



Mountain View  
Whisman  
School District



# Master Facilities Plan (MFP) Strategies for Growth

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# Executive Summary



# EXECUTIVE SUMMARY

The Mountain View Whisman School District (MVWSD) is located in the City of Mountain View in California, in the heart of Silicon Valley. It is an award-winning school district with eleven schools serving elementary and middle school students representing a wide range of ethnicities, languages, cultures, and economic status.

The City of Mountain View is a community that is facing unprecedented growth. MVWSD faces challenges from rapid urbanization in parts of the city, limitations on available land, and high development costs. The priorities developed now for future facilities will guide the look and feel of our community for years to come.

## **Growth**

MVWSD's current enrollment across its 11 schools totals 5,078 students. As a result of future residential development that is happening at an unprecedented pace, the demands on MVWSD's schools is expected to increase substantially.

Over 50 development projects with a total of 7,703 residential units are currently under review, approved or under construction within the City of Mountain View. These projects are expected to be completed within the next 3 to 5 years.

Over a 10- to 20-year period, upwards of 20,000 residential units are expected to come online, with growth concentrated in North Bayshore, East Whisman, Terra Bella, and Moffett Field. This growth is anticipated to bring upwards of 2,448 additional elementary and middle school students to MVWSD.

While short-term growth can be absorbed within MVWSD's existing schools, long-term growth will require additional capacity equal to two elementary schools and 1,000 middle school seats.

In parallel with its short-term growth planning efforts, MVWSD is continuing to negotiate with landowners and developers in high growth areas such as North Bayshore and East Whisman for new school sites to accommodate long-term growth.

In addition, it is continuing to work with the City of Mountain View on a consistent school strategy to share the financial burden for new schools and expansion of existing schools.

## **Past Facilities Planning**

In 2010, MVWSD completed and approved a Student Facilities Improvement Plan (SFIP) which documented \$422 million worth of capital projects for the District's ten schools. The SFIP included a Condition and Needs Analysis for each school and prioritized projects according to three categories; 1) Student Safety and Enrollment Growth, 2) School Infrastructure Improvement, and 3) Instructional and Efficiency Enhancement.

Following approval of the SFIP, MVWSD proceeded with a bond measure in 2012, Measure G, that raised \$198 million for capital projects. MVWSD completed the last of the projects to be funded from Measure G in 2019. During this period, Measure G funds were complemented by other funding sources, such as Certificates of Participation (COP) and lease revenue, to create an available budget of \$264 million for capital projects across the District.

## **Current Facilities Planning**

This new Master Facilities Plan (MFP) replaces the SFIP (sunsetting in 2020) and lays a solid foundation for MVWSD to accommodate student growth, while continuing to upgrade its facilities and infrastructure over the next ten years. The MFP is proposed to inform a new \$259 million bond program slated for the March 3, 2020 ballot.

## **Challenges addressed in the MFP**

### Challenge 1-Growth at Elementary School Level:

The District will need new schools in North Bayshore & East Whisman and expand capacity at existing schools where growth is concentrated. School boundaries may need to be evaluated to balance student populations since growth will vary throughout the District.

### Challenge 2-Growth at Middle School Level:

The District will eventually need to identify a site for a new middle school or redevelop portions of Crittenden and Graham Middle Schools to accommodate more students. These changes may require redrawing school boundaries to balance student population since growth will be concentrated in the northern and northeastern portions of the District.

### Challenge 3-Renovating existing facilities for growth, safety and operational efficiency:

While Measure G touched every site, not every project was completed. There is still work to be done to ensure all schools are safe and modernized.





## Goals

MVWSD has identified the following goals to address the challenges faced by the District and to guide the preparation of the MFP.

- Goal 1: Provide for growth as outlined in Challenges 1 and 2.
- Goal 2: Improve school safety, including site lighting, perimeter fencing, access controls, remote supervision, storage, and drinking fountains.
- Goal 3: Improve operational and energy efficiency such as replacing HVAC systems, installing solar systems at each campus, replacing windows, replacing utility infrastructure, upgrading electrical capacity at schools, reducing heat islands, aesthetics and signage.
- Goal 4: Reconfigure schools to create greater site efficiencies, more collaborative learning spaces, outdoor learning environments, and modernize playgrounds.
- Goal 5: Provide staff housing that is crucial to ensuring MVWSD maintains its highly qualified staff.

The District has established priorities which align with these goals to guide implementation strategies at school sites once funds from the bond become available.

Based on a \$259 million budget from the proposed bond measure in 2020, MVWSD is recommending funding the following:

- Certificates of Participation (COP) repayment: \$40 mil
- Staff Housing: \$60 mil
- Priority 1-Safety and Efficiency Projects: \$102.1 mil
- Priority 1 Short-Term Growth: \$34.8 mil

**Table ES-1: Recommended Projects Summary**

SITE		ENROLLMENT		RECOMMENDATIONS <i>(Facilities)</i>	
School	Growth <i>(Short-Term)</i>	Capacity <i>(Realistic)</i>	MFP Budget*	Priority 1 Projects	Short-Term Growth
<b>Bubb Elementary School (ES)</b>	475 to 503 (5.8%)	432 (116%)	\$8.2 mil	HVAC, Perimeter Controls, Lighting, Windows, Solar	-
<b>Castro ES</b>	327 to 357 (9.2%)	312 (114%)	\$4.2 mil	Storage, Perimeter Controls, Shade Structure, Parking, Solar	Add Storage
<b>Huff ES</b>	546 <i>(minimal growth)</i>	488 (112%)	\$10.2 mil	HVAC, Perimeter Controls, Lighting, Windows, Shade Structure, Restroom, Solar	Add 1 permanent portable
<b>Landels ES</b>	446 to 566 (26.9%)	504 (112%)	\$40.9 mil	HVAC, Perimeter Controls, Lighting, Windows, Shade Structure, Restroom, Solar	New 2-Story Admin/ Classroom Bldg, Frontage Safety
<b>Mistral ES</b>	379 <i>(minimal growth)</i>	392 (97%)	\$9.6 mil	HVAC, Perimeter Controls, Windows, Shade Structure, Restroom, Solar	-
<b>Monta Loma ES</b>	342 to 406 (18.7%)	460 (88%)	\$12.7 mil	HVAC, Perimeter Controls, Windows, Plumbing, Shade Structure, Solar	-
<b>Stevenson ES</b>	430 <i>(minimal growth)</i>	460 (93%)	\$5.0 mil	Storage, Perimeter Controls, Shade Structure, Solar	Add Storage
<b>Theuerkauf ES</b>	332 to 552 (66.3%)	672 (82%)	\$19.1 mil	HVAC, Perimeter Controls, Electrical, Windows, Plumbing, Shade Structures, Play Surface, Solar	-
<b>Vargas ES</b>	356 to 474 (33%)	492 (96%)	\$3.3 mil	Storage, Shade Structure, Solar	Add Storage
<b>Crittenden Middle School (MS)</b>	647 to 848 (31.1%)	1,008 (84%)	\$7.1 mil	Security, Perimeter Controls, Electrical, Shade Structure, Solar	-
<b>Graham MS</b>	861 to 969 (12.5%)	1,176 (82%)	\$16.6 mil	HVAC, Perimeter Controls, Windows, Shade Structure, Solar	-
<b>TOTAL PRIORITY 1 PROJECTS</b> <i>(SAFETY, EFFICIENCY, GROWTH)</i>			<b>\$136.9 mil</b>		

\* Project estimates are based on escalation to FY24

