	2	Mountain View	Under Review
88 Castro	79	0	79	Mountain View	Under Review
400 Moffett Blvd.	149	0	149	Mountain View	Under Review
901 N. Rengstorff Ave.	362	0	362	Mountain View	Under Review
74 Devonshire Ave.	4	0	4	Mountain View	Under Review
555 W. Middlefield Rd.	275	0	275	Mountain View	Approved
Housing Element Rezoning Near Term, 90% to MVWSD (1250 units, 1000 market rate)	900	0	900	Mountain View	Expected In Next 8 Years, Unit Type TBD
Housing Element Rezoning Long Term, 90% to MVWSD (total 2280 units)	2,052	0	2052	Mountain View	Expected Beyond 2031, Unit Type TBD
Subtotal (Multi Family Market Rate)	16,225	0	16,225		

Project Description	Residential Units	Permits Issued	Remaining Units	Planning Jurisdiction	Status
Multi Family (Below Market Rate)					
1100 La Avenida	100	0	100	Mountain View	Approved
1500 North Shoreline Blvd.	383	0	383	Mountain View	Under Review
Google North Bayshore Master Plan	1,050	0	1050	Mountain View	Master Plan Approved (30 year)
1305 Space Park Way (1255 Pear Ave. land ave. dedication)	112	0	112	Mountain View	Forseeable
Additional North Bayshore Studied Growth	52	0	52	Mountain View	Long Term Capacity
685 E. Middlefield Rd.	172	0	172	Mountain View	Under Review
Google Middlefield Park Master Plan	285	0	285	Mountain View	Master Plan Approved (20 years)
Additional East Whisman Studied Growth	366	0	366	Mountain View	Long Term Capacity
1313 W. El Camino Real	2	0	2	Mountain View	Approved
601 Escuela Ave.	4	0	4	Mountain View	Approved
901 E. El Camino Real	48	0	48	Mountain View	Approved
615-749 W. El Camino Real	33	0	33	Mountain View	Under Review
96 West El Camino Real	79	0	79	Mountaiv View	Under Review
1411 W. El Camino Real	15	0	15	Mountain View	Under Review
730 Central Ave.	3	0	3	Mountain View	Approved
Lot 12 (Bryant St.)	120	0	120	Mountain View	Approved
828 Sierra Vista Ave.	1	0	1	Mountain View	Approved
918 Rich Ave.	4	0	4	Mountain View	Approved
266/272 Tyrella Ave.	5	0	5	Mountain View	Approved
1919 Gamel Way	42	0	42	Mountain View	Under Review
294-296 Tyrella Ave.	17	0	17	Mountain View	Under Review
88 Castro	21	0	21	Mountain View	Under Review
400 Moffett Blvd.	26	0	26	Mountain View	Under Review
901 N. Rengstorff Ave.	91	0	91	Mountain View	Under Review
74 Devonshire Ave.	3	0	3	Mountain View	Under Review
555 W. Middlefield Rd.	48	0	48	Mountain View	Approved
1020 Terra Bella Ave.	108	0	108	Mountain View	Approved
1265 Montecito Ave.	85	0	85	Mountain View	Approved
1012 Linda Vista Ave.	70	0	70	Mountain View	Under Review
Housing Element Rezonings Near Term, 90% to MVWSD (250 below market rate)	225	0	225	Mountain View	Expected In Next 8 Years, unit type TBD
Housing Element Rezonings Long Term, 90% to MVWSD (total 570 units)	513	0	513	Mountain View	Expected Beyond 2031, Unit Type TBD
Subtotal Multi Family (Below Market Rate)	4,083	0	4,083		
Rowhouses/Condos					
860 Bay St.	4	0	4	Mountain View	Under Review

APPENDIX C

**COMMERCIAL/INDUSTRIAL
CALCULATION**

Mountain View Whisman School District						
Commercial/Industrial Calculations						
	EMP/ 1000 SQ.FT	DIST.HH/ EMP	HH/SF	% EMP IN EXIST HH	ADJUSTED HH/SF	ADJ % DIST HH/EMP
MEDICAL	4.27	0.2	0.000854	0.61	0.00052094	0.122
CORP. OFFICE	2.68	0.2	0.000536	0.61	0.00032696	0.122
COM. OFFICE	4.78	0.2	0.000956	0.61	0.00058316	0.122
LODGING	1.55	0.3	0.000465	0.61	0.0002837	0.183
R&D	3.04	0.2	0.000608	0.61	0.00037088	0.122
IN. PARK	1.68	0.2	0.000336	0.61	0.00020496	0.122
IN/COM PARK	2.21	0.2	0.000442	0.61	0.00026962	0.122
NBHD COMM SC	3.62	0.3	0.001086	0.61	0.00066246	0.183
COMMUNITY SC	1.09	0.3	0.000327	0.61	0.00019947	0.183
BANKS	2.82	0.3	0.000846	0.61	0.00051606	0.183
MINI-STORAGE	0.06	0.2	0.000012	0.61	0.00000732	0.122
AGRICULTURE	0.31	0.5	0.000155	0.61	0.0000946	0.31
STUDENT GENERATION RATE			MODERNIZATION COST PER STUDENT			
(weighted average, calculation attached)						
K-8	0.2080		TK-8	\$57,482		
STUDENTS PER SQUARE FOOT						
(YIELD FACTORS X ADJ HH/SQ. FT IN COLUMN F)						
	TK-8					
MEDICAL	0.00010836					
CORP. OFFICE	0.00006801					
COM. OFFICE	0.00012130					
LODGING	0.00005900					
R&D	0.00007714					
IN. PARK	0.00004263					
IN/COM PARK	0.00005608					
COM. SC.	0.00013779					
COMMUNITY SC	0.00004149					
BANKS	0.00010734					
MINI STORAGE	0.00000152					
AGRICULTURE	0.00001967					
COSTS PER SQUARE FOOT						
(STUDENTS/ SQ. FOOT X STUDENT COST/SQ. FOOT IN EACH CATEGORY)						
	TK-8					
MEDICAL	\$6.23					
CORP. OFFICE	\$3.91					
COM. OFFICE	\$6.97					
LODGING	\$3.39					
R&D	\$4.43					
IN. PARK	\$2.45					
IN/COM PARK	\$3.22					
COM. SC.	\$7.92					
COMMUNITY SC	\$2.38					
BANKS	\$6.17					
MINI STORAGE	\$0.09					
AGRICULTURE	\$1.13					

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/](https://www.facebook.com/MVWSD/)

🐦 #MVWSD

🖱️ [MVWSD.org](https://www.mvwsd.org)



ARTiK Prepared with Artik Art
ART & ARCHITECTURE 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 (MVVSD)														
Cooper Site	\$	30,962,000	\$	-		\$	-	\$	-	\$	30,962,000	\$	-	
Montecito Preschool	\$	6,385,000	\$	-		\$	-	\$	-	\$	6,385,000	\$	-	
OTHER SITES (MVVSD):		\$	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 multi-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



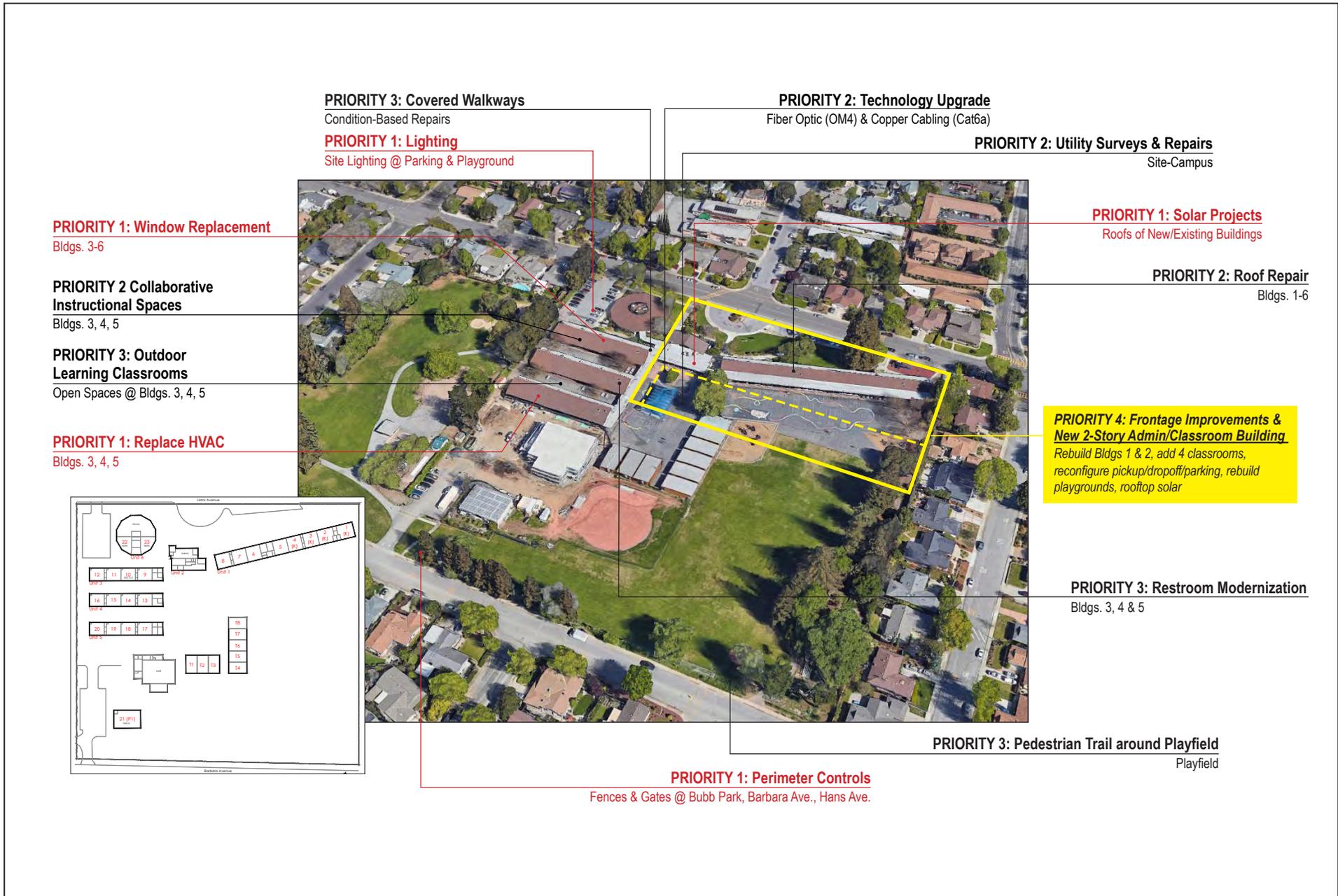


Figure 5-1: Projects at Bubb Elementary School



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 collaborative 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 <u>OM4</u> cables Replace all copper cables with <u>Cat6a</u> 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



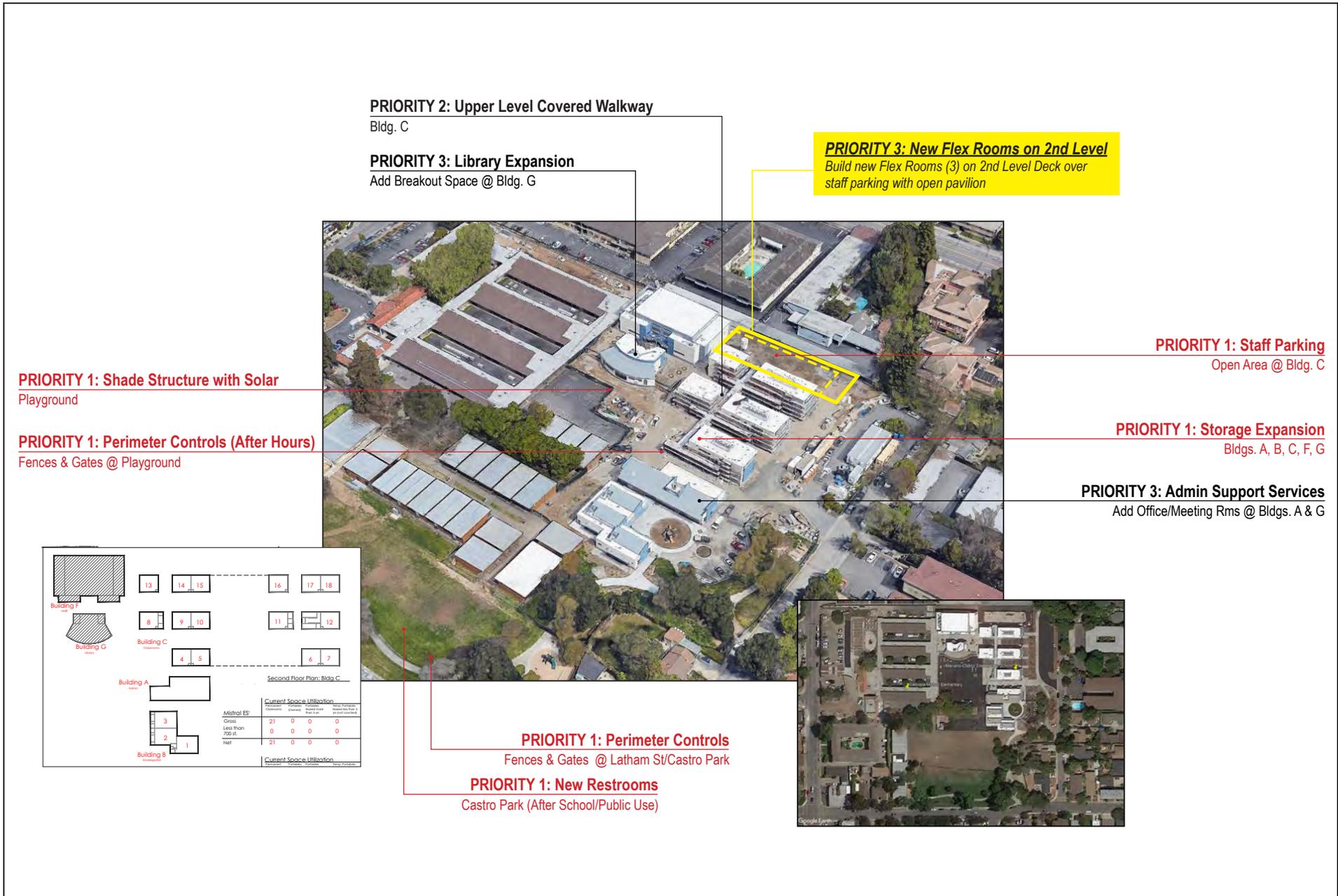


Figure 5-2: Projects at Mariano Castro Elementary School



**Table 5-3
Mariano Castro Elementary School Projects**

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

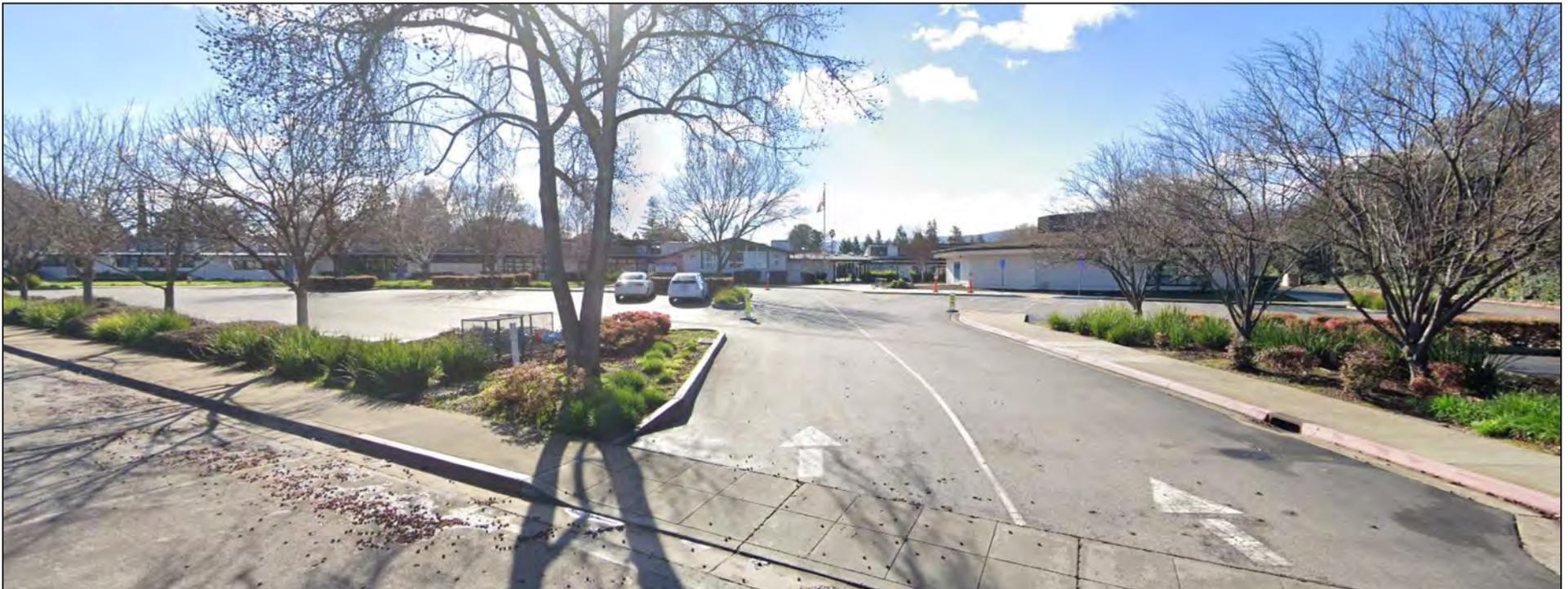
The school has capacity for approximately 488 students and an existing enrollment of 546 students.

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



Table 5-4: Huff 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		
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 Engle plus 10%.	Engle 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	Outdoor/Landscaped 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



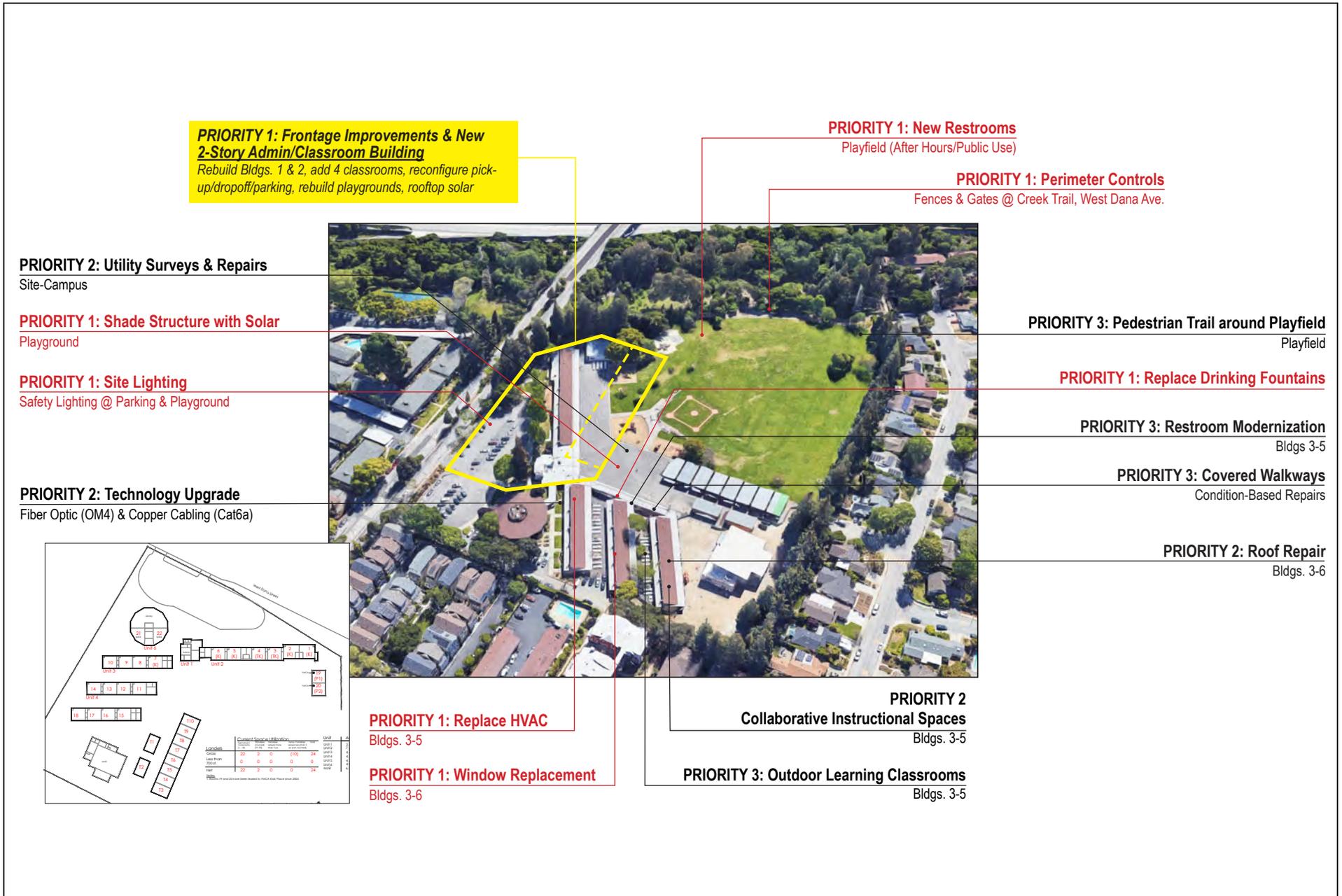


Figure 5-4: Projects at Landels Elementary School

Table 5-5: Landels Elementary School Projects

PRIORITY	PROJECT	PROJECT	PROJECT	QUANTITY	PROJECT COST	PROJECT COST	PROJECT NOTES	PROJECT NOTES			
No.	Type	Type	Description	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 collaborative 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



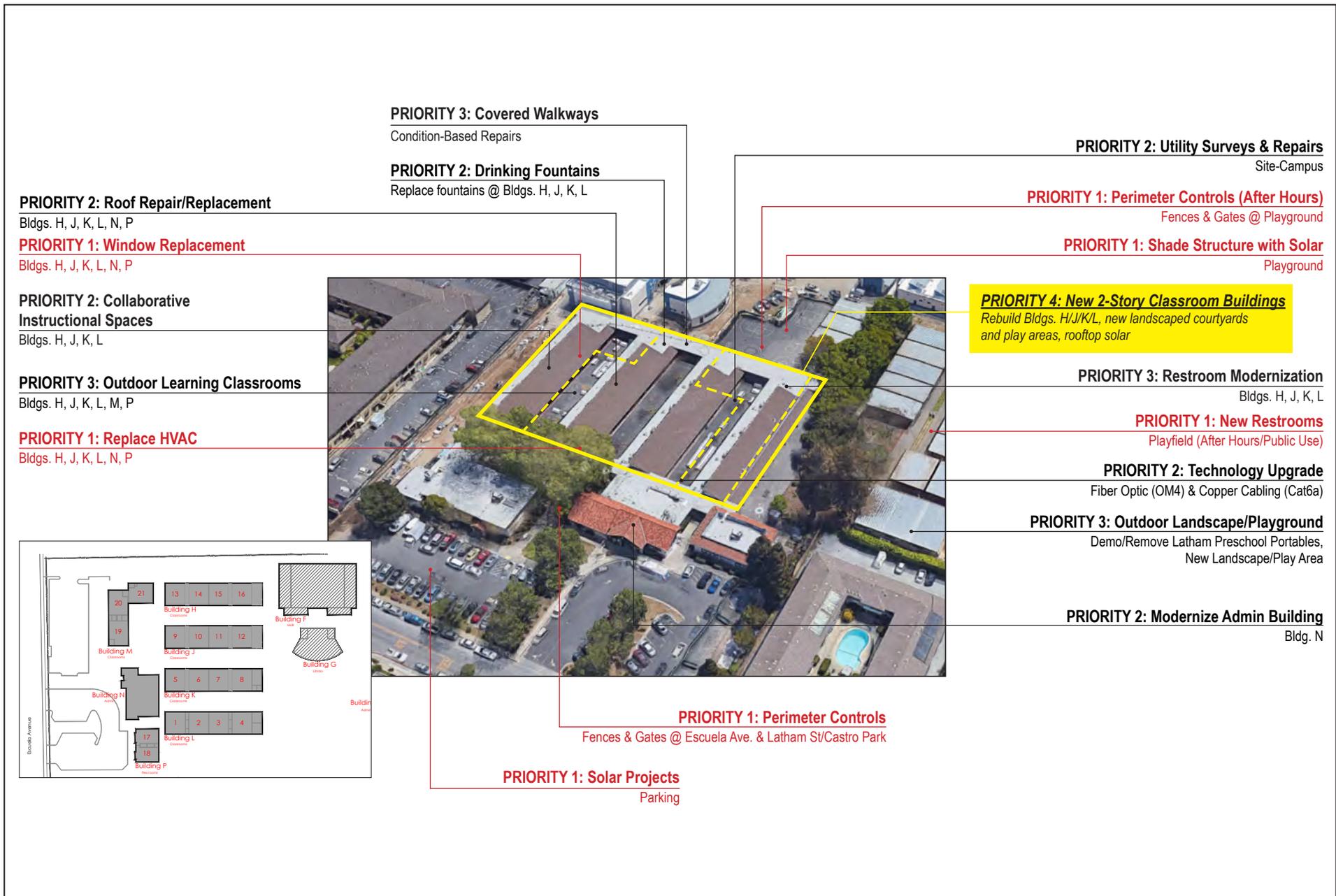


Figure 5-5: Projects at Gabriela Mistral Elementary School



Table 5-6: Gabriela Mistral Elementary School Projects

No.	PRIORITY Type	PROJECT Type	PROJECT Description	PROJECT Location	QUANTITY		PROJECT COST	PROJECT COST	PROJECT NOTES Proposed Action	PROJECT NOTES Background
					Units (No.)	Length (lf)	Area (sf)	SY2024		
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/J/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 Engle minus Shade Structure array (on Castro ES campus)	Engle 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 membranes, flashings/collars, gutters/drains.	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, seatwatts, 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 MVVSD 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 MVVSD preschools consolidated from Latham and Graham to Montecito Site
			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	
4	SITE EFFICIENCIES	PROJECT B 2-Story Classroom Buildings	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



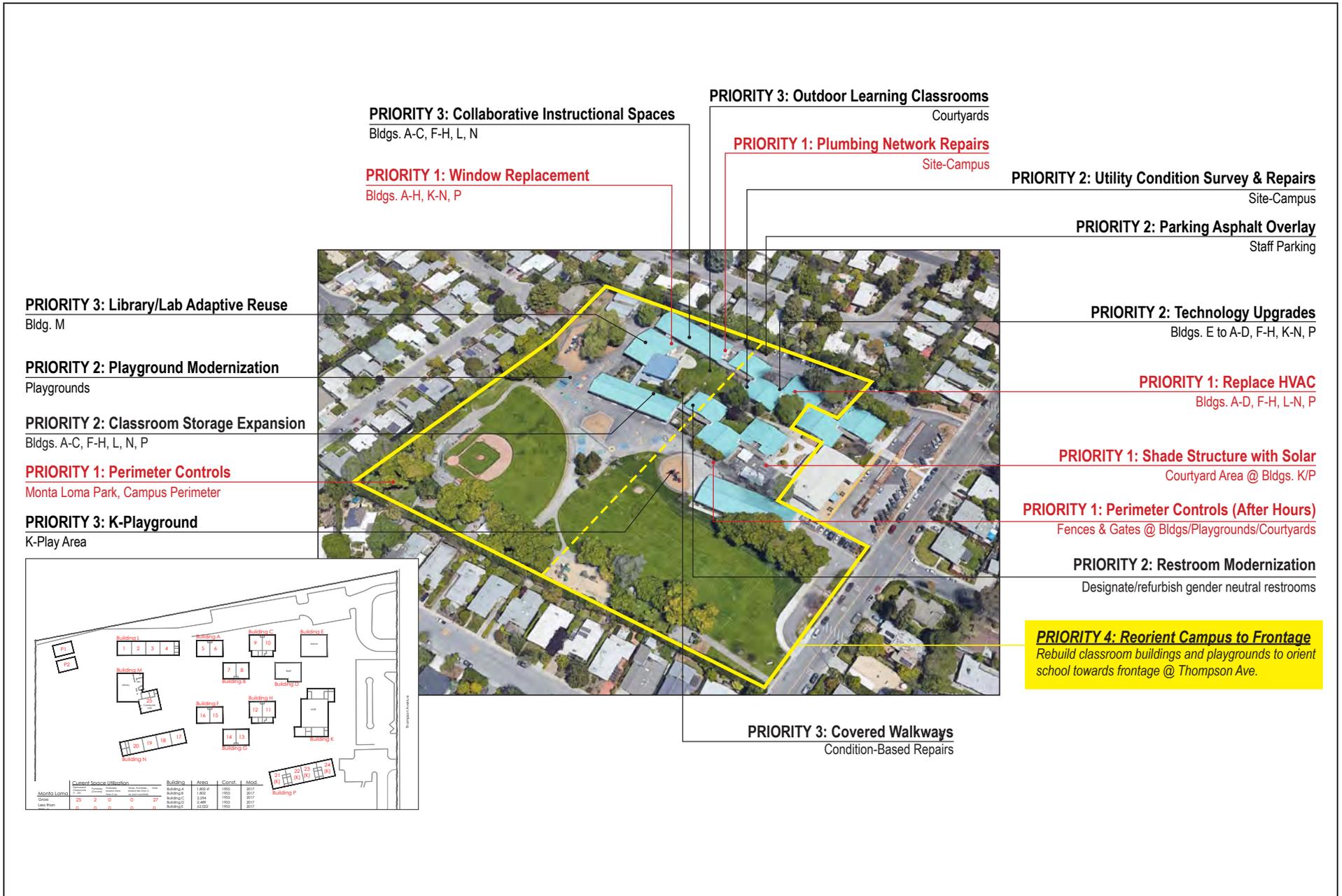


Figure 5-6: Projects at Monta Loma Elementary School



Table 5-7: Monta Loma Elementary School Projects

PRIORITY		PROJECTS	PROJECTS	PROJECTS	QUANTITY	QUANTITY	PROJECT COST	PROJECT COST	PROJECT NOTES	PROJECT NOTES
No.	Type	Type	Description	Location	Length (lf)	Area (sf)	SY2024	Totals	Proposed Action	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	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		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 equipment 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 collaborative 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/roofer 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 Site Engineering Site Design/Landscaping New 2-Story Classroom Buildings	All Bldgs except D/E/K 70% of site (western portion) 70% of site (western portion) Frontage area (Thompson Ave)		24,394.00 313,500.00 290,470.00 32,900.00	\$ 319,700 \$ 4,019,500 \$ 15,418,400 \$ 46,400,800		Demo nine 1-story wood structures Site grading, site utilities 30% asphalt, 30% concrete, 40% softscape Replace Bldgs. A, B, C, F, G, H, L, M, N, P	Retain Bldgs. D/E/K (ideal location) Exclude Bldgs. D/E/K and frontage. New playfields/playgrounds, expand parking/pickup/dropoff. Reorient buildings along Thompson Ave.
							PRIORITY 4 PROJECTS:	\$ 66,158,400		

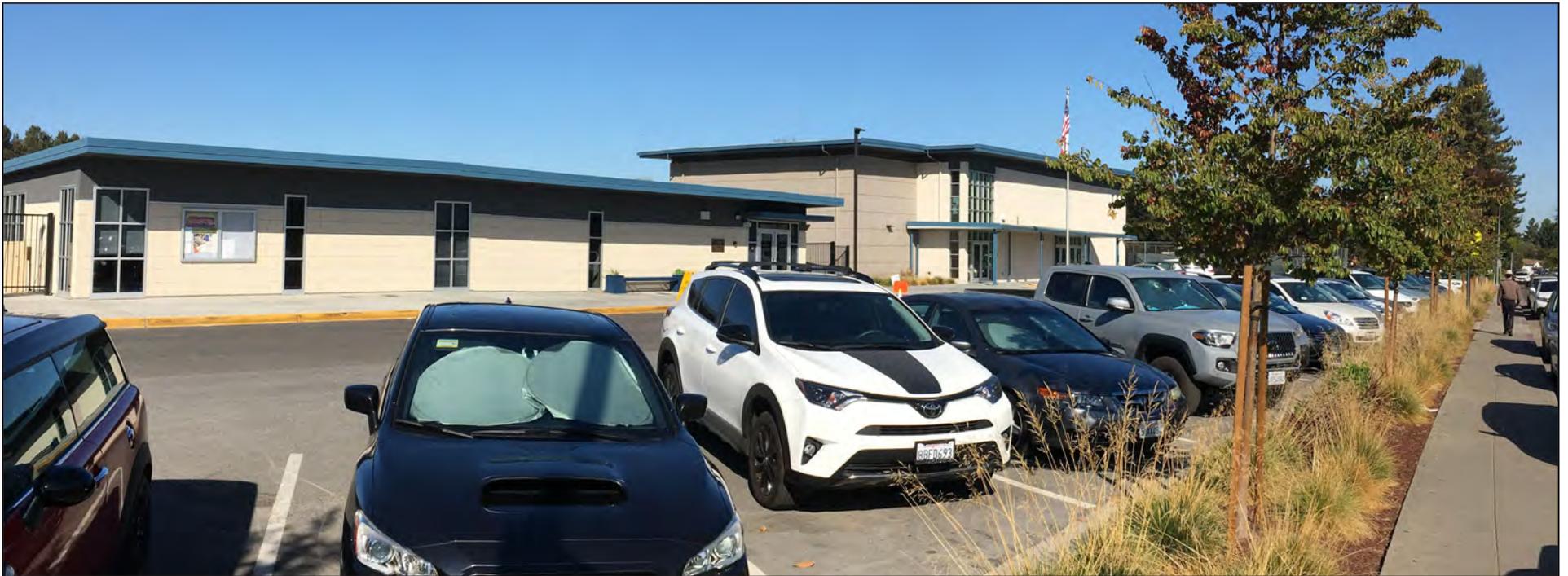


5.1.7 Stevenson Elementary School

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



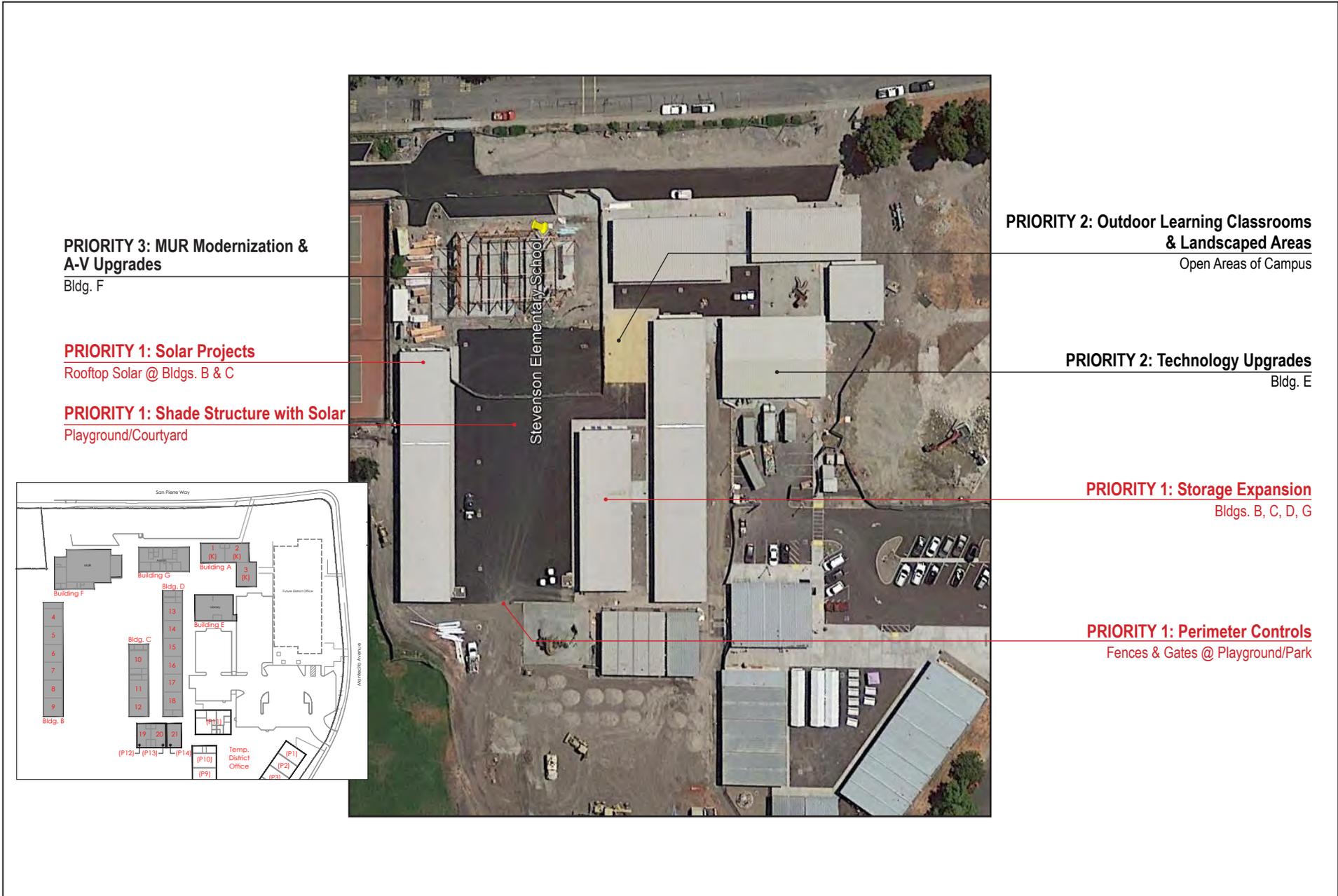


Figure 5-7: Projects at Stevenson Elementary School

**Table 5-8
Stevenson Elementary School Projects**

No.	Type	PROJECT	PROJECT	PROJECT	QUANTITY		PROJECT COST	PROJECT COST	PROJECT NOTES	PROJECT NOTES	
					Units	Length (lf)	Area (sf)	SY2024	Totals	Proposed Action	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



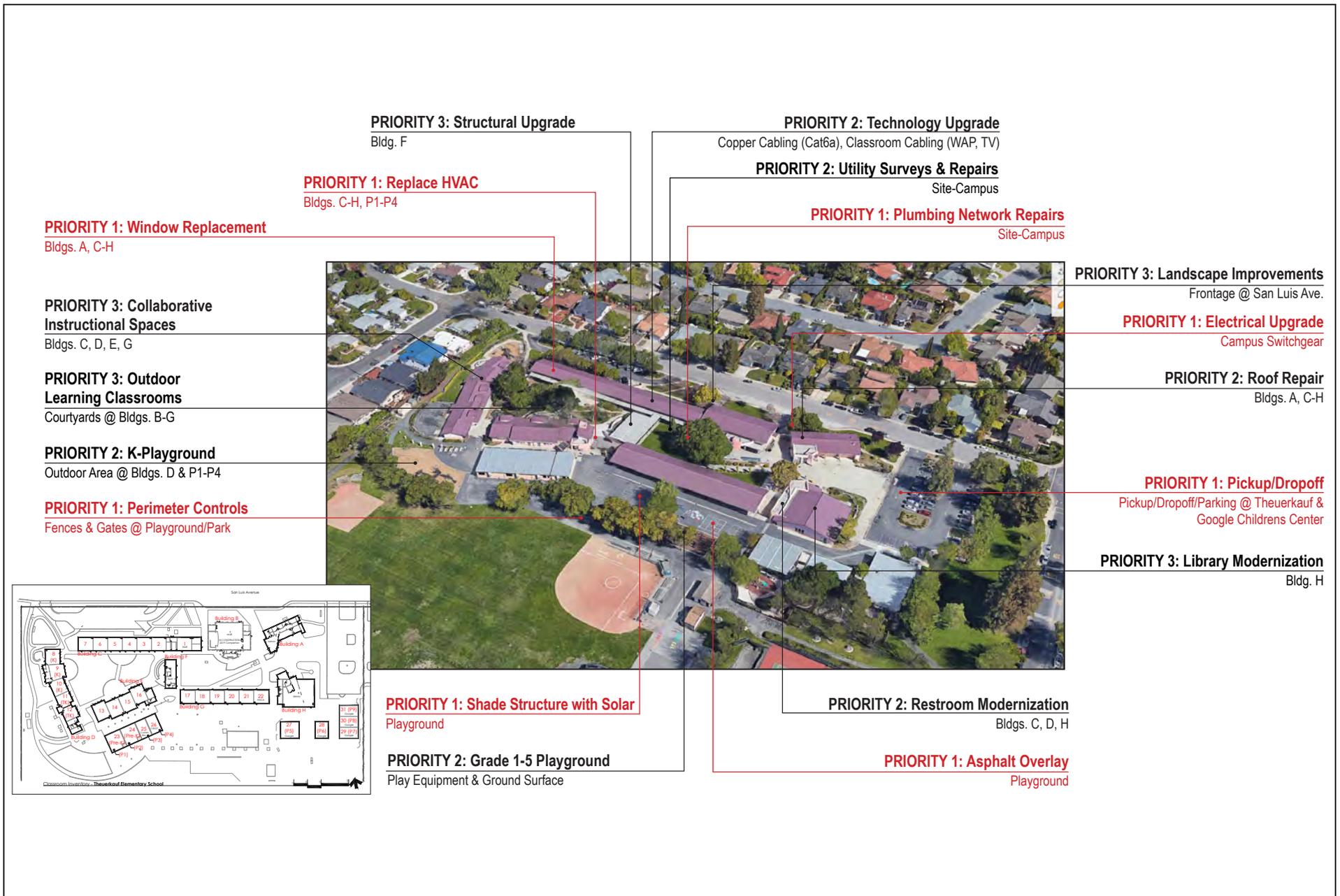


Figure 5-8: Projects at Theuerkauf Elementary School



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

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



5.1.9 Vargas Elementary School

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

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

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

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

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

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

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

Table 5-10
Jose Antonio Vargas Elementary School Projects

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



Jose Antonio Vargas Elementary School Frontage at North Whisman Road



PRIORITY 1: Storage Expansion
Bldgs. D, E

PRIORITY 1: Shade Structure with Solar
Playground/Courtyard

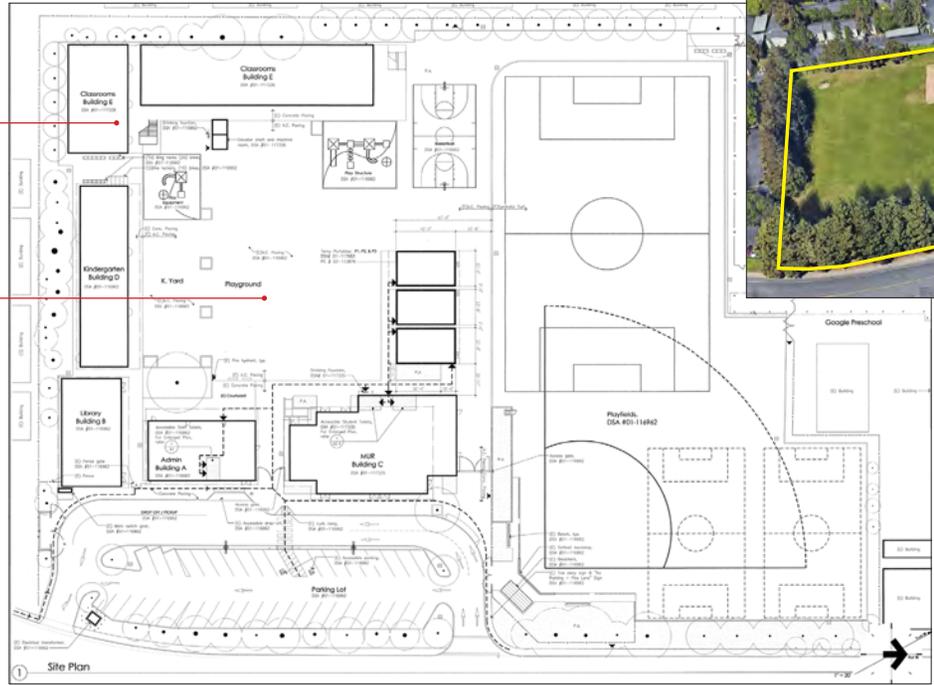


Figure 5-9: Projects at Jose Antonio Vargas Elementary School



5.2 Middle Schools

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

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

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

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

5.2.1 Crittenden Middle School

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

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

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

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

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



Crittenden Middle School Frontage at Rock Street



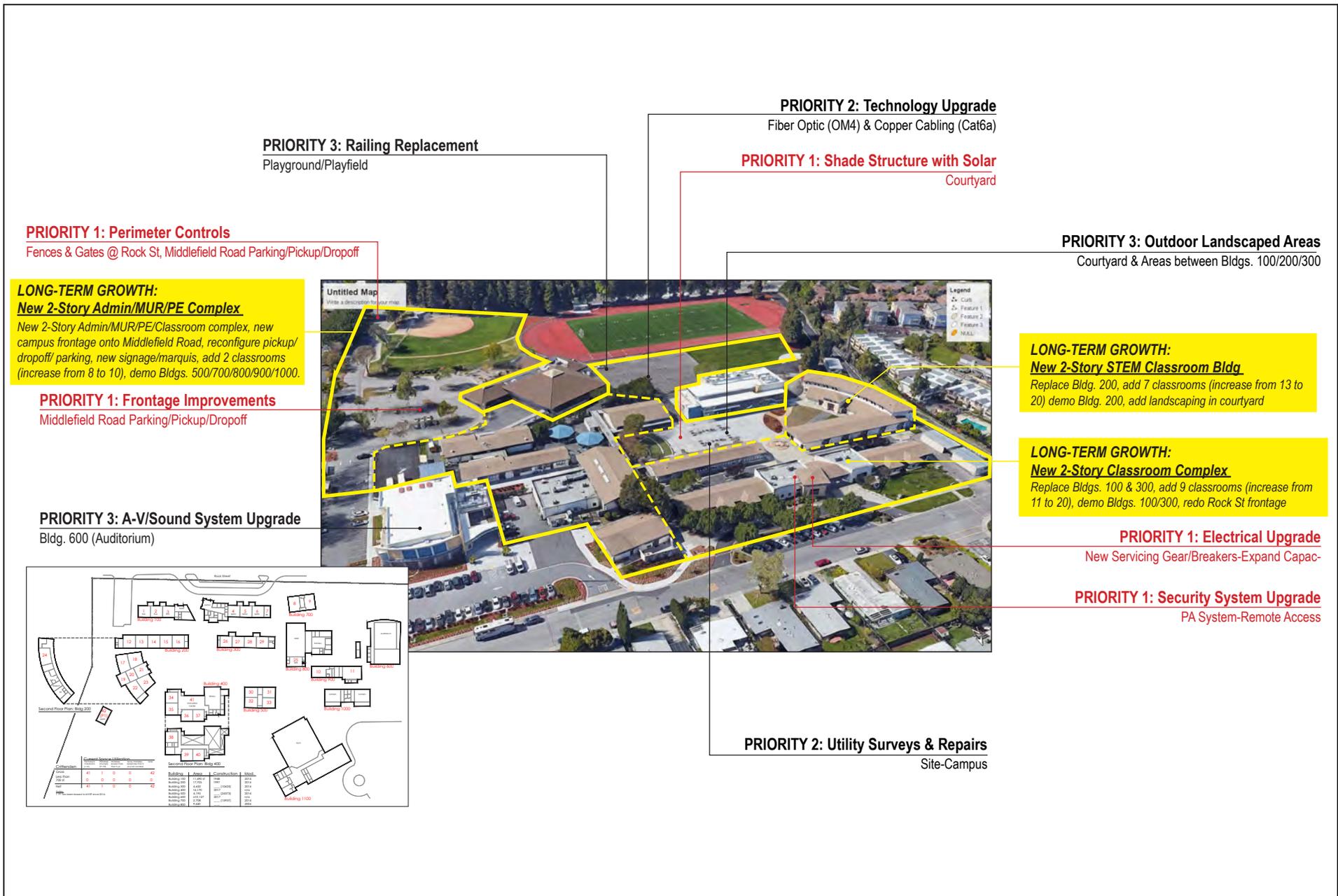


Figure 5-10: Projects at Crittenden Middle School

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

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

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

5.2.2 Graham Middle School

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

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

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

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

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

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

functions to the front of the school

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

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

See Table 5-12 and Figure 5-11.



Graham Middle School Frontage at Castro Street



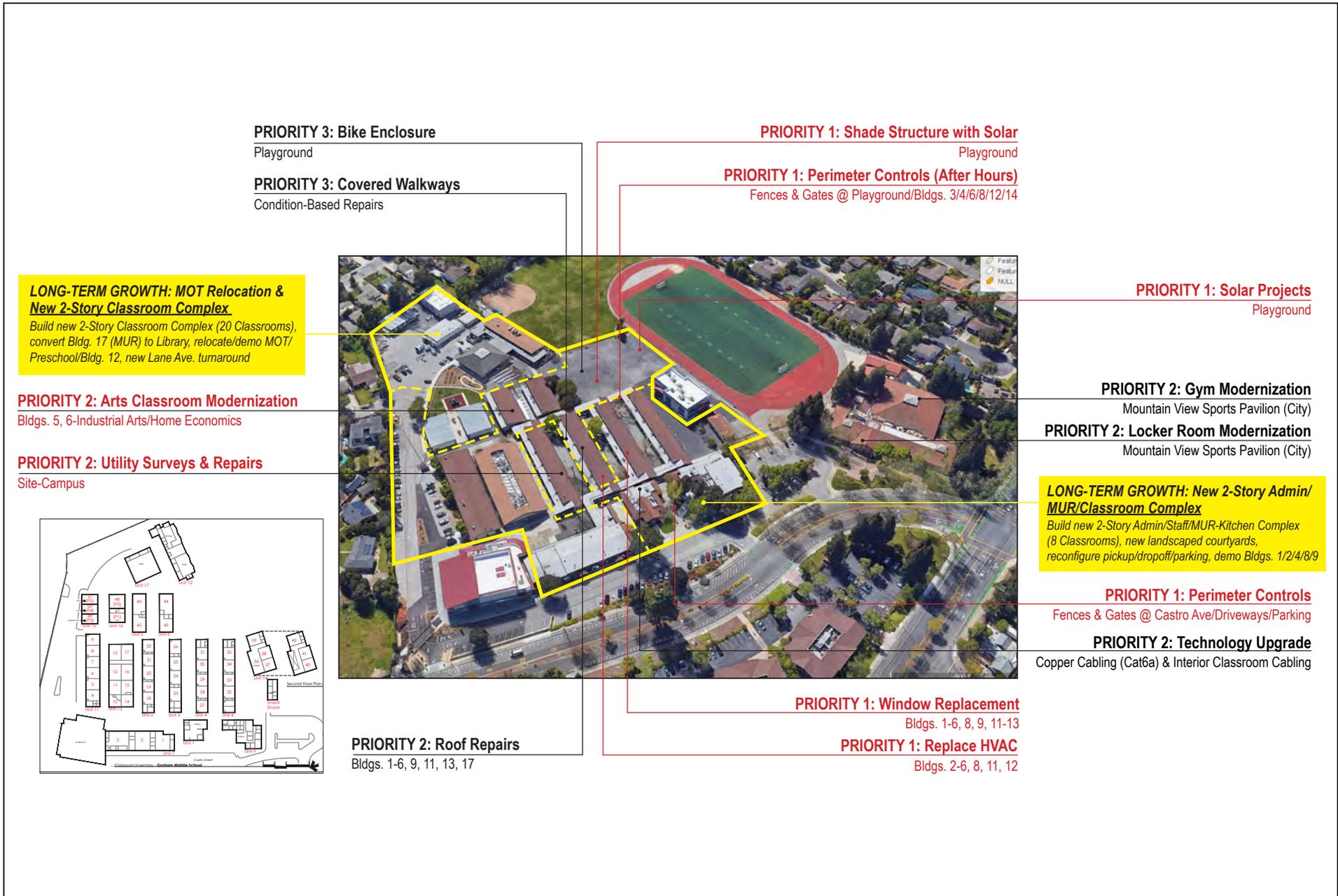


Figure 5-11: Projects at Graham Middle School



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

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



Table 5-12 (Continued)
Graham Middle School Projects

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



5.3 Other Sites

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

5.3.1 Montecito Preschool Site

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

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

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

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

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

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

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

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



**Montecito Preschool Site Frontage
at Montecito Avenue**



PRIORITY 1: Modernize Classrooms

Classroom Portables 1-10

PRIORITY 1: Outdoor Play & Landscaping

Courtyard

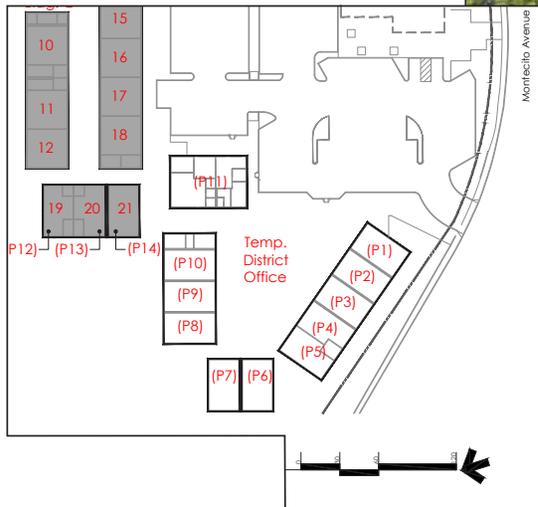


Figure 5-12: Projects at Montecito Preschool Site



5.3.2 Cooper School Site

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

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

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

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

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

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



Aerial View of Cooper School Site

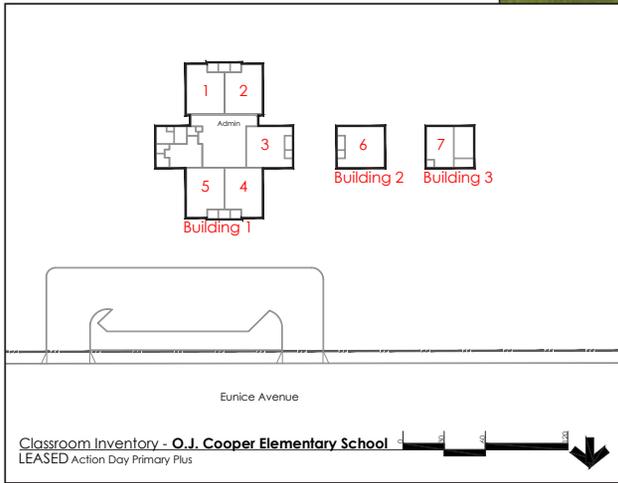


Cooper School Site Frontage at Eunice Avenue





PRIORITY X: Demo Cooper School
 Bldgs. 1-3



Long-Term Redevelopment Site
 TBD

Figure 5-13: Projects at Cooper School Site



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

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



5.3.3 Slater School Site

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

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

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

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



Slater (Google) School Frontage at Gladys Avenue

5.3.4 Whisman School Site

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

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



Whisman (GISSV/YCIS) School Frontage at Easy Street



5.3.5 North Bayshore

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

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

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

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

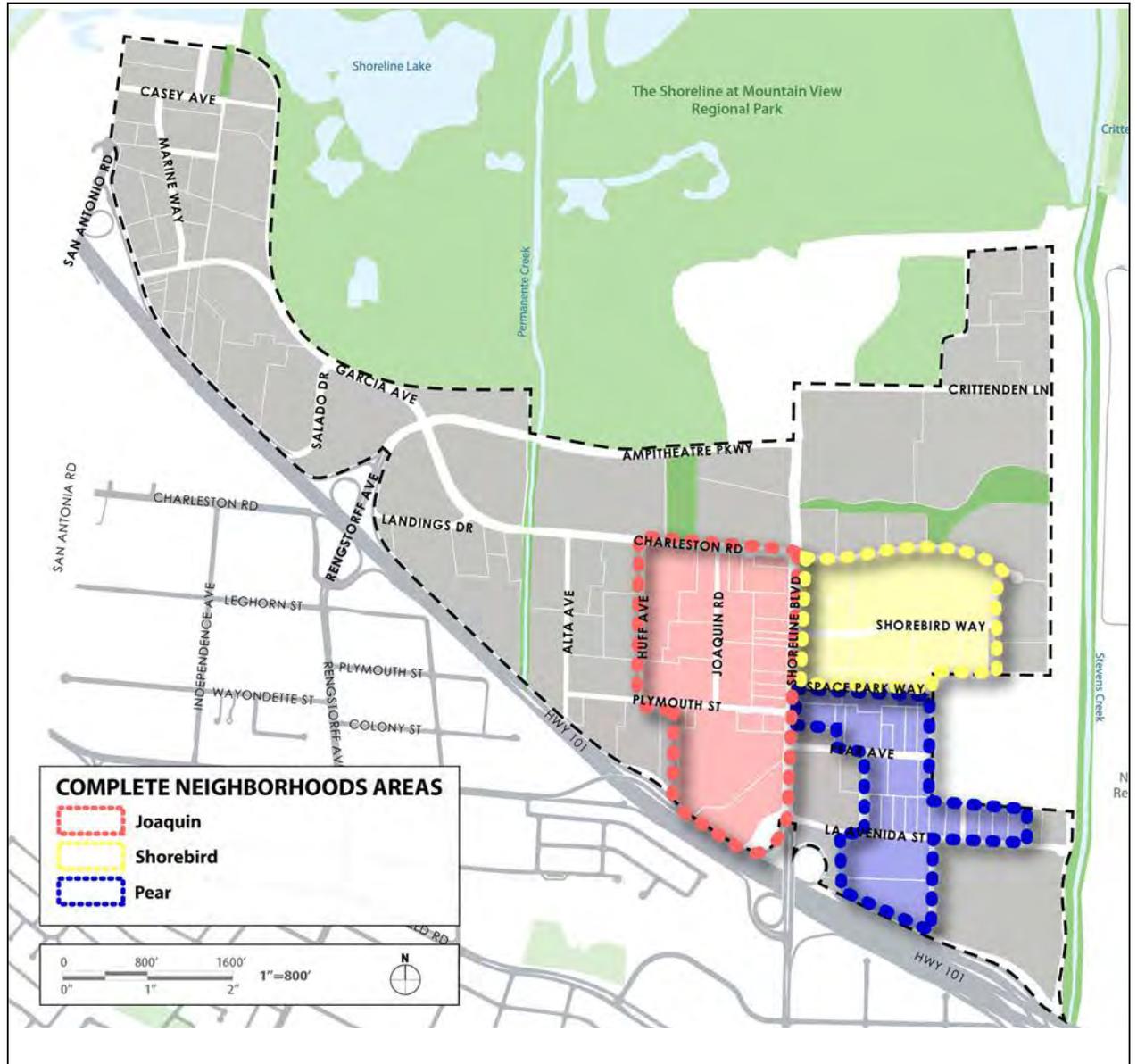


Figure 5-14: Complete Neighborhoods in North Bayshore Precise Plan Area



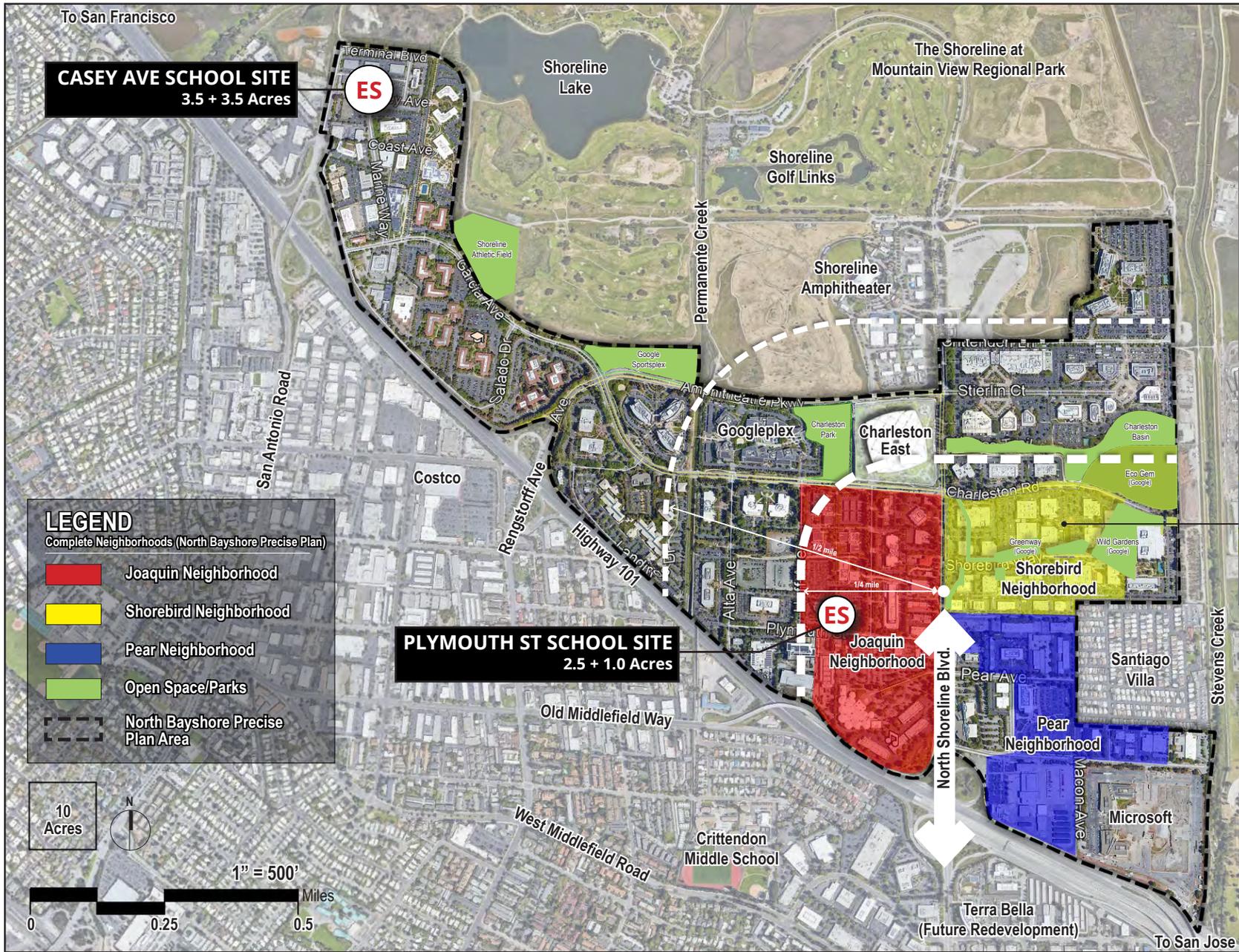


Figure 5-15: School Site Locational Diagram for North Bayshore



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

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

Casey Avenue Site

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

Plymouth Street Site

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

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

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

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

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

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



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



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

See Figure 5-17.

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

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

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

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

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



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





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



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

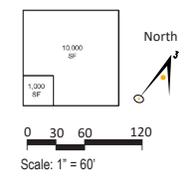
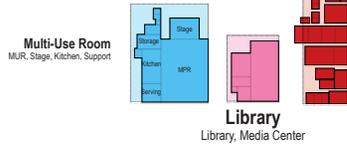


Figure 5-18: North Bayshore School Site Concepts (Google/Plymouth Street, 3.5 Acres)

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

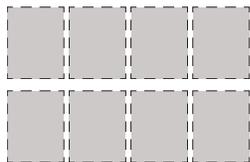
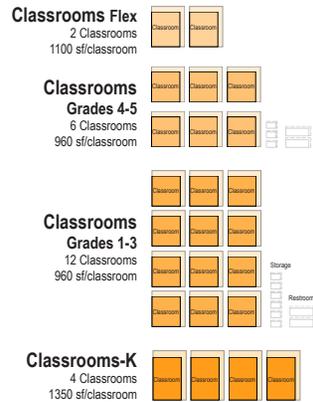
Administration
Offices, Work Rooms,
Community, Resource, Staff



Field Areas
4 Areas, 10,800 sf/each



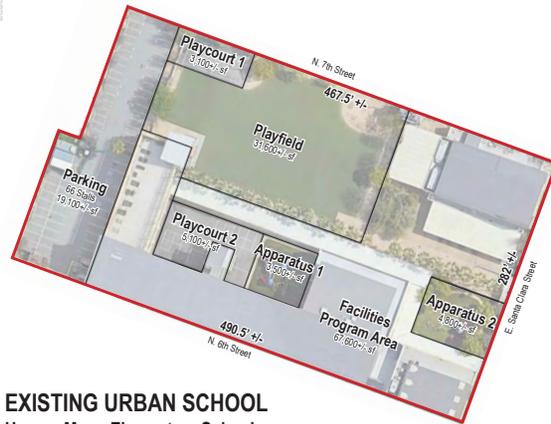
Apparatus Area
5 Areas, 3200 sf/each



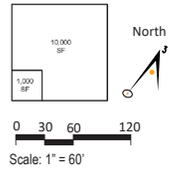
Playcourt Areas
8 Areas, 4500 sf/each



Parking
63 Stalls



EXISTING URBAN SCHOOL
Horace Mann Elementary School (SUISD)
2.97 acres, Pre-K-5th Grade (Up to 700 students)



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

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



APPENDIX E

**CAPACITY IN COMPARISON TO
2021-2022 ENROLLMENT**

**Mountain View Whisman School District
Capacity/Enrollment Summary**

Elementary Schools

School	Grade Level	23/24 Enrollment	Capacity*	Available Seats
Bubb	K-5	335	432	97
Castro	K-5 (shared with Mistral)	253	312	59
Amy Imai	K-5 (previously Frank Huff Elementary)	396	488	92
Edith Landels	K-5	359	504	145
Mistral	K-5 (shared with Castro)	380	392	12
Monta Loma	K-5	271	460	189
Stevenson	K-5 (shared with Theuerkauf & Montecito Preschol)	450	460	10
Theuerkauf	K-5 (shared with Stevenson & Montecito preschool)	312	673	361
Vargas	K-5 (shared with Slater/Google)	<u>346</u>	<u>492</u>	<u>146</u>
Elementary Subtotal		3102	4213	1111

Middle Schools

Crittenden Middle	6-8	577	1008	431
Graham	6-8	<u>869</u>	<u>1176</u>	<u>307</u>
Middle School Subtotal		1446	2184	738

Total **4548** **6397** **1849**

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