

**Mountain View Whisman School District**  
**Employee Housing Project – Table of Contracts / Documents**

**March 2025**

DOCUMENTS WITH MVO		
	Document	Date
<b>1</b>	<b>Development Agreement</b> ( <i>"Master Development Agreement For Ground Lease and Design, Construction and Management of District Employee Housing Project"</i> ) <b>MVWSD &amp; Mountain View Owner, LLC ("MVO")</b> <ul style="list-style-type: none"> <li>- Ex. C – Design and Construction Cost: \$56 million</li> <li>- Ex. E – Ground Lease Terms (\$900,000/\$1.8 million)</li> <li>- Ex. F – Summary of CC&amp;Rs</li> <li>- Ex. G – Design Provisions</li> <li>- Ex. H – Construction Agreement Summary Terms (3-party)</li> <li>- Ex. I – O&amp;M Agreement Summary Terms</li> </ul>	<b>September 4, 2019</b> (Board Action: Open Session March 21, 2019) <b>Note:</b> Many of these early provisions, structures, and costs, were superseded by subsequent agreements
	<b>1A</b> <b>Amendment No. 1</b> Extended "closing" date for the many documents to December 31, 2020	<b>March 2020</b> (Board Action: Open Session March 5, 2020)
<b>2</b>	<b>Reimbursement Agreement</b> ( <i>"Reimbursement Agreement for Design and Pre-Construction Phase Services"</i> ) <b>MVWSD &amp; MVO</b> Design and Construction Cost still at \$56 million	<b>November 24, 2020</b>
	<b>2A-C</b> <b>Amendment (First)</b> <b>Second Amendment</b> Design and Construction Cost still increase to \$85 million <b>Third Amendment</b>	June 17, 2021 (Board approved) June 2, 2022  September 21, 2023
<b>3</b>	<b>CC&amp;Rs</b> ( <i>"Declaration of Covenants, Conditions and Restrictions and Establishment of Easements and Cost Sharing Obligations for 777 West Middlefield"</i> )	<b>November 28, 2022</b> (Recorded Dec. 6, 2022)
<b>4</b>	<b>Construction Management Agreement</b> <b>MVWSD &amp; MVO</b> Payments are within the Reimbursement Agreement	<b>September 19, 2024</b>
<b>5</b>	<b>Ground Lease</b> ( <i>"Ground Lease by and Between Mountain View Owner, LLC, a Delaware [LLC] as Landlord and [MVWSD, ... as Tenant]"</i> ) <b>MVWSD &amp; MVO</b>	<b>January 23, 2025</b> (Board approved)

DOCUMENTS THAT INCLUDE THE CITY		
6	<b>"Side Letter"</b> MVWSD, MVO & the City	July 26, 2022 <b>Note:</b> To allow City to issue foundation permit
7	<b>BMR Agreement</b> ( <i>"Agreement By and Among the City Of Mountain View, [MVO], and [MVWSD], Regarding the Provision of Affordable Rental Housing Units For a Residential Project Located at 777 West Middlefield Road"</i> ) MVWSD, MVO & the City of Mountain View ("City")	September 19, 2022 (Recorded October 13, 2022)
8	<b>City Agreement for 20 Units</b> ( <i>"Funding, Joint Use, And Development Restriction Agreement Between the City of Mountain View and the Mountain View Whisman School District"</i> ) MVWSD & the City	September 19, 2022 (Board Discussion: Closed Session October 6, 2022)
	8A <b>Declaration of Restrictions</b> – The recordable document pursuant to the above City Agreement for 20 Units	Board Approved: Closed Session October 6, 2022 <b>Note:</b> Need recorded copy
OTHER DOCUMENTS		
9	<b>Construction Agreement</b> ( <i>"Standard Form of Agreement Between Owner and Contractor"</i> ) MVWSD & Palisades Builders, Inc.	June 20, 2022
10	<b>Winn Preliminary Agreement</b> ( <i>"Independent Contractor for Professional Services Agreement (Non-Construction Related)"</i> ) MVWSD & WinnResidential California, L.P. ("Winn")	November 2022
11	<b>Management Agreement</b> MVWSD & Winn	August 6, 2024
	<b>Operations &amp; Maintenance Agreement</b> For common areas and items not covered by Winn MVWSD & MVO	Pending