

Appendices



Mountain View
Whisman
School District

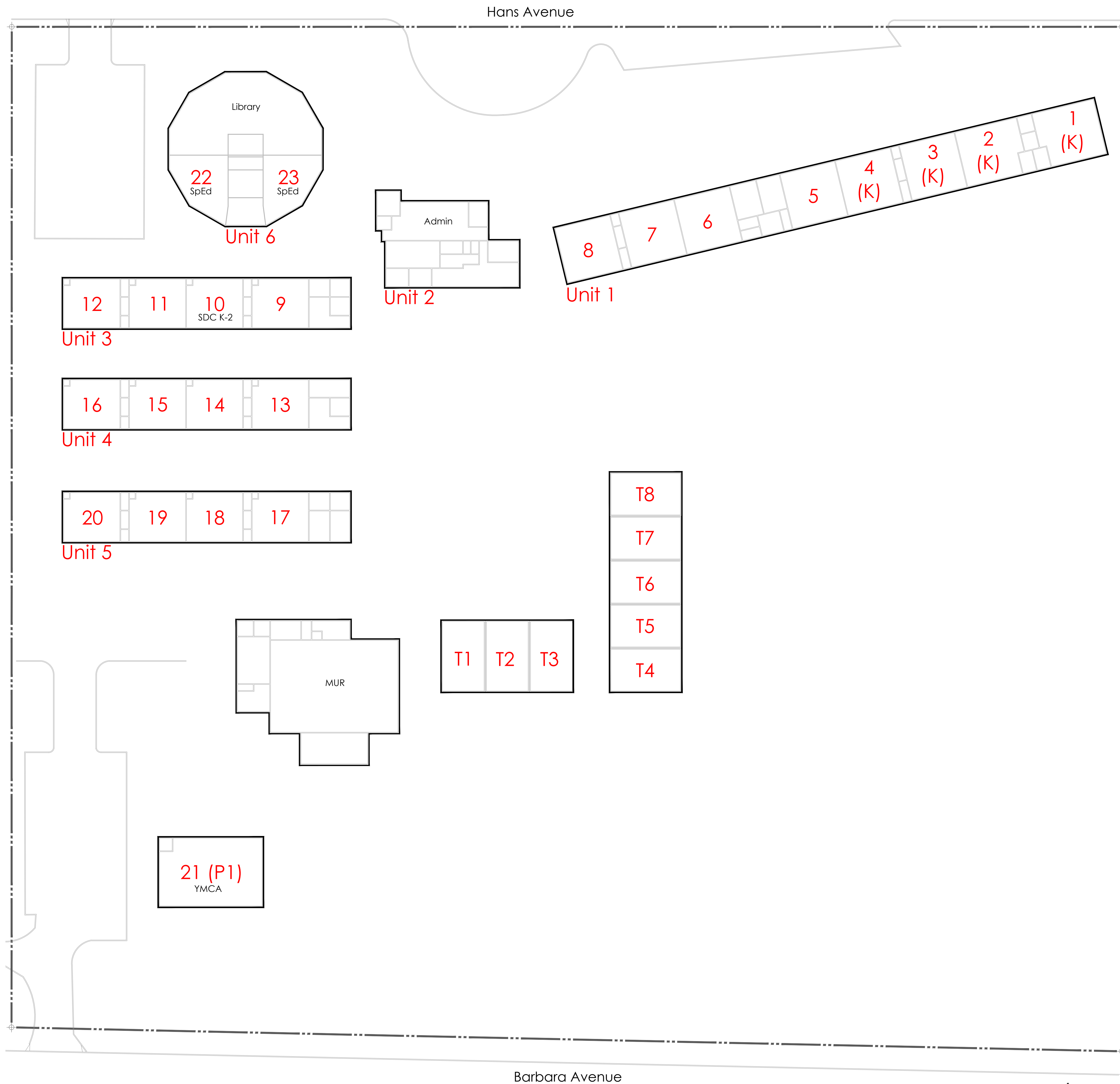
CAMPUS MAPS

APPENDIX A



MVWSD MASTER FACILITIES PLAN

November 2019



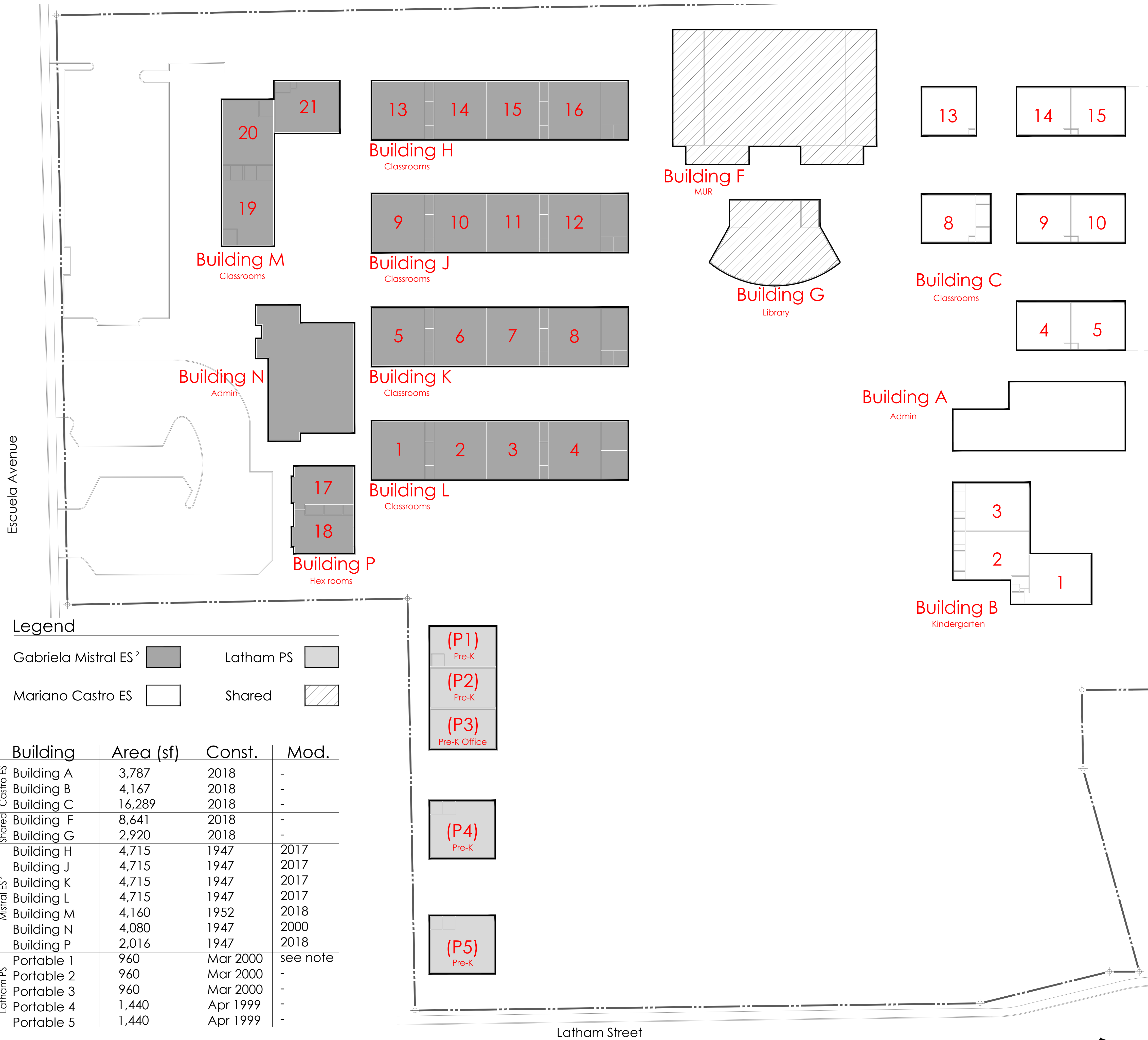
Benjamin Bubb	Current Space Utilization				Total
	Permanent Classrooms (1 - 20)	Portables (Owned) (P1)	Portables leased more than 5 yrs	Temp. Portables leased less than 5 yrs (not counted)	
Gross	22	1	0	(8)	23
Less than 700 sf.	0	0	0	0	0
Net	22	1	0	(0)	23

Notes:
 1. Room 21 has been leased to YMCA Kids' Place since 2004.

Unit	Area	Construction	Modernization
Unit 1	8,335 sf	1953	2018
Unit 2	2,965	1953	2018
Unit 3	4,715	1954	2018
Unit 4	4,715	1954	2018
Unit 5	4,715	1958	2018
Unit 6	5,222	1965	2018
MUR	6,288	2018	n/a

Classroom Inventory - Benjamin Bubb Elementary School



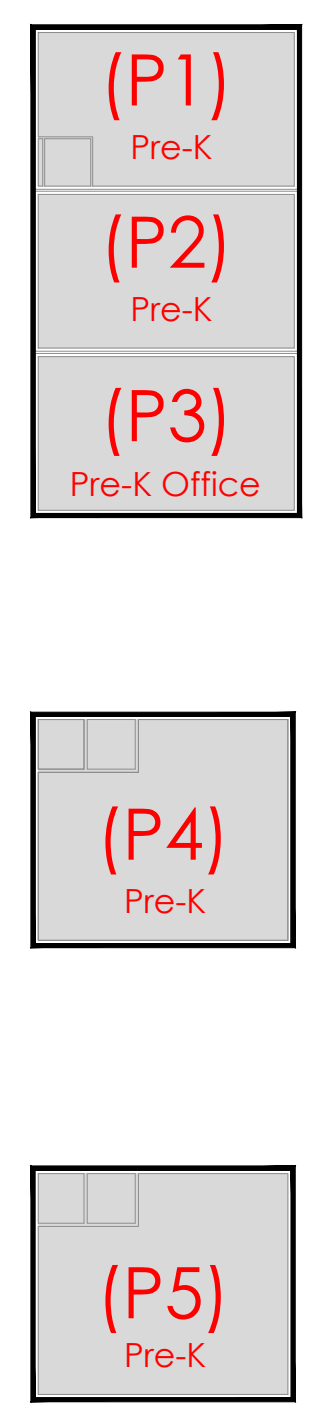


Legend

Gabriela Mistral ES² Latham PS

Mariano Castro ES Shared

Building	Area (sf)	Const.	Mod.
Castro ES			
Building A	3,787	2018	-
Building B	4,167	2018	-
Building C	16,289	2018	-
Shared			
Building F	8,641	2018	-
Building G	2,920	2018	-
Mistral ES ²			
Building H	4,715	1947	2017
Building J	4,715	1947	2017
Building K	4,715	1947	2017
Building L	4,715	1947	2017
Building M	4,160	1952	2018
Building N	4,080	1947	2000
Building P	2,016	1947	2018
Latham PS			
Portable 1	960	Mar 2000	see note
Portable 2	960	Mar 2000	-
Portable 3	960	Mar 2000	-
Portable 4	1,440	Apr 1999	-
Portable 5	1,440	Apr 1999	-



Second Floor Plan: Bldg C

Current Space Utilization

	Permanent Classrooms	Portables (Owned)	Portables leased more than 5 yrs	Temp. Portables leased less than 5 yrs (not counted)	Total
Mistral ES ¹					
Gross	21	0	0	0	21
Less than 700 sf.	0	0	0	0	0
Net	21	0	0	0	21

Current Space Utilization

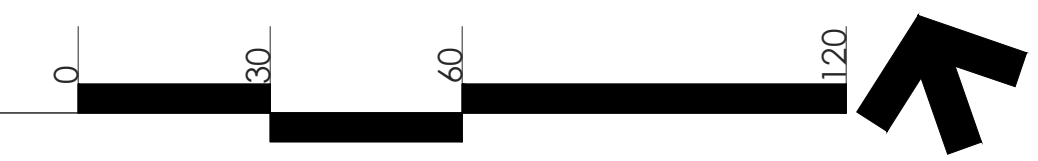
	Permanent Classrooms	Portables (Owned) (P1-P5)	Portables leased more than 5 yrs	Temp. Portables leased less than 5 yrs (not counted)	Total
Castro ES					
Gross	18	0	0	0	18
Less than 700 sf.	0	0	0	0	0
Net	18	0	0	0	18

Current Space Utilization

	Permanent Classrooms	Portables (Owned) (P1-P5)	Portables leased more than 5 yrs	Temp. Portables leased less than 5 yrs (not counted)	Total
Latham PS					
Gross	0	5	0	0	5
Less than 700 sf.	0	0	0	0	0
Net	0	5	0	0	5

Notes:
 1. Mistral has a Spanish-English Dual Immersion Program.
 2. Toilet room added to Portable 1, Summer 2018.

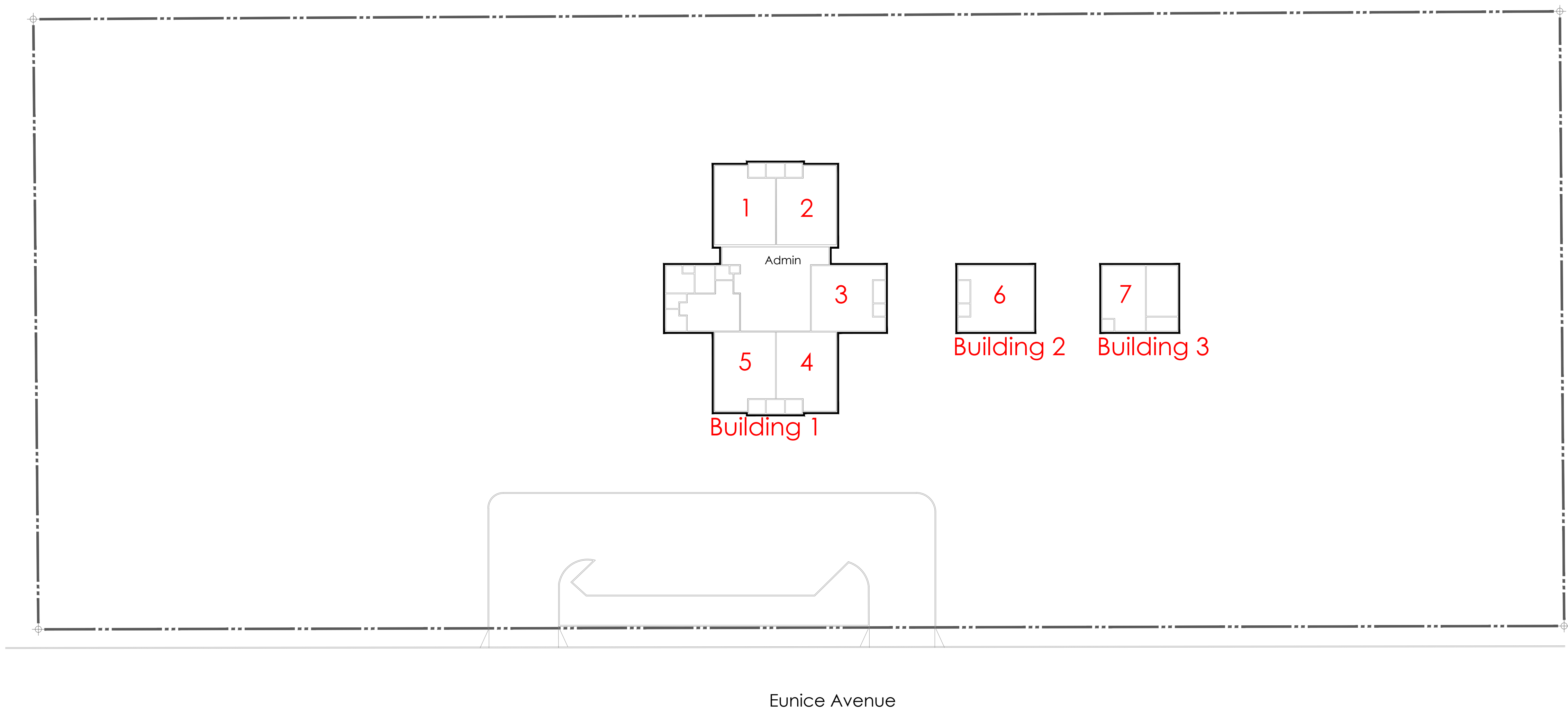
Classroom Inventory - Mistral ES, Castro ES, and Latham PS



OJ Cooper	Current Space Utilization				Total
	Permanent Classrooms (1 - 6)	Portables (Owned)	Portables leased more than 5 yrs	Temp. Portables leased less than 5 yrs (not counted)	
Gross	6	0	0	0	6
Less than 700 sf.	-1	0	0	0	0
Net	5	0	0	0	6

Notes:
 1. OJ Cooper Campus has been leased to Primary Plus for day care for more than 25 years.
 2. Building 3 has been divided into rooms smaller than 700 square feet. Room 7 is used as a nursery and has been included in the count.

Building	Area	Construction	Modernization
Building 1	7,171 sf	1962	
Building 2	986	1962	
Building 3	885	1962	



Classroom Inventory - **O.J. Cooper Elementary School**
 LEASED Action Day Primary Plus



Second Floor Plan: Bldg 200

Second Floor Plan: Bldg 400

Current Space Utilization

	Permanent Classrooms (1-41)	Portables (Owned) (P1-P3)	Portables leased more than 5 yrs	Temp. Portables leased less than 5 yrs (not counted)	Total
Crittenden					
Gross	41	1	0	0	42
Less than 700 sf.	0	0	0	0	0
Net	41	1	0	0	42

Notes:
1. P1 has been leased to MVEF since 2016.

Building	Area	Construction	Mod.
Building 100	11,490 sf	1948	2014
Building 200	17,705	1997	2014
Building 300	4,650	___ (10623)	2014
Building 400	16,170	2017	n/a
Building 500	4,195	___ (24373)	2014
Building 600	±10,127	2017	n/a
Building 700	2,708	___ (15937)	2014
Building 800	9,440	___	2004
Building 900	4,006	___ (12395)	2014
Building 1000	4,691	___ (19537)	1997
Building 1100	21,149	1993	n/a



Classroom Inventory - Crittenden Middle School

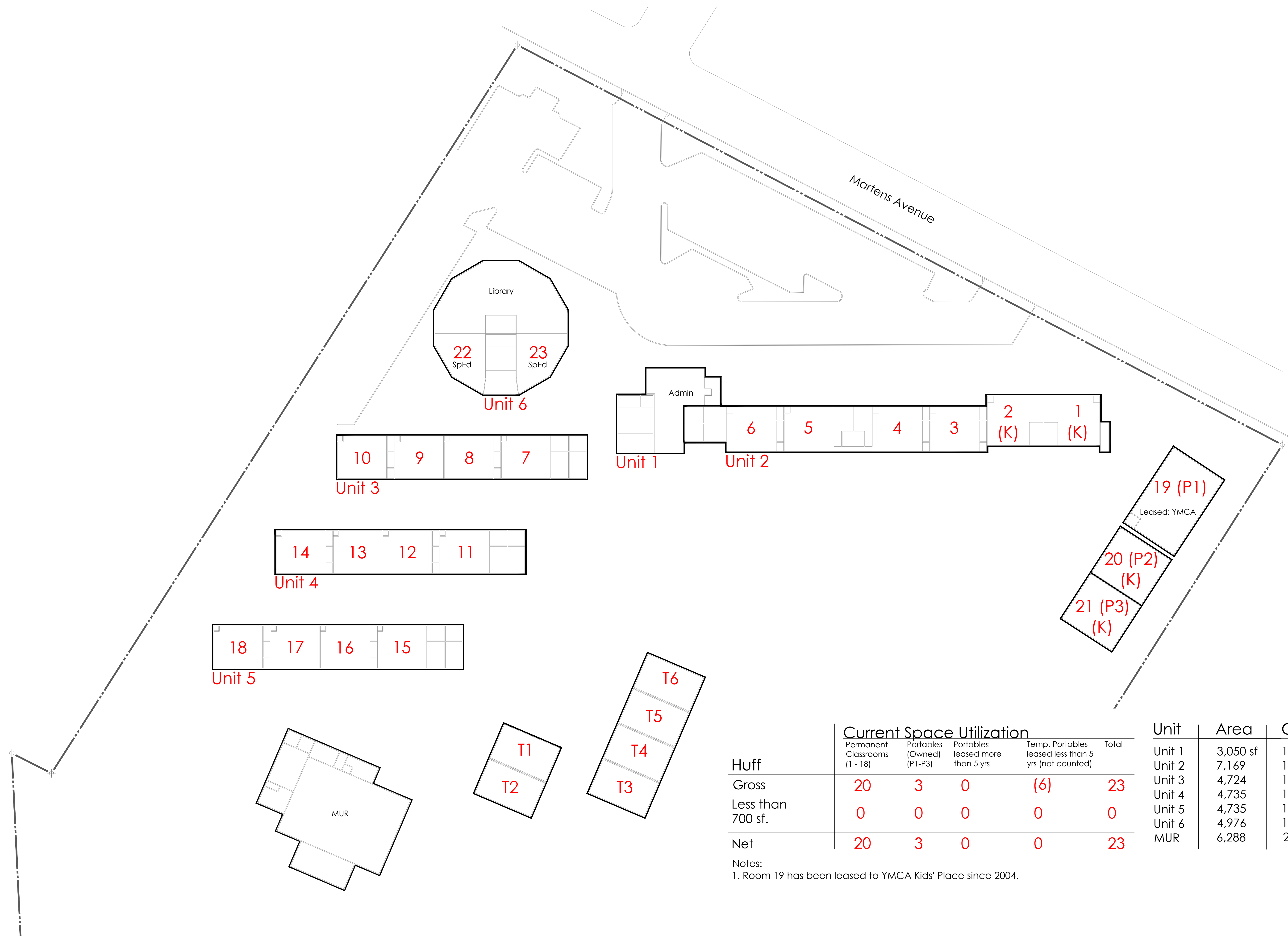


Graham	Current Space Utilization				Total
	Permanent Classrooms (1-46)	Portables (Owned) (P1-P5)	Portables leased more than 5 yrs	Temp. Portables leased less than 5 yrs (not counted)	
Gross	46	5	0	0	51
Less than 700 sf.	-1	0	0	0	-1
Net	45	5	0	0	50

Notes:
 1. Room 10 is less than 700 sf. Added to gross count.
 2. Room 49 (P3) leased to City for BEAT, Before and After School Daycare.

Unit	Area	Construction	Modernization
Unit 1	1,813 sf	—	2014
Unit 2	5,146	1957	2014
Unit 3	5,092	1957	2014
Unit 4	5,175	1957	2014
Unit 5	3,202	—	2014
Unit 6	3,194	—	2015
Unit 7	8,103	—	2017
Unit 8	5,135	—	2014
Unit 9	3,829	—	2014
Unit 11	6,120	—	2014
Unit 12	6,774	1993	2014
Unit 13	9,516	—	2014
Unit 14	9,232	2016	n/a
Unit 15	±2,880	2000	2014
Unit 16	±2,880	2000	2014
Unit 17	4,784	1993	2014
Snack Shack	±1,298	2005	n/a

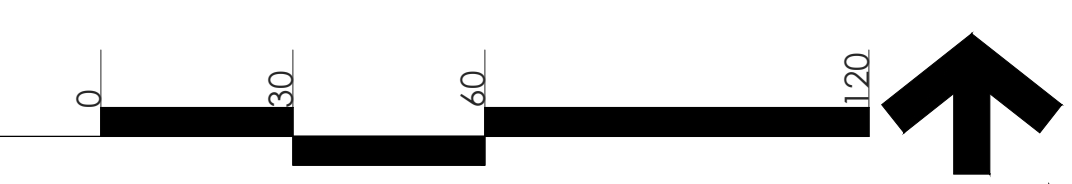
Second Floor Plan: Unit 14

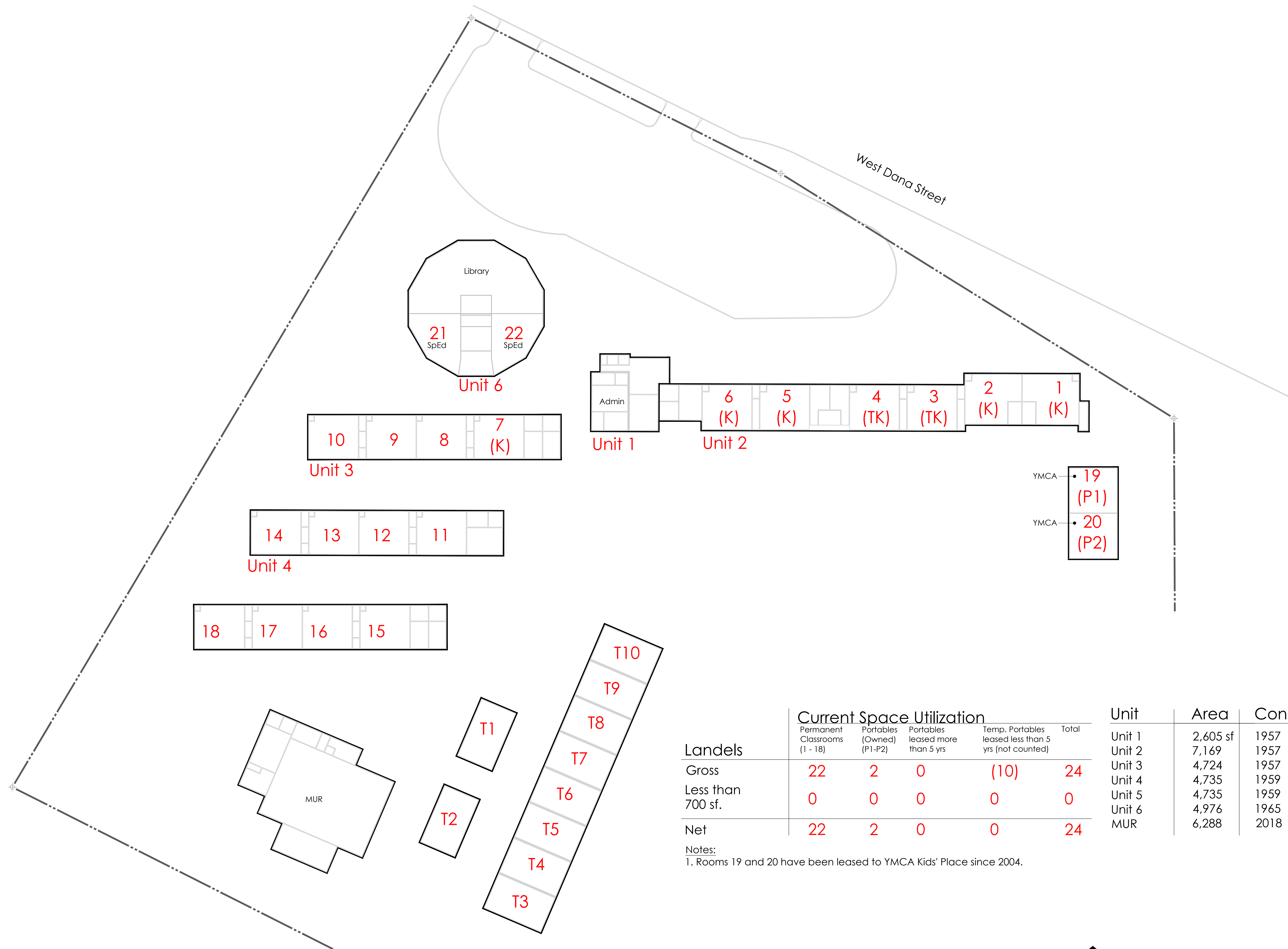


	Current Space Utilization				Total	Unit	Area	Const.	Mod.
	Permanent Classrooms (1 - 18)	Portables (Owned) (P1-P3)	Portables leased more than 5 yrs	Temp. Portables leased less than 5 yrs (not counted)					
Huff									
Gross	20	3	0	(6)	23	Unit 1	3,050 sf	1957	2018
Less than 700 sf.	0	0	0	0	0	Unit 2	7,169	1957	2018
Net	20	3	0	0	23	Unit 3	4,724	1957	2018
						Unit 4	4,735	1959	2018
						Unit 5	4,735	1959	2018
						Unit 6	4,976	1965	2018
						MUR	6,288	2018	n/a

Notes:
 1. Room 19 has been leased to YMCA Kids' Place since 2004.

Classroom Inventory - Franklin L. Huff Elementary School

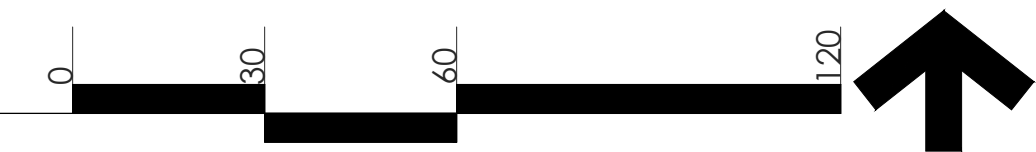


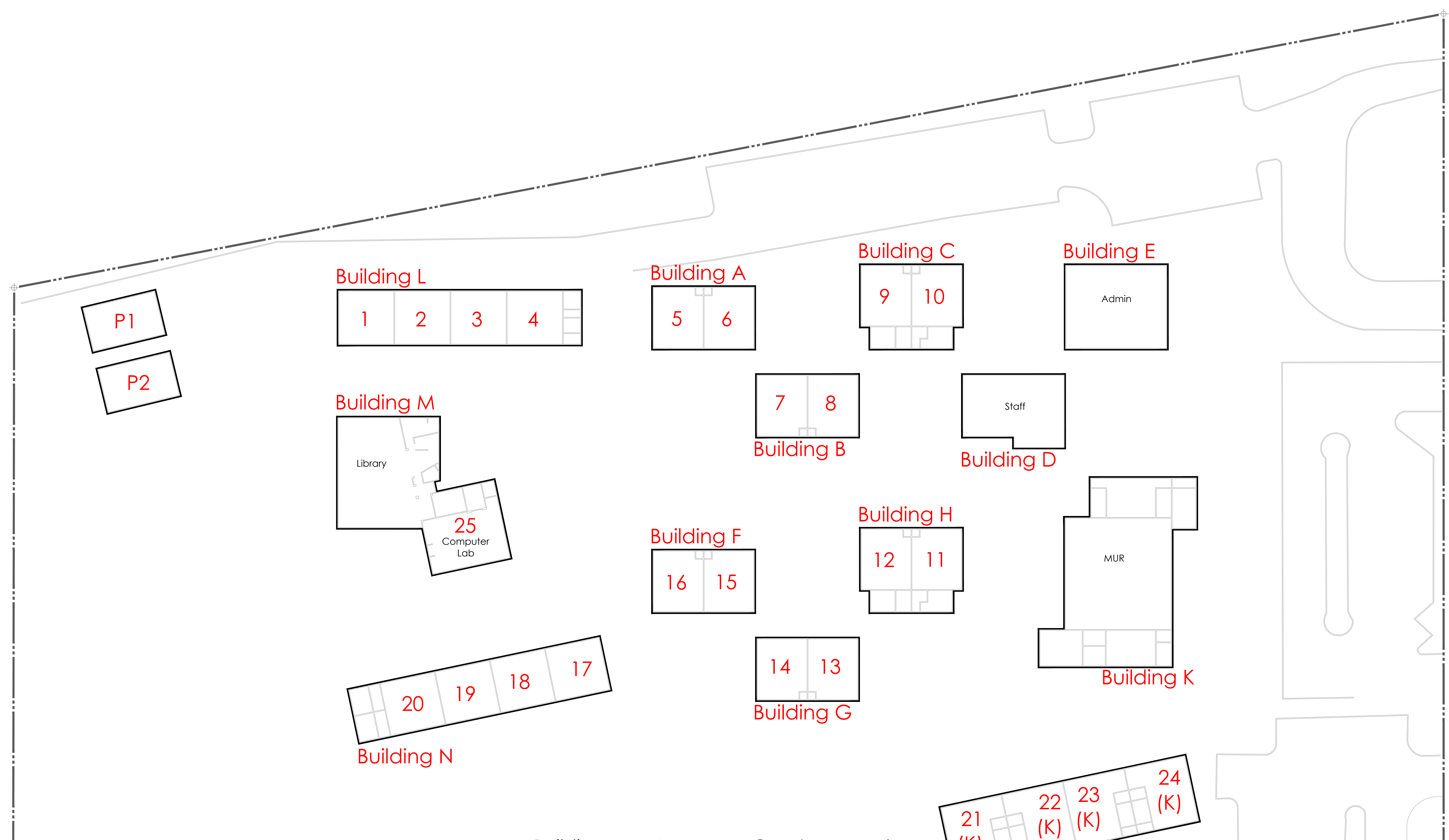


Landels	Current Space Utilization				Total	Unit	Area	Const.	Mod.
	Permanent Classrooms (1 - 18)	Portables (Owned) (P1-P2)	Portables leased more than 5 yrs	Temp. Portables leased less than 5 yrs (not counted)					
Gross	22	2	0	(10)	24	Unit 1	2,605 sf	1957	2018
Less than 700 sf.	0	0	0	0	0	Unit 2	7,169	1957	2018
Net	22	2	0	0	24	Unit 3	4,724	1957	2018
						Unit 4	4,735	1959	2018
						Unit 5	4,735	1959	2018
						Unit 6	4,976	1965	2018
						MUR	6,288	2018	n/a

Notes:
 1. Rooms 19 and 20 have been leased to YMCA Kids' Place since 2004.

Classroom Inventory - Edith Landels Elementary School

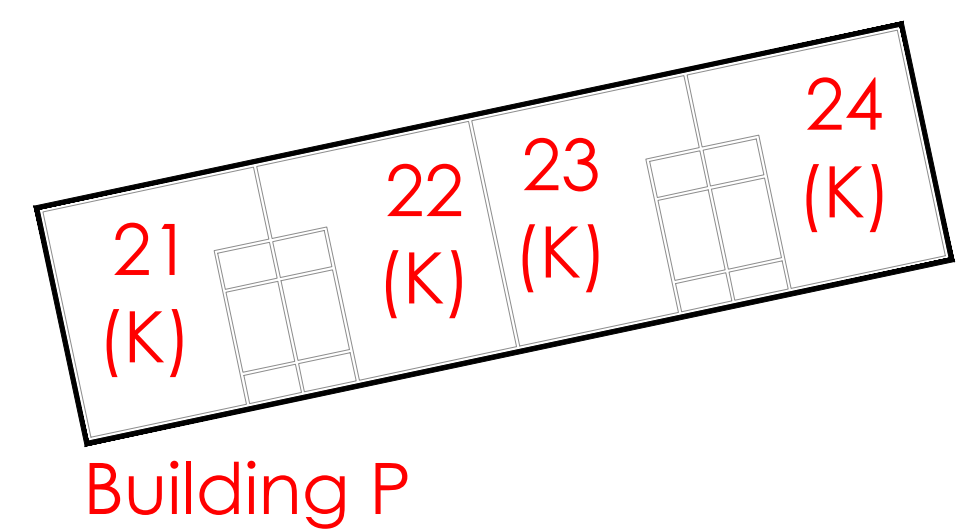




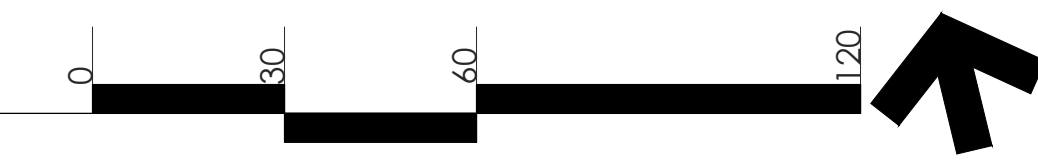
	Current Space Utilization				Total
	Permanent Classrooms (1 - 25)	Portables (Owned)	Portables leased more than 5 yrs	Temp. Portables leased less than 5 yrs (not counted)	
Gross	25	2	0	0	27
Less than 700 sf.	0	0	0	0	0
Net	25	2	0	0	27

Notes:
1. Computer lab added to gross count.

Building	Area	Const.	Mod.
Building A	1,802 sf	1955	2017
Building B	1,802	1955	2017
Building C	2,294	1955	2017
Building D	2,489	1955	2017
Building E	±2,022	1955	2017
Building F	1,802	1955	2017
Building G	1,802	1955	2017
Building H	2,294	1955	2017
Building K	4,778	1958	2017
Building L	±3,779	—	2017
Building M	±4,821	—	2017
Building N	±3,998	—	2017
Building P	±4,776	—	2017
Portable 1	960	1996	2017
Portable 2	960	1996	2017



Classroom Inventory - Monta Loma Elementary School



Thompson Avenue



Classroom Inventory - **Stevenson (PACT) Elementary School**

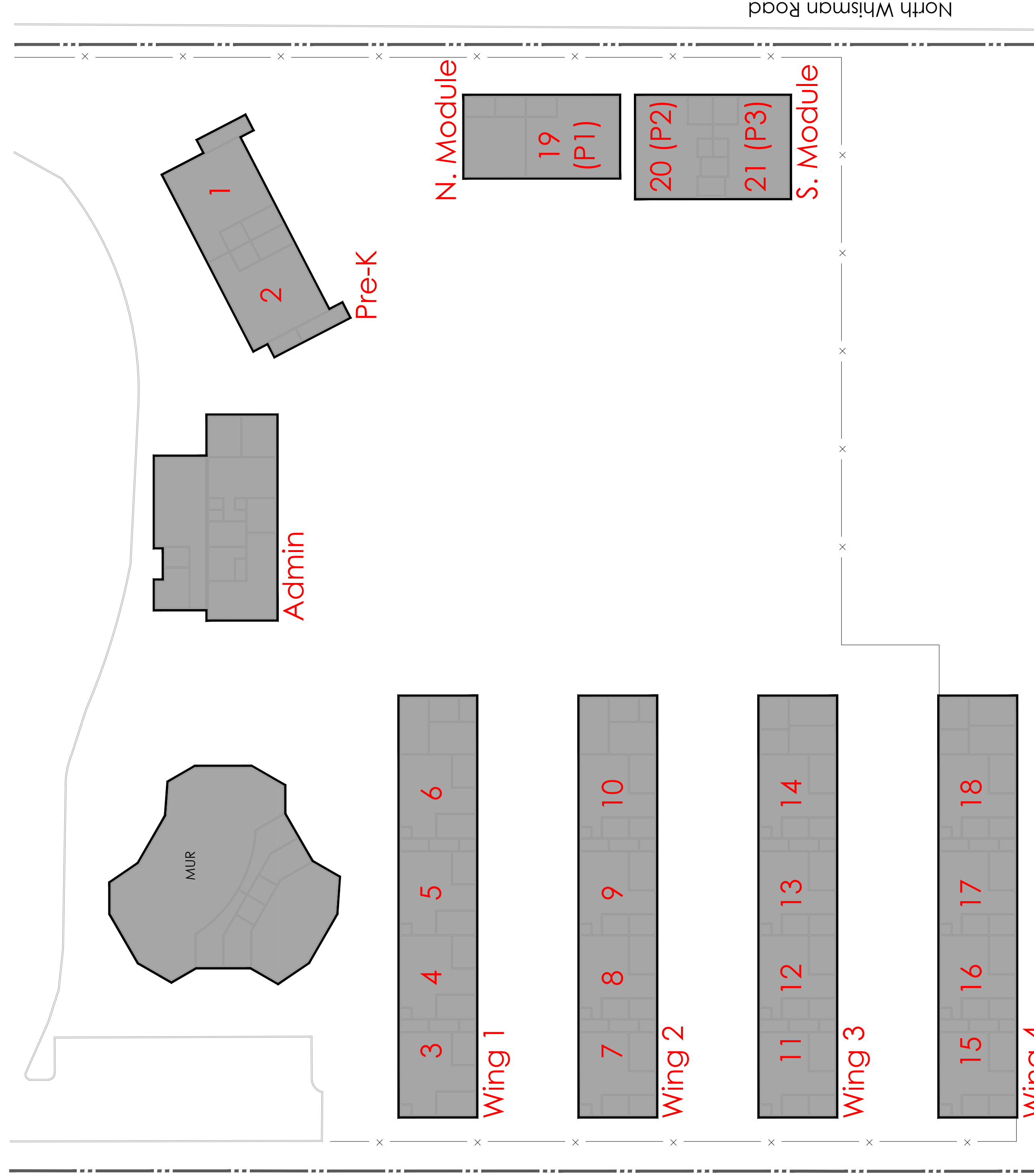
Stevenson	Current Space Utilization				Total
	Permanent Classrooms	Portables (Owned) (P1 - P14)	Portables leased more than 5 yrs	Temp. Portables leased less than 5 yrs (not counted)	
Gross	18	3	0	0	21
Less than 700 sf.	0	0	0	0	0
Net	18	3	0	0	21

Building	Area	Construction	Modernization
Building A	3,840 sf	2018	—
Building B	6,078	2018	—
Building C	3,840	2018	—
Building D	6,720	2018	—
Building E	2,841	1964	2018
Building F	5,400	2019	—
Building G	3,360	2018	—

Legend

- Stevenson ES
- Temp. District Office

Montecito Avenue



Legend

Kenneth Slater ES

Jose Vargas ES

Building	Area (sf)	Const.	Mod.
MUR	4,976 sf	1956	2002
Admin	3,011	1952	2007
Pre-K	2,656	1956	2007
Wing 1	4,469	1952	2007
Wing 2	4,437	1952	2007
Wing 3	4,437	1952 ²	2007
Wing 4	4,437	1956	2007
Building A	3,360	2019	-
Building B	2,880	2019	-
Building C	6,288	2019	-
Building D	3,840	2019	-
Building E	9,120	2019	-

Notes:
1. 2007 Modernization at Slater is not DSA compliant.

Current Space Utilization

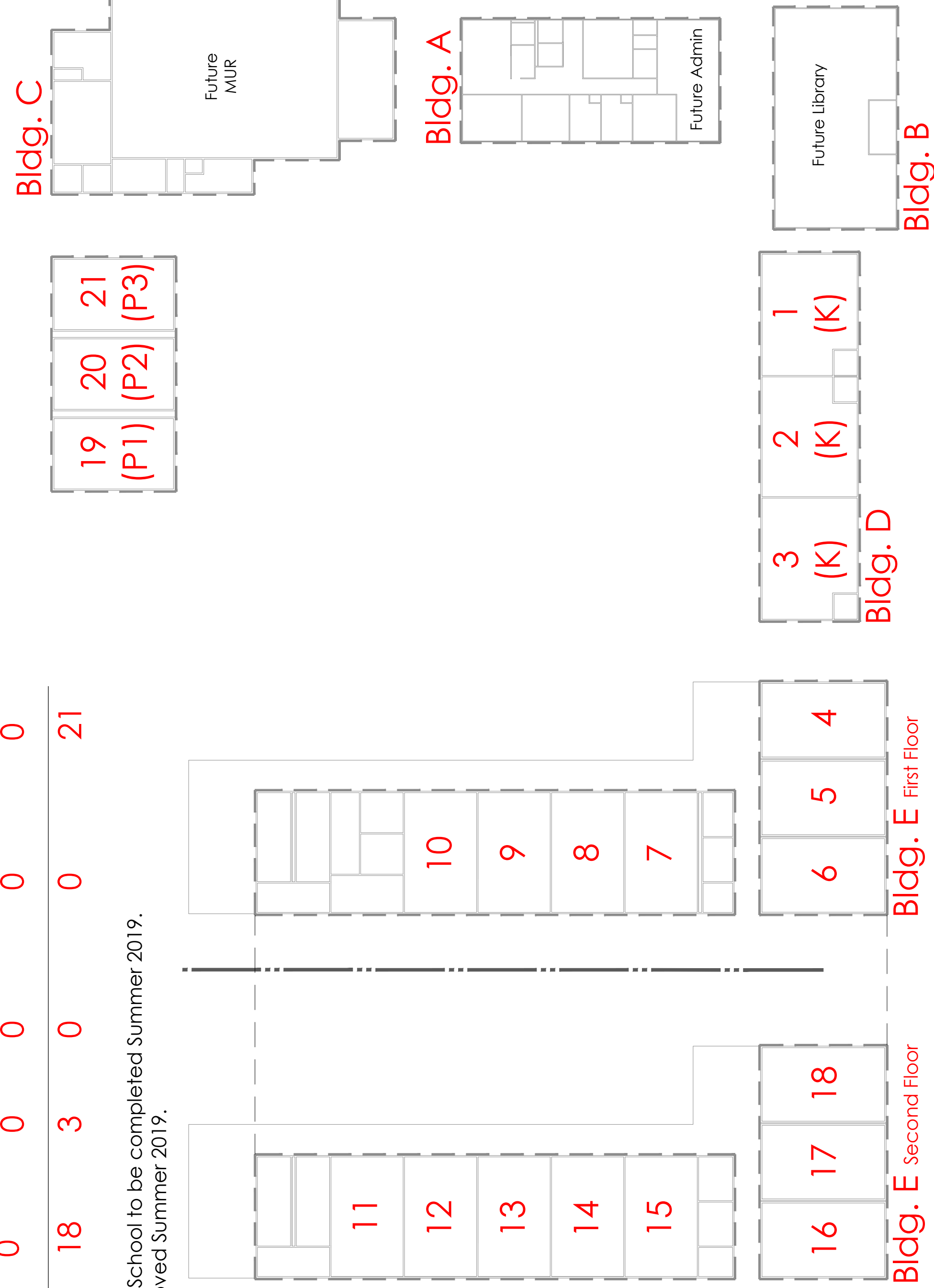
Slater	Permanent Classrooms (1 - 18)	Portables		Total
		(Owned) (P1-P12)	leased more than 5 yrs (not counted)	
Gross	18	3	0	21
Less than 700 sf.	-16	0	0	-16
Net	2	3	0	5

Notes:
1. Google Children's Center at The Woods has been within the Slater site since 2004.

Current Space Utilization

Vargas	Permanent Classrooms (1 - 18)	Portables		Total
		(Owned) (P1-P12)	leased more than 5 yrs (not counted)	
Gross	18	3	0	21
Less than 700 sf.	0	0	0	0
Net	18	3	0	21

Notes:
1. Vargas Elementary School to be completed Summer 2019.
2. P3 - P11 to be removed Summer 2019.



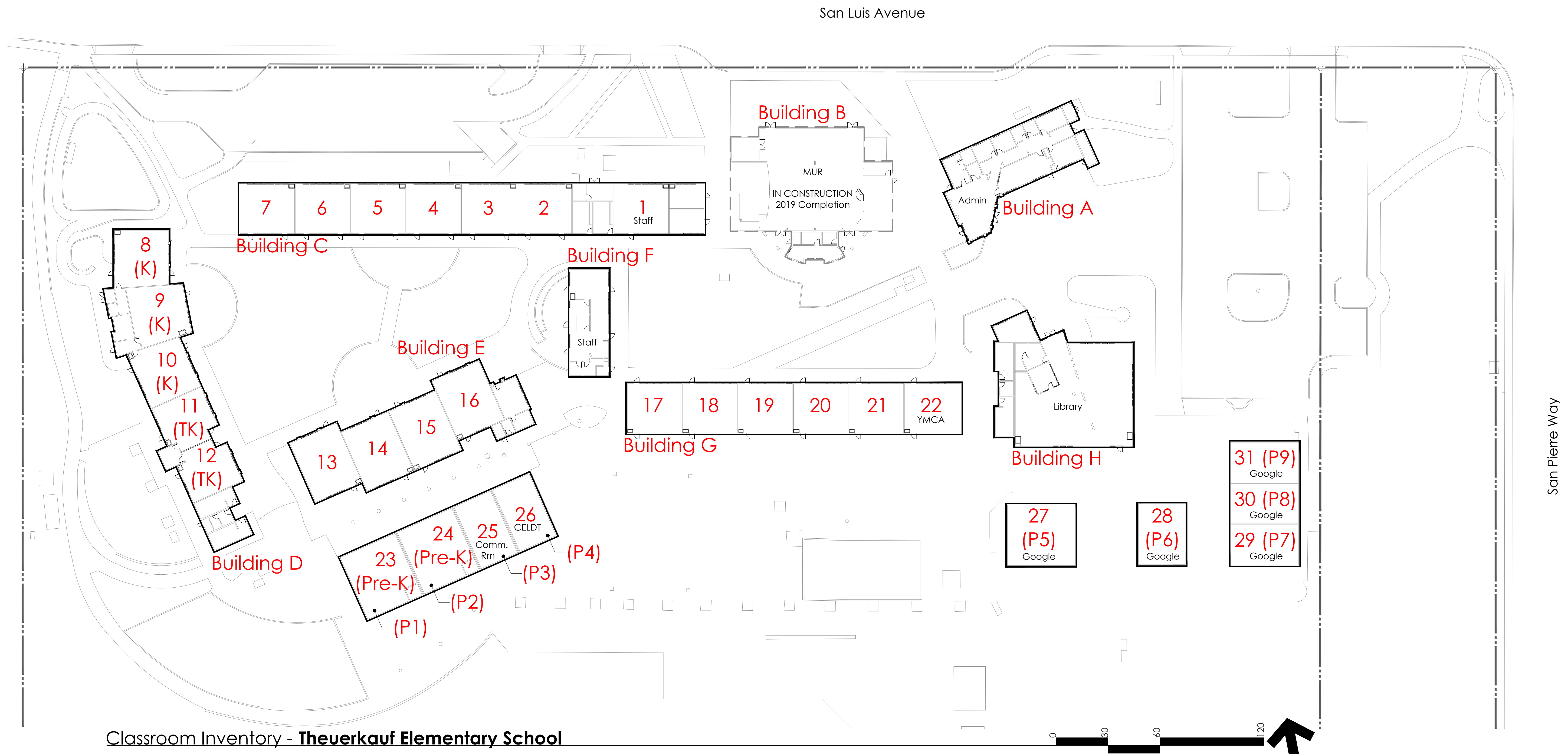
Classroom Inventory - Slater ES, Vargas ES



Theuerkauf	Current Space Utilization				Total
	Permanent Classrooms (1 - 22)	Portables (Owned) (P1-P9)	Portables leased more than 5 yrs	Temp. Portables leased less than 5 yrs (not counted)	
Gross	22	9	0	0	31
Less than 700 sf.	0	0	0	0	0
Net	22	9	0	0	31

Notes:
 1. Room 22 has been leased to YMCA Kids' Place since 2004.
 2. Rooms 27-31 have been leased to Google since 2004.

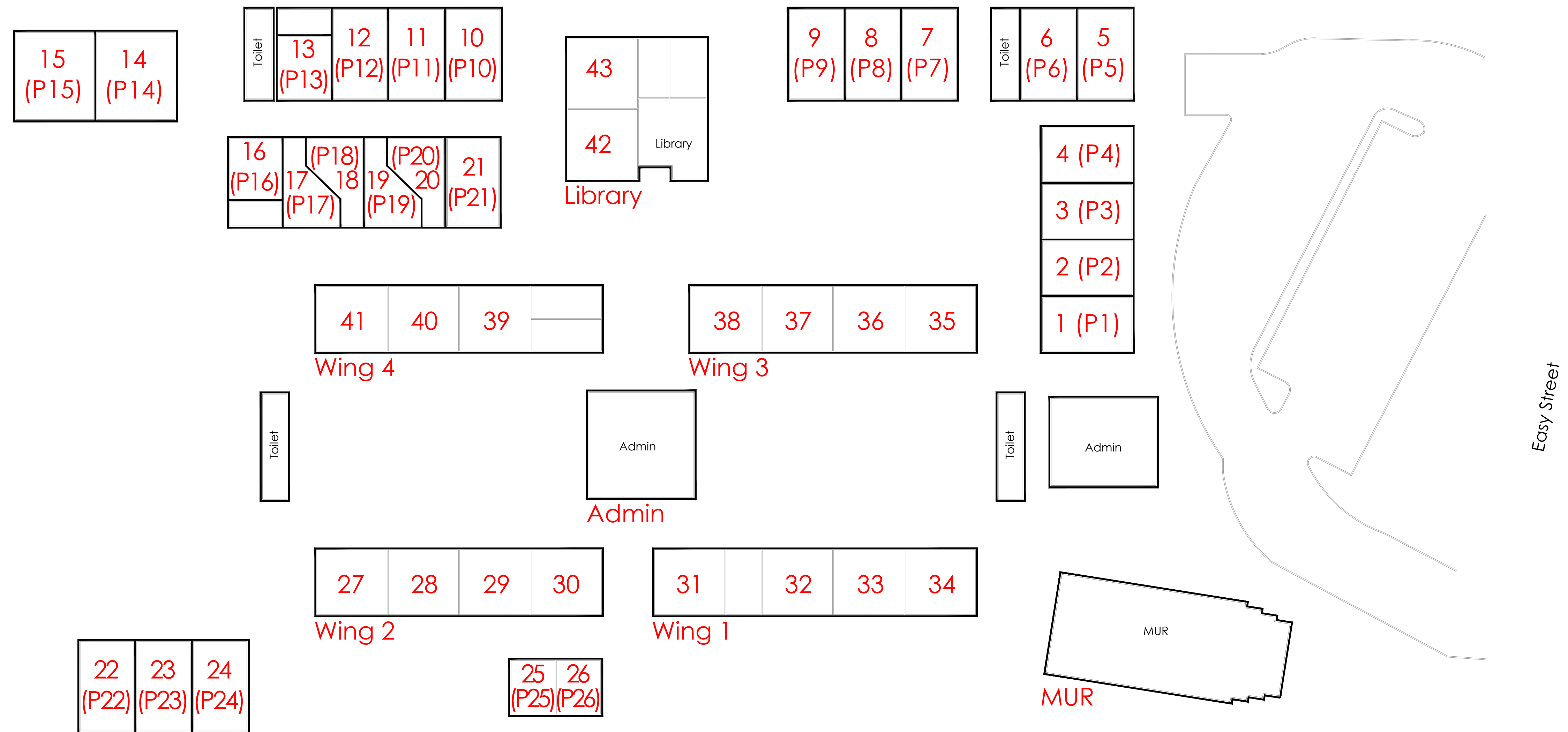
Building	Area	Construction	Modernization
Building A	3,150 sf	1956	2018
Building B	4,211	1952	2019
Building C	8,060	1952	2018
Building D	6,276	1998	2018
Building E	4,4827	1998	2018
Building F	1,300	1956	2018
Building G	5,352	1956	2018
Building H	4,793	1985	2018



Slater	Current Space Utilization				Total
	Permanent Classrooms (27 - 43)	Portables (Owned) (P1 - P26)	Portables leased more than 5 yrs	Temp. Portables leased less than 5 yrs (not counted)	
Gross	17	26	0	0	43
Less than 700 sf.	0	-4	0	0	-4
Net	17	22	0	0	39

Notes:
1. Rooms 13, 16, 25, and 26 are less than 700 sf. Added to gross count.

Building	Area	Construction	Modernization
Admin	1,800 sf	— (19773)	—
MUR	±4,400	—	—
Library	3,715	—	—
Wing 1	4,118	—	—
Wing 2	3,660	— (19773)	—
Wing 3	3,660	—	1994
Wing 4	3,660	— (22295)	1994



Classroom Inventory - Whisman Elementary School

LEASED German International School of Silicon Valley, Yew Chung International School





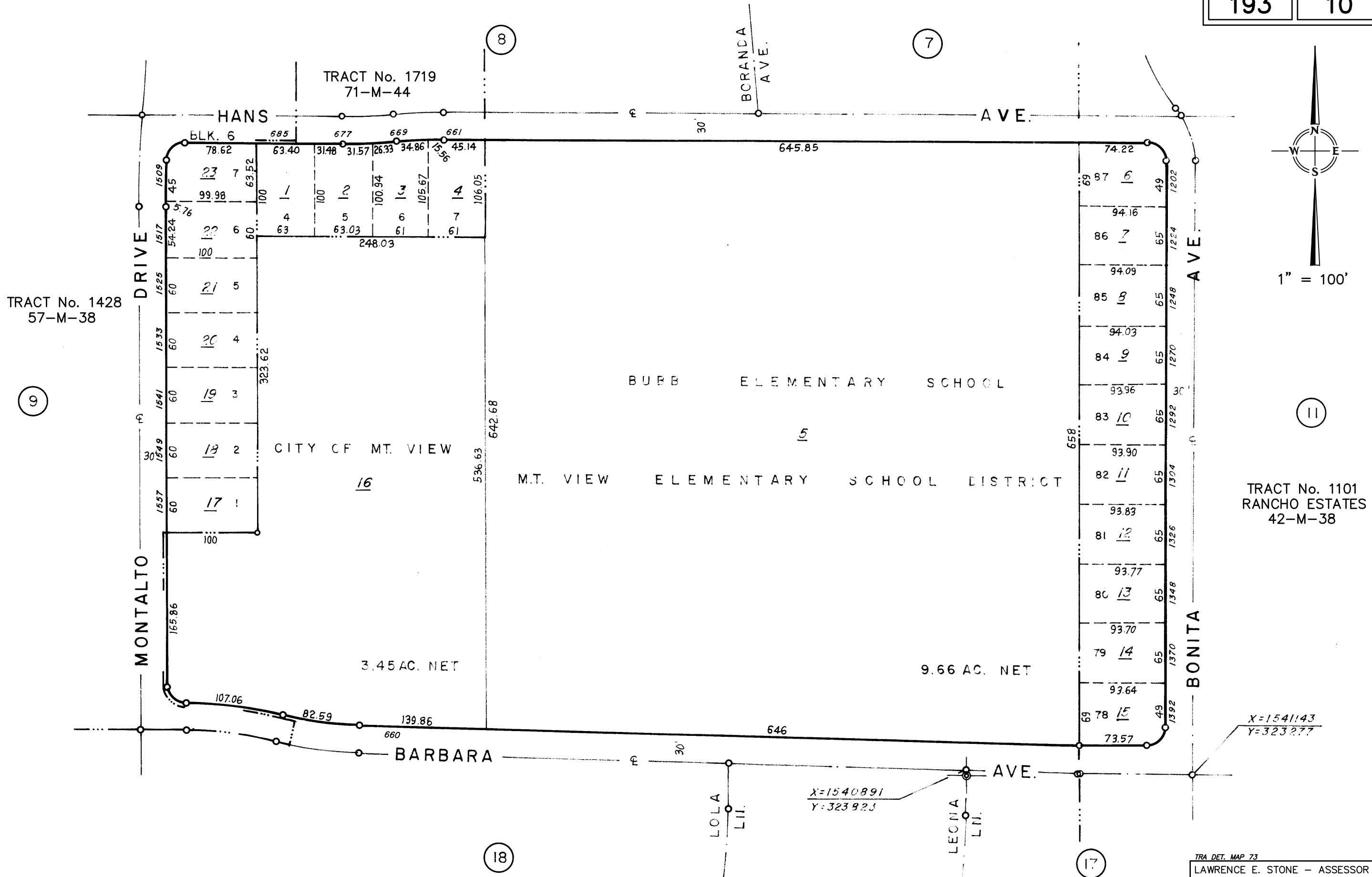
Mountain View
Whisman
School District

ASSESSOR PARCEL MAPS
MVWSD PROPERTIES

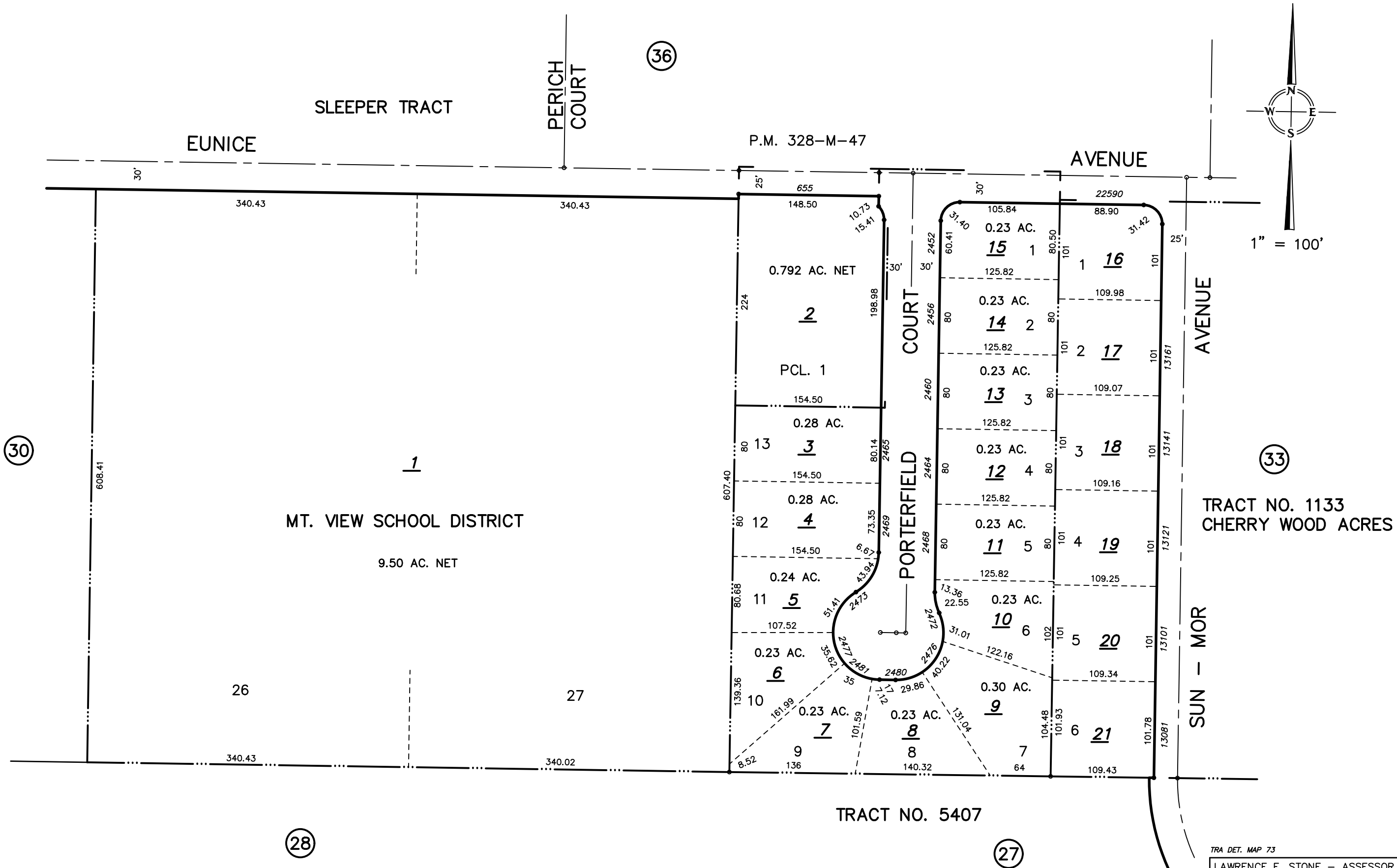
APPENDIX B

MVWSD MASTER FACILITIES PLAN

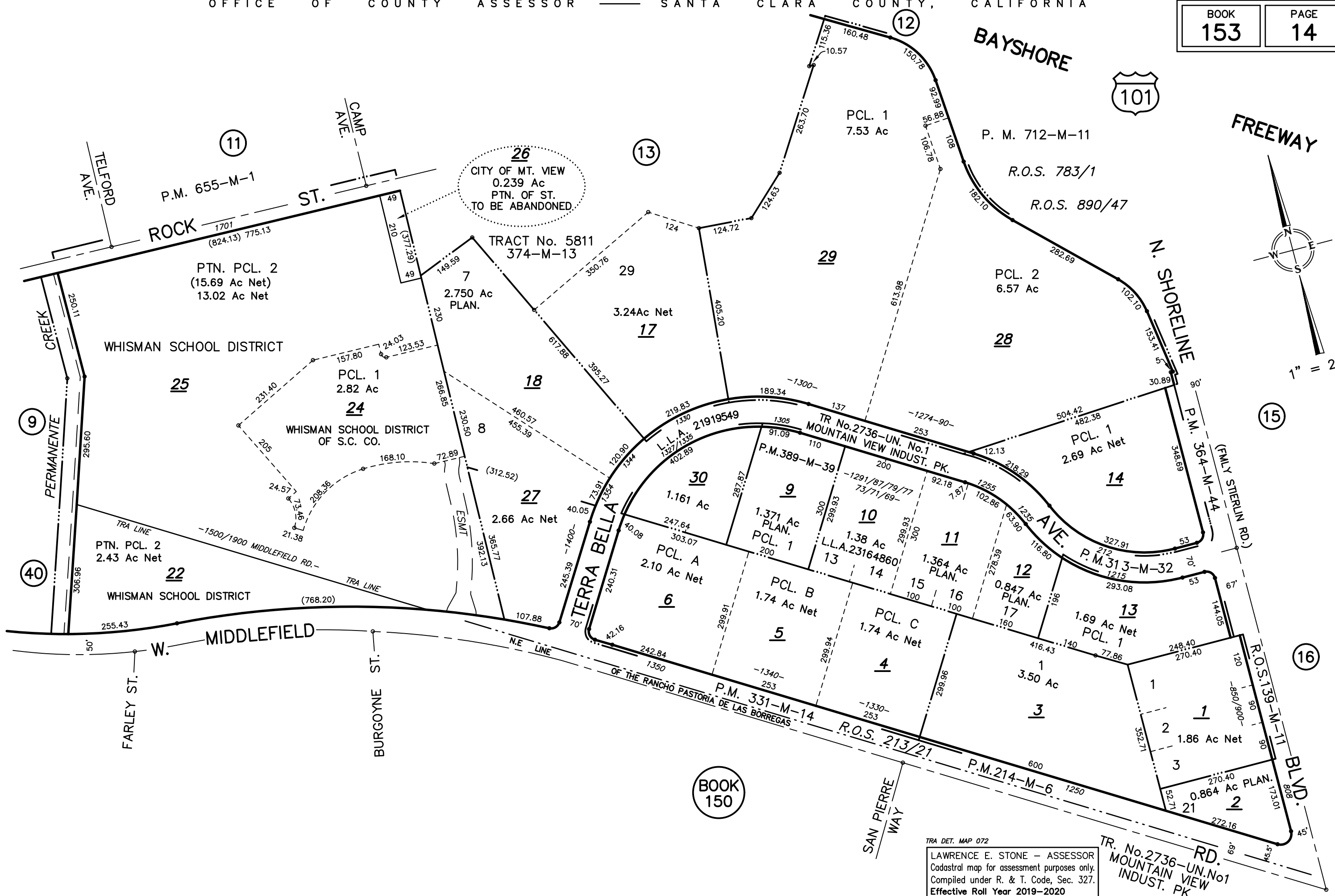
November 2019



TRA DET. MAP 73
 LAWRENCE E. STONE — ASSESSOR
 Cadastral map for assessment purposes only.
 Compiled under R. & T. Code, Sec. 327.
 Effective Roll Year 2019-2020



TRA DET. MAP 73
 LAWRENCE E. STONE — ASSESSOR
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 Effective Roll Year 2019-2020



26
CITY OF MT. VIEW
0.239 Ac
PTN. OF ST.
TO BE ABANDONED.

TRACT No. 5811
374-M-13

PTN. PCL. 2
(15.69 Ac Net)
13.02 Ac Net

WHISMAN SCHOOL DISTRICT

PCL. 1
2.82 Ac

WHISMAN SCHOOL DISTRICT
OF S.C. CO.

PTN. PCL. 2
2.43 Ac Net

WHISMAN SCHOOL DISTRICT

2.750 Ac
PLAN.

3.24Ac Net

PCL. 1
7.53 Ac

P. M. 712-M-11

R.O.S. 783/1

R.O.S. 890/47

PCL. 2
6.57 Ac

PCL. 1
2.82 Ac

2.66 Ac Net

1.161 Ac

1.371 Ac
PLAN.
PCL. 1

PCL. A
2.10 Ac Net

PCL. B
1.74 Ac Net

PCL. C
1.74 Ac Net

PCL. 1
2.69 Ac Net

1.38 Ac
L.L.A. 23164860

1.364 Ac
PLAN.

0.847 Ac
PLAN.

1.69 Ac Net
PCL. 1

P.M. 331-M-14

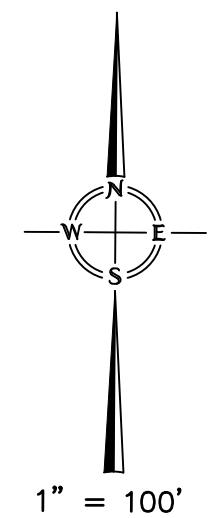
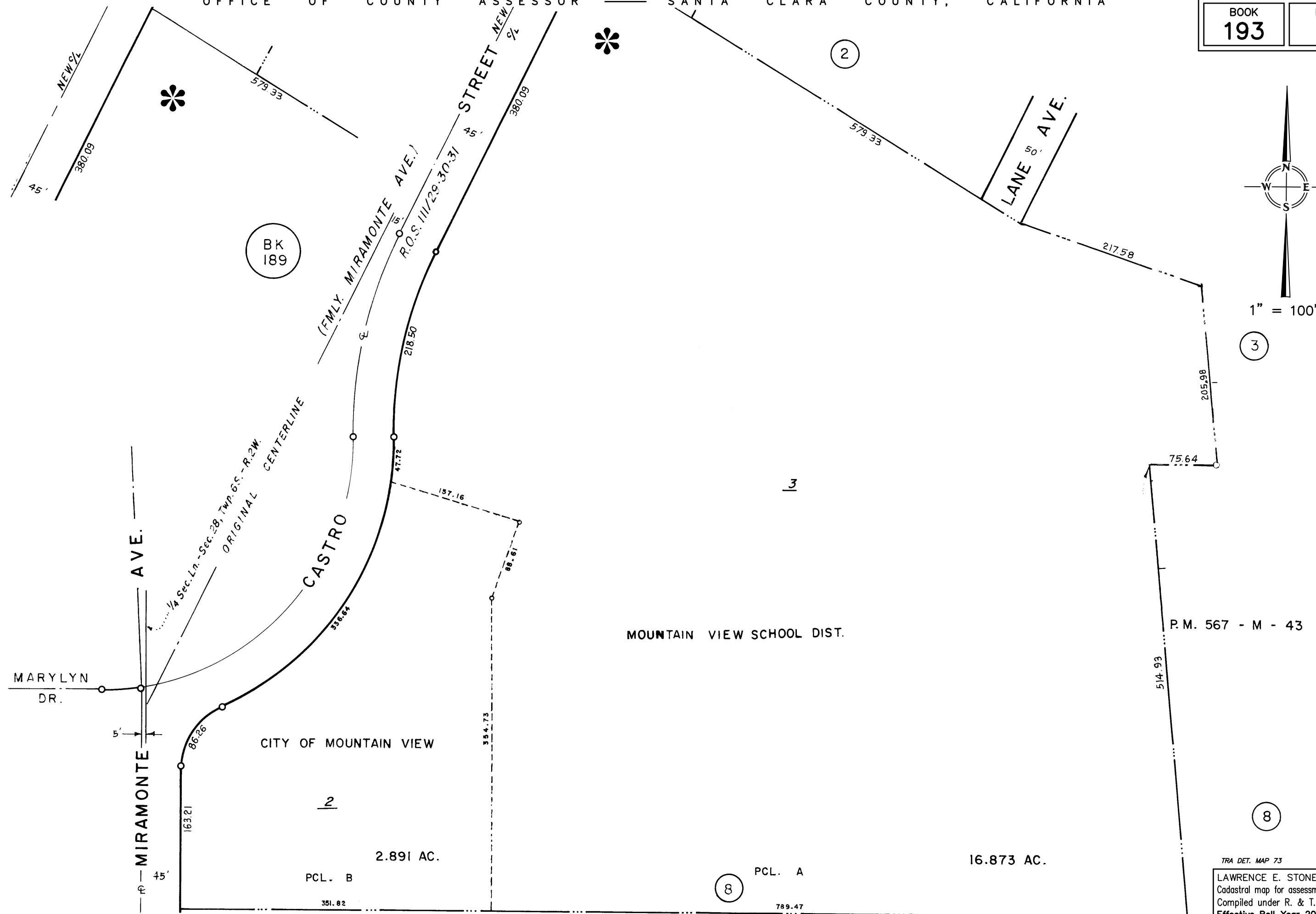
R.O.S. 213/21

P.M. 214-M-6

0.864 Ac
PLAN.

TRA DET. MAP 072
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TR. No. 2736-UN. No. 1
MOUNTAIN VIEW
INDUST. PK.

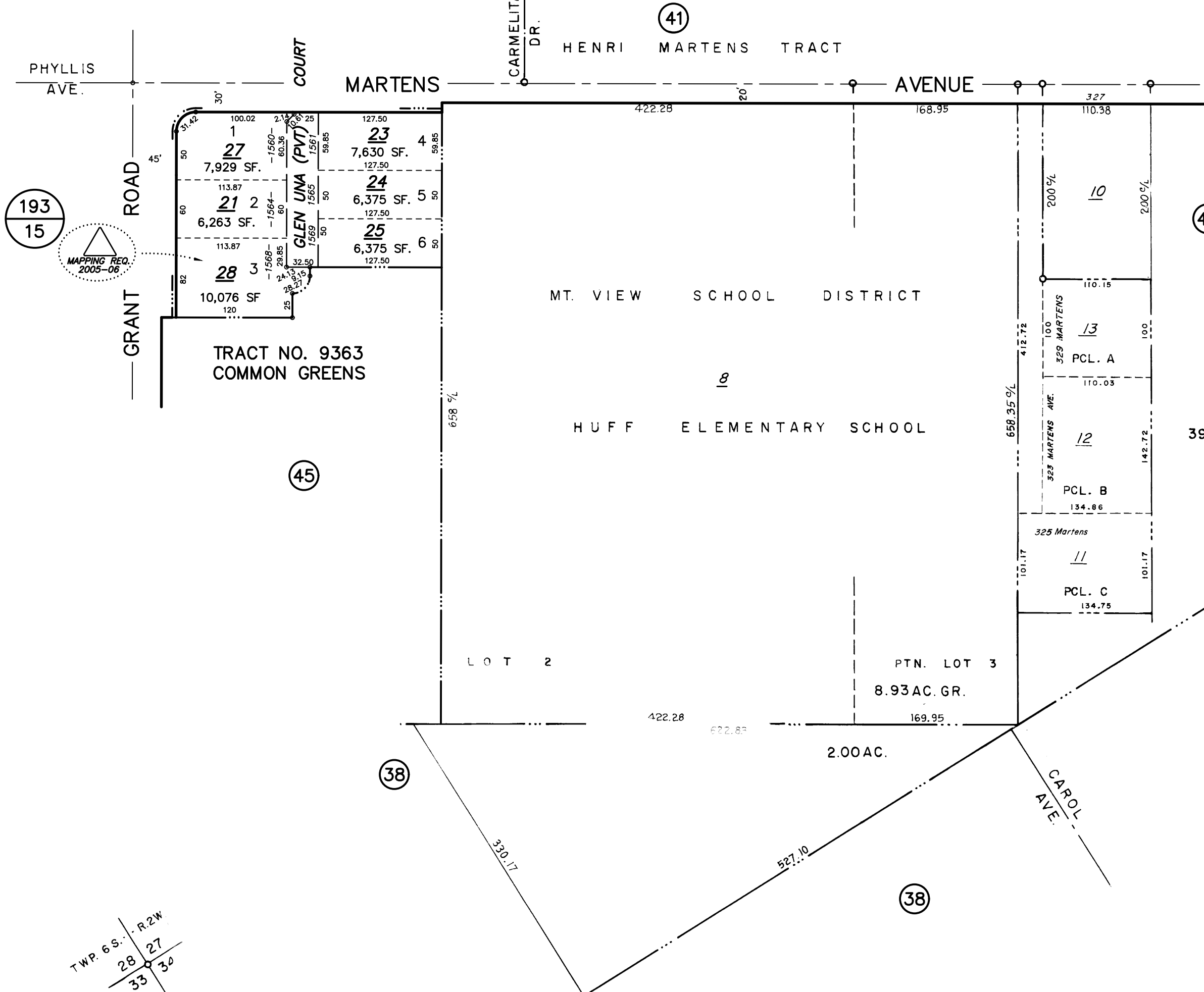


3

3

8

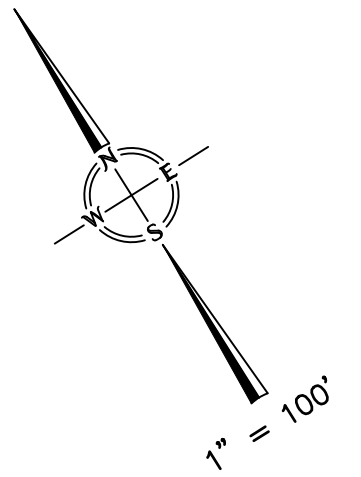
8



193
15

MAPPING REQ.
2005-06

40



P. M.
397 - M - 31

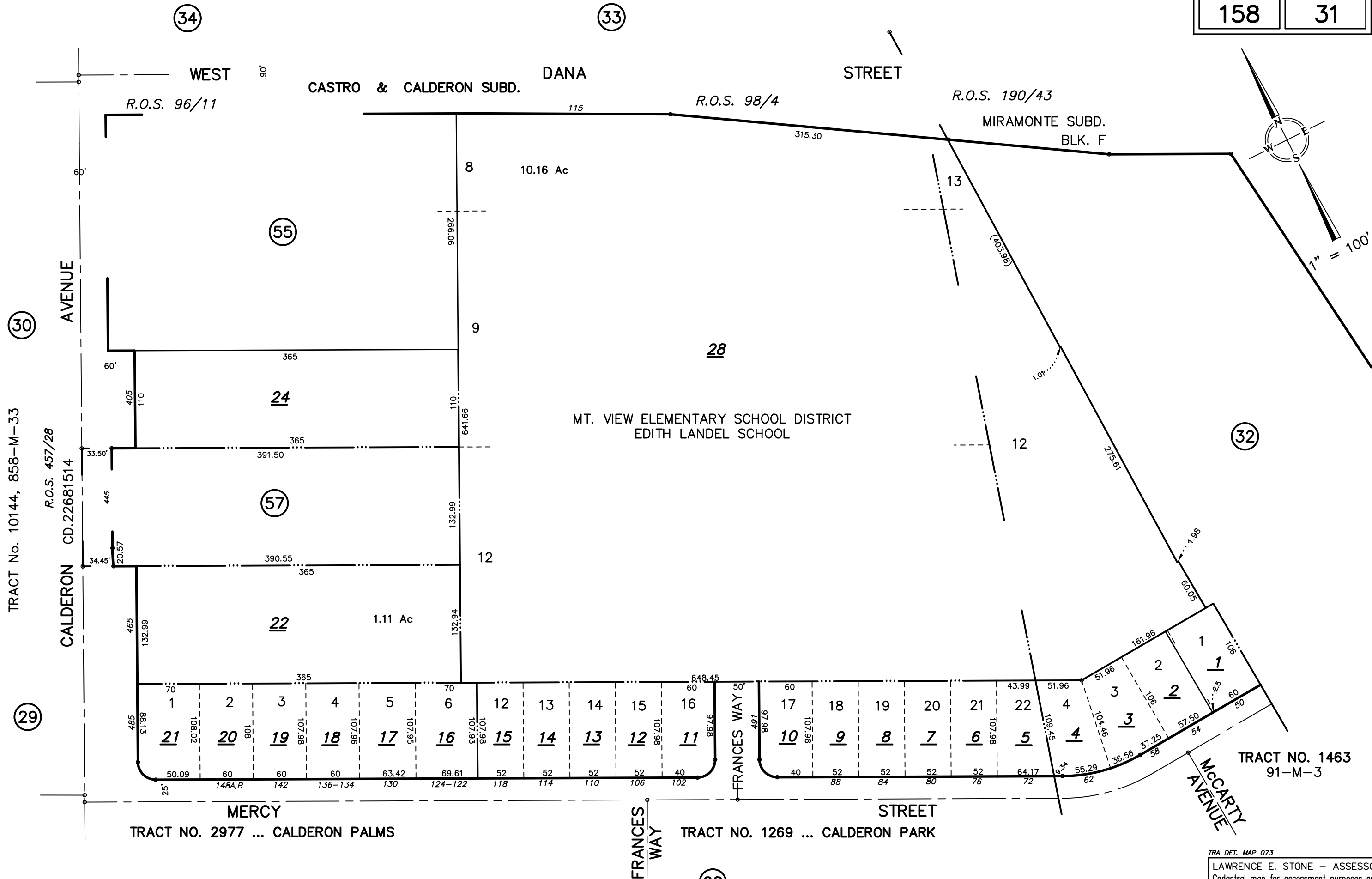
45

37

38

38

TWP. 6 S. R. 2 W.
27
28
30
33



34

33

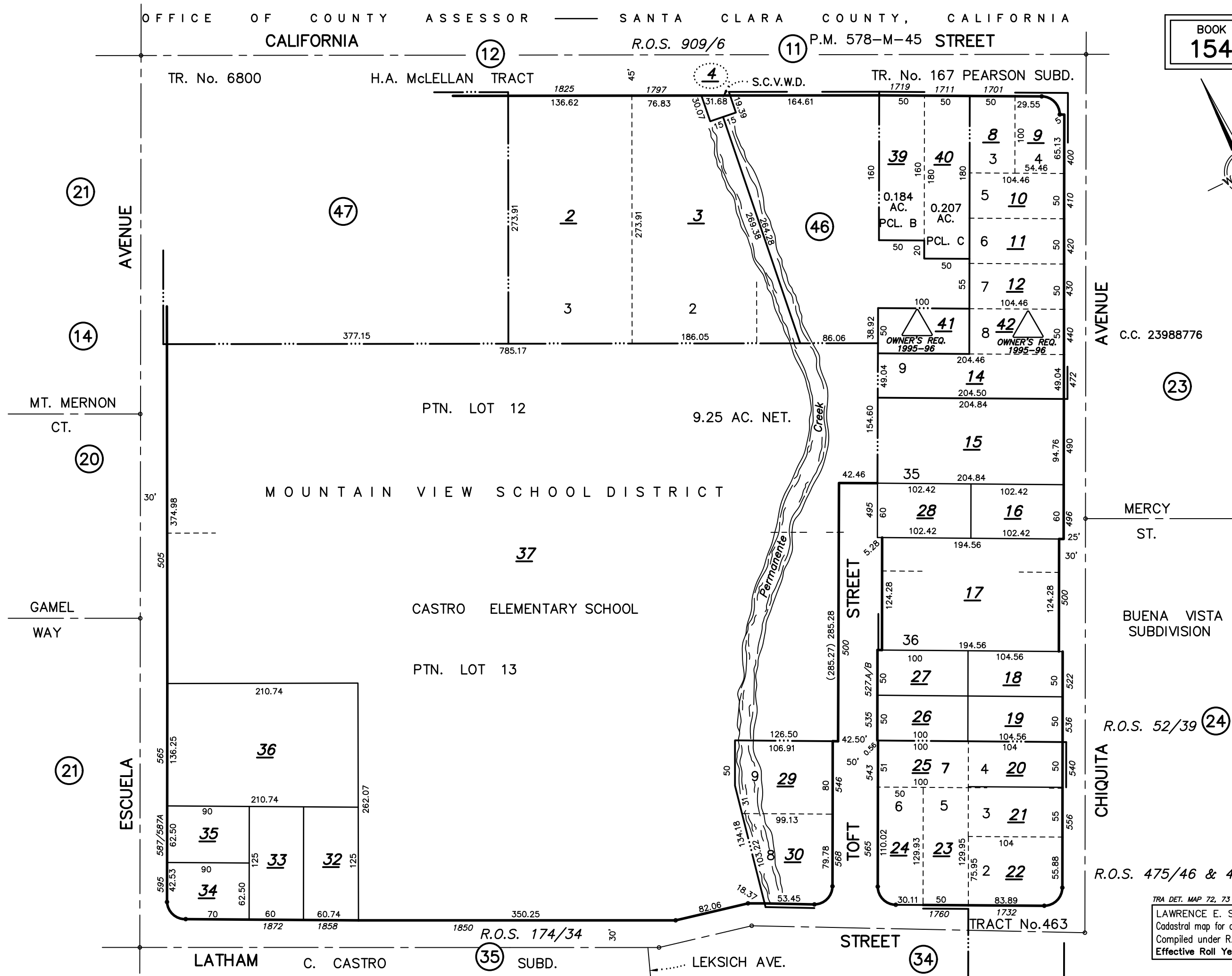
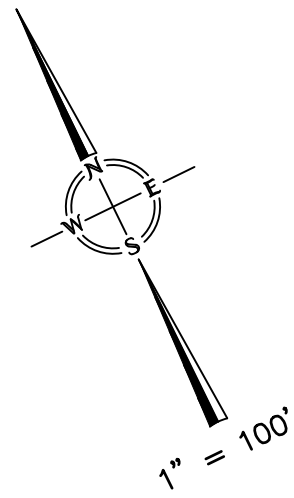
30

32

29

28

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C.C. 23988776

R.O.S. 52/39

R.O.S. 475/46 & 47

TRA DET. MAP 72, 73
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BOOK 147 PAGE 29

TRA DET. MAP 72
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Effective Roll Year 2019-2020

WHISMAN SCHOOL DISTRICT

46

LOT 8 — ALSIP SUBD.

10.28 Ac

LAURA TRACT No. 848 51-M-12

LAURA

LANE

LIDA

TRACT No. 1710 68-M-10

PALMER DR.

AVE.

(FMLY. CALDERON)

THOMPSON

TRACT No. 1216 46-M-50 MARDELL MANOR

ANNA AVE.

LAURA LANE

TRACT No. 1424 62-M-8

TRACT No. 1399 54-M-55 WHITNEY

DR.

LASSEN

CRAIG COURT

22

24

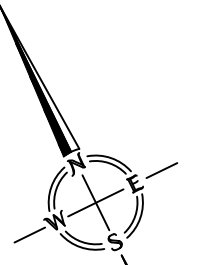
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34

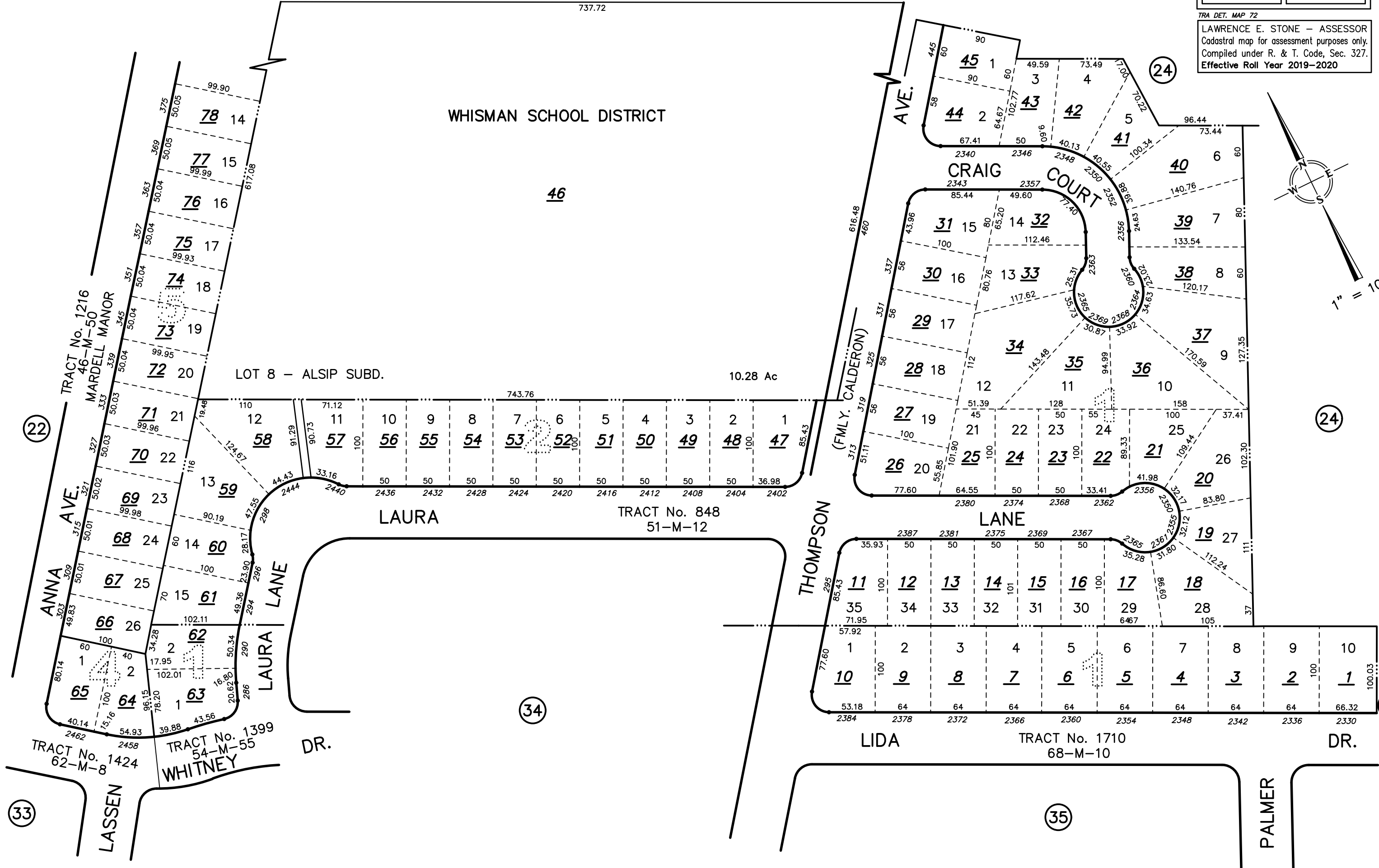
33

35

36



1" = 100'



30

29

27

BOOK 150

PAGE 17

MOUNTAIN SHADOWS — UN. No.2
TRACT No. 3669, 173-M-28

MOUNTAIN SHADOWS — UN. No.2
TRACT No. 3757, 184-M-46

SAN PIERRE

WY.

AVENUE

LUIS

SAN

AVENUE

MONTECITO

BURGOYNE ST.

CITY OF MOUNTAIN VIEW

ADLAI STEVENSON ELEMENTARY SCHOOL

WHISMAN SCHOOL DISTRICT

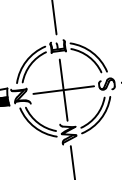
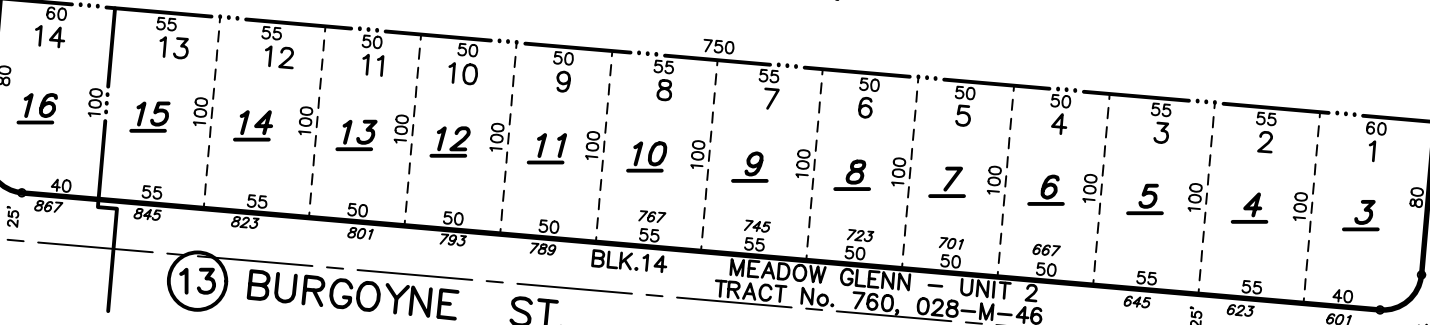
EURKAUF ELEMENTARY SCHOOL

16.96 Ac. Net

1.17Ac. Net Calc.

MEADOW GLENN — UNIT 3
TRACT No. 775, 030-M-42

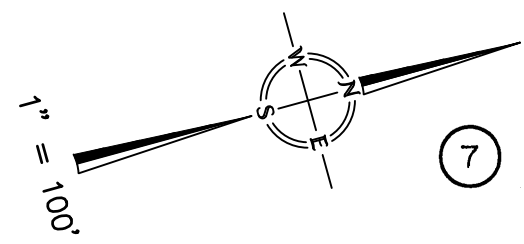
MEADOW GLENN — UNIT 2
TRACT No. 760, 028-M-46



1" = 100'

TRA DET. MAP 072

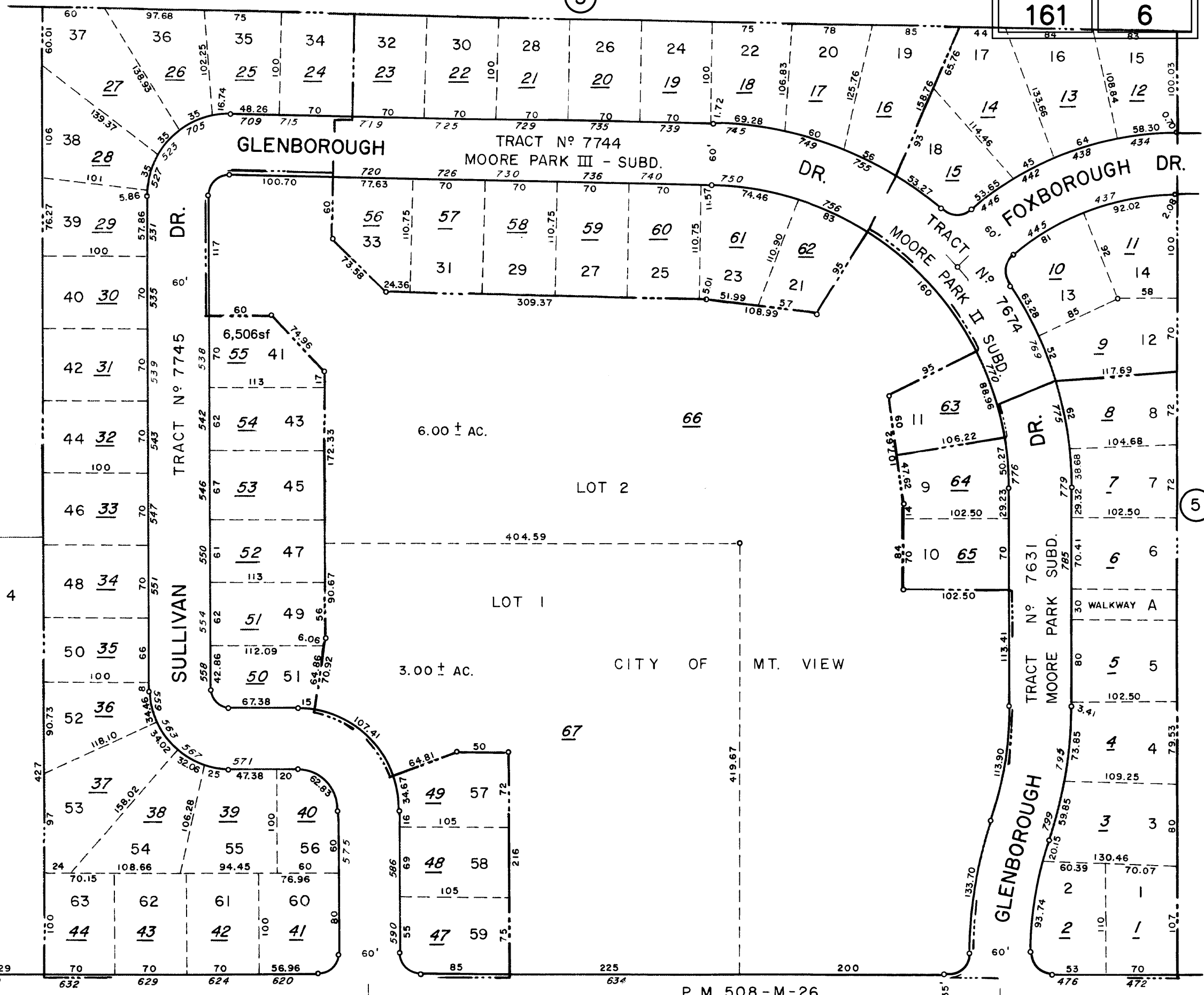
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 LAWRENCE E. STONE — ASSESSOR
 Cadastral map for assessment purposes only.
 Compiled under R. & T. Code, Sec. 327.
 Effective Roll Year 2019-2020

8

RAINBOW DR. (9)
 LUCE CT. (9)



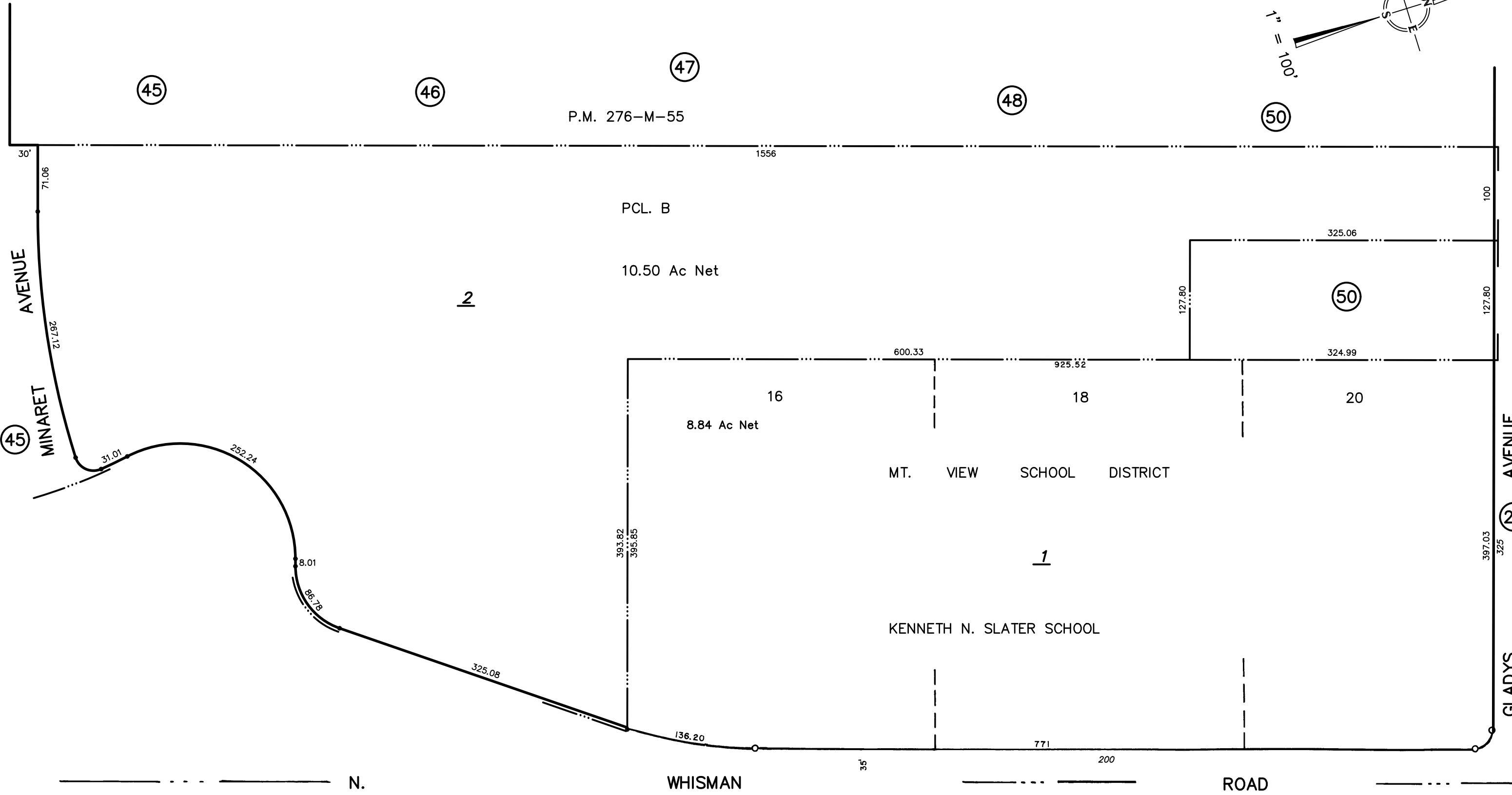
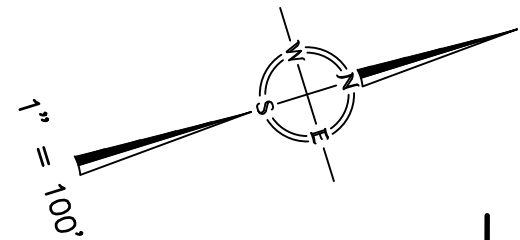
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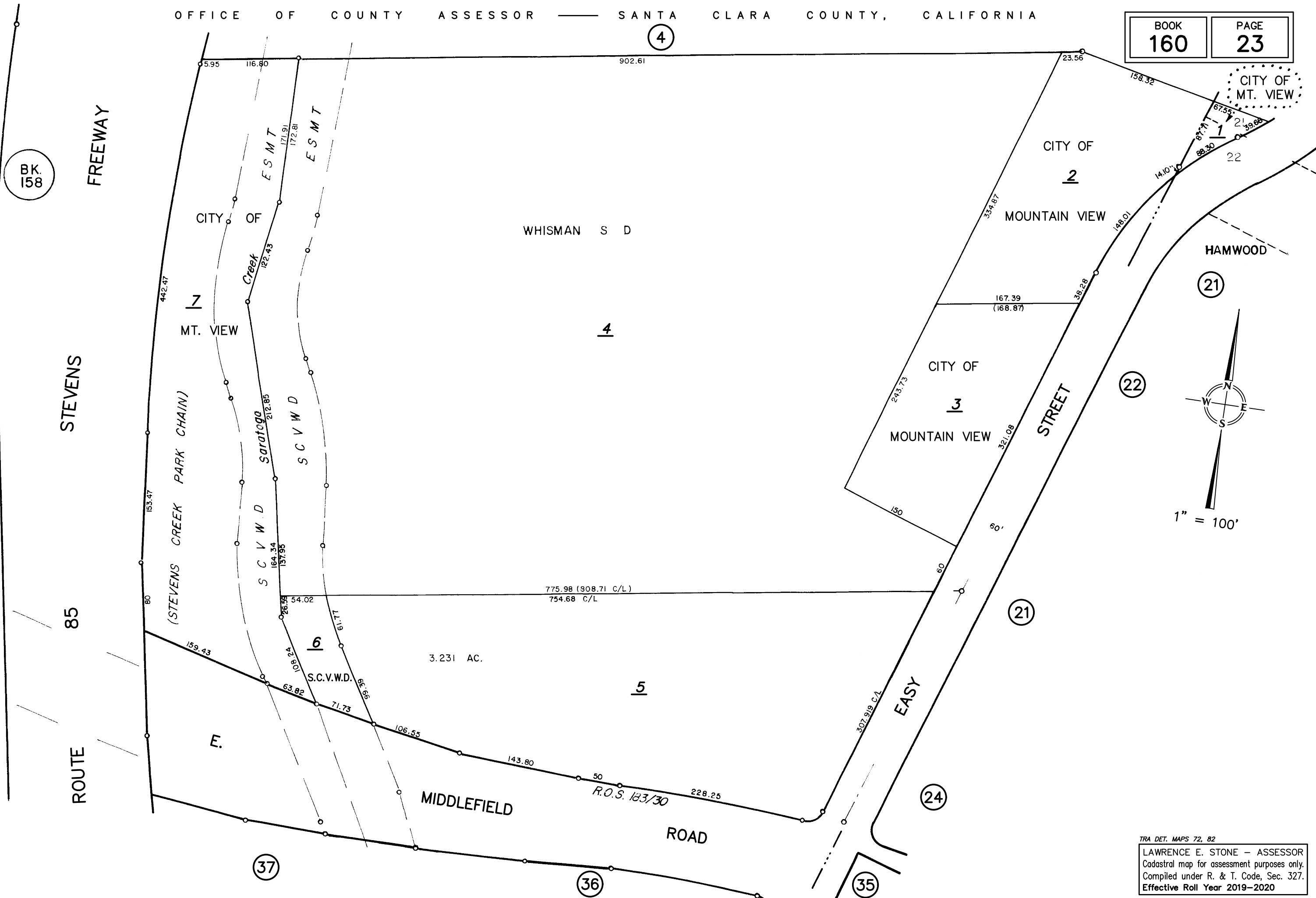
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13

14



CITY OF MT. VIEW



BK. 158

FREEWAY

STEVENS

85

ROUTE

(STEVENS CREEK PARK CHAIN)

N

MT. VIEW

CITY OF

Creek

Saratoga

S C V W D

S.C.V.W.D.

F.

MIDDLEFIELD

ROAD

EASY

STREET

MOUNTAIN VIEW

CITY OF
3
MOUNTAIN VIEW

WHISMAN S D

HAMWOOD

CITY OF
2

MOUNTAIN VIEW

21

22

21

24

37

36

35

ELEMENTARY SCHOOLS (K-5)

Bubb

Castro

Huff

Landels

Mistral

Monta Loma

Stevenson

Theuerkauf

MIDDLE SCHOOLS (6-8)

Crittenden

Graham

DISTRICT SERVICES/PROGRAMS

Maintenance, Operations, Transportation (MOT)

Preschools

Special Education

Technology



**Mountain View
Whisman
School District**

INTERVIEW NOTES

APPENDIX C



MEMORANDUM



TO: File FROM: Maria Madrigal/Gene Yong

COMPANY: Student Facilities Improvement Plan (SFIP)/ Ten-Year Master Plan Update Mountain View Whisman School District DATE: 31 Jul 19

SUBJECT: Interview Notes Principal-Bubb Elementary School 10:00am, Tuesday, 30 Jul 19 JOB NUMBER/REFERENCE NUMBER: 02449

ATTENDEES

BUBB ELEMENTARY SCHOOL		
Bubb ES	Cyndee Nguyen	Principal
ARTIK (A3)		
A3	Gene Yong	Senior Project Manager
A3	Maria Madrigal	Project Architect

DISCUSSION NOTES

1. The school's educational programs are based on differentiated and diverse learning.
 - a. Each grade level has 75-100 students, equivalent to 3-4 classrooms per grade.
 - b. Students only sit in a fixed classroom during the first "home room" period.
 - c. Each subsequent period of instruction involves a fluid grouping of students by competency levels in a given subject. These grouping fluctuate from period to period and are changed approximately every two weeks.
 - i. The 3-4 teachers in each grade level will meet regularly/bi-weekly to identify students groupings.
 - ii. The size of groups can vary widely from a small group (<10 students) to a very large group (>40 students).
 - iii. Teachers collaborate with each other, both within each grade and within each subject matter. Teachers in each grade meet at the end of each week to plan for the following week (e.g., Thursday).
 - d. The school often hires an extra teacher for breakout groups in a given subject or grade level.

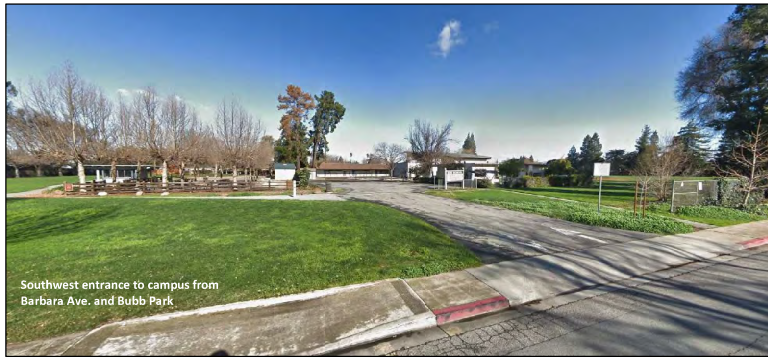
MEMORANDUM



2. Classrooms
 - a. Existing classrooms are standardized across the entire school and lack flexibility to handle small groups or very large groups.
 - b. Classrooms are often either too big for small groups or too small for very large groups.
 - c. Flexible, adaptable classrooms are needed to accommodate breakout groups and large groups.
 - i. Break out spaces attached to classrooms.
 - ii. Operable interior and exterior partitions to enable spaces to be combined and for classroom spaces to be extended to adjoining exterior spaces.
3. STEM-based education is a priority and there is no dedicated purposefully configured space for it.
 - a. The only difference between the school's existing STEM classroom and a regular classroom is the flooring (i.e., VCT vs. carpet) and sink.
 - b. A STEM classroom should be configured more like a workshop or lab (i.e., flexible, adaptable, messy, fabrication, utility support, etc.).
4. Competing Demands for Space-Extended Care
 - a. After school, several different vendors provide extended care services on campus (e.g., YMCA). They use the portables, MUR and library. They do not use any classrooms.
 - b. The school loses access to facilities used by Extended Care providers after hours.
 - c. The school needs access to these spaces for meetings, workshops and its own after school programs.
5. Circulation
 - a. 50% of students arrive through the front of the school along Hans Ave. and 50% arrive through the back of the school from Barbara Ave.
 - b. Students arriving by vehicles arrive primarily on Hans Ave. The existing pickup/dropoff area on Hans Ave. is too small and awkwardly configured.
 - c. There is no designated pickup/dropoff facilities on Barbara Ave. Students are dropped off curbside and walk through the back gates.
6. Safety and Security
 - a. There is minimal perimeter security along the back of the school campus along Barbara Ave. and Bubb Park. There is no gate to control entry at the SE corner of the campus and no fence or gate at the SW corner to control entry to/from the rear parking lot and along the shared boundary with Bubb Park.
 - b. Existing gates in the fence along the park edge are locked. Custodial staff open and lock the gates every day. Students and staff need to be able to exit the site even when the gates are locked (e.g. during an emergency event).



- c. There is minimal site lighting around the playground, parking lot and portables. It is very dark on campus after hours. Only the immediate areas around classrooms are lit. The lack of site lighting can make it very uncomfortable for staff walking from their classrooms to their cars in the dark (i.e., late afternoons in winter).



7. Play Equipment

- a. Has not been updated in 10 years and will need to be replaced.

8. Special Ed

- a. The SPED program is based in recently modernized spaces in Bldg. 6. Its existing facilities are less than ideal due to the following:
 - i. Location, gates and lack of windows isolates SPED students from the rest of campus.
 - ii. Classrooms are awkwardly configured (i.e., triangle-shaped space).
 - iii. Lack of windows gives space.
- b. Bubba ES has larger than average SPED population, many of whom are severely disabled.
- c. Need smaller spaces for service providers/specialists/counselors to support program.

9. Outdoor Spaces

- a. Campus lacks outdoor spaces for non-athletic, more passive activities (e.g., board games, drawing, reading). These spaces should be visibly connected to existing play areas.
- b. Outdoor Classrooms: Create outdoor, sheltered spaces for up to 30 student, including storage, utilities, and furnishings to support gatherings/instruction.



- c. Shade Structure: existing shade structure is very popular, but cannot be used during inclement weather since it is a fabric roof. Would be ideal to have an all-weather shade structure.

PROJECTS WORKSHEET
Update to the 2010 Student Facilities Improvement Plan
Mountain View Whisman School District

2010 Student Facilities Improvement Plan (SIP) Projects							
PRIORITY CATEGORY	PROJECT DESCRIPTIONS		SITE REFERENCE	PROJECT STATUS	CURRENT PRIORITY/NEED		
	PROJECT TYPE/CATEGORIES	PROJECT NOTES			PRIORITY	NOTES	NOTES (STATUS)
<small>Safety & Enrollmen Growth School Infrastructure Educational Enhancements</small>							
BUBB ELEMENTARY SCHOOL:							
<small>2 if not note: 1=High to 4=Low, NA=Not Needed</small>							
PROJECTS FROM 2010 SIP - NOT COMPLETED / PARTIALLY COMPLETED							
1	Safety&Growth	Campus Lighting	Add/replace parking and site lighting	Partial	2	Improve site lighting around campus, including parking areas.	Site & parking lighting not done.
1	Safety&Growth	Separate Parking, Pickup and Bus Loading Areas	Replace paving, curbs, fixtures; new driveways, ramps, landscaping	Partial	1	Expand capacity for pickups/dropoff. Discard parking from pickup/dropoff areas.	Still needed, not done, limited scope based on available land.
1	Safety&Growth	Restroom Modernization	Replace flooring, wall tiles, fixtures, lighting, cubicles	Partial	-	CN to defer to others	Restrooms are functional and up to current code. Wall tile is dated. Limited scope.
1	Safety&Growth	Gas Upgrade (code compliance, underground lines)	Gas shutoff valves/vacuum breakers, at bldgs to be modernized.	Not Completed	-	CN to defer to others	Not sure of current condition
1	Safety&Growth	Play Cluster (asphalt, turf, play structures)-Roster garden	New play box w/ rubber flooring, play structure, fencing, turf	Not Completed	3	See discussion in interview notes.	Replace aging play structures
1	Safety&Growth	Play Structures-Grades 1-3/4-5	New play structure, play box and surfaces (2)	Not Completed	3	See discussion in interview notes.	Replace aging facilities
1	Safety&Growth	Classroom Replacement-1 Story	New extended care bldg.	Not Completed	-	See discussion in interview notes.	Extended Care is in portable which was just modernized. Confirm if still needed.
1	Safety&Growth	Fencing	New 8' chainlink/gates at school perimeter, garden fencing.	Not Completed	1	Provide fencing and control gates along Barbara Ave. and DuBois Park (SW corner of campus).	Side of school (west), abutting park
2	Infrastructure	Plumbing Upgrade (fixtures, eqpt., domestic lines, end-use fl)	Replace all plumbing fixtures, eqpt., and bldg. domestic water lines.	Partial	-	CN to defer to others	Fixtures replaced under phases 1 & 2. Replacement of concealed plumbing lines not completed, would be quite costly and require ripping open new finishes.
2	Infrastructure	Mechanical Upgrade (end of service life)	Replace all existing HVAC systems	Not Completed	-	CN to defer to others	HVAC systems replaced in 2003 (beyond exp. 15 year service life). Systems do not meet Title 24 standards.
2	Infrastructure	Underground utility survey/upgrade	Survey existing underground utilities, upgrade utilities if needed	Not Completed	-	CN to defer to others	Limited value. Site deficiencies recognized and addressed during completed projects. Consider on case-by-case basis with specific modernization projects.
2	Infrastructure	Hard-Court Play Area (new AC, AC overlay)	New asphalt-concrete	Not Completed	-	CN to defer to others	Include in scope of modular removal and site projects.
2	Infrastructure	Covered Walkway Repair (remove utilities, re-roof)	Replace concrete paving, repair/replace covered walkway, underground existing roof-mounted conduits	Not Completed	-	CN to defer to others	Covered walkways repaired and refurbished (5-10 yrs service life left). Roof mounted conduits not relocated. Limited benefit to undergrounding conduits. Consider when time to replace roof.
3	Enhancement	Alternative Energy-Solar Panels	New solar panel installation	Partial	-	CN to defer to others	Subject to District (electrical, cost) & School (shade structural) priorities
3	Enhancement	Energy Efficiency (mechanical, electrical, plumbing)	Upgrade MEP systems to energy efficient systems-existing bldg.	Partial	-	CN to defer to others	Controls/BMS done under phase 1 & 2. See HVAC replacement project.
3	Enhancement	Landscape (Frontage, programmatic spaces)	New hardscape/softscape at new frontage, outdoor spaces, garden area	Not Completed	2	Create outdoor learning spaces	Landscape is functional. Confirm with school & district if upgrade is a priority.
3	Enhancement	Existing Administration Expansion	3k sq expansion of existing Admin Bldg (B2). Bldg #2 modernized by SEP #27	Not Completed	-	-	Existing admin building modernized summer 2018. Defer to school & district if still needed.
3	Enhancement	Athletic Fields (track, walking trail)	New decomposed granite trail around playground	Not Completed	-	See Landels interview notes	Condition of field is good. Confirm if trail is still needed or field surface to be changed.

PROJECTS WORKSHEET
Update to the 2010 Student Facilities Improvement Plan
Mountain View Whisman School District

2010 Student Facilities Improvement Plan (SIP) Projects							
PRIORITY CATEGORY	PROJECT DESCRIPTIONS		SITE REFERENCE	PROJECT STATUS	PRIORITY	NOTES	NOTES (STATUS)
	<small>Safety & Enrollmen Growth School Infrastructure Educational Enhancements</small>						
BUBB ELEMENTARY SCHOOL:							
<small>2 if not note: 1=High to 4=Low, NA=Not Needed</small>							
OTHER PROJECTS STILL NEEDED TO ADDRESS ANY PRIORITY AREA-1) STUDENT SAFETY & ENROLLMENT GROWTH, 2) SCHOOL INFRASTRUCTURE, 3) EDUCATIONAL PROGRAM ENHANCEMENTS							
2	Infrastructure	Existing Classrooms-Modernization		#1, #3-5	-	-	Create flexible, collaborative spaces with breakout rooms and operable partitions.
2	Infrastructure	Existing Classrooms-Modernization (EPED)		TBD	2	-	Create more centrally located EPED classroom spaces with better configuration and lighting
2	Infrastructure	Technology Upgrade	Replace all fiber optic cables with OM3 cables Replace all copper cables with Cat6a cables Repair network cabling	A8	2	-	OM3 upgrades available bandwidth to approx. 4,700 megabits (approx. double existing) Upgrade from Cat5e copper, support higher bandwidth/data rates over longer distances. Partitions of network cabling hasn't worked since being installed in 2018.



MEMORANDUM

TO# File	FROM# Maria Madrigal/Gene Yong
COMPANY# Student Facilities Improvement Plan (SFIP)/ Ten-Year Master Plan Update Mountain View Whisman School District	DATE# 29 Jul 19
SUBJECT# Interview Notes Principal-Castro Elementary School 9:00am, Monday, 29 Jul 19	JOB NUMBER/REFERENCE NUMBER# 02449

ATTENDEES

CASTRO ELEMENTARY SCHOOL		
Castro ES	Theresa Lambert	Principal
ARTIK (A3)		
A3	Gene Yong	Senior Project Manager
A3	Maria Madrigal	Project Architect

DISCUSSION NOTES

1. Castro ES is a Title 1 School
 - a. Castro ES and Theuerkauf ES are MVWSD's two Title 1 elementary schools.
 - b. Title 1 Schools are part of a federal program which provides additional resources and services for public schools which serve students from predominantly lower-income communities (min. of 40% to students).
 - c. Approximately 82% of Castro ES students come from low-income families, while 68% of Theuerkauf ES' students do (source: Great Schools.org).
 - d. Castro ES is required to provide additional support services that other MVWSD schools are not required to.



MEMORANDUM

2. Location
 - a. Castro ES is situated on the eastern half of the combined Mistral/Castro ES campus. The majority of its students come from areas to the west of the campus.
 - b. This create some circulation issues since many students/parents travel through the Mistral portion of the campus to get to Castro ES.
3. Three most significant facilities-related needs include:
 - a. Storage
 - b. Administrative support space
 - c. Parking
4. Storage
 - a. Need/Workarounds
 - i. There are only three storage closets/rooms on campus.
 1. A storage closet in the Admin Office for general school materials (Bldg. A)
 2. An upstairs custodial closet in Classroom wing (Bldg. C)
 3. An L-shaped closet in the MUR (Bldg. F)
 - ii. Classrooms have no storage closets. Built-in storage facilities in classrooms are limited to a half-bank of shelves/cabinets and a sink.
 1. School bought storage cabinets and shelves for classrooms. This results in net loss of usable classroom space.
 - iii. Classrooms do not have storage hooks for students backpacks outside of classrooms. Storage hooks are on a wall inside classrooms, resulting in loss of wall space and increasing clutter in classroom spaces.
 - iv. P.E. does not have any storage.
 1. Castro ES shares use of Mistral's P.E. storage for outdoor P.E. equipment.
 2. K Playground equipment/material storage uses the nurse's office in the Admin. Bldg.
 - v. MUR storage closet is used to store school materials, and not MUR-related equipment/furnishings as intended.
 1. Tables and chairs are stored in the open MUR space. These have to be moved outside during large events in the MUR.
 - vi. The custodial closet is on the second floor.
 1. This can create challenges when servicing ground level facilities, especially if the elevator is unavailable.
 2. School also stores school supplies in the custodial closet.
 - vii. School relies on MVWSD's MOT to store large items.



5. Parking

- a. Insufficient parking for staff.
 - i. Existing Toft St. parking lot has 18 stalls.
 - ii. School needs parking for its staff (35 pns).
 - iii. Parking also needed for part-time or rotating staff (e.g., occupational therapist, psychologist, vision, adaptive movement, nurse, etc.), visitors, and volunteers.
- b. Staff park in open paved area behind the Classroom Bldg. (Bldg. C).
 - i. This area is designated as the site for future or interim classrooms.
 - ii. If the school loses area for staff parking, it currently does not have an alternative location for staff to park.
- c. The Mistral ES parking lot is not available to Castro ES staff.

6. Administrative Support and Meeting Spaces

- a. School has only three offices and one small meeting room (6-8 pns).
 - i. One office is for the principal and two are for other senior administrative staff.
 - 1. Principal only occupies her office three days of the week and works from the reception area the other two days.
 - 2. The principal's office is used by support services on the other two days since they require privacy.
 - ii. There are no offices for other support staff that provide services at the school. These services are critical to fulfill its Title 1 requirements. They often require spaces which are private.
 - 1. These services currently use the principal's office, the meeting room or an empty classroom.
 - iii. Need at least two additional offices
 - 1. School psychologist requires a dedicated office for 2-3 days a week.
 - 2. Counselors for occupational therapy, vision and adaptive movement each work 1 to 2 days a week at the school. The three can share one office.
 - iv. Staff meetings are held either in the staff room or a vacant classroom, since the existing meeting room is too small.
 - 1. Need space for up to 40 pns. This can include space for community meetings.



7. Other facility needs/issues include:

- a. Library teaching/meeting space.
 - 1. The library does not have a space to teach a group of students or to meet.
 - 2. Need at least one space suitable for teaching/sharing and/or meetings. This space can supplement the administrative office and meeting space needs noted above.
- b. Covered Walkways
 - i. Covered walkways were in the original plan for the school but were not constructed, notably on the upper level of the classroom bldg.
 - 1. Students exposed to inclement weather when traveling to/from classrooms.
 - 2. Unable to store student backpacks outside classrooms.
 - 3. Classrooms affected as students track in mud/wet shoes on rainy days.
- c. Secure Perimeter
 - i. There are fences along the public frontages of both Mistral and Castro along Escuela Ave. and Toft St.
 - ii. Campus is open to Castro Park and Latham Street.
 - iii. Parents have expressed concerns about having a secure perimeter around campus.
 - iv. Need to secure campus during school hours and secure buildings after hours.
 - 1. Scenario during school hours
 - a. Secure Mistral/Castro campus at perimeter along Escuela Ave., Latham St. and Toft St.
 - 2. Scenario after hours
 - a. Enable public access to playfield, playcourts, play structure and one set of restrooms (in Admin Bldg.) from Latham St. and path from Toft St.
 - b. Secure perimeter between playcourts and buildings and along Escuela Ave. and Toft St.



TO# File	FROM# Maria Madrigal/Gene Yong
COMPANY# Student Facilities Improvement Plan (SFIP)/ Ten-Year Master Plan Update Mountain View Whisman School District	DATE# 14 Aug 19
SUBJECT# Interview Notes Principal-Huff Elementary School 11:00am, Monday, 5 Aug 19	JOB NUMBER/REFERENCE NUMBER # 02449

PROJECTS WORKSHEET
Update to the 2010 Student Facilities Improvement Plan
Mountain View Whisman School District

2010 Student Facilities Improvement Plan (SFIP) Projects				CURRENT PRIORITY/NEED			
PRIORITY CATEGORY	PROJECT TYPE/CATEGORIES	PROJECT DESCRIPTIONS	SITE REFERENCE	PROJECT STATUS	PRIORITY	NOTES	NOTES (STATUS)
MISTRAL-CASTRO ELEMENTARY SCHOOL							
PROJECTS FROM 2010 SFIP - NOT COMPLETED / PARTIALLY COMPLETED							
1	Safety&Growth	Play Cluster-Preschool		Partial		Preschool needs its own age-appropriate play areas.	at Latham, open space between modulars
1	Safety&Growth	Gas Upgrade (code compliance, underground lines)		Partial			Regulators replaced to existing classroom wings in 2017.
1	Safety&Growth	Fencing		Partial	3	Need secure perimeter during school hours, secure property after hours. Active mitigation now required.	All Latham Preschool Confirm with schools/district regarding public access from park side.
1	Safety&Growth	Restroom Modernization		Partial	2	Dated, need modernization	Features, partitions and flooring done in 2017. Tile is dated but functional.
1	Safety&Growth	Signage, Drinking Fountains		Partial	2	Need replace drinking stations.	2 new drinking fountains installed in 2017 along with signage. 3 older one needs replacing.
2	Infrastructure	Mechanical Upgrade (end of service life)		Not Completed	3		Control/BWS upgraded in 2017. Units are existing, not turn on age.
2	Infrastructure	Covered Walkway Repair (remove utilities, re-roof)		Not Completed	3	Not critical.	Re-roofing may be needed.
2	Infrastructure	Existing Administration Modernization		Partial	3	Reconfigure parent/ community rooms separate from faculty spaces.	Scheduled for summer of 2020
2	Infrastructure	Plumbing Upgrade (fixtures, eqpt., domestic lines, end-use I)		Not Completed	1	K Classroom (brown water)	Fixtures replaced in classrooms in 2017. No infrastructure replacement done.
2	Infrastructure	Underground utility survey/upgrade		Not Completed			Limited value. Site deficiencies recognized and addressed during completed projects. Consider on
3	Enhancement	Shade Structures (assembly)		Partial	1	None on campus. Can share with Castro/prefer own.	Still needed
3	Enhancement	Alternative Energy-Solar Panels		Partial			Subject to district (electrical, cost) & School (shade structure) priorities.
OTHER PROJECTS STILL NEEDED TO ADDRESS ANY PRIORITY AREA- 1) STUDENT SAFETY & ENVIRONMENT GROWTH, 2) SCHOOL INFRASTRUCTURE, 3) EDUCATIONAL PROGRAM ENHANCEMENTS							
		CASTRO-Admin Support Services Expansion			3	No spaces currently available. Use open classrooms, workrooms and staff offices as workroom.	Having adaptable, transparent and flexible spaces can encourage greater collaboration and buy-in to educational philosophy.
		CASTRO-Library Modernization/Expansion			2	No instructional/break out spaces in library. Can locate student-oriented Title I spaces in library.	Existing MLR only allows for one activity at a time to occur in space. Need flexibility for concurrent activities, particularly for after hours use.
		CASTRO-Storage Expansion			3	Storage lacking for school.	Having adaptable, transparent and flexible spaces (classrooms, and P.E. AdG) storage will free up MLR storage for MLR.
		CASTRO-Staff Parking			3	Existing space may be lost if add'l classrooms added.	Existing MLR only allows for one activity at a time to occur in space. Need flexibility for concurrent activities, particularly for after hours use.
2	Infrastructure	MISTRAL-Technology Upgrade		All	2	DIM upgrades available bandwidth to approx. 4,700 megabits (optical, double existing) Upgrade from Cat5e copper, support higher bandwidth/data rates over longer distances MDF Main Distribution Frame: signal distribution frame connecting campus IT equipment to cables and external carrier equipment (transition from outside to internal systems)	

Prepared by Artik for MVWSD
1 of 1

ATTENDEES

HUFF ELEMENTARY SCHOOL		
Huff ES	Miguel Espinosa	Principal
ARTIK (A3)		
A3	Gene Yong	Senior Project Manager
A3	Maria Madrigal	Project Architect

DISCUSSION NOTES

- New principal, started two months ago and came from Modesto
- First campus impressions
 - Exteriors look dated. Interiors have been modernized and are in good condition.
 - Campus is not secure. Lack of fences and gates to control access to campus.
 - Open and accessible to community.
 - Accustomed to having a controlled perimeter and a single controlled point of entry during school hours.
 - School recently recognized by the State as a Blue Ribbon school, which is a prestigious award. School should reflect this recognition. Campus should be revitalized and made more aesthetically appealing/more inviting.
 - Campus lacks a clear center.



MEMORANDUM

- e. PA system should be centralized and separated from the fire alarm system.
 - f. Drinking stations need to be modernized.
3. Does not necessarily see need for differentiated spaces to address RTI. Good teachers adapt to space given. Not a space issue.
 4. Classrooms should be teacher friendly and have ample natural light, especially in this climate.
 5. Project Based Learning is large part of educational program
 - a. Inquiry based education
 - b. Manipulatives are used more frequently (need storage space)
 - c. Smaller “pod” spaces could be used for a student breakout groups
 - d. Would like more open classroom with natural daylight
 6. Staff Needs
 - a. Access to technology more important than the space
 7. Outdoor
 - a. Qualitative outdoor play
 - i. Differentiated play
 - b. Sensory spaces
 - c. Program of differentiated play
 - i. Encouragement of different levels of skill
 - ii. Safe place for students to sit down
 - d. Likes idea of gardens and courtyards, similar to previous school (Palisades Charter Elementary) where they had gathering spaces for the school and the community.

MEMORANDUM



TO: File FROM: Gene Yong

COMPANY: Student Facilities Improvement Plan (SFIP)/ Ten-Year Master Plan Update Mountain View Whisman School District DATE: 31 Jul 19

SUBJECT: Interview Notes Principal-Landels Elementary School 10:00am, Tuesday, 30 Jul 19 JOB NUMBER/REFERENCE NUMBER: 02449

ATTENDEES

LANDELS ELEMENTARY SCHOOL		
Landels ES	Heidi Galassi	Principal
ARTIK (A3)		
A3	Gene Yong	Senior Project Manager

DISCUSSION NOTES

1. Pickup/Dropoff & Parking
 - a. Existing pickup/dropoff and parking area is awkwardly laid out and results in a lot of confusing/conflicting vehicle movements.
2. Safety & Security (Lighting & Perimeter Fence)
 - a. There is no fence along the shared boundary between the playground and Stevens Creek Trail.
 - i. Staff have to continually monitor and has had to address people coming into the school from the trail during school hours.
 - b. There are four play structures. Three belong the school, but the fourth belongs to the City.
 - i. The fourth play structure is closest to the trail. School has no control over the fourth play structure.
 - c. Site lighting beyond the immediate area of the classrooms is poor, especially in the parking lot and the play areas around the classrooms. In the winter, it can be dark by late afternoon when teachers travel between classrooms to their cars.



Playfield at Landels Elementary School
with Stevens Creek Trail to the right

3. Extended Care Programs
 - a. Programs are provided by outside vendors (e.g., YMCA, Beyond the Bell, Right at School, etc.).
 - b. Non-classroom meeting facilities are used by these programs (portables, MUR, library).
 - i. Classrooms are controlled by the teachers and made available only with consent of teachers.
 - c. Vendors compete for space with the school's after-hour activities (staff meetings, etc) and programs (art, LEAP, tutoring, clubs). There are not enough non-classroom facilities to meet the needs of all after-school programs.
4. MUR
 - a. Space was designed as a single-use space without the flexibility to partition the space.
 - b. MUR would be more valuable if it could be partitioned to support multiple, concurrent activities. This is particularly relevant for after-school facilities to support multiple programs/activities.
5. Additional Administrative Offices
 - a. Additional offices are needed. Many of the school's support services require privacy. Need at least four (4) additional offices for the following:
 - i. 1-School Psychologist (2-3 days/week)
 - ii. 1-shared among tutoring, testers, and LPAC-Language Proficiency Assessment Committee (2-3 days/week each)
 - iii. 1-School Community Facilitator (5 days/week)
 - iv. 1-Instructional Coach (5 days/week)

6. Parent/Community Workroom
 - a. Need a workroom that parent and community organizations (PTA, ELAC-English Learner Advisory Committee) can use throughout the day and after hours.
7. Educational Vision
 - a. Differentiated learning for different children.
 - i. Emphasis is on push-in instruction for different types of learners. Minimize pull-out. Push-in results in better integration of instruction with a student's primary educational experience.
 - b. RTI (Response to Instruction) and ELD (English Language Development) are core educational platforms for Landels ES and schools in MVWSD.
 - i. RTI is a tiered framework for differentiated learning across a grade level. Instruction provided at an individual, small group and whole class level. RTI enables children to learn differently and at their own pace (i.e., students with challenges in learning, students who have demonstrated mastery of content, etc.).
 - ii. ELD means focused instruction during the regular school day on English language standards to assist English learners to develop language skills necessary for learning academic content in English.
8. Differentiated Learning/Instruction
 - a. Students are grouped by competency levels for each period (organized along grade levels).
 - b. Groupings are fluid and vary from period to period based on different levels of competency in different subjects. Teachers assign students to groups. Group sizes vary widely.
 - c. Collaboration among teachers is a critical part of the process. High buy-in from teachers. Team teaching/co-teaching is central to this approach.
9. Differentiated Learning Environments
 - a. Need flexible classrooms that can create differentiated learning environments. More open, more flexible spaces.
 - b. Need a more collaborative learning environments that can foster collaboration among teachers/staff. Continue to break down silos.
 - c. Example of the Innovation Center at Graham MS.
10. Classrooms of the future
 - a. Purposefully configured science classrooms which are more like labs and workshops. Allow/encourage more hands-on, project-based learning (e.g., maker spaces).
 - b. More open, flexible, workshop-type spaces.
 - c. Enable flexible groupings, small groups, team teaching.

PROJECTS WORKSHEET
Update to the 2010 Student Facilities Improvement Plan
Mountain View Whisman School District

PRIORITY CATEGORY		PROJECT DESCRIPTIONS			CURRENT PRIORITY/NEED			
Safety & Enhanced Growth School Infrastructure Educational Enhancement		PROJECT TYPE/CATEGORIES	PROJECT NOTES	SITE REFERENCE	PROJECT STATUS	PRIORITY	NOTES	NOTES (STATUS)
LADELS ELEMENTARY SCHOOL								
4th grade - High to 4 Low, M=Not Needed								
1	Safety-Growth	Fencing	New 8' perimeter fence, gates, plan garden fence		Not Completed	1	Provide perimeter fence along boundary with creek trail	New 8' perimeter fence along shared boundary with creek trail.
1	Safety-Growth	Campus Lighting	Add/replace existing site and parking lighting		Partial	1	Improve site lighting in parking lot, playground areas adjacent to school	Site & parking lighting not done.
1	Safety-Growth	Gas Upgrade (code compliance, underground lines)	Gas shutoff valves/vacuum breakers for bridge, being modernized.		Not Completed	-	HS defers to others	Confirm if safety or regulatory issue. Otherwise, system is functioning. Upgrade may not be necessary.
1	Safety-Growth	Play Cluster (softball, turf, city street) and Kindergarten	New play/softball surface, play structure, fencing, AC/turf		Not Completed	1	Repair ground surface around playstructures (cracking, unsafe)	One of the three playstructures is being replaced with a all inclusive playstructure in summer of 2020.
1	Safety-Growth	Separate Parking, Pickup and Bus Loading Areas	Reduce curbs, sidewalks, AC, steps, ramps, landscaping. New trash enclosure. New bus/truck area.		Partial	1	Reconfigure to address awkward vehicular flows through pickup/dropoff/parking areas.	Still needed, not done
1	Safety-Growth	Storage, Drinking Fountains	New exterior drinking fountains (6), interior/outdoor signage		Partial	2	2 drinking fountains realized summer of 2018	
1	Safety-Growth	Classroom Replacement 1 Story	New 1 story classroom (34g for Extended Care (late of Unit #3)	#3 site	Not Completed	2	Need facilities for Extended Care to second site/enable school use of its facilities after hours.	Extended care is currently housed in a portable, which was modernized summer of 2019.
1	Safety-Growth	Restroom Modernization	Reduce floor/wall tiles, new fixtures/lighting/cabinets.		Partial	4		Restrooms are functional and up to current code. Wall tile is dated. Limited scope.
2	Infrastructure	Mechanical Upgrade (rest of service life)	Reduce existing mechanical (HVAC) systems at bridge being modernized		Not Completed	-	HS defers to others	Controls/BMS upgraded however units are nearing end of useful life
2	Infrastructure	Hard Court Play Area (new AC, AC overlay)	New AC at play area		Not Completed	1		Include in scope of modular removal and site projects.
2	Infrastructure	Underground Utility survey/upgrade	Survey existing underground utilities, upgrade existing utilities if needed.		Not Completed	-	HS defers to others	Limited value. Site deficiencies recognized and addressed during completed projects. Consider on case by case basis with specific modernization projects.
2	Infrastructure	Plumbing Upgrade (fixtures, eqpt., domestic lines, ext. svc. if)	Reduce existing plumbing eqpt. & domestic lines/bs being modernized. New fixtures include car 3 (RR, upg rdb)		Not Completed	4	No concerns on campus	Classroom fixtures have been replaced.
2	Infrastructure	Covered Walkway Repair (remove utilities, re-configure)	Reduce concrete paving, rewire/reroof covered walkway, underground existing roof required (cracks)		Not Completed	-	HS defers to others	Covered walkway repaired and reroofed (30 yrs service life left). Roof-mounted conduit not relocated. Limited benefit to undergrounding conduits. Consider when time is right to replace roof.
3	Enhancement	Shade Structures (assembly)	New 4500 sq ft shade structure in assembly area		Partial	3	Value is for students to sit outside	Still needed, not done.
3	Enhancement	Existing Parking Modified (S&S, asphalt-over-lot/area)	Reduce curbs, sidewalks, AC, steps, ramps		Not Completed	3	Reconfigure to address awkward vehicular flows through pickup/dropoff/parking areas.	Still needed, not done.
3	Enhancement	Landscape (heritage, programmatic spaces)	New herbaceous/landscape at heritage, outdoor spaces (sidewalks/fencing, new garden area)		Not Completed	4	HS not aware of any concerns	Landscape is functional. Confirm with school & district if upgrade is a priority.
3	Enhancement	Alternative Energy Solar Panels	New solar panel installation		Partial	-	HS defers to others	Subject to District (electrical, cost) & School (space structure) priorities.
3	Enhancement	Energy Efficiency (mechanical, electrical, plumbing)	Upgrade mechanical/plumbing/electrical systems for energy efficiency for bridge being modernized (boiler replacement under QP 3)		Partial	-	HS defers to others	Controls/BMS done under phase 1 & 2 of HVAC modernization project.
3	Enhancement	Existing Administration Expansion	1500 sq expansion of Admin Bldg. #1 (examines adjoining Bldg. #2 is decommission)	#1	Not Completed	1	Need additional 3-4 offices for tutors, counseling services, CLAC services. Priority required.	Existing administration bldg modernized in 2018, not expanded.
3	Enhancement	Athletic Fields (track, walking trail)	New decomposed granite or AC walking trail around playfield		Not Completed	2	Pathways is a good project to support P.E. and physical education.	Condition of field is good. Confirm if trail is still needed or field surface to be changed.

PROJECTS WORKSHEET
Update to the 2010 Student Facilities Improvement Plan
Mountain View Whisman School District

PRIORITY CATEGORY		PROJECT DESCRIPTIONS			CURRENT PRIORITY/NEED			
Safety & Enhanced Growth School Infrastructure Educational Enhancement		PROJECT TYPE/CATEGORIES	PROJECT NOTES	SITE REFERENCE	PROJECT STATUS	PRIORITY	NOTES	NOTES (STATUS)
LADELS ELEMENTARY SCHOOL								
4th grade - High to 4 Low, M=Not Needed								
OTHER PROJECTS STILL NEEDED TO ADDRESS ANY PRIORITY AREA: 1) STUDENT SAFETY & ENROLLMENT GROWTH, 2) SCHOOL INFRASTRUCTURE, 3) EDUCATIONAL PROGRAMS/IMPROVEMENTS								
2	Infrastructure	Existing Classroom Modernization		#1, 3, 5		1	Need flexible, interactive classroom spaces that can support differentiated learning	Using adaptable, transparent and flexible spaces can encourage greater collaboration and buy-in to educational philosophy.
2	Infrastructure	Existing MUR Modernization		#6		2	Create adaptable, flexible system to partition different areas of MUR for simultaneous use by different activities	Existing MUR only allows for one activity at a time to occur in space. Need flexibility for concurrent activities, particularly for after hours use.
2	Infrastructure	Technology Upgrade	Replace all fiber optic cables with OM3 cables Replace all copper cables with Cat6 cables Repair network cabling	All		2	OM4 upgrade available bandwidth to approx. 4200 megabits/second, double existing Upgrade from Cat5e copper, support higher bandwidth/data rates over longer distances. Portions of network cabling from "workset" since being installed in 2018.	



MEMORANDUM

TO# File	FROM# Maria Madrigal/Gene Yong
COMPANY# Student Facilities Improvement Plan (SFIP)/ Ten-Year Master Plan Update Mountain View Whisman School District	DATE-#/# 14 Aug 19
SUBJECT# Interview Notes Principal-Mistral Elementary School 10:30am, Tuesday, 6 Aug 19	JOB NUMBER/REFERENCE NUMBER# 02449

ATTENDEES

MISTRAL ELEMENTARY SCHOOL		
Mistral ES	Tabitha Miller	Principal
ARTIK (A3)		
A3	Gene Yong	Senior Project Manager
A3	Maria Madrigal	Project Architect

DISCUSSION NOTES

1. Administrative Bldg. Modernization
 - a. Need to address condition deficiencies in bldg.
 - b. Need a conference room.
 - c. School has sufficient space for specialist and counseling staff.
2. As one of the District’s two “Choice” schools (Dual Immersion), Mistral enjoys a very high level of parent engagement (similar to Stevenson ES). Landscape features around campus were contributed by the parent group.
 - a. Parents are willing to stretch boundaries, support rigorous instruction.
 - b. Foster innovation with students
 - c. Technological innovation enable greater global collaboration (i.e., AR, VR, videosharing, etc.)
 - d. Need flexible, modular facilities
 - e. Need for continuous training with staff
 - f. Foster inquiry-based, independent learning (i.e., open-ended questions/no right answers, freedom to learn/explore, school provides guided learning, teach content/enable exploration).



MEMORANDUM

3. Need to provide work space and storage space for parent/community volunteers
 - a. Easily accessible from the front of the school
 - b. Segregated from staff areas, to minimize cross traffic between staff and parent/volunteers.
4. To address RTI, need more flexible classrooms that can foster greater collaboration among students and staff.
 - a. Need breakout spaces
 - b. Need larger spaces for PBL, STEAM and maker space activities
 - c. Better furnished and equipped (e.g., sinks, lab/workroom-type configuration)
 - d. Connected classrooms to enable easier movement between classroom spaces
 - e. Connect to the exterior environment
 - i. Lots of natural light
 - ii. Operable windows/openings
 - iii. Ability to be outside
 - f. Existing storage is adequate. Need to maintain storage in any future modernization.
5. Outdoor Learning/Living Classrooms
 - a. Ideal to have outdoor spaces configured and furnished for outdoor learning.
 - b. Living classroom program is popular with parents/students. Opportunities to expand.
 - c. Opportunity to integrate STEAM, farm-to-table type curriculum in outdoor settings.
 - d. Reconnect students to the natural environment (i.e. counter technology inundation of students).
6. Perimeter Controls
 - a. Campus is not secure.
 - b. Open to Latham Ave and Escuela Ave.
 - c. Staff has to regularly redirect/confront people coming onto campus.
 - d. If campus can be secured during school hours, it would free staff from having to monitor perimeter. Configure to single entry point at school office.
 - e. Need controlled perimeter along public frontages of campus (i.e., Escuela Ave., Latham Ave., Toft St.).
7. Safety Measures
 - a. PA system (existing system not fully functioning)
 - b. CCTV/monitor different points of campus from a single location
 - c. Motion sensors



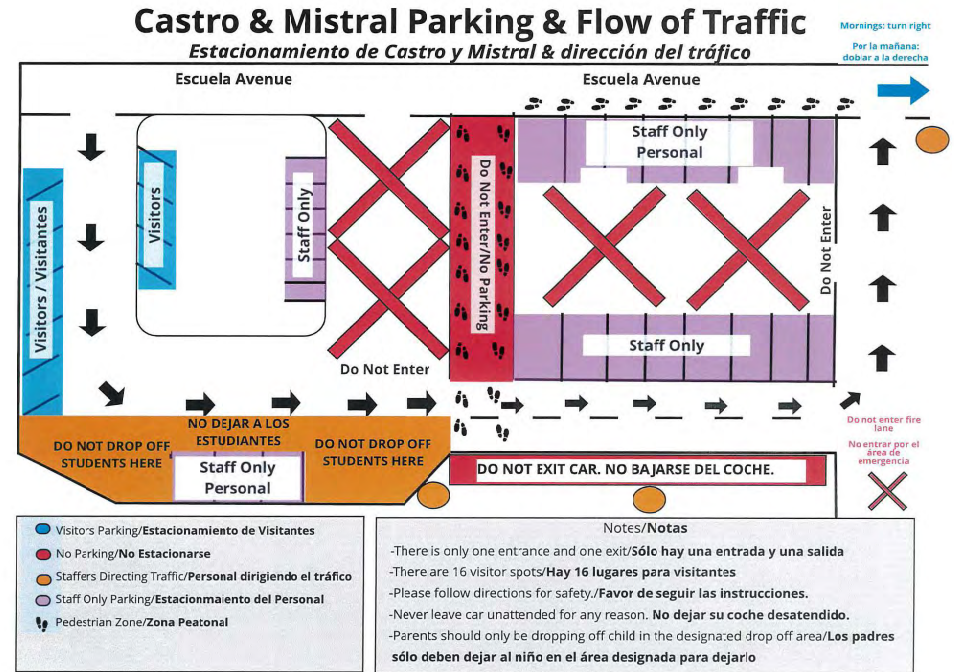
MEMORANDUM

8. After school programs
 - a. Vendors and school competes for space after school.
 - b. Classrooms in Bldg. P, Library and MUR used by vendors.
 - c. Shared use is very difficult since it requires continuous setup/breaking down to work.

9. Pickup/Dropoff
 - a. Traffic flow (pickup/dropoff) is a major concern and requires active management by school staff during peak period. See school parking and traffic flow diagram.
 - b. Parents naturally want to drop kids off in front of the school office and then return immediately to Escuela Ave.
 - i. Parents are prohibited from dropping students at the school office and from using the first return driveway to Escuela Ave. This area is coned off and staff have to keep parents moving to designated pickup/dropoff areas in front of the K Classroom bldg. (#M).
 - ii. Parents are directed to curbside areas in front of the K Classroom and to egress through the driveway at the northern edge of the parking area.

10. Shared facilities
 - a. Difficult to share facilities like the MUR, library and after-school facilities among two schools (i.e., availability/programming, set up, break down, storage, clean up, etc.).

11. Shade Structure
 - a. Ideal for Mistral and Castro to each have their own, but can share one if necessary.





TO# FROM#
File Maria Madrigal/Gene Yong

COMPANY# DATE#
Student Facilities Improvement Plan (SFIP)/ Ten-Year Master Plan Update 14 Aug 19

SUBJECT# JOB NUMBER/REFERENCE NUMBER #
Interview Notes 02449
Principal-Monta Loma Elementary School
9:00am, Tuesday, 6 Aug 19

PROJECTS WORKSHEET
Update to the 2010 Student Facilities Improvement Plan
Mountain View Whisman School District

2010 Student Facilities Improvement Plan (SFIP) Projects				CURRENT PRIORITY/NEED			
PRIORITY CATEGORY	PROJECT TYPE/CATEGORIES	PROJECT DESCRIPTIONS	SITE REFERENCE	PROJECT STATUS	PRIORITY	NOTES	NOTES (STATUS)
<small>1 School & Student Growth 2 School Infrastructure 3 Educational Enhancements</small>							
MISTRAL-CASTRO ELEMENTARY SCHOOL							
PROJECTS FROM 2010 SFIP - NOT COMPLETED / PARTIALLY COMPLETED							
1	Safety&Growth	Play Cluster-Preschool		Partial		Preschool needs its own age-appropriate play areas.	at Latham, open space between modulars
1	Safety&Growth	Gas Upgrade (code compliance, underground lines)		Partial			Regulators replaced to existing classroom wings in 2017.
1	Safety&Growth	Fencing		Partial	3	Need secure perimeter during school hours, secure property after hours. Active mitigation now required.	All Latham Preschool Confirm with schools/district regarding public access from park side.
1	Safety&Growth	Restroom Modernization		Partial	2	Dated, need modernization	Features, partitions and flooring done in 2017. Tile is dated but functional.
1	Safety&Growth	Signage, Drinking Fountains		Partial	2	Need replace drinking stations.	2 new drinking fountains installed in 2017 along with signage. 3 older one needs replacing.
2	Infrastructure	Mechanical Upgrade (end of service life)		Not Completed	3		Control/BWS upgraded in 2017. Units are existing, not turn on age.
2	Infrastructure	Covered Walkway Repair (remove utilities, re-roof)		Not Completed	3	Not critical.	Re-roofing may be needed.
2	Infrastructure	Existing Administration Modernization		Partial	3	Reconfigure parent/ community rooms separate from faculty spaces.	Scheduled for summer of 2020
2	Infrastructure	Plumbing Upgrade (fixtures, eqpt., domestic lines, end use I)		Not Completed	1	K Classroom (brown water)	Fixtures replaced in classrooms in 2017. No infrastructure replacement done.
2	Infrastructure	Underground utility survey/upgrade		Not Completed			Limited value. Site deficiencies recognized and addressed during completed projects. Consider on
3	Enhancement	Shade Structures (assembly)		Partial	1	None on campus. Can share with Castro/prefer own.	Still needed
3	Enhancement	Alternative Energy-Solar Panels		Partial			Subject to district (electrical, cost) & School (shade structure) priorities.
OTHER PROJECTS STILL NEEDED TO ADDRESS ANY PRIORITY AREA - 1) STUDENT SAFETY & ENVIRONMENT GROWTH, 2) SCHOOL INFRASTRUCTURE, 3) EDUCATIONAL PROGRAM ENHANCEMENTS							
		CASTRO-Admin Support Services Expansion	Create at least 4 additional offices for Title I specialists (psychological, education specialist, vision/PT/OT, etc.)		1	No spaces currently available. Use open classrooms, workrooms and staff offices as workroom.	Having adaptable, transparent and flexible spaces can encourage greater collaboration and buy-in to educational philosophy.
		CASTRO-Library Modernization/Expansion	Create instructional and break out spaces for small groups.		2	No instructional/break out spaces in library. Can locate student-oriented Title I spaces in library.	Existing MRB only allows for one activity at a time to occur in space. Need flexibility for concurrent activities, particularly for after hours use.
		CASTRO-Storage Expansion	Create additional general, classroom, and PE storage facilities.		1	Storage lacking for school. (classrooms, and P.E. A&E) storage will free up MRB storage for MRB.	Having adaptable, transparent and flexible spaces can encourage greater collaboration and buy-in to educational philosophy.
		CASTRO-Staff Parking	Create staff parking area for up to 35 cars.		1	Existing space may be lost if add'l classrooms added.	Existing MRB only allows for one activity at a time to occur in space. Need flexibility for concurrent activities, particularly for after hours use.
2	Infrastructure	MISTRAL-Technology Upgrade	Replace all fiber optic cables with OM3 OM4s Replace all copper cables with Cat6e cables Create de-centralized MDF from campus.	All	2	DMA upgrades available bandwidth to approx. 4,700 megabits (optical, double existing) Upgrade from Cat5e copper, support higher bandwidth/data rates over longer distances MDF Main Distribution Frame: signal distribution frame connecting campus IT equipment to cables and external carrier equipment (transition from outside to internal systems)	

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ATTENDEES

MONTA LOMA ELEMENTARY SCHOOL		
Monta Loma ES	Gloria Higgins	Principal
ARTIK (A3)		
A3	Gene Yong	Senior Project Manager
A3	Maria Madrigal	Project Architect

DISCUSSION NOTES

- Monta Loma and Theuerkauf are formerly part of the Whisman School District. Both have a different architectural and landscaped character from other schools which were formerly part of the Mountain View School District.
 - More extensive landscaping, especially in courtyards.
 - Less standardized building types.
- Perimeter Controls
 - Campus is located alongside and shares use of Monta Loma Park.
 - Campus has a perimeter fence around its buildings, but not around its parking lots, driveways or outdoor play areas.
 - While the school and park abut residential properties on three sides, there are two pedestrian access points at the rear of the campus including a pedestrian path to Anna Ave/Elka Ave. and second path to Laura Lane.
 - These paths are open at all hours.
 - School needs to have ability to close these off during school hours.



MEMORANDUM

- d. During school hours, the school buildings and outdoor play areas (e.g., playfield, playcourts, play structures) need to be secured.
 - i. Only exception may be the tot lot/play structure at the southern boundary of Monta Loma Park.
 - e. After school hours, the school buildings need to be secured, but the parking, driveway and park areas can be accessible to the public.
 - i. There is an existing fence between school buildings which secures the buildings and the interior campus areas.
 - f. Need to configure a perimeter fence and gate system to enable to the school to control the perimeter around both the school and the adjacent outdoor play areas.
 - i. Consider a more attractive fencing system (i.e., not chain link).
3. School's RTI program will be emphasizing STEM. School wants to continue fostering collaboration and teaming among teachers.
- a. Need higher functioning classrooms that can support STEM-based PBL (e.g., lab/workroom-type settings)
 - b. Need different-sized spaces to support teaching/collaboration in different sized groupings (i.e., small, large, etc.).
 - c. Provide flexible, operable partitions to enable classroom spaces to connect to each other.
 - i. Instructional time is diminished as students are reassigned/regrouped between periods.
4. Maker Space
- a. Currently using art room as maker space, but not enough storage or space
 - b. Computer lab in Bldg. M is underutilized. Consider adapting to a lab/workroom-type maker space. Space is open and enjoys a high ceiling with good light.
 - c. Space needs to be configured to serve young students (K) as well as older students
 - d. High priority based on instructional program
 - e. Currently using classrooms in Bldg. L for art and STEM. Classrooms are too small and not configured/furnished to support these types of activities.
5. Library
- a. Main library space is very appealing (i.e., high bay, free span, large window walls, etc.)
 - i. Consider flexible furnishings so space can be easily adapted/converted for variety of uses (e.g., informal browsing, gatherings, meetings).
 - ii. Convert rear storage area as possible meeting/breakout space
6. Additional meeting/break out rooms
- a. Currently have community room
 - b. Need 3-4 additional small meeting rooms (2-4 pns) for tutoring, counseling, psychologists.



MEMORANDUM

7. MUR
- a. Projection systems in the rooms lacking
 - b. When MUR was expanded, MUR lost storage. MUR storage is now in a corner room at the SW corner of the MUR. If storage space was found elsewhere, the current storage room would be better used for other purposes (e.g., staff room, breakout room, community room).
 - c. Provide external speakers into courtyard
8. SPED
- a. Two former K classrooms in Bldg. P are being converted for SPED-Autism classrooms (Special Day program)
 - b. Sensory room desired for both general population and special education
 - c. Plan is to create two sensory rooms by converting kitchen spaces between K classrooms.
 - d. Additional restroom needs for special education in Bldg. P.
 - e. Barriers are needed at rear doors to SPED classrooms
 - i. Keep children from running out of classrooms and onto adjacent playfields.
 - ii. Ensure easy passage/unobstructed path for emergency egress (i.e. panic hardware).
 - iii. Provide perimeter fence to separate park from classroom bldg.
 - iv. Add Front Row audio system for large meetings. Existing system is in school's conference room where it is not needed.
 - f. Staff meetings (35-40 pns) are currently held in the library.
9. Outdoor Spaces
- a. School enjoys extensive landscaping in interior campus areas/courtyards.
 - b. Opportunities to create better outdoor instructional/learning spaces (e.g., furnishings, shade/shelter, utilities, etc.) as part of the school's environmental education program.
 - c. Campus has nice series of outdoor spaces from the MUR to the playfields, with the MUR courtyard transitioning to shade structures to the K-playground and the playcourts. Continuous line-of-sight throughout this area.
10. Play Areas
- a. Exterior play areas not addressed in previous bond measure (G)
 - b. K play area is a high priority. Replace play equipment and ground surface, ensure accessibility and inclusion.
 - c. Replace all playground equipment and improve ground surface.
 - d. The playcourt areas have uneven and degrading ground surfaces.
 - e. Additional shade structure is desired near MUR.



MEMORANDUM

11. Parking and Pickup/Dropoff
 - a. Parking and pickup/dropoff are adequate
 - b. If enrollment grows significantly, additional parking may be needed.
 - c. The bus pickup/dropoff may not be needed in the future (i.e., opportunity to reconfigure for more parking).

12. Storage
 - a. Lack classroom storage, loss of built-in storage systems (i.e., shelving, cabinets, casework) when classrooms were modernization
 - b. Extensive use of temporary storage sheds around campus, including parent storage for special programs
 - c. Two portables (P1-P2) in the back are currently used by the District for storage

13. Trash enclosure is situated in an awkward, but very visible location at the front of campus in front of the MUR and K Classroom Bldgs (#K, #P).
 - a. Difficult for service vehicles to access (i.e., pull onto walkway in front of MUR).
 - b. Obstructs line of sight and pedestrian circulation along the front of school between the parent pickup/dropoff and the bus pickup/dropoff areas.

14. FF&E
 - a. Classroom and office furnishings are dated and need replacing.

15. Safety
 - a. Fire Alarm: Fire drills are a workaround since it's a separate system
 - b. Emergency preparedness
 - i. A Community Emergency Response Team (CERT) uses a storage shed at the back of the campus. It would be ideal if it was situated at a more central location so it could be more accessible to school staff.

16. Restrooms
 - a. Gender neutral restrooms needed throughout campus.
 - b. Convert single occupancy staff restrooms to gender neutral.

17. Miscellaneous Concerns
 - a. Majority of drinking fountains are outdated and should be replaced
 - b. Standardize outdoor backpack hooks.
 - c. Create bike storage enclosure. Currently using bike racks in school area.
 - d. HVAC needs to be upgraded.

PROJECTS WORKSHEET
Update to the 2010 Student Facilities Improvement Plan
Mountain View Whisman School District

2010 Student Facilities Improvement Plan (SFIP) Projects							
PRIORITY CATEGORY	PROJECT DESCRIPTIONS			CURRENT PRIORITY/NEED			
<small>Safety & Remedial Work School Infrastructure Educational Enhancements</small>	PROJECT TYPE/CATEGORIES	PROJECT NOTES	SITE REFERENCE	PROJECT STATUS	PRIORITY	NOTES (STATUS)	
MONTE LOMA ELEMENTARY SCHOOL							
<small>if pr. code: 1-High to 4-Low, NA-Not Needed</small>							
PROJECTS FROM 2010 SFIP - NOT COMPLETED / PARTIALLY COMPLETED							
1	Safety-Growth	Play Chaise (asphalt, turf, play structures)-Kindergarten	New play box/rubber surface, play structure, fencing, AC/turf		Not Completed	1 Repair/replace ground surface	Still needed
1	Safety-Growth	Play Structures-Grades 1-3/4-5	New play structures (2), play box rubber surface (2)		Not Completed	2 Replace aging play equipment. Replace wood chips with accessible, durable, safe surface.	Still needed
1	Safety-Growth	Fencing	New 8' perimeter fence, gates, plus garden fence		Not Completed	4 Secure rear access into playground area (2 community entrances)	Rear fence needs replacing. Confirm with school/district on perimeter controls needed.
1	Safety-Growth	Gas Upgrade (code compliance, underground lines)	Allow for gas shutoff valve/vacuum breaker		Not Completed		Still needed
2	Infrastructure	Mechanical Upgrade (end of service life)	Replace existing mechanical (HVAC) systems in bldgs being modernized.		Not Completed		Controls/RMS upgraded in 2017/2018. Units at end of useful life.
2	Infrastructure	Plumbing Upgrade (Fixtures, eqpt., domestic lines, end use II)	Replace existing plumbing eqpt. & domestic lines at bldgs being modernized. New fixtures include cat 1 (RR upgrade)		Not Completed		Fixtures replaced with modernization projects. Replacement of concealed plumbing lines would be quite costly and require ripping open new fixtures.
2	Infrastructure	Underground utility survey/upgrade	Survey existing underground utilities, upgrade existing utilities if needed.		Not Completed		Need survey, stormwater concerns apply.
2	Infrastructure	Hard-Court Play Area (new AC, AC overlay)	New AC at play area		Not Completed	1 Repair/replace ground surface (cracking, uneven)	Still needed
2	Infrastructure	Existing Library-Modernization	Modernize Library and Computer Lab Bldg.	#M	Partial	1 Reconfigure existing computer lab into active lab/workroom for science and other PBL collaborative activities (maker).	New flooring and paint in 2017.
2	Infrastructure	Covered Walkway Repair (remove utilities, re-roof)	Replace concrete paving, repair/renov covered walkway, underground existing roof-mounted conduits	AA,CD LJ,H	Partial		Struct repair and reconfiguration completed in 2028. Conduits not re-routed underground.
3	Enhancement	Shade Structures (assembly)	New 4500 of shade structure in assembly area		Not Completed	1 Add in courtyard next to MUR.	Still needed.
3	Enhancement	Athletic Fields (track, walking trail)	New decomposed granite or AC walking trail (5' wide) around playfield		Not Completed		Confirm if still priority by school/district.
3	Enhancement	Alternative Energy-Solar Panels	New solar panel installation		Partial		Subject to District (electrical, cost) & School (shade structure) priorities.
3	Enhancement	Energy Efficiency (mechanical, electrical, plumbing)	Upgrade mechanical/plumbing/electrical systems for energy efficiency for bldgs being modernized (basic replacement under Cat 2).		Partial		Controls/RMS completed with modernization projects. See HVAC replacement project.
3	Enhancement	Existing Parking Modify (stalls, asphalt overlay/new)	Replace curbs, sidewalks, AC, stops, ramps, landscaping		Not Completed		Rear parking lot only/ AC overlay. Parking and pick up/drop off reconfigured in 2017.

Prepared by Artik for MVWSD
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TO# FROM#
 File Maria Madrigal/Gene Yong

COMPANY# DATE#
 Student Facilities Improvement Plan (SFIP)/ 31 Jul 19
 Ten-Year Master Plan Update
 Mountain View Whisman School District

SUBJECT# JOB NUMBER/REFERENCE NUMBER #
 Interview Notes 02449
 Principal-Stevenson Elementary School
 9:00am, Tuesday, 30 Jul 19

PROJECTS WORKSHEET
 Update to the 2010 Student Facilities Improvement Plan
 Mountain View Whisman School District

2010 Student Facilities Improvement Plan (SFIP) Projects				CURRENT PRIORITY/NEED			
PRIORITY CATEGORY	PROJECT DESCRIPTIONS		SITE REFERENCE	PROJECT STATUS	PRIORITY	NOTES	NOTES (STATUS)
<small>1) Safety & Environment (earthquake) 2) School Infrastructure 3) Educational Enhancements</small>	PROJECT TYPE/CATEGORIES	PROJECT NOTES					
MONTA LOMA ELEMENTARY SCHOOL							
<small>1) If not coded: 1 - High to 4 - Low; NA - Not Needed</small>							
OTHER PROJECTS STILL NEEDED TO ADDRESS ANY PRIORITY AREA: 1) STUDENT SAFETY & ENROLLMENT GROWTH, 2) SCHOOL INFRASTRUCTURE, 3) EDUCATIONAL PROGRAM ENHANCEMENTS							
2	Infrastructure	Technology Upgrade	Run network cabling behind TV in each classroom Run network cabling to mount APs in center of each classroom Replace all copper cables with Cat6a cables	All	2	AP - Increase Wireless Access Point (WAP) District Standard (WIFI) Upgrade from Cat5e copper, support higher bandwidth (data runs over longer distances).	

ATTENDEES

STEVENSON ELEMENTARY SCHOOL		
Stevenson ES	Ryan Santiago	Principal
ARTIK (A3)		
A3	Gene Yong	Senior Project Manager
A3	Maria Madrigal	Project Architect

DISCUSSION NOTES

1. RS was previously an assistant principal at Graham MS and a principal at Thuerkauf ES.
2. Stevenson ES is one of two Choice Schools in MVUSD. Mistral ES is the other.
 - a. Mistral ES is a Dual Immersion program (English/Spanish)
 - b. Stevenson ES is a Parent, Child, Teacher or PACT program
 - i. The program features extensive collaboration between teachers and parents and inquiry-based, hands-on project-based learning. Parent participation in the school, including classrooms, is welcomed and expected.
 - ii. Emphasis is on more holistic, non-traditional learning (i.e., indoors, outdoors, field trips/off-site, gardens, kitchens, etc.).
 - c. As a Choice School, parents elect to be a part of the PACT program. More than half of Stevenson's students come from outside its immediate neighborhood.
 - d. Stevenson enjoys significant parent/family participation (80%) in school-wide activities (e.g., PBL/exhibition night, silent auction, socials). Parent engagement is very high and beneficial to the school.



3. Stevenson ES is supported by a foundation (PACT Foundation) that is registered as a 501(c)3 non-profit. The foundation oversees volunteerism, volunteer committees and collaborates with the school on supporting activities. All parents, teachers and staff are eligible members of the foundation. The foundation functions in lieu of a Parent-Teacher Association (PTA), unlike other MVWSD schools.
4. RS provided the following observations of the campus.
 - a. Campus facilities are new and functional, but the overall character is lacking, particularly with regards to landscaping. RS referenced the outdoor courtyard area by the auditorium at Graham MS and the courtyard at Theuerkauf as the kind of spaces lacking from the school.
 - b. Facilities which appear to work well include:
 - i. Administrative Bldg: centrally located, staff lounge, consolidated staff facilities, adequate offices, meeting rooms
 - ii. Library: furnishings, functionality, center of school community, interactive, flexible space where parents can teach, conducive to small groups; more dynamic than typical libraries
 - iii. Parking: layout seems ok. Congestion may be an issue since parking and pickup/dropoff activity is in the same area. RS referenced Monta Loma ES as a good example where staff parking and parent pickup/dropoff are in separate areas.
 - c. Areas of need include the following (extensive workarounds apply):
 - i. Material storage (educational/classroom/PACT): A classroom (room no. 21) is used for material storage. Only other available space are the IDF rooms (utility rooms, intermediate distribution frame), which are not appropriate for storage.
 1. School is expected to grow and will need all available classroom space for instruction (i.e., cannot use for storage).
 - ii. Large staff meetings: No place for entire staff to meet (40 pns). Spaces are either too small (admin meeting room), too large (MUR), not configured (library), or not readily available (classrooms).
 - iii. Garden: PACT and staff have created the raised planting boxes because ground was not suitable for gardening plots. School is looking to expand gardening.
 - iv. STEAM Education: Classroom nos. 18 and 19 are used for STEAM. Staff have reconfigured furnishings to support more workshop, creative, hands-on instruction, but space was not configured to do so.
 1. Need purpose-built space that is flexible and collaborative.
 - v. Instructional Kitchen: Existing space in Admin. Bldg: works well functionally but is too small.
 - vi. MUR: facility is affected by direct sunlight in afternoon and morning (SW and SE full height/clerestory windows) and lacks fixed production/A-V systems to support performances.
 - vii. Outdoor shaded and landscaped spaces: tents are used in center of campus courtyard. There is no landscaping on campus.



5. The following spaces/facilities are needs the following:
 - a. Community/PACT Work Space
 - i. Parent involvement is a very large part of school culture. Parents are welcomed and involved in education and teaching. As members of PACT, parents are expected to volunteer on campus.
 - ii. Need a "community room" that can be both a collaborative work space for parents/teachers and a place to store materials for both.
 - iii. Need storage for parent work space, room 21 is about ¾ material room owned by parents to support cooking, garden, arts focus program (hands on experiences led by parents). Need that classroom for instructional space
 - b. Storage Facilities
 - i. With the school's emphasis on project-based, hands-on, creative learning, there is a significant need for storage for related materials.
 - ii. Creating storage facilities will free up other spaces for their intended purposes (e.g., classrooms).
 - c. Expanded/Flexible Learning Environments
 - i. Need classrooms which are more collaborative and flexible (e.g., maker space, workshop, labs, etc.), especially for STEAM.
 - ii. Extend classroom space into adjoining exterior spaces.
 - iii. Enable greater collaboration between classrooms
 - d. Landscaped Outdoor Spaces
 - i. Expanded garden areas. Gardening is engrained in the curriculum.
 - ii. Courtyard Area: create shaded, more relaxed and softer exterior environment. RS referenced Theuerkauf ES' courtyard areas (e.g., differentiated landscaped areas). Create outdoor landscaped learning spaces (e.g., living classrooms).
 - iii. Landscape exterior spaces between classrooms (e.g., trees, shade, furnishings) to extend and integrate classroom learning into the surrounding environment.
 - iv. Add shade and landscaping around the play structures.
 - e. Large Shade Structure: centrally situated within courtyard.
6. Others who have been involved with the school for a longer period of time may be able to offer good insights into the questions being asked by A3 (e.g., foundation, past principals, etc.). RS will reach out to the CBO (formerly the principal at Stevenson ES) for guidance on any further communications.



TO: File FROM: Maria Madrigal/Gene Yong

COMPANY: Student Facilities Improvement Plan (SFIP)/ Ten-Year Master Plan Update Mountain View Whisman School District DATE: 29 Jul 19

SUBJECT: Interview Notes Principal-Theuerkauf Elementary School 10:00am, Monday, 29 Jul 19 JOB NUMBER/REFERENCE NUMBER: 02449

PROJECTS WORKSHEET
Update to the 2010 Student Facilities Improvement Plan
Mountain View Whisman School District

2010 SFIP Projects				CURRENT PRIORITY/NEED			
PRIORITY CATEGORY	Type	PROJECT DESCRIPTIONS	SITE REFERENCE	CURRENT STATUS	PRIORITY	NOTES	NOTES (STATUS)
<small>1 Safety & Enclosure Growth 2 School Infrastructure 3 Educational Enhancement</small>							
STEVENS ON ELEMENTARY SCHOOL							
<small>4 (Priority: 1 High to 4 Low, N/A Not Needed)</small>							
PROJECTS IN PROGRESS/NOT STARTED/NOT COMPLETED/PARTIALLY COMPLETED							
1	Safety-Growth	Fencing	Add perimeter fence/gate to control access from park.	Partial	1		Campus is open to park at back of school.
2	Infrastructure	Technology Upgrades	Replace IDF cabinet in library with larger cabinet to fit equipment. Run copper cabling to FrontRow devices in each classroom. Install FrontRow conductor for the PA system.	Partial	2	IDF: Intermediate Distribution Frame, distribution point from MDF to cables connecting to on-site equipment. Copper cabling assumed to be Cat5e.	
3	Enhancement	Shade Structures (assembly)	New 4500 sf Shade Structure	Partial	1		Still needed
3	Enhancement	Landscape (on-site)	Create differentiated exterior landscaped environments/outdoor learning/living classrooms	Partial	1		Introduce landscape, shade, furnishings to create formal and informal gathering, play and instructional spaces.
3	Enhancement	MUR Modernization	Add shade devices to SW/SE windows. Upgrade A-V	Partial	3		Mitigate glare from afternoon and morning sun in MUR. Enable A-V set up close-in to screen.

Prepared by Artik for MWUSD
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ATTENDEES

THEUEKAUF ELEMENTARY SCHOOL		
Theuerkauf ES	Swati Dagar	Principal
ARTIK (A3)		
A3	Gene Yong	Senior Project Manager
A3	Maria Madrigal	Project Architect

DISCUSSION NOTES

1. Classrooms
 - a. Existing Conditions
 - i. Even with recent upgrades, classrooms are still dated, undersized and inflexible.
 - b. Future Vision
 - i. Expand classrooms to enable flexible configuration of furnishings and spaces.
 - ii. Improve connectivity between classrooms and with the adjacent outdoor spaces.
 1. Consider flexible partitions between classroom spaces which are also soundproof.
 2. Outdoor spaces can be extensions of the classrooms but need to be all-weather (i.e., cool, shaded, sheltered).
 - iii. Create larger, more open spaces to foster collaboration and project-based learning.
 - iv. Foster collaborative/team teaching. Create teaching/learning environments which encourage collaboration.
 - v. Develop outdoor learning environments.



MEMORANDUM

2. Industrial Arts/Career Skills
 - a. Need to provide instruction in real-world, hands-on skills, especially for students who may not go on to typical Silicon Valley type professional careers (e.g., high-tech, law, etc.)
 - b. The school's workshop-type space is limited to a classroom with a big screen.
 - c. School needs a purposefully configured workshop/lab-type space where students can learn real-world skills (e.g., woodworking, fabrication, production, etc.).
3. Faculty & Staff Spaces
 - a. Office and staff facilities are OK.
 - b. Create an outdoor dining area for faculty that is isolated from students and inviting.
 - i. Potential for the courtyard area next to Bldg. F. Space is now used for storage. Need to landscape and furnish to make more inviting.
 - ii. Space for informal interaction and collaboration.
4. Admin Support, Office and Storage
 - a. Spaces are adequate on campus.
5. Drinking Stations
 - a. Need more drinking fountains with filling stations throughout campus, and especially in the back of campus by Buildings C, D and E. Add drinking stations outside restrooms at Bldgs. D and F.
 - b. The school has only one drinking station with a filling station outside the MUR bldg.
6. Parking, Pickup/Dropoff
 - a. School shares pickup/drop-off with the Google Preschool
 - i. Preschool drops off at 8:00am. Parents park and walk preschoolers into school.
 - ii. This is the same period as the drop-off activity for Theuerkauf students.
 - b. Congestion and conflicting use of staff parking stalls by preschool parents is an issue that needs to be addressed.
 - c. Need to find a permanent solution which deconflicts movements between the schools and the different types of activity (e.g., staff parking, parent pickup/dropoff).
7. Perimeter Fencing
 - a. The school's play areas are exposed to, and accessible from the park and public paths from San Pierre Way and San Luis Ave. during school hours.
 - i. The school has exclusive use of its play areas during school hours, but it is difficult to enforce and members of the community access or cross these areas regularly during school hours.
 - b. The School only has a perimeter fence around its buildings (A, B, C, D, E, G, H).
 - c. Need a fence around play areas so school can control access during school hours (playcourts, play structure, etc.).



MEMORANDUM

8. Play structures
 - a. Dated and need replacing, especially the K play equipment.
9. Campus Lighting
 - a. Campus has minimal lighting. Need campus lighting project for site and parking areas.
10. Shade Structure
 - a. There is no shade structure on campus, parents waiting outside have no shelter, some trees were recently cut down, no lunch shade structure
11. Plumbing
 - a. Blockages are regular occurrences. Need to upgrade.
12. Library
 - a. Opportunity to create a more collaborative space.
13. Landscaping
 - a. Need more green in the front of the campus, make more inviting, planters for classroom adoption, furnishings don't support student activity in outdoor settings.
14. Create an Outdoor Living Classroom
 - a. Landscaping, collaborative furnishings, teaching board (white board/screen), covered/all-weather, benches, utilities (e.g., water, sink, electrical, data).

PROJECTS WORKSHEET
Update to the 2010 Student Facilities Improvement Plan (SFIP)
Mountain View Whisman School District (MVWSD)

2010 SFIP Projects					CURRENT PRIORITY/NEED (6/25/19)			
PRIORITY CATEGORY	PROJECT DESCRIPTIONS	PROJECT NOTES	SITE REFERENCE	PROJECT STATUS	PRIORITY	NOTES	NOTES (STATUS)	
THEUERKAUF ELEMENTARY SCHOOL								
<i>4-pt scale: 1-High to 4-Low, NA-Not Needed</i>								
1	Smart&Growth	Separate Parking, Pickup and Bus Loading Areas	Replace curbs, sidewalks, AC, stopramps, landscaping		Not Completed	1	Deconflict Google Preschool and Elementary School dropoff and parking.	Improve circulation with joint use of site with Google preschool.
1	Smart&Growth	Play Cluster (asphalt, turf, play structures) Kindergarten	New play box/surface, play structure, fencing, turf		Not Completed	1	Replace and include turf	Replace aging play structures
1	Smart&Growth	Play Structures-Grades 1-3/4-5	New play box/surface, play structure (2)		Not Completed	3		Replace aging facilities
1	Smart&Growth	Campus Lighting	Exterior light fixtures controlled by photocell/time clock via low voltage control panel. Parking lot has adequate lighting for pedestrian safety.		NA	1	Minimal site lighting on campus.	Site and parking lighting deficiencies/concerns apply.
1	Safety& Growth	Building Structural Upgrade	Structural upgrades to Bldg #F (shair upgrade) and G (shair upgrade/longitudinal wall)	#, #G	Partial			No upgrades were completed for Bldgs. F and G. Confirm if still needed.
1	Safety& Growth	Restroom Modernization	Replace flooring, wall tiles, fixtures, lighting, cubicles	BA, H	Partial	4	Not a priority	Less work completed on restrooms than at H/R/L schools.
1	Smart&Growth	Electrical Upgrade	Electrical repairs, replace panel (no electrical system upgrade required).		Not Completed			
1	Smart&Growth	Fencing			Completed	2	Secure perimeter outdoor play areas (playcourts, play structure)	
1	Smart&Growth	Site Accessibility Upgrade (Ramps)	Path of travel, drinking fountains, signage are code compliant		NA			New ramp to parking, path of travel at Bldg. G, add non-compliant thresholds.
2	Infrastructure	Mechanical Upgrade (end of service life)	Replace existing mechanical systems (end of service life)		Not Completed	1		Classroom units reaching end of useful life
2	Infrastructure	Hard-Court Play Area (new AC, AC overlay)	New AC at play area		Not Completed	4		Still needed.
2	Infrastructure	Plumbing Upgrade (Fixtures, eqpt, domestic lines, and vent)	New fixtures (cat. 1/1w upgrade), replace plumbing lines & equipment		Not Completed	1	Frequent blockages on campus. Assume upgrades need to extend beyond building to include site plumbing, sanitary drain lines.	Replacement of concealed plumbing lines not completed, would be quite costly, require ripping open new finishes.
2	Infrastructure	Underground utility survey/upgrade	Survey existing underground utilities, upgrade utilities if needed		Not Completed			Limited value. Site deficiencies recognized and addressed during completed projects. Consider on case-by-case basis with specific modernization projects.
2	Infrastructure	Existing Library Modernization	Modernize existing library		Partial	2	Make more collaborative spaces	Flooring and paint done in 2018. Casework functional/dated.
2	Infrastructure	Covered Walkway Repair (remove utilities, re-roof)	Roof system in good condition, no roof-mounted eqpt./conduits		NA			See Roof Survey and service life of existing roof/reed for replacement
3	Enhancement	Existing Classrooms-Modernization		AC,D,E,F, G,H	Completed	2		
3	Enhancement	Existing Parking (mostly stalls, asphalt overlay/new)	Repair or replace curbs/sidewalks/surface, stops, ramps, landscaping as needed		Not Completed	1	Dedicated pickup/dropoff areas for elementary school and preschool	Improve circulation with joint use of site with Google preschool.
3	Enhancement	Shade Structures (assembly)	New 4500 sf shade structure		Partial	1	None on campus.	Still needed.

Prepared by Antik for MVWSD
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PROJECTS WORKSHEET
Update to the 2010 Student Facilities Improvement Plan (SFIP)
Mountain View Whisman School District (MVWSD)

2010 SFIP Projects					CURRENT PRIORITY/NEED (6/25/19)			
PRIORITY CATEGORY	PROJECT DESCRIPTIONS	PROJECT NOTES	SITE REFERENCE	PROJECT STATUS	PRIORITY	NOTES	NOTES (STATUS)	
THEUERKAUF ELEMENTARY SCHOOL								
<i>4-pt scale: 1-High to 4-Low, NA-Not Needed</i>								
3	Enhancement	Landscape (frontage, programmatic spaces)	New hardscape/softscape at frontage, outdoor spaces, garden areas		Not Completed	2		
3	Enhancement	Alternative Energy-Solar Panels	New solar panel installation		Partial			Subject to District electrical, cost & School (shade structure) priorities.
3	Enhancement	Energy Efficiency (mechanical, electrical, plumbing)	Upgrade mechanical, plumbing, electrical systems for energy efficiency		Partial			Controls/BMS upgraded in 2018 See HVAC replacement project
OTHER PROJECTS STILL NEEDED TO ADDRESS ANY PRIORITY AREA- 1) STUDENT SAFETY & ENDDUMLNT GROWTH, 2) SCHOOL INFRASTRUCTURE, 3) EDUCATIONAL PROGRAM ENHANCEMENTS								
2	Infrastructure	Technology Upgrade	Replace all fiber optic cables with Cat5e cables Replace all copper cables with Cat5e cables Replace IDF in Bldg. E	AI	2			104K upgrades available bandwidth to approx. 4,700 megabits (approx. double existing) Upgrade from Cat5e copper, support higher bandwidth/data rates over longer distances. Need larger Intermediate Distribution Frame to can accommodate network equipment.
3	Enhancement	Existing Classrooms-Modernization		AC,D,E,F, G,H	2	Provide connectivity between classrooms and with outdoors.		Provide operable interior and exterior walls, expand classroom spaces to enable more flexible configurations within space.
3	Enhancement	Outdoor Living Classroom			1	Create outdoor living classroom, all-weather, utilities, landscaped.		

Prepared by Antik for MVWSD
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MEMORANDUM

TO# File	FROM# Maria Madrigal/Gene Yong
COMPANY# Student Facilities Improvement Plan (SFIP)/ Ten-Year Master Plan Update Mountain View Whisman School District	DATE-#/# 14 Aug 19
SUBJECT# Interview Notes Principal-Crittenden Middle School 9:00am, Wednesday, 7 Aug 19	JOB NUMBER/REFERENCE NUMBER# 02449

ATTENDEES

CRITTENDEN MIDDLE SCHOOL		
Crittenden MS	Sonia Gomez Morales	Principal
ARTIK (A3)		
A3	Gene Yong	Senior Project Manager

DISCUSSION NOTES

1. Campus security is a big concern.
 - a. Campus is not secure.
 - b. While there is fence around the school, there are multiple gaps in the following areas:
 - i. Rock Street (no gates or fences at locations below)
 1. Between Bldg. 100 and driveway/bike enclosure
 2. Between Bldg. 700 & 100
 3. Between Bldg. 700 & 800
 - ii. Permanente Creek Trail
 1. Service gate between the portable (P1) and track/field. Closed during school hours.
 - iii. Middlefield Road.
 1. Multiple pedestrian gates along Middlefield Road providing access to the track and baseball/softball field. These gates are signed but not closed during school hours.
 2. Pickup/dropoff and parking area by the gym has open access to areas south of the gym (leading to the track) and north of the gym (leading to the



MEMORANDUM

- school's courtyard). No fence or gates controlling access from these areas onto campus.
 - c. Community treats track, gym and baseball field along Middlefield as park facilities, though the school has exclusive use during school hours. Difficult to enforce or prevent access during school hours since there are only signs and no control gates.
 - d. While the Admin office has frontage onto Rock Street, the main campus entrance for most families is from Middlefield Road. The parking and pickup/dropoff areas from Middlefield Road are not visible from the Admin offices.
2. Enrollment at the school is 655 for grades 6-8.
 - a. Capacity for the school is 730.
3. Classroom availability is adequate, but will be challenged if enrollment goes back to, or exceeds capacity. School is running out of classrooms.
4. While the number of classrooms is adequate, the school needs more project-based learning (PBL) type classrooms to support STEAM and science-based curriculum.
 - a. Bldg. 100 is the arts classroom bldg. but is poorly configured for art (i.e., too small, lack of storage/drying racks, etc.).
 - b. Bldg. 200 is a two-story classroom building that anchors the west end of the school's main courtyard. While this is a relatively recently built building (early 2000s), it is awkwardly configured and poorly designed and is underutilized.
 - i. There are only two classrooms on the second floor. Neither are being used as classrooms. One is too large and the other is too small. School is reluctant to schedule only 1 class on the floor since it is so isolated (i.e., safety)..
 - ii. There is excessive noise transmission from activity on the end floor to the ground floor spaces due to excessive spans in the upper level's floor.
 - iii. The ground level classrooms were designed as a hub with a center classroom and six surrounding classrooms. The center classroom, as well as one other classroom are not directly accessible from the exterior and require passage through one of three classrooms. The center classroom is accessible to only three of the surrounding six classrooms.
 - c. Bldg. 400 is a new two-story Innovation Center/Library/Classroom building which works well as a flexible, adaptable instructional facility that encourages inquiry- and project-based collaboration and teaming. Math is primary area of instruction in bldg. The large common space is heavily used.



MEMORANDUM

5. P.E. needs a classroom.
 - a. It should be located near the gym and/or locker/changing rooms.
 - b. P.E. currently has to find empty classroom anywhere on campus to teach classes.

6. Auditorium
 - a. Eventhough new, lighting and sound system needs to be upgraded to match school's production expectations.

7. Drinking fountains
 - a. All drinking fountains except at the new buildings (#400, #600) need replacing.

8. The eastern portion of the campus extending from Bldg. 700 to Bldg. 1000, encompassing the MUR, Kitchen, Snack Shop, Lockers, and MOT Transportation Yard has a lot of conflicting movements which are occurring on an unplanned, ad hoc basis including:
 - a. Service access to the Kitchen alongside the auditorium's main entrance and parking area.
 - b. A major parent/visitor pickup/dropoff and parking area alongside the locker rooms and the MOT transportation yard.
 - c. The Snack Shop's service area oriented to a small courtyard next to the service yard for the kitchen, with constrained access through a narrow passage between Bldgs. 800 and 900.
 - d. Unintended school entry corridors between Bldgs. 700/100/800 and 1000/1100.
 - e. The lack of major public functions (e.g., Admin, MUR) oriented to major public spaces (e.g., courtyard, pickup/dropoff, parking).

9. Traffic flow is a major issue on campus.
 - a. While Rock Street is the designated front of the campus, there is very limited parking and pickup/dropoff capacity in front of the Admin. Offices.
 - b. The parking area off Rock Street in front of the Auditorium is also used as a pickup/dropoff area. This area is not visible to Admin.
 - c. The main parent pickup/dropoff area is off Middlefield Road at the gym and lockers (Bldgs. 1000/1100). This area is not visible to Admin.
 - d. Parents used to cut from the Middlefield Road through the parking lot to Rock Street as a shortcut to the freeway and Rengstorff. School now uses a gate to block this through-traffic to improve pedestrian safety (i.e., speeding).

10. Though off-site, a major safety concern is the pedestrian crossing at Terra Bella Ave. along Middlefield Road. This is a wide, unsignalized intersection with heavy vehicle traffic in the mornings (i.e., shortcut from Shoreline Blvd. to Middlefield Rd./campus). Need to address (*note: assume this will be addressed during Terra Bella detailed planning, design and redevelopment*).

PROJECTS WORKSHEET
Update to the 2010 Student Facilities Improvement Plan
Mountain View Whisman School District

PRIORITY CATEGORY		PROJECT DESCRIPTIONS			CURRENT PRIORITY/NEED				
1-Safety & Growth	2-School Infrastructure	3-Enhancement	Type	PROJECT NOTES	SITE REFERENCE	CURRENT STATUS	PRIORITY	NOTES	NOTES (STATUS)
CRITTENDEN MIDDLE SCHOOL									
PROJECTS FROM 2010 SFIP - NOT COMPLETED/PARTIALLY COMPLETED									
1	Safety/Growth	Electrical Upgrade	Replace existing panel w/ add'l breaker capacity, allow for electrical repairs to more easily.			Not Completed			3-way switching part of modernization projects. Panels not completed.
1	Safety/Growth	Signage, Drinking Fountains	Add signage at Middlefield Rd pickup/dropoff. Replace all drinking fountains at older Bldgs.			Partial	1	Lack of info for parents at Middlefield Rd. pickup/dropoff (main pickup/dropoff). Aging drinking fountains at older Bldgs.	Completed with campus modernization projects (PH. 1)
1	Safety/Growth	Painting	Add flooring and gates to gym to perimeter (Bldgs. 100, 700, 1000, correct trail, Middlefield Rd.)			Partial	1	Multiple uncontrolled entry points from parking areas, trails, trails.	Completed with campus modernization & new projects (PH. 1-3)
1	Safety/Growth	Restroom Modernization	Replace flooring, wall tiles, fixtures, lighting, cubicles			Partial	3		School tile and lighting done in 2014. No work to fixtures, partitions or floor/wall finishes.
2	Infrastructure	Mechanical Upgrade (end of service life)	Replace existing mechanical systems in Bldgs being modernized			Not Completed			HVAC systems at end of service life. No work done. Still needed.
2	Infrastructure	Plumbing Upgrade (fixtures, e.g., domestic lines)	Replace existing plumbing e.g. 8" domestic lines being modernized. New fixtures include cat 1 (DR upgrade).			Not Completed			No work done. Still needed.
3	Enhancement	Locker Room Replacement	New 3 Story Locker Room			Not Completed	1	Need new locker rooms.	Needs to be modernized
1	Enhancement	Shade Structure (covered)	New 6000' of shade structure			Not Completed	2	Add additional shade structure in main courtyard area.	Still needed
1	Safety/Growth	Gas Upgrade (code compliance, underground lines)	Allow for gas shutoff valve/pressure breaker			Not Completed			Still needed
1	Safety/Growth	Building Structural Upgrade	Structural Upgrade to Bldg. nos. 3 & 7		#100, 700	Not Completed			Phase 1 modernized Bldgs. 300 and 700 in 2014. Confirm if still needed.
2	Infrastructure	Underground utility survey/upgrade	Survey existing underground utilities, upgrade existing utilities if needed.			Not Completed			No work done. Limited value. Consider need on case by case basis for specific projects.
2	Infrastructure	Existing MUR Modernization	Modernize existing MUR (1000-0)		#100	Partial	1	Obtain permits main courtyard. Reconfigure work shop for easier access from main courtyard.	New flooring, pocket tables and paint installed in 2016. Upgrade A/C, lighting, tables are to match district standards.
2	Infrastructure	Existing Administration Modernization	Modernize existing Admin space in Classroom Bldg (#100)		#100	Partial			Priority for school. Admin modernized in previous bond (early 2000s).
3	Enhancement	Alternative Energy-Solar Panels	New Solar Panel Installation			Partial			Subject to District (electrical cost) & School (shade structure) priorities.
1	Safety/Growth	Separate Parking, Pickup and Drop-off Areas	Replace curbs, sidewalks, AC, power, steps, ramps, signage landscaping. New trash enclosure.			Not Completed	1	Reconfigure vehicle driveway/ pickup/dropoff. Improve flow/vehicle congestion. Improve pedestrian safety, disabled, vehicle/pedestrian movements. Terra Bella Ave. intersection with Middlefield Road is an unsignalized intersection that is also major pedestrian route for students. Safety concern.	Parking areas around Auditorium completed. Trash enclosure repaired/rebuilt. Pickup/dropoff not completed. Confirm if still needed.
1	Safety/Growth	Site Accessibility Upgrade (Ramp)	Path of travel deficiencies (thresholds, steep slopes, 2nd curb), Drinking fountains/signage more compliant. See SFIP Project no. 3 (Bldg accessibility)			NA	3	Address open rail at ramp to track/TEAM from playgrounds.	

Prepared by ARTiK for MWSD
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TO# FROM#
 File Maria Madrigal/Gene Yong

COMPANY# DATE#
 Student Facilities Improvement Plan (SFIP)/ 14 Aug 19
 Ten-Year Master Plan Update
 Mountain View Whisman School District

SUBJECT# JOB NUMBER/REFERENCE NUMBER #
 Interview Notes 02449
 Graham Middle School
 8:00am, Tuesday, 6 Aug 19

PROJECT WORKSHEET
 Update to the 2010 Student Facilities Improvement Plan
 Mountain View Whisman School District

2010 SFIP Projects						
PRIORITY CATEGORY	PROJECT DESCRIPTIONS			CURRENT PRIORITY/NEED		
2-Safety & Enrollment Growth 3-School Infrastructure 4-Student Enhancement	Type	PROJECT NOTES	SITE REFERENCE	CURRENT STATUS	PRIORITY	NOTES
						NOTES (STATUS)
CRITTENDEN MIDDLE SCHOOL						
2	Infrastructure	Existing Walkers Modernization	Modernize existing Walkers (CMB #)	8800	Partial	New walk in fridge and freezer installed in 2014. Confirm with District any upgrades necessary (Food service director).
2	Infrastructure	Security System Upgrade	Add system which allows principal/eval_principal to access the PA system from anywhere on campus.	8100-1300	Partial	1 Existing PA system accessible from only 3 locations (Admin). Need mobile system on Principal/eval_principal. Consider about accessing system if not at or limit each Admin Bldg. Completed with campus modernization & new projects (PP, 1)
3	Enhancement	Auditorium New		8600	Completed	3 Upgrade A/V/sound system to auditorium. New auditorium completed in Ph. 3
3	Enhancement	Existing Parking Modify Entrals, asphalt, work/flow	Replace curbs, sidewalks, AC, poles, stops, ramps, signage/landscaping		Not Completed	1 Reconfigure vehicles in entrance pickup/dropoff, improve flows/vehicle congestion, improve pedestrian safety, de-conflict vehicle/pedestrian flow. Parking area around Auditorium completed. Trash enclosure required/rebuilt. Pickup/dropoff not completed. Confirm if still needed.
3	Enhancement	Energy Efficiency (mechanical, electrical, plumbing)	Upgrade Mech/Elec/Plumbing systems for energy efficiency		Partial	1 HVAC controls and lighting upgraded from 2014 to 2018.
3	Enhancement	Landscape (Frontage, programmatic spaces)	New hardscape/softscape at frontage, outdoor spaces (seating/fining), new garden area.		Partial	2 Improve landscaping/finishing in main courtyard and outdoor Bldg. Landscape is functional. Confir with School/District if priority.
OTHER PROJECTS STILL NEEDED TO ADDRESS ANY PRIORITY AREA (1) STUDENT SAFETY & ENROLLMENT GROWTH, (2) SCHOOL INFRASTRUCTURE, (3) EDUCATIONAL PROGRAM ENHANCEMENTS						
1	Enrollment Growth	Classroom-PE	Add space for PE classroom instruction. Locate near locker room/recreation facilities			1 No existing PE classroom. Locate near lockers/gym/playfields/playcourts.
2	Infrastructure	Middlefield Road-Campus Entrance	Reconfigure landscape, frontage and security features at Middlefield Rd. pickup/dropoff area.			1 Redesign as main campus pickup/dropoff arrival area with adequate controls and supervision features. Consider reusing or reconfiguring portion of MOT transportation yard, reusing portion of grass area next to baseball field, and redeveloping locker room Bldg.
2	Infrastructure	Technology Upgrade	Run copper cabling (Cat6) to frontrow devices in each classroom. Install frontrow conductor for PA system. Run network cabling behind 7% in each classroom in Bldg. 400/Im. 213. Run fiber (SMD) and support cabling to Bldg. 3000/3300.	All		2

ATTENDEES

GRAHAM MIDDLE SCHOOL		
Graham MS	Michael Hermosillo	Principal
Graham MS	Mariko Kobata	Assistant Principal
ARTIK (A3)		
A3	Gene Yong	Senior Project Manager
A3	Maria Madrigal	Project Architect

DISCUSSION NOTES

- School needs to expand curriculum to address students who are more kinesthetic learners (i.e., learn by doing physical activities vs. sitting/listening, etc.).
 - There are students that are not on a college/professional career track (e.g., software, computer, science) that would benefit from a curriculum which teaches and provides for hands-on life skills.
- SPED classrooms need to be full-sized. Half-sized classrooms are not working.
- Areas of Need/Opportunity
 - School lacks facilities to support electives that support life skills and kinesthetic learning. These spaces need to be purposefully configured and furnished
 - Home Economics (e.g., crafts, sewing/knitting, cooking, washer/dryer, etc.)
 - Industrial Arts/Workshop (e.g., wood shop, ceramics/kiln/pottery, autoshop, etc.).
 - Cosmetology (e.g., self expression, stage/drama, etc.)



- b. Staff Lounge
 - i. Underutilized
 - ii. More varied spaces for private and down time
 - iii. Improve courtyard as landscaped space for staff
 - iv. Can also be space for use by service providers/counselors
 - 1. Can work from shared spaces. On campus part-time basis. Work in other instructional and collaborative spaces (e.g., classrooms, library, admin office, etc.).
- c. Mountain View Sports Pavilion
 - i. Joint use facility shared between school and community (*Note: clarify with District how future planning and design and use is coordinated between the school district and the City*).
 - ii. Pavilion includes a gym and locker facilities used by the school during school hours.
 - iii. Locker rooms are outdated and need to be modernized.
 - 1. Need more lockers, more single stalls for changing, non-gender specific changing rooms. Showers not needed.
 - iv. Gym needs to be modernized
 - 1. Improve sound system, acoustics, air conditioning
 - v. Ideal to have its own facility to control programming and use (i.e., school must end games/activities because of commitments for community use of facility).
- d. Landscaping/Outdoor Spaces
 - i. Need to connect current and future generations of kids (i.e., digital natives) back to the natural environment
 - ii. Existing outdoor spaces are unshaded, lack landscaping and furnishings
 - iii. Improve landscaping between buildings
 - iv. Create outdoor gathering spaces which are landscaped, shaded and furnished.
 - v. Create outdoor learning spaces/living classrooms (i.e., furnishings, shelter, utilities), particularly for science-based and environmental studies classes (e.g., tie into community garden by MUR).
 - vi. Add Shade Structure and locate centrally as a gathering facility.
 - vii. More informal, passive, differentiated spaces that not athletically oriented (e.g., play courts, playfields, etc.).
- e. Need more large spaces to balance demand for after school programs by vendors and by school



- 4. Other Improvements to consider
 - a. Replace existing marquis/signage at the front of the school (marquis is dated).
 - b. Flagpole seems short
 - c. Solar panels
 - d. Relocate bike cage to more suitable location
 - i. Existing location in the middle of the playground encourages students to ride bikes across campus, which is not allowed. Safety issue. Requires active supervision.
 - ii. Better if located at a more accessible location which does not require crossing the interior of the campus.

PROJECTS WORKSHEET
Update to the 2020 Student Facilities Improvement Plan
Mountain View Whisman School District

2010 SFIP Projects							
PRIORITY CATEGORY	PROJECT DESCRIPTIONS	SITE REFERENCE	CURRENT STATUS	PRIORITY	NOTES	NOTES (STATUS)	
1 Safety & Wellness Growth 2 School Infrastructure 3 Educational Enhancement	Type	PROJECT NOTES					
GRAHAM MIDDLE SCHOOL							
4 (2) code: 1-High to 4-Low, Not-Not Needed							
PROJECTS FROM 2010 SITE: NOT COMPLETED/PARTIALLY COMPLETED							
1	Safety+Growth	Electrical Upgrade	Replace existing panel w/ additional breaker capacity	Not Completed		Not done. Confirm if still needed.	
1	Safety+Growth	Gas Upgrade (code compliance, underground lines)	Allow for gas shutoff valve/vacuum breaker	Not Completed		Confirm if safety or regulatory issue. Otherwise, system is functioning.	
1	Safety+Growth	Fencing	New perimeter chainlink fence, garden fence	Not Completed	1	CANON NOT SECURE "CREAK TOCURE" (around perimeter incl. parking & road)	
1	Safety+Growth	Restroom Modernization	Replace floor/wall tiles, new fixtures/lighting/cabinets.	Partial		North side fencing not replaced. All other fencing replaced.	
1	Safety+Growth	Signage, Drinking Fountains		Completed	3	Need new signage/markings	
1	Safety+Growth	Building Accessibility	Replace counters, sink cabinets, thresholds	Partial		No significant DSA deficiencies noted/were addressed with modernization. Counters not done, thresholds made compliant (min. 1 per room).	
1	Safety+Growth	Separate Parking, Pickup and Bus Loading Areas	Modify car parking (Cat 3), new trash enclosure.	Not Completed	2	Backlot area only (spring). Upgrades completed w/ Phase 3 (87-Au6) including new parking, bus pickup/dropoff, trash enclosure.	
2	Infrastructure	Mechanical Upgrade (end of service life)	Replace existing mechanical (HVAC) systems for Bldgs being modernized	#2, 3, 4, 5, 6, 8, 11, 15, 16	Not Completed	Controls done in 2014, but classroom units are dated. New HVAC units in 896, 1, 7 (Au6), 9, 13, 14 (New), 17 (MUR). Still	
2	Infrastructure	Plumbing Upgrade (fixtures, eqpt., domestic lines, end of service life)	Replace existing plumbing eqpt./domestic lines for bldgs being modernized. New fixtures in Cat 1 (RR upgrade)		Not Completed	No work done. Still needed.	
2	Infrastructure	Covered Walkway Repair (remove utilities, re-roof)	Replace concrete paving, repair/replace covered walkway, underground existing roof-mounted conduits		Not Completed	Only lighting completed.	
2	Infrastructure	Underground Utility Survey/Upgrade	Survey existing underground utilities, upgrade existing utilities if needed.		Not Completed	No work done. Limited value. Consider need on case-by-case basis for specific projects.	
2	Infrastructure	Existing Kitchens-Modernization	Modernize existing kitchen & Dining Service	#12	Partial	Still needed. Consult with district food service staff.	
3	Enhancement	Alternative Energy Solar Panels	New Solar Panel Installation		Partial	Subject to District (electrical, cost) & School (shade structure) priorities.	
3	Enhancement	Shade Structures (assembly)	DSA shows project none in SFIP		Partial	1	None on campus.
3	Enhancement	Energy Efficiency (mechanical, electrical, plumbing)	Upgrade Mech/Elec/Plumbing systems for energy efficiency		Partial		
3	Enhancement	Existing Parking-Modify (stairs, asphalt overlay/new)	Replace curbs, sidewalks, AC pavers, stoop, ramps, signage landscaping.		Partial	2	
3	Enhancement	Landscape (Frontage, programmatic spaces)	New hardscape/softscape at frontage, outdoor spaces (courts/lu/terrace). New garden area.		Partial	1	Improve outdoor campus spaces for student gatherings & learning.

PROJECTS WORKSHEET
Update to the 2020 Student Facilities Improvement Plan
Mountain View Whisman School District

2010 SFIP Projects						
PRIORITY CATEGORY	PROJECT DESCRIPTIONS	SITE REFERENCE	CURRENT STATUS	PRIORITY	NOTES	NOTES (STATUS)
1 Safety & Wellness Growth 2 School Infrastructure 3 Educational Enhancement	Type	PROJECT NOTES				
GRAHAM MIDDLE SCHOOL						
4 (2) code: 1-High to 4-Low, Not-Not Needed						
OTHER PROJECTS STILL NEEDED TO ADDRESS ANY PRIORITY AREA: 1) STUDENT SAFETY & ENROLLMENT GROWTH; 2) SCHOOL INFRASTRUCTURE; 3) EDUCATIONAL PROGRAM ENHANCEMENTS						
		Locker Room modernization	Dated, need individual changing stations, non-gender changing rooms.		2	Clarify implementation path between City and MVWSD.
		Gym modernization	Modernize gym, Add AC.		2	Clarify implementation path between City and MVWSD.
		Classroom modernization/conversion for Industrial Arts and Home Economics	Modernize classroom(s) for industrial arts/home economics		1	Lack facilities to teach home economics, woodshop, auto shop (non-professional life skills)
2	Infrastructure	Technology Upgrade	Run support cabling (Cat6) to Frontflow devices in each classroom Install Frontflow conductor for PA system Replace all copper cables with Cat6 cables.	All	2	Upgrade from Cat5e copper, support higher bandwidth/data rates over longer distances. DF-Intermediate Distribution Frame



MEMORANDUM



MEMORANDUM

TO# File	FROM# Gene Yong
COMPANY# Student Facilities Improvement Plan (SFIP)/ Ten-Year Master Plan Update Mountain View Whisman School District	DATE# 28 Aug 19
SUBJECT# Interview Notes MVWSD Maintenance, Operations, Transportation (MOT) 8:00am, Tuesday, 27 Aug 19	JOB NUMBER/REFERENCE NUMBER# 02449

ATTENDEES

MVWSD MAINTENANCE, OPERATIONS, TRANSPORTATION		
MVWSD MOT	Brian Perron	Director
ARTIK (A3)		
A3	Gene Yong	Senior Project Manager

DISCUSSION NOTES

1. MOT should be consolidated into a single site. MOT needs a long-term facilities solution (e.g., location, size, configuration).
 - a. It is presently split in two sites, with offices and storage warehouses at Graham MS and transportation at Crittenden MS.
2. MOT would benefit from being centrally located and easy to access, especially since MOT utilizes oversized vehicles (e.g. trucks, buses).
 - a. The corporation yard at Graham MS is accessible only through the school's rear gate at Lane Ave., a small two-lane residential street.
3. The two middle school gyms (Mountain View Sports Pavilion @ Graham MS, Whisman Sports Center @ Crittenden MS) are on MVWSD land and leased to the City of Mountain View on 100-year leases.
 - a. The City manages each of the gyms, including funding and coordinating any repairs, maintenance or recapitalization of facilities.
 - b. Graham MS and Crittenden MS function as tenants of these facilities.
 - c. School-related modernization requests have to go through the City. District does not have a formal say in future renovations/modernization of either gym.

4. The District does not have a good understanding of the status of underground utility lines. It would be beneficial to undertake surveys of all underground utilities.
5. Sanitary Sewer Lines are a district-wide concern. MOT has been in a reactionary mode (i.e., respond to complaints), and hasn't been able to adequately identify how extensive these issues on a campus-wide basis (i.e., instead of simply at an individual bldg. site). When investigating complaints, they are finding block lines from tree roots and other concerns.
 - a. Monta Loma ES and Theuerkauf ES have significant plumbing/drain lines issues (e.g. frequent blockages, tree roots in pipes, etc.).
 - b. Need to survey lines at all sites (e.g., camera).
 - c. Make repairs as needed based on survey.
6. Roof gutters and stormwater drain lines at buildings are a district-wide concern, especially at older campuses. Many roof gutters and related drain lines are poorly or non-functioning (i.e., reverse slope, blockages, leaking, rusted through metal, taped joints, etc.).
 - a. Consider redoing all gutters and drain lines at same time as roofing projects.
7. Most significant district-wide facilities-related concerns are: roofs, HVAC systems, asphalt, play yards.
 - a. Priority 1: Asphalt, HVAC
 - b. Priority 2: Roofing, Bldg. Gutters/Drains, Underground Utility Surveys

**MOT BASE YARD & HQ
GRAHAM SCHOOL SITE**

STORAGE WAREHOUSE (Rack Storage)
Need 2x same size (75% of Bldg. Footprint)
3 rack shelves/pallets (3x4' high/height), forklift accessible
10'-12' wide roll-up doors
Rack storage, oversized material storage, tool crib
Existing 25' roof

STAFF SPACE
4 Offices (Dir. Sec, Locksmith, Dispatch)
Lockers, Showers, Restrooms, Kitchen
20 Staff (future). Existing staff is 6 drivers/9 maintenance
Conference Room-20 pns
Break Room-20 pns

SHACK (Existing Garden Dept.)
Need 3x same size
1 each for: a) Garden, b) Paint, c) Plumbing/HVAC/Electrical

SHOP (Existing Wood/Metal/Weld Shop)
Need 2x same size
Specialized ventilation
Gas, Electrical, Compressed Air, Telecom/Data
Longest material is 20' (pipes)
Does not need to be high-bay (no tall items being worked on)

MANEUVERING AREA (Vehicles)
Need maneuvering area for 54' tractor-trailer (flatbed, container) and 40' buses.

COVERED VEHICLE PORT
10-15 Operational Vehicles
Large pickup trucks
1 box truck (30'), 3 trucks w/ two trailers

STORAGE WAREHOUSE (Floor Storage)
Need 1.5x same size
Reuse furnishings/equipment (cannot go on racks/shelves)
Hand-carry items
Does not need to be high-bay (existing 12' roof)

COVERED LEAN-TO (None)
Need covered lean-to for equipment/material laydown
Same size (1:1) as Floor Storage Warehouse

WASTE AREA (None)
Equal to two-40' Containers
1-Green Waste
1-Regular Waste



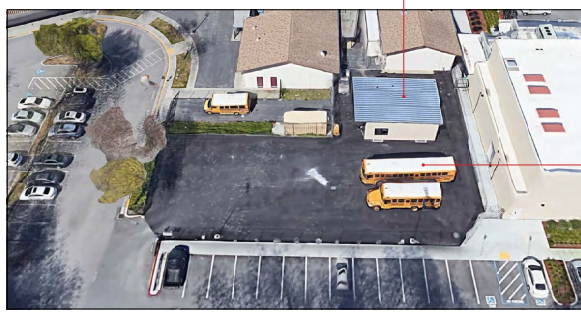
**MOT TRANSPORTATION YARD
CRITTENDEN SCHOOL SITE**

STAFF FACILITIES
1 Office (Dispatch), Break Room (5 Drivers)
Need restrooms, lockers, kitchen, break room
(no need for showers)

BUS PARKING
11 Buses (6-40' buses, 5-25' van buses)
Buses currently park in stacked/landem arrangement
Prefer regular parking configuration w/o stacking

BUS REPAIRS/MAINTENANCE
Off-site by vendor/contractor (mechanic) at their shop

BUS FUELING
Off-site at commercial gas station





MEMORANDUM

TO# File	FROM# Gene Yong
COMPANY# Student Facilities Improvement Plan (SFIP)/ Ten-Year Master Plan Update Mountain View Whisman School District	DATE# 12 Aug 19
SUBJECT# Interview Notes Preschool Programs 10:00am, Monday, 5 Aug 19	JOB NUMBER/REFERENCE NUMBER# 02449

ATTENDEES

MVWSD PRESCHOOLS		
MVWSD Preschool Programs	Terri Kemper	Director
ARTIK (A3)		
A3	Gene Yong	Senior Project Manager
A3	Maria Madrigal	Project Architect

DISCUSSION NOTES

1. MVWSD Preschool Programs funded primarily by the State (California)
 - a. Program to provide early education/pre-elementary school programs for at-risk/low income/disadvantaged families/students across the entire District
 - i. State covers cost of preschool programs/free to families that qualify.
 - ii. Students/families must meet specific income-based eligibility requirements.
 - iii. Selective entry based on criteria set by the State's grant program.
 - iv. District has been able to meet the need for preschool programs based on the number of eligible students.
 - v. Majority of students/families who qualify come from the areas around Mistral/Castro and Theuerkauf.



MEMORANDUM

2. Additional funding is provided by the District.
 - a. District prioritized expanding early education opportunities to the community, including those that don't qualify under the State's grant program.
 - b. Additional funding also from grants and fees.
3. District funding created capacity for preschools to accept other students.
 - a. Based on available spaces.
 - b. No prequalification necessary to meet State criteria.
 - c. Fees charged to augment district and grant funding of additional spaces.
4. Increasing demand for full-day programs
 - a. District's preschool programs have been oriented to half-day programs.
 - b. Full-day programs require larger spaces than half day programs.
 - i. More space needed.
 1. Minimum regulatory space requirements for naps (e.g., size of mats, distance between mats, etc.).
 2. Dining/snacks.
 3. Variety of play spaces (indoors, outdoors).
 - ii. Existing preschool facilities constrained by:
 1. Undersized classrooms (i.e., reuse of standard 960 sf classroom modules OK for half-day, too small for full-day).
 2. Inadequate playgrounds.
 3. Location and lack of security.
5. Facility shortcomings
 - a. Whereas Latham's preschool classroom are all general ed, only one classroom at Graham is general ed. Graham's general ed preschool is isolated/siloed. Better to consolidate and collocate.
 - b. No dedicated preschool play area at Theuerkauf. Share use of K-classroom play structures.
 - c. Restroom fixtures are for older children, including WCs and sinks (i.e., too large, too high).
 - d. Lack of half-height doors to enable easy control and supervision of adjoining spaces.



MEMORANDUM

- e. Separate areas for eating/drinking. Ideal not to come in instructional/learning spaces.
 - f. Lack of storage for outdoor play equipment. Presently stored outdoors (i.e., theft, exposure, weathering) or in classrooms (i.e., cleanliness, logistics).
6. Preschool facilities are informed by ECERS (Early Childhood Environment Rating Scale) facility standards/criteria. Facilities are assessed and given a "Site Rating", which is important for grants.
- a. District preschools typically fall short on its playgrounds
 - i. ECERS identifies the need to support student development in 7 different gross motor activities goal:
 - ii. During regulatory inspections, District preschools typical create workarounds to address the ECERS criteria.
7. District goal is to have a program for 225 students. Staffing is currently based on the following:
- a. Required staff/student ratio is 1:8
 - b. Classroom 1: 15 students with 1 teacher and 1 aide.
 - c. Classroom 2: 24 students with 1 teacher and 2 aides.
8. The District preschool program would ideally be situated at a single, centrally-located and purposefully configured preschool facility.
- a. Collocate general and SPED preschool students
 - b. Consolidates teachers, support and administrative staff at single site.
 - c. Classroom spaces which flow into adjoining outdoor spaces.
 - d. Create varied outdoor play environments that enables children to connect to the natural environment. Many students come from backgrounds where access to outdoor natural and play settings is limited.
 - e. Create shared spaces where school can gather (e.g., MUR, outdoor gathering spaces) and where the preschool can hold workshops and training sessions with parents.
 - f. Place for art and play-based/project-based activities.
 - g. Secure
 - h. Age-appropriate/child-centered spaces, furnishings and equipment.
 - i. Preschools are currently using spaces and furnishings designed for older students.

PROJECTS WORKSHEET
Update to the 2010 Student Facilities Improvement Plan
Mountain View Whisman School District

2010 SFIP Projects					CURRENT PRIORITY/NEED		
PRIORITY CATEGORY	PROJECT DESCRIPTIONS			SITE REFERENCE	PROJECT STATUS	PRIORITY	NOTES
1 Safety & Treatment Growth 2 Space Infrastructure 3 Educational Enhancement	PROJECT TYPE/CATEGORIES	PROJECT NOTES	SITE REFERENCE	PROJECT STATUS	PRIORITY	NOTES	
PRESCHOOL @ LATHAM STREET					* per scale: 1=high to 4=Low, NA Not Needed		
1	Safety+Growth	Site Accessibility Upgrade (Ramps)	Create separate paths from Latham Ave. to preschool and Mistral			1	Mistral pedestrian traffic travels across preschool paths.
1	Safety+Growth	Play Cluster-Preschool	Provide holistic play environment for preschool			1	Minimal play environment. Provide natural/landscaped play features.
1	Safety+Growth	Technology (communications, data, phone)	Replace ethernet cable with OM3 fiber cables to connect to MDF			2	Assume MDF is at Mistral or Castro.
1	Safety+Growth	Fencing	Replace all copper cables with Cat6a cables Fencing to create a secure perimeter during and after school hours			1	No perimeter fence around preschool campus.
2	Infrastructure	Existing Classrooms-Modernization	Modernization ongoing-Summer 2019	P1,P5	Ongoing		Classroom/Preschool furnishings not age-appropriate to preschool children.
2	Infrastructure	Security System Upgrade	Establish perimeter controls for preschool campus			1	No perimeter around preschool campus.
3	Enhancement	Shade Structures (assembly)	Shade outdoor play and learning areas (landscape, structure)			1	Can be landscaped or structure.
3	Enhancement	Landscape (frontage, programmatic spaces)	Fencing to establish perimeter along park edge. Landscape improvements in play areas.			1	

Prepared by Artik for MVWSD
1 of 1



MEMORANDUM

TO# File	FROM# Gene Yong
COMPANY# Student Facilities Improvement Plan (SFIP)/ Ten-Year Master Plan Update Mountain View Whisman School District	DATE# 9 Aug 19
SUBJECT# Interview Notes Special Education Programs 7:30am, Monday, 5 Aug 19	JOB NUMBER/REFERENCE NUMBER# 02449

ATTENDEES

MVWSD SPECIAL EDUCATION		
MVWSD SPED	Arianna Mayes	Director
ARTIK (A3)		
A3	Gene Yong	Senior Project Manager
A3	Maria Madrigal	Project Architect

DISCUSSION NOTES

1. Increasing demand for SPED services throughout the District.
2. MVWSD's Special Education (SPED) program has several major components:
 - a. General SPED services for SPED students with less significant disabilities.
 - i. Services located on all elementary and middle school campuses.
 - ii. Within the next 5 years, goal is to "push-in"¹ high functioning SPED students who are able to be integrated with the general student population with limited support in specific areas of need.
 - iii. District services in schools includes:
 1. Psychologist (assessments)
 2. Speech Therapist
 3. Vision Specialist
 4. Physical Therapist (PT)

¹ With this approach, the general education teacher and the special education teacher work together in close collaboration. The focus is to ensure students are receiving full access to the general education curriculum while limiting any disruption to their daily schedule (such as pulling students out of a classroom)



MEMORANDUM

5. Occupational Therapist (OT)
6. Education/Resource Specialist.
- iv. Typical classroom settings involve 20-25 students and 4 teachers/specialist/support staff at any given time.
- b. Three Special Day Class programs for SPED students with more significant disabilities.
 - i. Individual sites for three district-wide "pull-out"² SPED services include:
 1. Autism @ Monta Loma Elementary School (ES) and Crittenden Middle School (MS)
 - a. Program being relocated from Huff ES because Huff ES needs space for enrollment growth. Monta Loma ES space needs to be upgraded (e.g., install barriers at rear door to classrooms)
 2. Medically-Fragile³ @ Landels ES.
 - a. Need to provide facilities to support Medically Fragile students in middle school. MS students currently based in Landels or HS.
 3. Functional Life Skills⁴ @ Bubb ES and Graham MS
 - ii. Need purposefully configured and equipped spaces.
- c. SPED Preschools
 - i. Based at Graham Middle School.
 1. Three SPED classrooms
 - a. 2 classrooms are for SPED students with IEPs⁵.
 - b. 1 classroom is co-taught with a general ed teacher and SPED teacher⁶.

² Depending on the student's education needs, he or she may require to also receive small group or individual instruction with the special education teacher in another setting outside of the general education classroom.

³ Medically fragile refers to a student receiving special education and related services who has a serious, ongoing illness or a chronic condition that requires daily, ongoing medical treatments and monitoring by appropriately trained personnel, and requires the routine use of medical device or of assistive technology to compensate for the loss of usefulness of a body function needed to participate in activities of daily living, and lives with ongoing threat to his or her continued well-being. Students with medically fragile disabilities require an intensive individual education program of special education services that includes specially designed instruction, related services, assistive technology, school health services, and/or other services required for the provision of a free appropriate public education. Services are frequently provided in a self-contained instructional setting.

⁴ Functional skills are those skills a student needs to live independently. An important goal of special education is for our students to gain as much independence and autonomy as possible, whether their disability is emotional, intellectual, physical, or a combination of two or more (multiple) disabilities.

⁵ Assumed to include SPED preschool students requiring "pull-out" support. Individual Education Plans (IEP) defines the individualized objectives of a child who has been determined to have a disability or requires specialized accommodation, as defined by federal regulations. The IEP is intended to help children reach educational goals more easily than they otherwise would, four component goals are: conditions, learner, behavior, and criteria. In all cases the IEP must be tailored to the individual student's needs as identified by the IEP evaluation process, and must especially help teachers and related service providers understand the student's disability and how the disability affects the learning process.

⁶ Assumed to include SPED preschool students who are "pushed-in" with general preschool students.



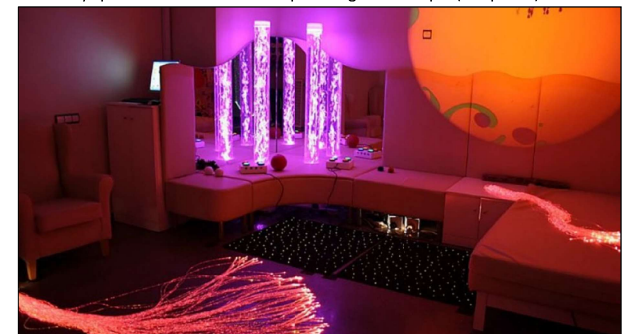
- ii. Medically fragile SPED preschool being relocated from Slater to Graham.
- iii. AM would prefer to combine the two preschools (Latham, Graham) into a single site.
 - 1. Montecito site would be ideal because of its central location.
 - 2. Integrate SPED students with general preschool students.
 - 3. Shared support among teachers and staff if located at a single site.
- d. Specialist SPED programs/outsourced to higher-level non-district SPED programs.
 - i. For students with disabilities beyond the capabilities of Districts programs.
 - ii. Too few students in the District to dedicate staff and space for specialized programs. 6 students including one in 3rd grade and five in 7th and 8th grade.
- e. Extended School Year (ESY) Summer Program
 - i. District is required to provide 19 days of Summer School for SPED students. Currently held at Stevenson ES.

3. SPED Facilities

- a. SPED facilities have moved to different school sites depending on availability of space and as enrollment fluctuates.
- b. SPED spaces are adapted from existing classroom spaces and are not purposefully-built. Some spaces are poorly configured for SPED (e.g., Bubb ES, Landels ES). SPED staff often not involved in design of its spaces.
 - i. Triangular spaces
 - ii. Furnishings and fixtures not ideally selected/configured (e.g., TV screens in instructional spaces, fixed wall storage systems, etc.).
 - iii. Located at the outer edges of a school campus behind gates/fences. Feeling of isolation and being marginalized.
 - iv. Lack of break out space attached to classrooms for individual/small group instruction.
 - v. Lack of separate space attached to classrooms for staff.
 - vi. Lack of showers
 - vii. Lack of kitchens and washer/dryer for functional life skills program.
- c. SPED requires specialized spaces which need to be purposefully design, configured and equipped) for SPED functions, especially spaces for more specialized services (e.g., autism, medically fragile, functional life skills, etc.).



- d. SPED Special Day Program Facilities
 - i. Locate centrally
 - ii. Locate near SPED program director (i.e., director's proximity near ESY program at Stevenson was very beneficial).
 - iii. Equip/furnish facilities to support programs
 - 1. Showers in classrooms
 - 2. Kitchen and washer/dryer in Functional Life Skills classrooms/labs.
- e. SPED instructional spaces
 - i. 10-15 adults may be working with 20+/- SPED students at any given time.
 - ii. Need to have space for staff to work from.
 - iii. Need to have space to break into small groups (4).
 - iv. Consider very large classroom with operable partitions (e.g., 1500+/- sf) or regular sized classrooms with attached break out rooms.
- f. Ideal for Program Director to be located with, or near SPED Special Day Programs
 - i. When ESY was at Stevenson ES over summer, program director could visit program/be more accessible to the students/families.
- g. Sensory Space (aka Multi-Sensory Environments).
 - i. Safe, calm space
 - ii. Ideal to have at least one indoor and outdoor space for SPED students on each campus.
 - 1. Indoor space requires supervision.
 - 2. Stevenson ES has an outdoor sensory space.
 - iii. Sensory space at EBC Palo Alto campus is a good example (see photo).



Sensory Space at EBC Palo Alto Campus



MEMORANDUM

- h. SPED Program Support Staff/Specialists.
 - i. Psychologist
 - 1. Supports both general ed and SPED students.
 - 2. Locate near front of school (e.g., Admin Bldg.).
 - a. Frequent interaction between psychologist, student, parents, and principal.
 - 3. Need private office and a small meeting room for 4-5 pns.
 - a. Privacy is requirement.
 - b. Space to conduct assessments
 - ii. Speech Therapist
 - 1. Locate centrally near students
 - 2. Need office and small group space for 4-5 pns.
 - iii. Education/Resource Specialist
 - 1. All schools have a full-time education/resource specialist.
 - 2. Goal is to have two at each school site, one to support general ed and one to support SPED.
 - 3. Education Specialist sometimes co-teach other general ed classes (e.g., english/math @ Graham MS, science/social studies @ Graham MS).
 - 4. Need office.
 - iv. Vision Specialist/PT/OT
 - 1. Locate centrally near students
 - 2. Each spend 2-3 days on any one campus in a week.
 - 3. One office can be shared.
 - 4. Need meeting room for 10-15 pns.

Gene Yong

From: Jon Aker <jaker@mwbsd.org>
Sent: Thursday, July 25, 2019 12:57 PM
To: Gene Yong
Subject: Re: MWSD Interviews for SFIP Update (TECHNOLOGY)

Sure. See responses below.

Also, overall I don't like the projector setup we have at the elementary MURs. I would prefer a projector mounted at the back of the stage and projects on to the screen from behind. When they built them they designed a projector on a cart setup. Some cabling would need to be run in order to make this change.

We support MOT with the EMS systems. A single EMS system that is used for all sites. From what I understand, the middle schools have an older system from another vendor and the elementary sites have various versions of the same vendor but they can't manage them from what system. It seems like it was only half done.

On Thu, Jul 25, 2019 at 9:04 AM Gene Yong <gyong@artika3.com> wrote:

Jon,

Can you quickly list what you think would be the top 2-3 technology-related priorities for the following campuses (can be simple one sentence scoping type descriptions for now). If specific to a building, please reference the building references in the attached set of maps (e.g., #B, #200, etc.).

BUBB ES

- 1. Replace all fiber with OM4 fiber
- 2. Replace all cat5e copper with Cat6a
- 3. Repair network cabling that hasn't worked since it was installed in 2018

MISTRAL ES

- 1. Replace all fiber with OM4 fiber
- 2. Create an adequately sized MDF for the campus
- 3. Replace all cat5e copper with Cat6a

CASTRO ES (NEW)

- 1. Can't think of anything. Some of the issues at that campus are in the Mistral buildings.
- 2.

CRITTENDEN MS

- 1. Run copper cabling to FrontRow devices in each classroom and install FrontRow conductor for the PA
- 2. Run network cabling behind the TV in each classroom in building 400 and room 213
- 3. Run fiber and copper to building 1100 and 1000

GRAHAM MS

- 1. Run copper cabling to FrontRow devices in each classroom and install FrontRow conductor for the PA
- 2. Replace old cat5e copper with cat6a
- 3. Eliminate redundant IDF in building 11

HUFF ES

1. Replace all fiber with OM4 fiber
2. Replace old cat5e copper with cat6a
3. Repair network cabling that hasn't worked since it was installed in 2018

LANDELS ES

1. Replace all fiber with OM4 fiber
2. Replace old cat5e copper with cat6a
3. Repair network cabling that hasn't worked since it was installed in 2018

MONTA LOMA ES

1. Run network cabling behind the TV in each classroom
2. Run network cabling to mount the APs in the center of each classroom
3. Replace old cat5e copper with cat6a

STEVENSON ES (NEW)

1. Replace IDF cabinet in library with one deep enough for the equipment
2. Run copper cabling to FrontRow devices in each classroom and install FrontRow conductor for the PA

THEUERKAUF

1. Replace all fiber with OM4 fiber
2. Replace IDF for building E with one that can accommodate our network equipment
3. Replace old cat5e copper with cat6a

VARGAS ES (NEW)

1. Don't know what the issues might be yet.
- 2.

PRESCHOOL AT LATHAM ST.

1. Replace ethernet cable that is connecting preschool to the MDF with OM4 fiber
2. Replace old cat5e copper with cat6a

PRESCHOOL AT GRAHAM MS

1. Run new OM4 fiber from IDF to MDF
2. Replace old cat5e copper with cat6a

Gene

From: Jon Aker <jaker@mvwsd.org>

Sent: Thursday, July 25, 2019 8:24 AM

To: Gene Yong <gyong@artika3.com>

Cc: Rebecca Westover <rwestover@mvwsd.org>; Ron Wheelehan <rwheelehan@mvwsd.org>; Maria Madrigal <mmadrigal@artika3.com>; Pauline Torrez <ptorrez@artika3.com>; Bill Gould <bgould@artika3.com>

Subject: Re: MVWSD Interviews for SFIP Update (TECHNOLOGY)

We have lots of physical plant upgrades needed at the sites. Most of the sites they just added additional network cabling during the modernization and didn't address any of the deficiencies with the existing cabling. At some sites we've had to reduce the speed of the network or use older equipment due to the old physical plant.



**Mountain View
Whisman
School District**

SCHOOL SITES

Bubb

Cooper

Crittenden

Graham

Huff

Landels

Mistral

Monta Loma

Slater

Google Childrens Center

Theuerkauf

Whisman

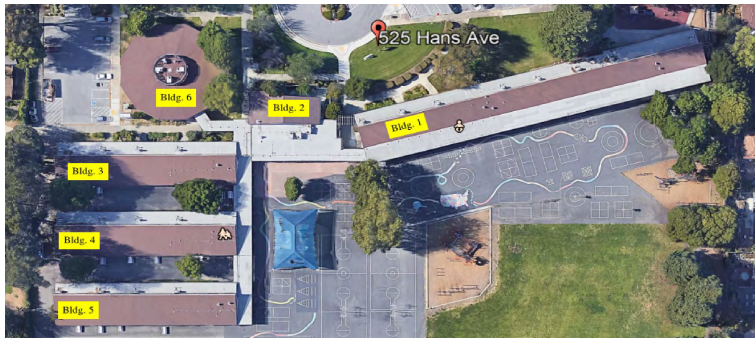
German International School of Silicon Valley/YCIS

ROOF ASSESSMENTS

Western Roofing Service

APPENDIX D

Mountain View Whisman School District Roof Assessment



Benjamin Bubb ES
525 Hans Ave.
Mountain View, CA 94040

Prepared By:
Western Roofing Service
15002 Wicks Blvd.
San Leandro, CA 94577

Roof Area: Buildings 1, 2, 3, 4, 5, 6 Dimensional Asphalt Shingle Roofing

Roof System Overview

Substrate	Wood
Insulation	N/A
Cover board	N/A
Field Assembly	Dimensional Asphalt Shingles
Base Flashing Assembly	N/A
Surfacing	N/A
Condition	Good
Approximate Age	10 - 15yrs.
Estimated Useable Life Remaining	15 - 20yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 25 - 30 years.

Roof Area: Buildings 1, 2, 3, 4, 5, 6 Built-up Roofing

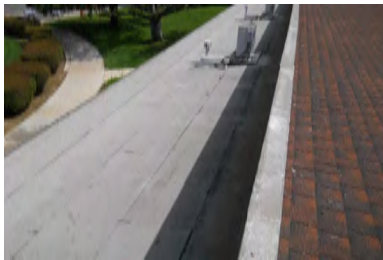
Roof System Overview

Substrate	Wood
Insulation	Unknown
Cover board	Unknown
Field Assembly	Hot Asphalt Applied Built-up Roofing
Base Flashing Assembly	Hot Asphalt Applied Built-up Roofing
Surfacing	Mineral Surfaced Cap Sheet
Condition	Fair - Good
Approximate Age	10 - 15yrs.
Estimated Useable Life Remaining	5 - 10yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 15 - 20 years.

Existing roof system condition assessment and observations are based on the opinion and professional expertise of Western Roofing Service. Roof manufacturer of record and age is unknown.



Roof Overview - Building 1



Roof Overview - Building 1



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Roof Overview - Building 2



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Through roof penetrations do not appear to have proper low slope roof jack. Recommend installing proper roof jack and storm collar.



Typical Deficiency - Pipe jacks are missing band clamps and sealant. Recommend installing stainless steel band clamps, sealant, and install storm collar.



Typical Deficiency - BUR at gravel stop edge metal has split at joints. Recommend removing loose material to expose adequate tie-in of existing striping plies, prime and re-flash per industry standards.



Roof Overview - Building 3 (Building 4&5 Similar)



Roof Overview - Building 3 (Building 4&5 Similar)



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Pipe jacks are missing sealant and or flexible self-adhered flashing tape. Recommend sealing, and install storm collar.



Typical Deficiency - Pipe jacks are damaged. Recommend installing new GSM roof jack and storm collar.



Typical Deficiency - Detailing at through roof penetrations show signs of cracking and delamination. Recommend touch up of mastic at penetrations and application of acrylic or silicone coating to preserve and maintain repair.



Typical Deficiency - Shingles are missing. Recommend replacing as needed.



Typical Deficiency - Pipe jacks are missing band clamps and sealant. Recommend installing stainless steel band clamps, apply sealant, and install storm collar.



Typical Deficiency - Pipe jack is in need of replacement. Recommend installing new roof jack and storm collar. Recommend LB to be removed if abandoned.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Roof Overview - Building 6



Typical Deficiency - Pipe jacks are missing band clamps and sealant. Recommend installing stainless steel band clamps, apply sealant, and install storm collar.



Typical Deficiency - Conduit penetrations do not appear to have proper roof jack. Recommend installing proper roof jack and storm collar.



Typical Deficiency - Hip and ridge shingles are missing. Recommend replacing as needed.

Condition Overview Roof Area: Buildings 1, 2, 3, 4, 5, 6 Dimensional Asphalt Shingle Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Several through roof pipe penetrations have been improperly flashed. Missing hip, ridge, and field shingles throughout. Missing pipe clamps and storm collars.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Replace missing shingles as needed.

Install new pipe flashings with storm collars as needed.

Install stainless steel band clamps and storm collars as needed.

Long Term Recommendations

None at this time.

Condition Overview Roof Area: Buildings 1, 2, 3, 4, 5, 6 Built-up Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Improperly flashed through roof pipe penetrations. Cracking and delamination of mineral surfaced cap sheet at gravel stop joints. Cracking and delamination of mastics at base flashing curb penetrations, and through roof pipe penetrations.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Install new pipe flashings with storm collars as needed.

Repair splits in mineral surfaced cap sheet at gravel stop.

Touch up of mastic at penetrations and apply acrylic or silicone coating to preserve repair.

Long Term Recommendations

None at this time.

Budget Estimates

Annual Roof/Gutter Cleaning and Inspection	\$13,500 - \$14,850
Deficiency Repairs	\$13,500 - \$14,850

Mountain View Whisman School District Roof Assessment



Cooper School
33 Eunice Ave.
Mountain View, CA 94040

Prepared By:
Western Roofing Service
15002 Wicks Blvd.
San Leandro, CA 94577

Roof Area: Building 1 - Poly Urethane Foam Roofing

Roof System Overview

Substrate	Wood
Insulation	Unknown
Cover board	Unknown
Field Assembly	Poly Urethane Foam Roofing
Base Flashing Assembly	Poly Urethane Foam Roofing
Surfacing	Coating
Condition	Poor
Approximate Age	15 - 20yrs.
Estimated Useable Life Remaining	0 - 5yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 15 - 20 years.

Roof Area: Buildings 2, 3 - Built-up Roofing

Roof System Overview

Substrate	Wood
Insulation	Unknown
Cover board	Unknown
Field Assembly	Hot Asphalt Applied Built-up Roofing
Base Flashing Assembly	Hot Asphalt Applied Built-up Roofing
Surfacing	Gravel
Condition	Fair - Good
Approximate Age	10 - 15yrs.
Estimated Useable Life Remaining	5 - 10yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 15 - 20 years.

Existing roof system condition assessment and observations are based on the opinion and professional expertise of Western Roofing Service. Roof manufacturer of record and age unknown.



Roof Overview - Building 1



Roof Overview - Building 1



Typical Deficiency - Debris have accumulated at field of roof. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Pipe jack at through roof penetration is damaged. Recommend repairing as needed.



Typical Deficiency - Coating has begun to delaminate from perimeter coping cap. Recommend touch up as needed.



Typical Deficiency - Coating has begun to delaminate from foam roofing. Recommend touch up as needed.



Roof Overview - Building 2 (Building 3 Similar)



Typical Deficiency - Debris have accumulated at field of roof. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Sealant at coping seams has begun to fail. Recommend removal and replacement of sealant as needed.

Condition Overview Roof Area: Building 1 - Poly Urethane Foam Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Open pipe penetration. Blistered coating at coping and field of roofing.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Repair pipe penetration.

Repair damaged coating.

Long Term Recommendations

Tear off foam roofing to wood substrate and install new BUR roof system.

Condition Overview Roof Area: Buildings 2, 3 - Built-up Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Open seams at coping metal.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Seal open coping seams.

Long Term Recommendations

None at this time.

Budget Estimates

Annual Roof/Gutter Cleaning and Inspection	\$9,500 - \$10,450
Deficiency Repairs	\$12,000 - \$13,200
BUR Re-roof	\$288,000 - \$316,800

Mountain View Whisman School District Roof Assessment



Crittenden MS
1701 Rock Street
Mountain View, CA 94043

Prepared By:
Western Roofing Service
15002 Wicks Blvd.
San Leandro, CA 94577

Roof Area: Building 100, 200, 300, 500, 700, 800, 900, 1000 - Dimensional Asphalt Shingles

Roof System Overview

Substrate	Wood
Insulation	N/A
Cover board	N/A
Field Assembly	Dimensional Asphalt Shingles
Base Flashing Assembly	N/A
Surfacing	N/A
Condition	Good
Approximate Age	10 - 15yrs.
Estimated Useable Life Remaining	15 - 20yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 25 - 30 years.

Roof Area: Building Canopies 300, 500, 700, 800, 900, 1000 - Built-up Roofing

Roof System Overview

Substrate	Wood
Insulation	Unknown
Cover board	Unknown
Field Assembly	Hot Asphalt Applied Built-up Roofing
Base Flashing Assembly	Hot Asphalt Applied Built-up Roofing
Surfacing	Mineral Surfaced Cap Sheet
Condition	Poor
Approximate Age	15 - 20yrs.
Estimated Useable Life Remaining	0 - 5yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 15 - 20 years.

Roof Area: Building 100, 800, 900 - Built-up Roofing

Roof System Overview

Substrate	Wood
Insulation	Unknown
Cover board	Unknown
Field Assembly	Hot Asphalt Applied Built-up Roofing
Base Flashing Assembly	Hot Asphalt Applied Built-up Roofing
Surfacing	Mineral Surfaced Cap Sheet
Condition	Fair - Good
Approximate Age	10 - 15yrs.
Estimated Useable Life Remaining	5 - 10yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 15 - 20 years.

Roof Area: Building 400, 600 - Single-ply Roofing

Roof System Overview

Substrate	Wood
Insulation	Unknown
Cover board	Unknown
Field Assembly	Single-Ply Roofing
Base Flashing Assembly	Single-Ply Roofing
Surfacing	N/A
Condition	Good
Approximate Age	0 - 5yrs.
Estimated Useable Life Remaining	15 - 20yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 15 - 20 years.

Roof Area: Building 1100 - Built-up Roofing

Roof System Overview

Substrate	Wood
Insulation	Unknown
Cover board	Unknown
Field Assembly	Hot Asphalt Applied Built-up Roofing
Base Flashing Assembly	Hot Asphalt Applied Built-up Roofing
Surfacing	Gravel
Condition	Poor
Approximate Age	15 - 20yrs.
Estimated Useable Life Remaining	0 - 5yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 15 - 20 years.

Roof Area: Building 1100 - Concrete S Tile

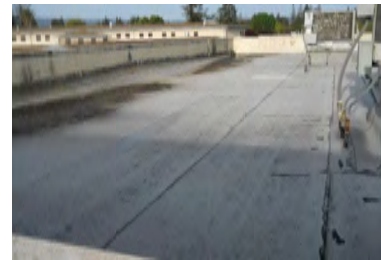
Roof System Overview

Substrate	Wood
Insulation	N/A
Cover board	N/A
Field Assembly	Concrete S Tile
Base Flashing Assembly	N/A
Surfacing	N/A
Condition	Fair - Good
Approximate Age	15 - 20yrs.
Estimated Useable Life Remaining	10 - 15yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 25 - 30 years.

Existing roof system condition assessment and observations are based on the opinion and professional expertise of Western Roofing Service. Roof manufacturer of record and age unknown.



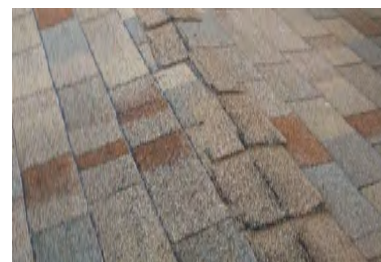
Roof Overview - Building 100



Roof Overview - Building 100



Typical Deficiency - Gutter brackets have been face fastened through asphalt shingle. Recommend removal and repositioning bracket. Repair asphalt shingles as needed.



Typical Deficiency - Hip and ridge shingles are damaged and missing. Recommend replacing as needed.



Typical Deficiency - Asphalt shingles are damaged and missing. Recommend replacing as needed.



Typical Deficiency - Pipe jacks are missing sealant. Recommend application of flexible flashing self-adhered tape and or sealant, and install storm collar.



Typical Deficiency - Sealant at coping seams has begun to fail. Recommend removal and replacement of sealant as needed.



Typical Deficiency - Observed fastener penetrating through finished built-up roofing. Recommend removal and patch.



Typical Deficiency - Base flashing at mechanical curb has not been properly skirt flashed. Recommend installation of GSM skirt flashing.



Typical Deficiency - Sealant at lead pipe jacks has begun to pull away from through roof penetration. Recommend replacing sealant as needed, installing stainless steel band clamps, and storm collar.



Typical Deficiency - Observed exposed lath and underlayment at roof to wall transition. Recommend stucco patch and as needed sealing to protect underlayment and minimize water intrusion behind stucco.



Typical Deficiency - Through wall scuppers should have debris screens. Recommend installation of gutter screens to promote positive drainage.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Gutter brackets have been face fastened through asphalt shingle. Recommend removal and repositioning bracket. Repair asphalt shingles as needed.



Typical Deficiency - Pipe jacks are missing sealant. Recommend application of flexible flashing self-adhered tape and or sealant, and install storm collar.



Typical Deficiency - Through roof penetration does not appear to have proper roof jack. Recommend installing proper roof jack and storm collar.



Typical Deficiency - Hip and ridge shingles are damaged and missing. Recommend replacing as needed.



Typical Deficiency - Gutter brackets have been face fastened through asphalt shingle. Recommend removal and repositioning bracket. Repair asphalt shingles as needed.



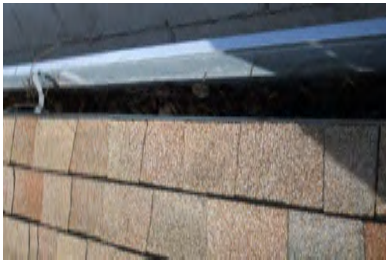
Typical Deficiency - Missing leader pipe. Recommend installation of leader pipe to divert water to lower roof.



Typical Deficiency - Asphalt shingles are damaged and missing. Recommend replacing as needed.



Typical Deficiency - Pipe jacks are missing sealant. Recommend application of flexible flashing self-adhered tape and or sealant, and install storm collar.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Gutter straps need to be re-fastened.



Typical Deficiency - Pipe jacks are missing sealant. Recommend application of flexible flashing self-adhered tape and or sealant, and install storm collar.



Roof Overview - Building 600



Roof Overview - Building 600



Roof Overview - Building 700



Roof Overview - Building 700



Typical Deficiency - Asphalt shingles are damaged and missing. Recommend replacing as needed.



Typical Deficiency - Gutter brackets have been face fastened through asphalt shingle. Recommend removal and repositioning bracket. Repair asphalt shingles as needed.
Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Pipe jack sealant has begun to pull away from through roof pipe penetration. Recommend application of flexible flashing self-adhered tape and sealant, and install storm collar.



Roof Overview - Building 800



Roof Overview - Building 800



Roof Overview - Building 800



Typical Deficiency - Gutter brackets have been face fastened through asphalt shingle. Recommend removal and repositioning bracket. Repair asphalt shingles as needed.



Typical Deficiency - Pipe jack is open. Recommend removal and replacement and installation of storm collar.



Typical Deficiency - Hip and ridge shingles are damaged and missing. Recommend replacing as needed.



Typical Deficiency - Missing leader pipe. Recommend installation of leader pipe to divert water to lower roof.



Typical Deficiency - Roof to wall counter flashing is open. Recommend removal and replacement as necessary to achieve water tight application.



Typical Deficiency - Observed fastener penetrating through finished asphalt shingle roofing. Recommend removal and repair as needed.



Typical Deficiency - Mechanical duct work seams damaged and deteriorated. Recommend replacement of damaged duct by licensed mechanical contractor and coating with acceptable silicone or acrylic coating.



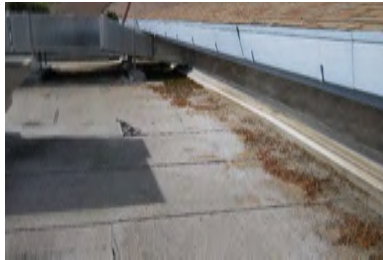
Typical Deficiency - Through wall scuppers should have debris screens. Recommend installation of gutter screens to promote positive drainage.



Typical Deficiency - Sealant at low slope roof jack needs to be replaced. Recommend re-seal and install storm collar.



Typical Deficiency - Sealant at coping seams has begun to fail. Recommend removal and replacement of sealant as needed.



Typical Deficiency - Observed accumulation of debris at field of roof. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Roof Overview - Building 900



Typical Deficiency - Gutter brackets have been face fastened through asphalt shingle. Recommend removal and repositioning bracket. Repair asphalt shingles as needed.



Typical Deficiency - Sealant at steep slope roof jack needs to be replaced. Recommend re-seal and install storm collar.



Roof Overview - Building 1000



Typical Deficiency - Pipe jacks are missing sealant. Recommend application of flexible flashing self-adhered tape and or sealant, and install storm collar.



Typical Deficiency - Hip and ridge shingles are damaged and missing. Recommend replacing as needed.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



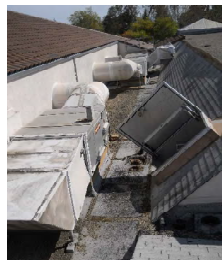
Typical Deficiency - Damaged gutter seam.
Recommend repair as needed.



Typical Deficiency - Missing leader pipe.
Recommend installation of leader pipe to divert water to lower roof.



Roof Overview - Building 1100



Roof Overview - Building 1100



Roof Overview - Building 1100



Typical Deficiency - Missing concrete S tile.
Recommend replacement of all missing and or damaged tiles.



Typical Deficiency - Base flashings show signs of deterioration and cracking. Recommend application of silicone or acrylic coating to maximize usable life of existing built-up roof system.



Typical Deficiency - Mechanical duct work damaged and deteriorated. Recommend replacement of damaged duct by licensed mechanical contractor and coating with acceptable silicone or acrylic coating.

Condition Overview Roof Area: Building 100, 200, 300, 500, 700, 800, 900, 1000 - Dimensional Asphalt Shingles

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Several through roof pipe penetrations have been improperly flashed. Missing hip, ridge, and field shingles throughout. Missing pipe clamps and storm collars. Improperly fastened gutter straps through existing roofing. Incomplete stucco wall finishes.

Immediate Recommendations:

- Remove all debris from field of roof, drain assemblies, gutters, and waterways.
- Replace missing shingles as needed.
- Repair improperly fastened gutter straps.
- Complete roof to wall stucco work.
- Install new pipe flashings with storm collars as needed.
- Install stainless steel band clamps and storm collars as needed.

Long Term Recommendations

None at this time.

Condition Overview Roof Area: Building Canopies 300, 500, 700, 800, 900, 1000 - Built-up Roofing

Existing roof system is performing as designed, but nearing end of usable life. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing.

Immediate Recommendations:

- Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Long Term Recommendations

Recommend tear off of existing roofing and installation of new BUR roof system.

Condition Overview Roof Area: Building 100, 800, 900 - Built-up Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Sealant at coping seams has begun to fail. Observed fasteners penetrating through finished roof system. Missing skirt flashings around mechanical unit penetrations. Missing scupper screens. delamination of sealants around through roof penetrations.

Immediate Recommendations:

- Remove all debris from field of roof, drain assemblies, gutters, and waterways.
- Replace sealants at pipe flashings and install storm collars as needed.
- Replace sealants at coping cap seams.
- Install missing skirt flashings.
- Install scupper screens.

Long Term Recommendations

None at this time.

Condition Overview Roof Area: Building 200, 600 - Single Ply Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing.

Immediate Recommendations:

- Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Long Term Recommendations

None at this time.

Condition Overview Roof Area: Building 1100 - Built-up Roofing

Existing roof system is performing as designed, but nearing end of usable life. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Delamination of sealants around through roof penetrations. Mechanical duct needs to be repaired and or replaced by licensed contractor.

Immediate Recommendations:

- Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Long Term Recommendations

Recommend tear off of existing roofing and installation of new BUR roof system. Recommend additional evaluation of mechanical duct for repair and or replacement.

Condition Overview Roof Area: Building 1100 - Concrete S Tile

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Missing tiles.

Immediate Recommendations:

- Remove all debris from field of roof, drain assemblies, gutters, and waterways.
- Replace missing tiles as needed.

Long Term Recommendations

None at this time.

Budget Estimates:

Annual Roof/Gutter Cleaning and Inspection	\$23,000 - \$25,300
Deficiency Repairs	\$75,000 - \$82,500
Re-Roof	\$437,000 - \$480,700

Mountain View Whisman School District Roof Assessment



Graham MS
1175 Castro Street
Mountain View, CA 94040

Prepared By:
Western Roofing Service
15002 Wicks Blvd.
San Leandro, CA 94577

Roof Area: Building 2, 3, 4, 5, 6, 8, 11 - Dimensional Asphalt Shingles

Roof System Overview

Substrate	Wood
Insulation	N/A
Cover board	N/A
Field Assembly	Dimensional Asphalt Shingles
Base Flashing Assembly	N/A
Surfacing	N/A
Condition	Good
Approximate Age	10 - 15yrs.
Estimated Useable Life Remaining	15 - 20yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 25 - 30 years.

Roof Area: Building 12, 13 - 3 Tab Asphalt Shingles

Roof System Overview

Substrate	Wood
Insulation	N/A
Cover board	N/A
Field Assembly	3 Tab Asphalt Shingles
Base Flashing Assembly	N/A
Surfacing	N/A
Condition	Poor - Fair
Approximate Age	10 - 15yrs.
Estimated Useable Life Remaining	5 - 10yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 15 - 20 years.

Roof Area: Building 1, 2, 3, 4, 5, 6, 7A, 8, 9 - Built-up Roofing

Roof System Overview

Substrate	Wood
Insulation	Unknown
Cover board	Unknown
Field Assembly	Hot Asphalt Applied Built-up Roofing
Base Flashing Assembly	Hot Asphalt Applied Built-up Roofing
Surfacing	Mineral Surfaced Cap Sheet
Condition	Fair - Good
Approximate Age	10 - 15yrs.
Estimated Useable Life Remaining	5 - 10yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 15 - 20 years.

Roof Area: Building 12 - Built-up Roofing

Roof System Overview

Substrate	Wood
Insulation	Unknown
Cover board	Unknown
Field Assembly	Hot Asphalt Applied Built-up Roofing
Base Flashing Assembly	Hot Asphalt Applied Built-up Roofing
Surfacing	Gravel
Condition	Fair - Good
Approximate Age	10 - 15yrs.
Estimated Useable Life Remaining	5 - 10yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 15 - 20 years.

Roof Area: Building 7B, 14, 17 - Standing Seam Metal Roofing

Roof System Overview

Substrate	Wood
Insulation	Unknown
Cover board	Unknown
Field Assembly	Standing Seam Metal Roofing
Base Flashing Assembly	N/A
Surfacing	N/A
Condition	Good
Approximate Age	0 - 5yrs.
Estimated Useable Life Remaining	25 - 30yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 25 - 30 years.

Roof Area: Building 7B, 14 - Single-ply Roofing

Roof System Overview

Substrate	Wood
Insulation	Unknown
Cover board	Unknown
Field Assembly	Single-Ply Roofing
Base Flashing Assembly	Single-Ply Roofing
Surfacing	N/A
Condition	Good
Approximate Age	0 - 5yrs.
Estimated Useable Life Remaining	15 - 20yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 15 - 20 years.

Roof Area: Building 13 - Single-ply Roofing

Roof System Overview

Substrate	Wood
Insulation	Unknown
Cover board	Unknown
Field Assembly	Single-Ply Roofing
Base Flashing Assembly	Single-Ply Roofing
Surfacing	N/A
Condition	Fair - Good
Approximate Age	10 - 15yrs.
Estimated Useable Life Remaining	5 - 10yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 15 - 20 years.

Roof Area: Building 1, 9 - Clay S Tile

Roof System Overview

Substrate	Wood
Insulation	N/A
Cover board	N/A
Field Assembly	Clay S Tile
Base Flashing Assembly	N/A
Surfacing	N/A
Condition	Good
Approximate Age	10 - 15yrs.
Estimated Useable Life Remaining	15 - 20yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 25 - 30 years.

Roof Area: Building 10 - Clay Barrel Tile

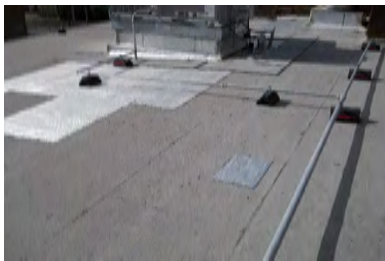
Roof System Overview

Substrate	Wood
Insulation	N/A
Cover board	N/A
Field Assembly	Clay Barrel Tile
Base Flashing Assembly	N/A
Surfacing	N/A
Condition	Good
Approximate Age	10 - 15yrs.
Estimated Useable Life Remaining	15 - 20yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 25 - 30 years.

Existing roof system condition assessment and observations are based on the opinion and professional expertise of Western Roofing Service. Roof manufacturer of record and age unknown.



Roof Overview - Building 1



Roof Overview - Building 1



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



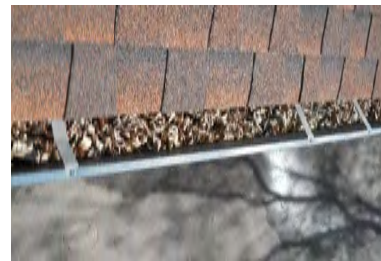
Roof Overview - Building 2 (Buildings 3, 4, and 8 Similar)



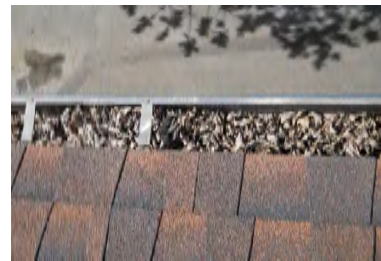
Roof Overview - Building 2 (Buildings 3, 4, and 8 Similar)



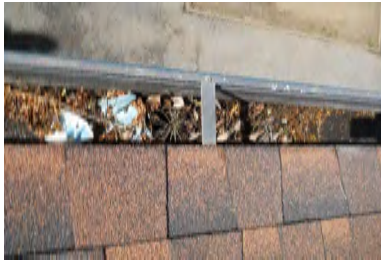
Typical Deficiency - Pipe jacks are missing sealant. Recommend application of flexible flashing self-adhered tape and or sealant, and install storm collar.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Pipe jacks are missing sealant. Recommend application of flexible flashing self-adhered tape and or sealant, and install storm collar.



Typical Deficiency - Asphalt shingles are damaged and missing. Recommend replacing as needed.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



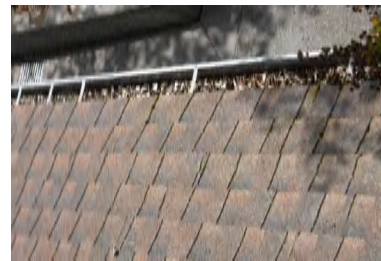
Typical Deficiency - Pipe jacks are missing sealant. Recommend application of flexible flashing self-adhered tape and or sealant, and install storm collar.



Roof Overview - Building 5 (Buildings 6 Similar)



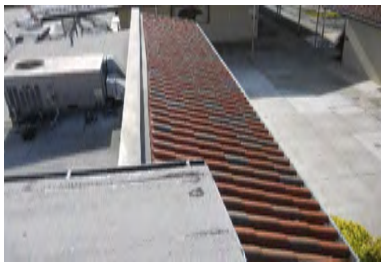
Roof Overview - Building 5 (Buildings 6 Similar)



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



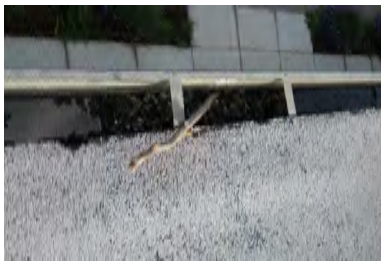
Roof Overview - Building 7A



Roof Overview - Building 7A



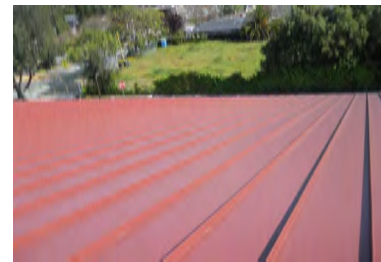
Typical Deficiency - Observed accumulation of debris at field of roof. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



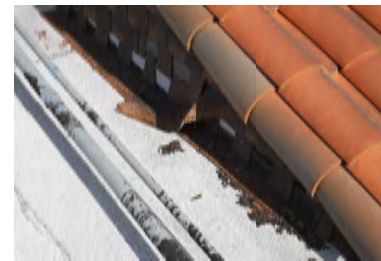
Roof Overview - Building 7B



Roof Overview - Building 7B



Roof Overview - Building 9



Typical Deficiency - Roof to wall transition has been improperly detailed. Recommend removing shingles and installing proper counterflashing assembly, roofing and wall finishes by others.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Roof Overview - Building 10



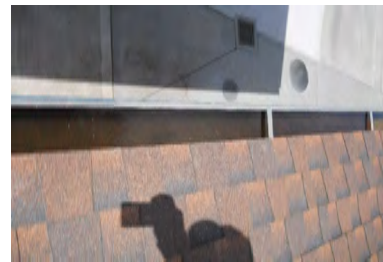
Roof Overview - Building 11



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Asphalt shingles are damaged and missing. Recommend replacing as needed.



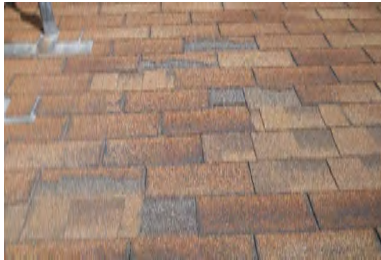
Typical Deficiency - Missing drop outlet and leader pipe. Recommend installation of drop outlet and leader pipe for drainage.



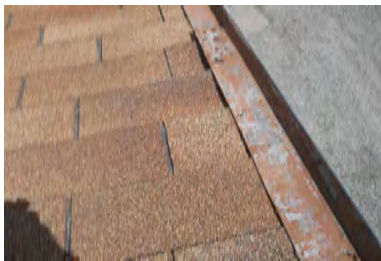
Roof Overview - Building 12



Roof Overview - Building 12



Typical Deficiency - Asphalt shingles are damaged and missing. Recommend replacing as needed.



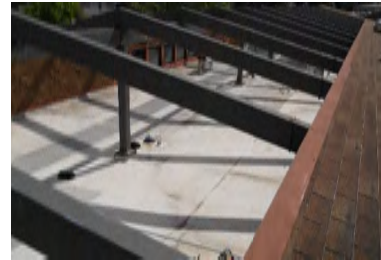
Typical Deficiency - Edge metal has been fastened directly through existing shingle roofing. Recommend metal removal, replacement, and roof repairs as needed.



Typical Deficiency - Pipe jacks are missing sealant. Recommend application of flexible flashing self-adhered tape and or sealant, and install storm collar.



Roof Overview - Building 13



Roof Overview - Building 13



Typical Deficiency - Asphalt shingles are damaged and missing. Recommend replacing as needed.



Typical Deficiency - Observed accumulation of debris at field of roof. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Observed fastener penetrating through finished asphalt shingle roofing. Recommend removal and repair as needed.



Typical Deficiency - Observed fastener penetrating through finished asphalt shingle roofing. Recommend removal and repair as needed.



Roof Overview - Building 14



Roof Overview - Building 17

Condition Overview Roof Area: Building 2, 3, 4, 5, 6, 8, 11 - Dimensional Asphalt Shingles

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Missing hip, ridge, and field shingles throughout. Missing pipe clamps and storm collars.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.
Replace missing shingles as needed.

Install stainless steel band clamps and storm collars as needed.

Long Term Recommendations

None at this time.

Condition Overview Roof Area: Building 12, 13 - 3 Tab Asphalt Shingles

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Missing hip, ridge, and field shingles throughout. Missing pipe clamps and storm collars. Fasteners backing out, through finished roof system.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.
Replace missing shingles as needed.

Install stainless steel band clamps and storm collars as needed.

Repair and patch shingles at exposed fasteners.

Long Term Recommendations

Remove existing 3 tab shingles and re-roof with standard asphalt dimensional shingle.

Condition Overview Roof Area: Building 1, 2, 3, 4, 5, 6, 7A, 8, 9 - Built-up Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Missing pipe clamps and storm collars.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.
Install stainless steel band clamps and storm collars as needed.

Long Term Recommendations

None at this time.

Condition Overview Roof Area: Building 12 - Built-up Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Long Term Recommendations

None at this time.

Budget Estimates:

Annual Roof/Gutter Cleaning and Inspection	\$23,000 - \$25,300
Deficiency Repairs	\$15,500 - \$17,050
Re-Roof	\$203,000 - \$223,300

Condition Overview Roof Area: Building 7B, 14, 17 - Standing Seam Metal Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Long Term Recommendations

None at this time.

Condition Overview Roof Area: Building 7B, 14 - Single-Ply Roofing

Existing roof system is performing as designed, but nearing end of usable life. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Long Term Recommendations

None at this time.

Condition Overview Roof Area: Building 13 - Single-Ply Roofing

Existing roof system is performing as designed, but nearing end of usable life. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Long Term Recommendations

None at this time.

Condition Overview Roof Area: Building 1, 9 - Clay S Tile

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Long Term Recommendations

None at this time.

Condition Overview Roof Area: Building 10 - Clay Barrel Tile

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Long Term Recommendations

None at this time.

Mountain View Whisman School District Roof Assessment



Frank L. Huff ES
253 Martens Ave.
Mountain View, CA 94040

Prepared By:
Western Roofing Service
15002 Wicks Blvd.
San Leandro, CA 94577

Roof Area: Buildings 1, 2, 3, 4, 5, 6 Dimensional Asphalt Shingle Roofing

Roof System Overview

Substrate	Wood
Insulation	N/A
Cover board	N/A
Field Assembly	Dimensional Asphalt Shingles
Base Flashing Assembly	N/A
Surfacing	N/A
Condition	Good
Approximate Age	10 - 15yrs.
Estimated Useable Life Remaining	15 - 20yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 25 - 30 years.

Roof Area: Buildings 1, 2, 3, 4, 5, 6 Built-up Roofing

Roof System Overview

Substrate	Wood
Insulation	Unknown
Cover board	Unknown
Field Assembly	Hot Asphalt Applied Built-up Roofing
Base Flashing Assembly	Hot Asphalt Applied Built-up Roofing
Surfacing	Mineral Surfaced Cap Sheet
Condition	Fair - Good
Approximate Age	10 - 15yrs.
Estimated Useable Life Remaining	5 - 10yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 15 - 20 years.

Existing roof system condition assessment and observations are based on the opinion and professional expertise of Western Roofing Service. Roof manufacturer of record and age is unknown.



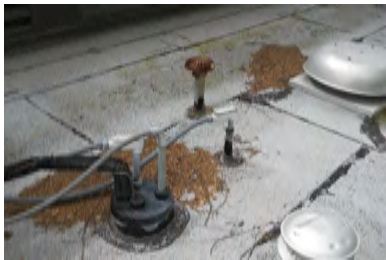
Roof Overview - Building 2 (Building 1, 3, 4, 5, 6 Similar)



Roof Overview - Building 2 (Building 1, 3, 4, 5, 6 Similar)



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Observed accumulation of debris at field of roof. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Shingles are missing. Recommend replacing as needed.



Typical Deficiency - Shingles are missing. Recommend replacing as needed.



Typical Deficiency - Sealants at pipe jacks have dried up and pulled away. Recommend removal/ replacement of sealant, and install storm collar.



Typical Deficiency - Pitch pockets have dried up and sealant has pulled away from galvanized sheet metal flashing. Recommend removal and replacement of sealants.



Typical Deficiency - Pitch pockets have dried up and sealant has pulled away from galvanized sheet metal flashing. Recommend removal and replacement of sealants.



Typical Deficiency - Vent pipe is missing diffuser/ rain cap. Recommend installing rain cap and or replacement of vent.



Typical Deficiency - Pipe jacks are missing band clamps and sealant. Recommend installing stainless steel band clamps, apply sealant, and install storm collar.



Typical Deficiency - Shingles are damaged. Recommend replacing as needed.



Typical Deficiency - Mechanical curbs have been improperly flashed. Recommend removal of shingles, install new sheet metal flashings properly tied into existing steep slope asphalt shingles.

Condition Overview Roof Area: Buildings 1, 2, 3, 4, 5, 6 Dimensional Asphalt Shingle Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Missing hip, ridge, and field shingles throughout. Improperly flashed mechanical curbs.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Replace missing shingles as needed.

Re-work improperly flashed mechanical curbs.

Long Term Recommendations

None at this time.

Condition Overview Roof Area: Buildings 1, 2, 3, 4, 5, 6 Built-up Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Sealants at pipe jacks have dried up and pulled away conduit/ pipe. Pitch pockets have dried up and sealant has pulled away from galvanized sheet metal flashing. Vent pipe is missing diffuser/ rain cap. Pipe jacks are missing band clamps and sealant.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Removal/ replacement of sealant, and install storm collar as needed.

Top off pitch pockets with modified mastic or compatible sealants as needed, coat with acrylic or silicone coating to preserve repair.

Installing missing rain cap at vent pipes as needed.

Long Term Recommendations

None at this time.

Budget Estimates

Annual Roof/Gutter Cleaning and Inspection	\$13,500 - \$14,850
Deficiency Repairs	\$6,500 - \$7,150

Mountain View Whisman School District Roof Assessment



Edith Landels ES
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Mountain View, CA 94041

Prepared By:
Western Roofing Service
15002 Wicks Blvd.
San Leandro, CA 94577

Roof Area: Buildings 1, 2, 3, 4, 5, 6 Dimensional Asphalt Shingle Roofing

Roof System Overview

Substrate	Wood
Insulation	N/A
Cover board	N/A
Field Assembly	Dimensional Asphalt Shingles
Base Flashing Assembly	N/A
Surfacing	N/A
Condition	Good
Approximate Age	10 - 15yrs.
Estimated Useable Life Remaining	15 - 20yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 25 - 30 years.

Roof Area: Buildings 1, 2, 3, 4, 5, 6 Built-up Roofing

Roof System Overview

Substrate	Wood
Insulation	Unknown
Cover board	Unknown
Field Assembly	Hot Asphalt Applied Built-up Roofing
Base Flashing Assembly	Hot Asphalt Applied Built-up Roofing
Surfacing	Mineral Surfaced Cap Sheet
Condition	Fair - Good
Approximate Age	10 - 15yrs.
Estimated Useable Life Remaining	5 - 10yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 15 - 20 years.

Existing roof system condition assessment and observations are based on the opinion and professional expertise of Western Roofing Service. Roof manufacturer of record and age is unknown.



Roof Overview - Building 1&2



Roof Overview - Building 1&2



Typical Deficiency - Through roof penetrations do not appear to have proper roof jack. Recommend installing proper roof jack and storm collar.



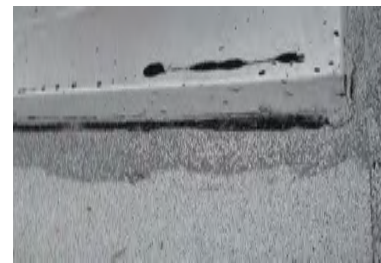
Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Condenser line sets and electrical have not been flashed properly. Recommend installing galvanized pitch pocket with cover.



Typical Deficiency - Debris have accumulated on roofs. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Corner detailing at mechanical curb penetrations show signs of cracking and delamination. Recommend touch up of mastic and application of acrylic or silicone coating to preserve and maintain repair.



Typical Deficiency - LB electrical penetrations have not been flashed properly. Recommend installing galvanized pitch pocket with cover.



Roof Overview - Building 3



Roof Overview - Building 3



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Through roof penetrations do not appear to have proper roof jack. Recommend installing proper roof jack and storm collar.



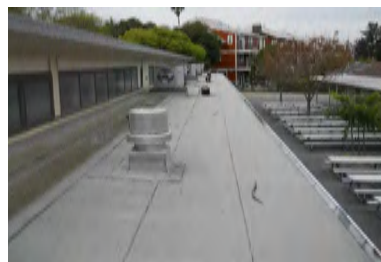
Typical Deficiency - Mineral surfaced cap sheet has blistered. Recommend relief cutting blister, imbed in layer of modified mastic, and apply target sheet of mineral surfaced cap sheet in cold applied adhesive.



Typical Deficiency - Pitch pocket sealants have dried out and pulled away from flashing. Recommend topping off pitch pocket with compatible sealer or modified mastic and application of acrylic or silicone coating to preserve and maintain repair.



Roof Overview - Building 4



Roof Overview - Building 4



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



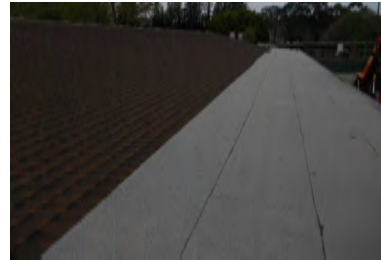
Typical Deficiency - Through roof penetrations do not appear to have proper roof jack. Recommend installing proper roof jack and storm collar.



Roof Overview - Building 5



Roof Overview - Building 5



Roof Overview - Building 5



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Roof Overview - Building 6



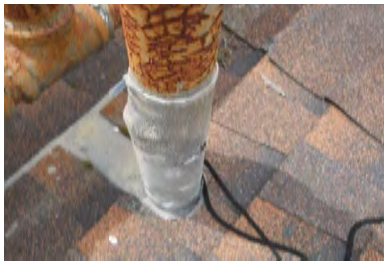
Typical Deficiency - Hip and ridge shingles are missing. Recommend replacing as needed.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Debris have accumulated on roofs. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Pipe jacks are missing band clamps and sealant. Recommend installing stainless steel band clamps, apply sealant, and install storm collar.

Condition Overview Roof Area: Buildings 1, 2, 3, 4, 5, 6 Dimensional Asphalt Shingle Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Several through roof pipe penetrations have been improperly flashed. Missing hip and ridge shingles throughout. Missing pipe clamps and storm collars.

Immediate Recommendations:

- Remove all debris from field of roof, drain assemblies, gutters, and waterways.
- Replace missing shingles as needed.
- Install new pipe flashings with storm collars as needed.
- Install stainless steel band clamps and storm collars as needed.

Long Term Recommendations

None at this time.

Condition Overview Roof Area: Buildings 1, 2, 3, 4, 5, 6 Built-up Roofing

Existing roof system is performing as designed. Observed improperly flashed roof penetrations. Blistering of mineral surfaced cap sheet. Cracking and delamination of mastics at base flashing curb penetrations. Cracking and shrinking of pitch pocket sealants at roof penetrations.

Immediate Recommendations:

- Remove all debris from field of roof, drain assemblies, gutters, and waterways.
- Install new flashings and roof safes at improperly flashed pipe penetrations.
- Repair blisters at mineral surfaced cap sheet as needed.
- Top off pitch pockets with modified mastic or compatible sealants as needed, coat with acrylic or silicone coating to preserve repair.
- Install stainless steel band clamps and storm collars as needed.

Long Term Recommendations

None at this time.

Budget Estimates

Annual Roof/Gutter Cleaning and Inspection	\$13,500 - \$14,850
Deficiency Repairs	\$12,000 - \$13,200

Mountain View Whisman School District Roof Assessment



Gabriela Mistral ES
505 Escuela Ave.
Mountain View, CA 94040

Prepared By:
Western Roofing Service
15002 Wicks Blvd.
San Leandro, CA 94577

Roof Area: Building H, J, K, L - Dimensional Asphalt Shingles

Roof System Overview

Substrate	Wood
Insulation	N/A
Cover board	N/A
Field Assembly	Dimensional Asphalt Shingles
Base Flashing Assembly	N/A
Surfacing	N/A
Condition	Good
Approximate Age	10 - 15yrs.
Estimated Useable Life Remaining	15 - 20yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 25 - 30 years.

Roof Area: Building H, J, K, L, M, N, P - Built-up Roofing

Roof System Overview

Substrate	Wood
Insulation	Unknown
Cover board	Unknown
Field Assembly	Hot Asphalt Applied Built-up Roofing
Base Flashing Assembly	Hot Asphalt Applied Built-up Roofing
Surfacing	Mineral Surfaced Cap Sheet
Condition	Fair - Good
Approximate Age	10 - 15yrs.
Estimated Useable Life Remaining	5 - 10yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 15 - 20 years.

Roof Area: Building N, P - Clay S Tile

Roof System Overview

Substrate	Wood
Insulation	N/A
Cover board	N/A
Field Assembly	Clay S Tile
Base Flashing Assembly	N/A
Surfacing	N/A
Condition	Good
Approximate Age	10 - 15yrs.
Estimated Useable Life Remaining	15 - 20yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 25 - 30 years.

Existing roof system condition assessment and observations are based on the opinion and professional expertise of Western Roofing Service. Roof manufacturer of record and age unknown.



Roof Overview - Building H



Roof Overview - Building H



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Roof Overview - Building J



Roof Overview - Building J



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Roof Overview - Building K



Roof Overview - Building K



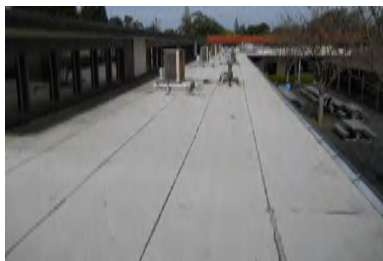
Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Observed debris at field of roofing. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



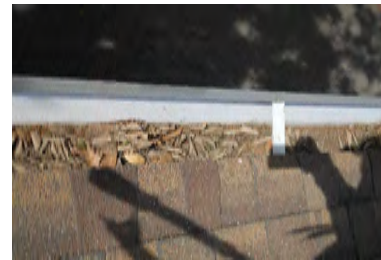
Roof Overview - Building L



Roof Overview - Building L



Typical Deficiency - Through roof penetrations has not been properly flashed. Recommend installing new roof jack and storm collar.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Roof Overview - Building M



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Observed debris at field of roofing. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Roof Overview - Building N



Roof Overview - Building N



Typical Deficiency - Mineral surfaced cap sheet is damaged from previous sleeper block that has been removed. Recommend repairing as needed.



Typical Deficiency - Through roof penetrations has not been properly flashed. Recommend installing new roof jack and storm collar.



Typical Deficiency - Through roof penetration is open. Recommend resealing and installing storm collar.



Typical Deficiency - Observed debris at field of roofing. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Leader pipe seam is broken. Recommend repairing and or replacement.



Roof Overview - Building P



Roof Overview - Building P



Typical Deficiency - Asphalt shingles are damaged and missing. Recommend replacing.



Typical Deficiency - Through roof penetration has not been properly sealed. Recommend re-sealing and installing storm collar.



Typical Deficiency - Observed debris at field of roofing. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.

Condition Overview Roof Area: Building H, J, K, L - Dimensional Asphalt Shingles

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Several through roof pipe penetrations have been improperly flashed. Missing and damaged mansard shingles. Missing pipe clamps and storm collars.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Repair shingles as needed.

Install new pipe flashings with storm collars as needed.

Install stainless steel band clamps and storm collars as needed.

Long Term Recommendations

None at this time.

Condition Overview Roof Area: Building H, J, K, L, M, N, P - Built-up Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Damaged membrane. Open through roof pipe penetrations. Missing pipe clamps and storm collars.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Repair damaged membrane as needed.

Install new pipe flashings with storm collars as needed.

Install stainless steel band clamps and storm collars as needed.

Long Term Recommendations

Recommend tear off of existing canopy roofing and installation of new BUR roof system.

Condition Overview Roof Area: Building N, P Clay S Tile

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Long Term Recommendations

None at this time.

Budget Estimates:

Annual Roof/Gutter Cleaning and Inspection	\$15,500 - \$17,050
Deficiency Repairs	\$14,500 - \$15,950

Mountain View Whisman School District Roof Assessment



Monta Loma ES
460 Thompson Ave.
Mountain View, CA 94043

Prepared By:
Western Roofing Service
15002 Wicks Blvd.
San Leandro, CA 94577

Roof Area: Buildings A, B, C, D, E, F, G, H, L, M, N, P Standing Seam Metal Roofing

Roof System Overview

Substrate	Wood
Insulation	N/A
Cover board	N/A
Field Assembly	Standing Seam Metal Roofing
Base Flashing Assembly	N/A
Surfacing	N/A
Condition	Good
Approximate Age	5 - 10yrs.
Estimated Useable Life Remaining	20 - 25yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 25 - 30 years.

Roof Area: Buildings K Standing Seam Metal Roofing

Roof System Overview

Substrate	Wood
Insulation	N/A
Cover board	N/A
Field Assembly	Standing Seam Metal Roofing
Base Flashing Assembly	N/A
Surfacing	N/A
Condition	Good
Approximate Age	0 - 5yrs.
Estimated Useable Life Remaining	25 - 30yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 25 - 30 years.

Roof Area: Buildings A, C, E, F, H Built-up Roofing

Roof System Overview

Substrate	Wood
Insulation	Unknown
Cover board	Unknown
Field Assembly	Hot Asphalt Applied Built-up Roofing
Base Flashing Assembly	Hot Asphalt Applied Built-up Roofing
Surfacing	Gravel
Condition	Fair - Good
Approximate Age	10 - 15yrs.
Estimated Useable Life Remaining	5 - 10yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 15 - 20 years.

Existing roof system condition assessment and observations are based on the opinion and professional expertise of Western Roofing Service. Roof manufacturer of record and age unknown.



Roof Overview - Building A



Roof Overview - Building C



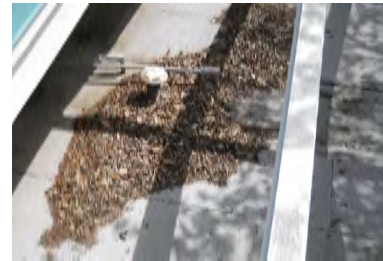
Roof Overview - Building A



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Roof transition is open. Recommend removal of all temporary repairs and installation of as needed permanent repairs.



Typical Deficiency - Debris have accumulated at field of roof. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Lead pipe jacks are missing band clamps and sealant. Recommend installing stainless steel band clamps, apply sealant, and install storm collar.



Roof Overview - Building D



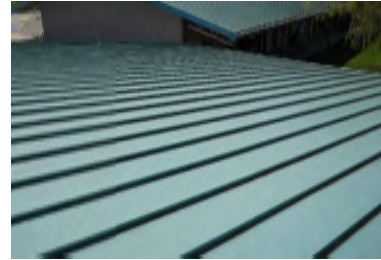
Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



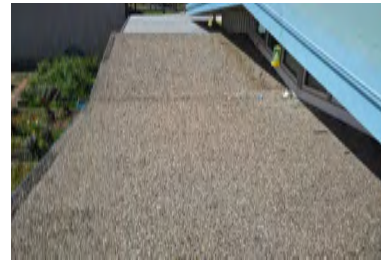
Roof Overview - Building E



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Roof Overview - Building F



Roof Overview - Building F



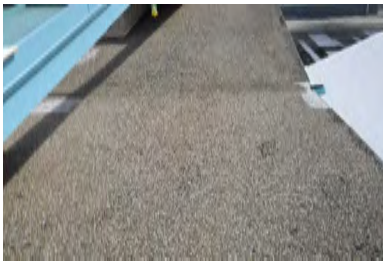
Typical Deficiency - Debris have accumulated at field of roof. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Roof Overview - Building G



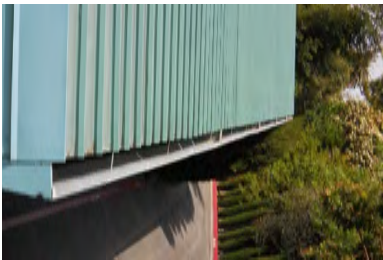
Roof Overview - Building H



Roof Overview - Building H



Typical Deficiency - Metal fascia detail is incomplete. Recommend repairing as necessary to provide a water tight application.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Roof Overview - Building M



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Roof transition/ cricket has been temporarily sealed. Recommend removal of all temporary repairs and installation of as needed permanent repairs.



Roof Overview - Building N



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Roof Overview - Building P



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.

Condition Overview Roof Area: Buildings A, B, C, D, E, F, G, H, L, M, N, P Standing Seam Metal Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Open roof transitions, and incomplete details. Missing pipe clamps and storm collars.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Repair incomplete details and open roof transitions.

Install stainless steel band clamps and storm collars as needed.

Long Term Recommendations

None at this time.

Condition Overview Roof Area: Buildings K Standing Seam Metal Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Long Term Recommendations

None at this time.

Condition Overview Roof Area: Buildings A, C, E, F, H Built-up Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Displaced gravel exposing membrane to UV.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Re- distribute and adhere gravel with cold adhesive to cover exposed membrane.

Long Term Recommendations

None at this time

Budget Estimates

Annual Roof/Gutter Cleaning and Inspection	\$15,500 - \$17,050
Deficiency Repairs	\$21,000 - \$23,100

Mountain View Whisman School District Roof Assessment



Slater/ Google ES
325 Gladys Ave.
Mountain View, CA 94043

Prepared By:
Western Roofing Service
15002 Wicks Blvd.
San Leandro, CA 94577

Roof Area: Buildings 1, 2, 3, 4, 5, 6 Dimensional Asphalt Shingle Roofing

Roof System Overview

Substrate	Wood
Insulation	N/A
Cover board	N/A
Field Assembly	Dimensional Asphalt Shingles
Base Flashing Assembly	N/A
Surfacing	N/A
Condition	Good
Approximate Age	5 - 10yrs.
Estimated Useable Life Remaining	20 - 25yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 25 - 30 years.

Roof Area: Buildings 1, 2, 3, 4, 5, 6, 7 Built-up Roofing

Roof System Overview

Substrate	Wood
Insulation	Unknown
Cover board	Unknown
Field Assembly	Hot Asphalt Applied Built-up Roofing
Base Flashing Assembly	Hot Asphalt Applied Built-up Roofing
Surfacing	Mineral Surfaced Cap Sheet
Condition	Fair - Good
Approximate Age	10 - 15yrs.
Estimated Useable Life Remaining	5 - 10yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 15 - 20 years.

Existing roof system condition assessment and observations are based on the opinion and professional expertise of Western Roofing Service. Roof manufacture of record and age is unknown.



Roof Overview - Building 1



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



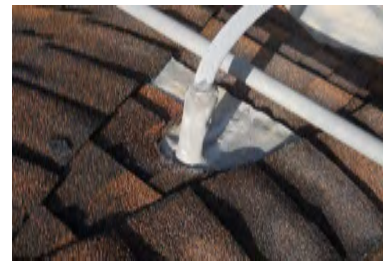
Roof Overview - Building 1



Typical Deficiency - Hip and ridge shingles are missing. Recommend replacing as needed.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Pipe jacks are missing band clamps and sealant. Recommend installing stainless steel band clamps, apply sealant, and install storm collar.



Roof Overview - Building 2



Roof Overview - Building 3



Roof Overview - Building 3 and 4 Similar



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Pipe jacks are missing band clamps and sealant. Recommend installing stainless steel band clamps, apply sealant, and install storm collar.



Roof Overview - Building 5 and 6 Similar



Roof Overview - Building 5 and 6 Similar



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Roof Overview - Building 7



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Blister between BUR plies. Recommend relieving blister, dry moisture, imbed ply in modified mastic, and apply sacrificial protection membrane in cold adhesive.

Condition Overview Roof Area: Buildings 1, 2, 3, 4, 5, 6 Dimensional Asphalt Shingle Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Missing hip, ridge, and field shingles throughout. Missing pipe clamps and storm collars.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Replace missing shingles as needed.

Install stainless steel band clamps and storm collars as needed.

Long Term Recommendations

None at this time.

Condition Overview Roof Area: Buildings 1, 2, 3, 4, 5, 6, 7 Built-up Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Blistered cap sheet in 1 area. Substantial granule loss at mineral surfaced cap sheet.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Repair blistered membrane.

Long Term Recommendations

Install coating restoration to BUR mineral surfaced cap sheet.

Budget Estimates

Annual Roof/Gutter Cleaning and Inspection	\$13,500 - \$14,850
Deficiency Repairs	\$5,000 - \$5,500
Coating Restoration	\$390,000 - \$429,000

Mountain View Whisman School District Roof Assessment



Theuerkauf ES
1625 San Luis Ave.
Mountain View, CA 94043

Prepared By:
Western Roofing Service
15002 Wicks Blvd.
San Leandro, CA 94577

Roof Area: Buildings A, B, C, D, E, G, H Standing Seam Metal Roofing

Roof System Overview

Substrate	Wood
Insulation	N/A
Cover board	N/A
Field Assembly	Standing Seam Metal Roofing
Base Flashing Assembly	N/A
Surfacing	N/A
Condition	Good
Approximate Age	5 - 10yrs.
Estimated Useable Life Remaining	20 - 25yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 25 - 30 years.

Roof Area: Buildings A, C, E, F, H Built-up Roofing

Roof System Overview

Substrate	Wood
Insulation	Unknown
Cover board	Unknown
Field Assembly	Hot Asphalt Applied Built-up Roofing
Base Flashing Assembly	Hot Asphalt Applied Built-up Roofing
Surfacing	Mineral Surfaced Cap Sheet
Condition	Fair - Good
Approximate Age	10 - 15yrs.
Estimated Useable Life Remaining	5 - 10yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 15 - 20 years.

Existing roof system condition assessment and observations are based on the opinion and professional expertise of Western Roofing Service. Roof manufacturer of record and age unknown.



Roof Overview - Building A



Roof Overview - Building A



Typical Deficiency - Pipe jacks are missing sealant. Recommend application of flexible flashing self-adhered tape and or sealant, and install storm collar.



Typical Deficiency - Debris have accumulated at field of roof. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



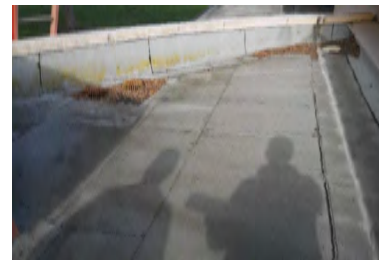
Typical Deficiency - Sealant at coping seams has begun to fail. Recommend removal and replacement of sealant as needed.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



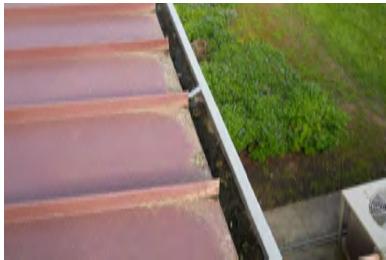
Roof Overview - Building B



Roof Overview - Building B



Typical Deficiency - Pipe jacks are missing sealant. Recommend application of flexible flashing self-adhered tape and or sealant, and install storm collar.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Debris have accumulated at field of roof. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Detailing at through roof penetrations show signs of cracking and delamination. Recommend touch up of mastic at penetrations and application of acrylic or silicone coating to preserve and maintain repair.



Roof Overview - Building C



Roof Overview - Building C



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Pipe jacks are missing sealant. Recommend application of flexible flashing self-adhered tape and or sealant, and install storm collar.



Roof Overview - Building D



Roof Overview - Building D



Typical Deficiency - Ridge cap has buckled. Recommend removal and reinstallation incorporating an expansion plate for movement.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



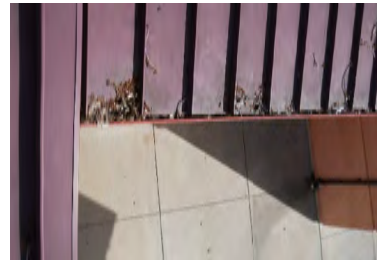
Typical Deficiency - Pipe jacks are missing sealant. Recommend application of flexible flashing self-adhered tape and or sealant, and install storm collar.



Typical Deficiency - Roof transition/ cricket has been temporarily sealed. Recommend removal of all temporary repairs and installation of as needed permanent repairs.



Roof Overview - Building E



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Debris have accumulated at field of roof. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Ridge closure pieces have buckled. Recommend removal and reinstallation as needed.



Typical Deficiency - Debris have accumulated at field of roof. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage. Through wall scuppers should have debris screens. Recommend installation of gutter screens to promote positive drainage.



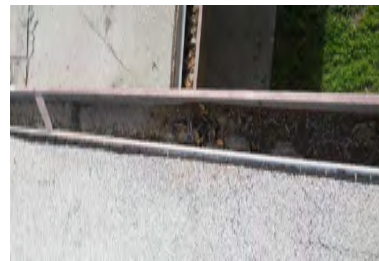
Typical Deficiency - Mineral surfaced cap sheet has blistered. Recommend relief cutting blister, imbed in layer of modified mastic, and apply target sheet of mineral surfaced cap sheet in cold applied adhesive.



Typical Deficiency - Damaged gutter. Recommend repair as needed.



Roof Overview - Building F



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



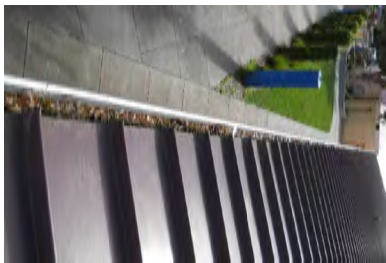
Typical Deficiency - Pipe jacks are missing sealant. Recommend application of flexible flashing self-adhered tape and or sealant, and install storm collar.



Roof Overview - Building G



Typical Deficiency - Pipe jacks are missing sealant. Recommend application of flexible flashing self-adhered tape and or sealant, and install storm collar.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



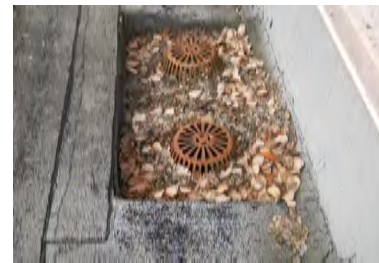
Roof Overview - Building H



Roof Overview - Building H



Typical Deficiency - Pipe jacks are missing sealant. Recommend application of flexible flashing self-adhered tape and or sealant, and install storm collar.



Typical Deficiency - Debris have accumulated at field of roof. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Sealant at coping seams has begun to fail. Recommend removal and replacement of sealant as needed.

Condition Overview Roof Area: Buildings A, B, C, D, E, G, H Standing Seam Metal Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Missing pipe clamps and storm collars. Open ridge enclosures, damaged gutter, and buckled ridge cap details.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Install stainless steel band clamps and storm collars as needed.

Repair metal transitions, ridge cap, and gutter as needed.

Long Term Recommendations

None at this time.

Condition Overview Roof Area: Buildings A, C, E, F, H Built-up Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Missing pipe clamps and storm collars. Blistered membrane. Sealant at coping seams has begun to fail.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Install stainless steel band clamps and storm collars as needed.

Repair blistered membrane.

Remove and replace sealants at coping seams.

Long Term Recommendations

None at this time

Budget Estimates

Annual Roof/Gutter Cleaning and Inspection	\$15,500 - \$17,050
Deficiency Repairs	\$14,000 - \$15,400

Mountain View Whisman School District Roof Assessment



Whisman/ International School
310 Easy Street
Mountain View, CA 94043

Prepared By:
Western Roofing Service
15002 Wicks Blvd.
San Leandro, CA 94577

Roof Area: Buildings Administration Office, 9 - Standing Seam Metal Roofing

Roof System Overview

Substrate	Wood
Insulation	N/A
Cover board	N/A
Field Assembly	Standing Seam Metal Roofing
Base Flashing Assembly	N/A
Surfacing	N/A
Condition	Good
Approximate Age	5 - 10yrs.
Estimated Useable Life Remaining	20 - 25yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 25 - 30 years.

Roof Area: Buildings 1, 2, 3, 5, 7, 8, Restroom - Built-up Roofing

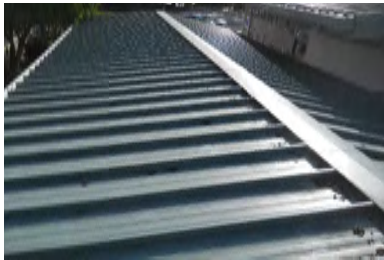
Roof System Overview

Substrate	Wood
Insulation	Unknown
Cover board	Unknown
Field Assembly	Hot Asphalt Applied Built-up Roofing
Base Flashing Assembly	Hot Asphalt Applied Built-up Roofing
Surfacing	Gravel
Condition	Poor
Approximate Age	15 - 20yrs.
Estimated Useable Life Remaining	0 - 5yrs. +/- (With Annual Maintenance) **Projections are based on industry standard lifespan of 15 - 20 years.

Existing roof system condition assessment and observations are based on the opinion and professional expertise of Western Roofing Service. Roof manufacturer of record and age unknown.



Roof Overview - Building Admin. Office



Roof Overview - Building Admin. Office



Typical Deficiency - Debris have accumulated at field of roof. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Roof Overview - Building 1



Typical Deficiency - Debris have accumulated at field of roof. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Areas of displaced gravel. Recommend re-distributing and adhering gravel over bare areas to protect underlying membrane from exposure to UV .



Roof Overview - Building 2



Typical Deficiency - Areas of displaced gravel. Recommend re-distributing and adhering gravel over bare areas to protect underlying membrane from exposure to UV .



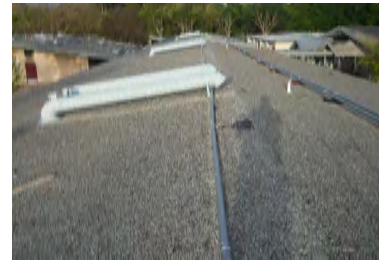
Typical Deficiency - Damaged solar panels. Recommend further investigation and repair by licensed solar contractor.



Typical Deficiency - Detailing at through roof penetrations show signs of cracking and delamination. Recommend touch up of mastic at penetrations and application of acrylic or silicone coating to preserve and maintain repair.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Roof Overview - Building 3



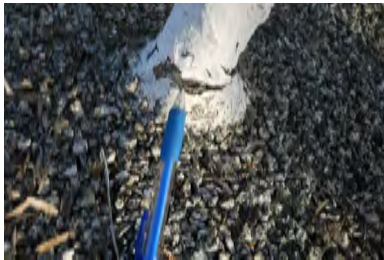
Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Areas of displaced gravel. Recommend re-distributing and adhering gravel over bare areas to protect underlying membrane from exposure to UV .



Typical Deficiency - Unistrut supports have been fastened directly through existing roof system. Recommend removal, repair of roof and refastening support to sleeper, floating block, etc..



Typical Deficiency - Detailing at through roof penetrations show signs of cracking and delamination. Recommend touch up of mastic at penetrations and application of acrylic or silicone coating to preserve and maintain repair.



Roof Overview - Building 5



Roof Overview - Building 5



Typical Deficiency - Debris have accumulated at field of roof. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Pitch pocket sealants have dried out and pulled away from flashing. Recommend topping off pitch pocket with compatible sealer or modified mastic and application of acrylic or silicone coating to preserve and maintain repair.



Typical Deficiency - Detailing at through roof penetrations show signs of cracking and delamination. Recommend touch up of mastic at penetrations and application of acrylic or silicone coating to preserve and maintain repair.



Typical Deficiency - Areas of displaced gravel. Recommend re-distributing and adhering gravel over bare areas to protect underlying membrane from exposure to UV .



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Leak Reported Below. Recommend further review and assessment.



Roof Overview - Building 7



Typical Deficiency - Detailing at through roof penetrations show signs of cracking and delamination. Recommend touch up of mastic at penetrations and application of acrylic or silicone coating to preserve and maintain repair.



Typical Deficiency - Debris have accumulated at field of roof. Recommend trimming trees back from roof eaves, clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Roof Overview - Building 8



Typical Deficiency - Through roof penetrations do not appear to have proper roof jack. Recommend installing proper roof jack and storm collar.



Typical Deficiency - Detailing at through roof penetrations show signs of cracking and delamination. Recommend touch up of mastic at penetrations and application of acrylic or silicone coating to preserve and maintain repair.



Typical Deficiency - Detailing at through roof penetrations show signs of cracking and delamination. Recommend touch up of sealants..



Typical Deficiency - Areas of displaced gravel. Recommend re-distributing and adhering gravel over bare areas to protect underlying membrane from exposure to UV .



Typical Deficiency - Corner of gutter is damaged. Recommend repair and seal as needed.



Roof Overview - Building 9



Roof Overview - Building Restrooms



Typical Deficiency - Gutters are full of debris. Recommend clearing debris from all gutters, drains, waterways, and field of roof to promote positive drainage.



Typical Deficiency - Areas of displaced gravel. Recommend re-distributing and adhering gravel over bare areas to protect underlying membrane from exposure to UV .



Typical Deficiency - Detailing at through roof penetrations show signs of cracking and delamination. Recommend touch up of mastic at penetrations and application of acrylic or silicone coating to preserve and maintain repair.

Condition Overview Roof Area: Buildings Administration Office, 9 - Standing Seam Metal Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Open roof transitions, and incomplete details. Sealants have begun to dry out. Gutter damage.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Remove and replace damaged sealants.

Repair gutter as needed.

Long Term Recommendations

None at this time.

Condition Overview Roof Area: Buildings 1, 2, 3, 5, 7, 8, Restroom - Built-up Roofing

Existing roof system is performing as designed. Observed accumulation of debris at waterways, gutters, drain assemblies, and field of roofing. Displaced gravel exposing membrane to UV. Damaged solar panels. Mastics around pipes and pitch pockets have begun to dry up. Incorrectly mounted roof top conduits. Incorrect roof jacks.

Immediate Recommendations:

Remove all debris from field of roof, drain assemblies, gutters, and waterways.

Re- distribute and adhere gravel with cold adhesive to cover exposed membrane.

Touch up mastics at penetrations and pitch pockets.

Remove and replace incorrect roof jacks.

Remove incorrectly roof mounted conduits and remount correctly, repair roofing as needed.

Long Term Recommendations

Tear-off and install new BUR roofing at all gravel roof areas.

Budget Estimates

Annual Roof/Gutter Cleaning and Inspection	\$13,500 - \$14,850
Deficiency Repairs	\$20,500 - \$22,550
BUR Re-roof	\$1,180,000 - \$1,298,000



Mountain View
Whisman
School District

FUNDING OVERVIEW
APPENDIX E



MVWSD MASTER FACILITIES PLAN

November 2019

October 22, 2019

Mountain View Whisman School District

Overview of Funding Options & Potential 2020 Bond Measure



Mountain View
Whisman
School District

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- I. General Obligation Bonds
- II. School Facilities Improvement District Bonds
- III. Mello-Roos Bonds
- IV. Certificates of Participation



Section I

General Obligation Bonds

General Obligation Bonds Overview

A general obligation bond is a common method of debt financing used by California school districts to generate capital project funds

- ◆ Lowest borrowing cost of any debt financing technique available to school districts
- ◆ Repayment (principal and interest) is made from taxes levied on assessed value of properties within school district boundaries
- ◆ Repayment of bonds does not encroach on district general fund
- ◆ Requires approval of district's registered voters
 - Bond authorization amount
 - Project list
 - Estimated tax rate



Types of General Obligation Bond Elections

Proposition 46

Proposition 39

	Proposition 46	Proposition 39
Voter Approval Threshold	◆ Two-thirds	◆ 55%
Annual Tax Rate Limits per \$100,000 of AV	◆ None	<ul style="list-style-type: none"> ◆ \$60 for unified school districts ◆ \$30 for elementary and high school districts ◆ \$25 for community college districts
Board Approval Threshold	◆ Simple majority of members present	◆ Two-thirds of total members
Election Dates	◆ Any Tuesday	<ul style="list-style-type: none"> ◆ Statewide primary, general, special, or regularly scheduled local elections ◆ In 2020: March 3 & November 3
Use of Bond Proceeds	<ul style="list-style-type: none"> ◆ Acquisition or improvement of real property only ◆ No furnishings or equipment 	<ul style="list-style-type: none"> ◆ Construction, reconstruction, rehabilitation or replacement of school facilities ◆ Furnishings and equipment ◆ Acquisition or lease of real property
Accountability Measures	◆ None	<ul style="list-style-type: none"> ◆ Citizens' Oversight Committee ◆ Annual audits



Comparison of Parcel Tax & Bond Measures

	Parcel Tax	Proposition 39 Bond
Voter Approval Threshold	◆ Two-thirds	◆ 55%
Primary Use of Proceeds	◆ Operational: any use, including programs, personnel and operations	◆ Capital: facilities and equipment (including technology)
Receipt of Proceeds	◆ Funding received each year as taxpayers pay property taxes	◆ Funding received upfront via debt issuance and taxpayers repay principal and interest via property taxes
Tax Parameters	<ul style="list-style-type: none"> ◆ Cannot be based on the value of property (typically a flat rate per parcel) ◆ No cap on tax other than political limitations 	<ul style="list-style-type: none"> ◆ Based on AV of property ◆ \$30 per \$100,000 of AV for elementary and high school districts school districts
Election Dates	◆ May be on a special election ballot	◆ Regularly scheduled ballot
Accountability Measures	◆ Optional Citizens' Oversight Committee	◆ Mandatory Citizens' Oversight Committee
Senior Exemptions	◆ Allowed	◆ Not allowed



Bond Program Considerations

General obligation bond programs are generally structured based on:

- ◆ **Funding needs**
 - District projects
 - Scope
 - Cost
 - Timing
- ◆ **Financing constraints**
 - District assessed value
 - Interest rates
 - Tax rates
 - Legal parameters
 - State law
 - Federal law

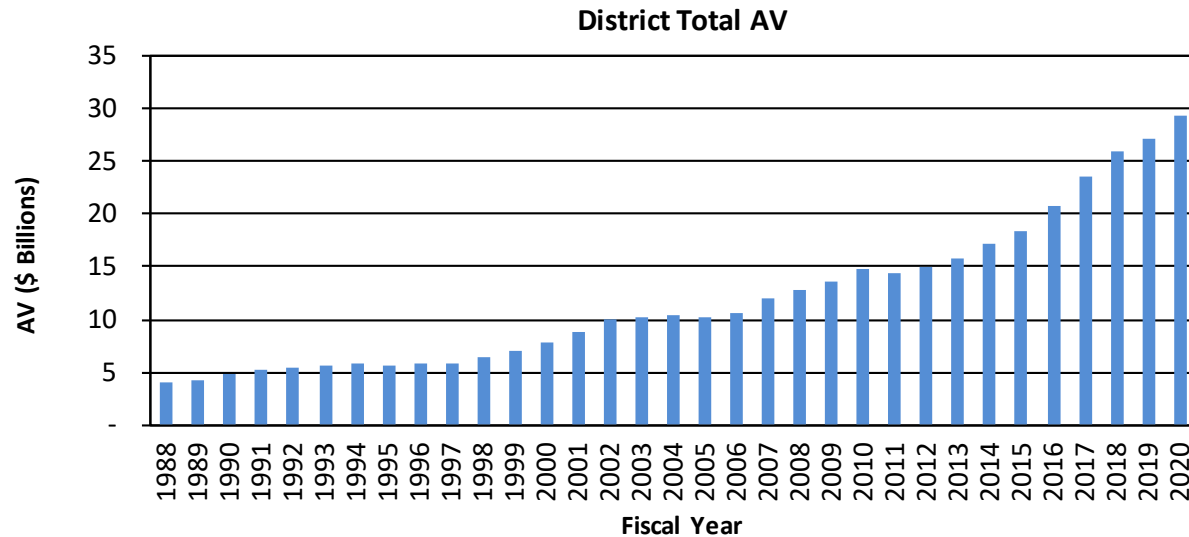
School districts commonly seek multiple GO bond authorizations to meet their ongoing project needs



Assessed Value (“AV”) History

Mountain View Whisman SD grew 8.36% in 2019-20

- ◆ The former Mountain View SD represents 62.4% of the total AV
- ◆ The former Whisman SD represents 37.6% of the total AV



FY	Total AV ⁽¹⁾	Annual % Change
1988	\$ 4,016,359,523	
1989	4,254,855,681	5.94 %
1990	4,800,206,033	12.82
1991	5,223,278,540	8.81
1992	5,344,021,546	2.31
1993	5,606,013,593	4.90
1994	5,728,071,074	2.18
1995	5,653,430,504	-1.30
1996	5,778,951,712	2.22
1997	5,900,637,935	2.11
1998	6,416,959,960	8.75
1999	7,088,425,781	10.46
2000	7,834,967,334	10.53
2001	8,746,920,698	11.64
2002	9,970,705,164	13.99
2003	10,280,852,219	3.11
2004	10,414,457,142	1.30
2005	10,132,992,586	-2.70
2006	10,654,863,150	5.15
2007	11,900,729,296	11.69
2008	12,767,567,548	7.28
2009	13,650,618,335	6.92
2010	14,785,613,473	8.31
2011	14,397,541,410	-2.62
2012	14,881,752,063	3.36
2013	15,855,098,426	6.54
2014	17,155,503,989	8.20
2015	18,351,287,766	6.97
2016	20,657,107,181	12.56
2017	23,516,716,879	13.84
2018	25,996,182,874	10.54
2019	27,104,016,031	4.26
2020	29,368,739,836	8.36

Growth Statistics			
Annualized Growth Rates:		Lowest Rolling Averages:	
1-year:	8.36 %	3-year:	0.54 %
5-year:	9.86	5-year:	2.00
10-year:	7.10	10-year:	4.09
15-year:	7.35	15-year:	4.87
20-year:	6.83	20-year:	5.20
25-year:	6.81	25-year:	5.51
30-year:	6.22	30-year:	6.37

(1) Source: California Municipal Statistics, Inc. and Santa Clara County.



IRS Spend-Down Requirements

3-year expenditure rule:

- ◆ 5% of bond proceeds and earnings **committed** within 6 months
- ◆ 85% of bond proceeds and earnings **spent** within 3 years

5-year expenditure rule:

- ◆ 10% of bond proceeds and earnings **spent** within 1 year
- ◆ 30% of bond proceeds and earnings **spent** within 2 years
- ◆ 60% of bond proceeds and earnings **spent** within 3 years
- ◆ 85% of bond proceeds and earnings **spent** within 5 years
- ◆ *Note: requires that an architect or engineer show that the actual construction/acquisition of the project takes up to 5 years*



March 2020 Election Scenario

Summary: A new tax for \$30 per \$100,000 of AV (Proposition 39 maximum tax rate) would generate \$259 million in proceeds

◆ **Assumptions:**

- Interest rates: 5.00% - 6.00%
- AV growth rates:
 - 2020-21 3.00%
 - 2021-22: 4.00%
 - Annually thereafter: 4.85%
- Current interest bonds only; no capital appreciation bonds

◆ **Note: Changing any of the assumptions will impact the total proceeds**

- Higher AV growth, lower interest rates, or more issuances will increase the proceeds
- Lower AV growth, higher interest rates, fewer issuances, or a lower tax rate will decrease the proceeds

Illustrative Issuance Schedule ⁽¹⁾

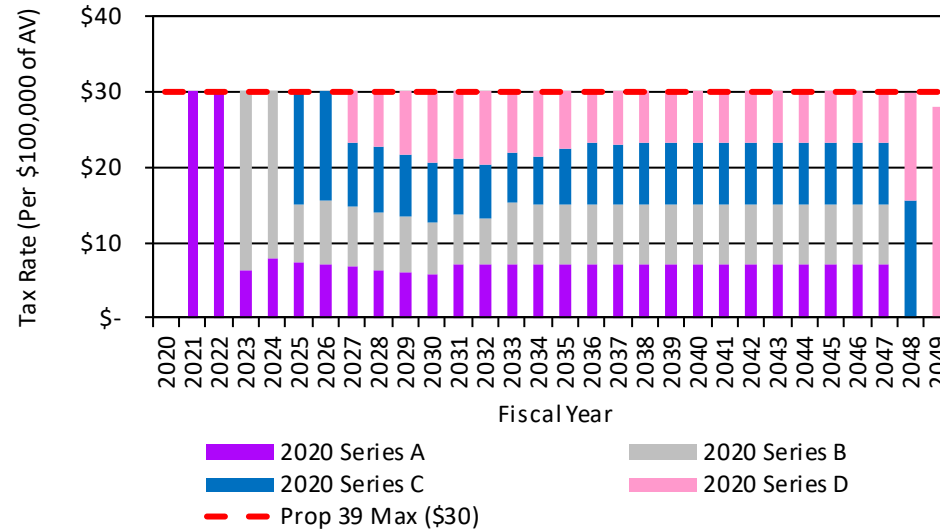
Issue	Issue Date	Proceeds	Net Repayment Ratio
Series A	August 2020	\$ 64,750,000	1.92 to 1
Series B	August 2022	64,750,000	1.99 to 1
Series C	August 2024	64,750,000	2.12 to 1
Series D	August 2026	64,750,000	2.29 to 1
Total		\$ 259,000,000	2.08 to 1

(1) Issuance schedule for illustrative purposes only. Actual amounts and dates will be tailored to the District's project needs.

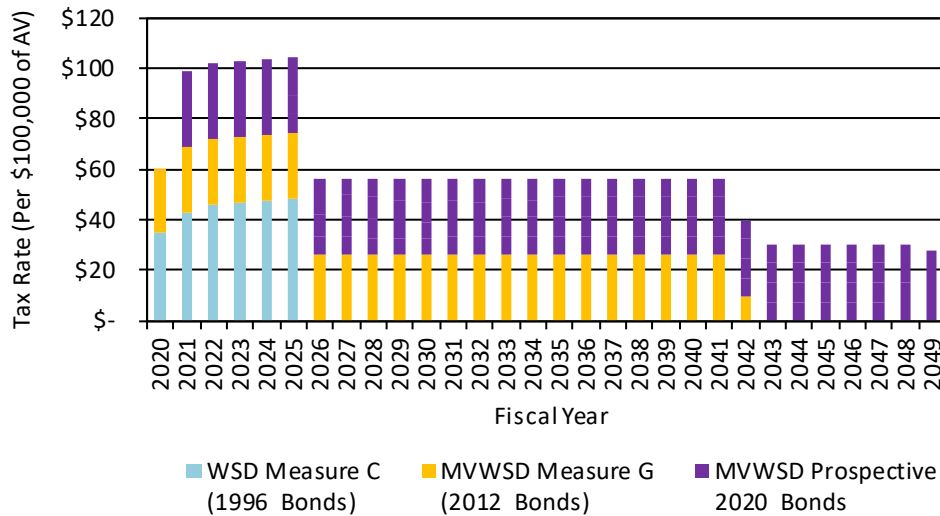


Projected Tax Rates (1)

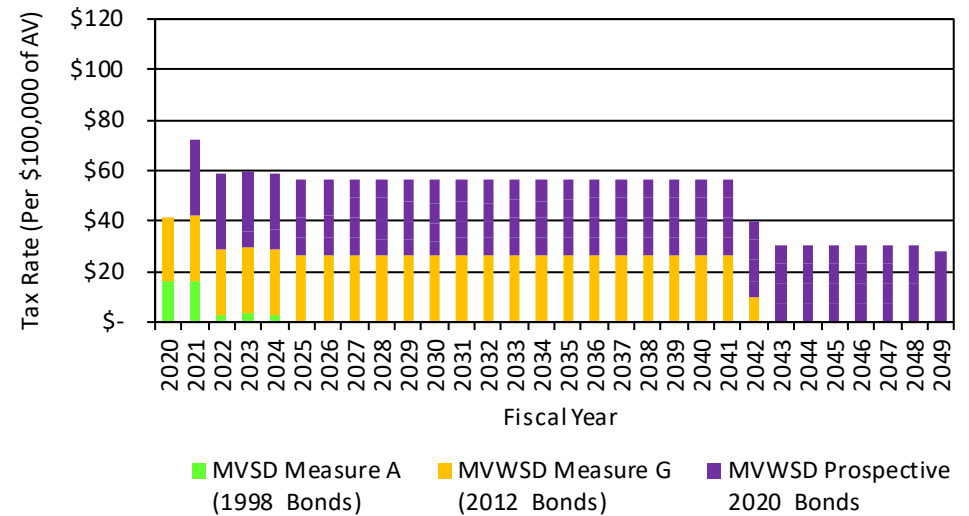
Projected Tax Rates - Prospective 2020 Election Bonds



Projected Tax Rates - Whisman SD Portion



Projected Tax Rates - Mountain View SD Portion



(1) Assumes assumptions shown on previous page.



Assembly Bill 195 (2018)

AB 195 requires any tax measure (e.g. bonds) to disclose the following information in the 75-word ballot statement:

- ◆ Tax rate
- ◆ Amount of money to be raised annually
- ◆ Duration of the tax

Following is a sample of an AB 195-compliant 75-word ballot statement:

- ◆ “To replace leaking roofs, plumbing/electrical systems, repair/replace classrooms for math, science, reading, writing/technology instruction, upgrade outdated safety systems to meet current safety codes, qualify for State matching funds, and acquire equipment/construct facilities, shall this Portola Valley School District measure authorizing \$49,500,000 in bonds at legal rates, **levying \$3.4 million annually at \$30/\$100,000 assessed value while bonds are outstanding**, be adopted with oversight, all funds benefiting Portola Valley schools, and not taken by the State?”

Considerations

- ◆ ~15 of the 75 words are used to disclose tax information instead of additional projects
- ◆ This may negatively impact support for a new measure



Illustrative March 3, 2020 Election Timeline

Activity	Minimum Timing
Develop or update District facility master plan to identify and prioritize potential bond projects	Currently – Aug 2019
Bond team meeting with District personnel, financial advisor, bond counsel, pollster, and strategist	Currently – Aug 2019
Determine all available sources of capital improvement funds, including State funds, capital fund reserves, donations, developer fees, and bond proceeds	Currently – Aug 2019
Begin community outreach to educate voters on District’s facility needs	Currently & Ongoing
Identify issues within the community that could impact the bond election	Aug 2019
Conduct voter opinion survey (if required)	Aug 2019
Adjust community messages based on voter opinion survey	Sep 2019 – Nov 2019
Identify community leaders to serve on campaign committee	Nov 2019
Finalize bond projects list, election amount, estimated tax rates, and draft ballot language	Nov 2019
Adopt resolution, including tax rate statement, calling for bond election (<i>must be received by County Registrar of Voters by December 6, 2019</i>)	Nov 2019
Prepare impartial analysis (bond counsel, county counsel) and pro-ballot argument (committee, campaign consultant) for voter pamphlet	Dec 2019
Fund raising by bond committee	Dec 2019 – Feb 2020
Conduct active “Yes on” campaign	Dec 2019 – Feb 2020
Election	Mar 3, 2020
Certify election results	April 2020
Issuance of bonds	May 2020



Section II

School Facilities Improvement District Bonds

School Facilities Improvement District Bonds Overview

Bonds for School Facilities Improvement Districts (“SFIDs”) are general obligation bonds for only a portion of a school district’s boundaries

- ◆ The size of the bond would depend upon the AV of the SFID compared to the AV of the district as a whole
 - For example, if a school district’s AV supported a \$100 million bond, an SFID that represented 50% of the territory of the school district would therefore support a ~\$50 million bond
- ◆ The County Board of Supervisors and Board of Trustees must approve resolutions to form the SFID(s)

SFIDs are a good option for districts that wish to only tax a portion of the district

- ◆ For example, if a district needed to renovate schools that only benefited one portion of the district, an SFID might be considered
- ◆ The following districts have put bond measures on the ballot for SFIDs since 2014:
 - Saugus Union SD
 - Upper Lake USD
 - Centinela Valley UHSD
 - Santa Barbara USD
 - Hughson USD
 - Western Placer USD
 - Mountain View SD
 - Mojave USD
 - Tracy USD

After the formation of the SFID, the general timeline for voter approval and issuance of SFID bonds is the same as the timeline for general obligation bonds



Section III

Mello-Roos Bonds

Mello-Roos Bonds Overview

Mello-Roos bonds are a type of land secured financing that leverages the value of land in a portion of the school district

- ◆ Most commonly-used method of financing infrastructure for new development on the local government level in California
- ◆ Special taxes are collected using a special tax formula
 - Bonds may or may not be issued against the special tax revenue stream
 - If Bonds are issued, special tax revenues will be used to pay debt service on bonds annually
 - Bonds are generally issued on a tax-exempt basis
- ◆ To form, the school district sponsors the creation of a Community Facilities District (“CFD”)
 - CFD legal authority is the Mello-Roos Community Facilities Act of 1982 (hence “Mello-Roos” bonds)
 - Requires approval of 2/3rds of CFD’s registered voters
 - Property owners agree/vote to put lien on property
 - If less than 12 registered voters in CFD, vote is by landowner, weighted by acreage, otherwise vote is by registered voters in CFD
 - The timeline from start to finish for bond issuance is dependent on the developer and development status
- ◆ Repayment of bonds does not impact public agency general fund



Benefits of Mello-Roos Special Taxes

Developer perspective:

- ◆ Access lower cost of financing with tax-exempt interest rates
 - Without a CFD, developer must pay fees at the time a building permit is obtained and carry financing cost of fees until home is sold
 - With a CFD, fees reimbursed through the issuance of bonds
- ◆ Non-recourse, off-balance sheet financing
 - Cost of developer fees passed to homeowner over time through the special tax levy rather than in the selling price of the home
- ◆ Provide funds/projects to public agency sooner so schools open when new homes are completed

Public agency perspective:

- ◆ Assist in financing public facilities
 - Allows for earlier construction of school facilities compared to funding from developer fees
 - Developer fees typically paid at building permit
 - Approximately 6 months from building permit to completed home
- ◆ Repayment burden is on property owners, not public agency
- ◆ Generate new revenue source for projects



What Can Land Secured Bonds Finance?

- ◆ The revenue stream from the Mello-Roos special taxes may fund facilities or services
 - If bonds are issued against the revenue stream, then the bonds can be issued to fund capital projects only
- ◆ Facilities financed must be owned and operated by a public agency
 - Owned/controlled by public agency and/or
 - Owned, operated and maintained by other public entities
 - Joint Community Facilities Agreements with other public entities
- ◆ Public improvements must have a useful life longer than five years
- ◆ May or may not be physically located in CFD



Special Tax Formula

The special tax formula governs the special taxes levied in a CFD

- ◆ Special taxes may be levied for both infrastructure and services
- ◆ Special taxes may be levied on developed and undeveloped property
- ◆ Special taxes can not be based on the value of a home
- ◆ Rate and Method of Apportionment (“RMA”) is flexible
 - Rates may be based on size of residential property (lot or home) and acreage if commercial/industrial;
 - Priority of levy may be given to developed property over undeveloped property
- ◆ Special tax rate is set at a manageable level for future homeowners (typically below 2% effective tax rate)

A special tax consultant is typically hired to do the special tax calculations based on the proposed development



CFD Formation Overview

In general, CFD formation and bond issuance process are as follows:

- ◆ Public agency/property owner initiates petition
- ◆ Public agency goals & policies are adopted
- ◆ Public agency board commences CFD proceedings
- ◆ Public hearing
- ◆ Election
- ◆ Final actions taken by board
- ◆ Bonds issued
- ◆ Project costs funded/reimbursed
- ◆ Annual special taxes levied



Section IV

Certificates of Participation

Certificates of Participation Overview

Certificates of participation (“COPs”) are a common method of financing used by California school districts to construct/acquire real or personal property

- ◆ Repaid from any legally available source of funds (typically General Fund for most districts)
- ◆ Funds can be used for capital projects of the District; cannot be used for operations
- ◆ Borrowing costs are tax-exempt (assuming qualified tax-exempt use of proceeds)
- ◆ Can be structured with early prepayment options (any legally available source of funds)
- ◆ Financing term must be commensurate with the useful life of the project

No voter approval required

- ◆ District must provide written notification of financing to the County Office of Education and Auditor-Controller’s Office
 - Estimated financing repayment schedule
 - Projected sources of funds for COP repayment
- ◆ The timeline for issuance is 3-4 months from start to finish

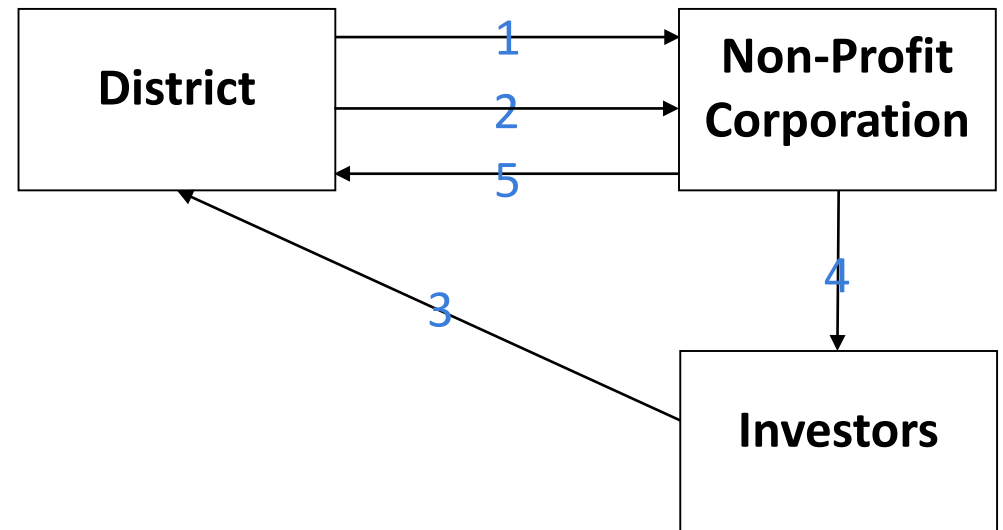
District must carefully assess their ability to repay COPs to avoid overburdening the sources of funding



COP Diagram

Under California law, school districts cannot enter into non-voter approved debt for longer than one year. COPs are structured as a lease/leaseback (not the same as the lease/leaseback project delivery method), allowing districts to incur debt for a longer period of time. This is a common practice that California school districts have employed for decades.

1. District assigns rights of an essential District site (e.g. school site) to a non-profit organization (e.g. CSBA, District-formed, or other organization)
2. District maintains useful possession of site and as such, makes lease payments to the non-profit for useful possession
3. Investors provide capital improvement funds to District by purchasing COPs from the District
4. Non-profit organization assigns lease payments to Investors (repayment of COPs)
5. Rights of the essential site return to the District once COPs are completely repaid





Mountain View
Whisman
School District

PROJECT COST ESTIMATES
TBD Consultants

APPENDIX F

MVWSD MASTER FACILITIES PLAN
November 2019

Mountain View Whisham School District

Student Facilities Improvement Plan Update

Mountain View, California

Masterplan Budget Plan

Report Prepared for:

Artik Art & Architecture

September 30, 2019

more value, less risk

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Mountain View Whisham School District
Student Facilities Improvement Plan Update
Mountain View, California



Masterplan Budget Plan
September 30, 2019

BASIS OF ESTIMATE

REFERENCE DOCUMENTATION

This Construction Cost Estimate was produced from the following documentation. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

Document

- SFIP Update-2019_PROJECTS_16 Sep 19_v2

BASIS FOR PRICING

This estimate reflects the fair construction value for this project and should not be construed as a prediction of low bid. Prices are based on local prevailing wage construction costs at the time the estimate was prepared. Pricing assumes a procurement process with competitive bidding for all sub-trades of the construction work, which is to mean a minimum of 3 bids for all subcontractors and materials/equipment suppliers. If fewer bids are solicited or received, prices can be expected to be higher.

Subcontractor's markups have been included in each line item unit price. Markups cover the cost of field overhead, home office overhead and subcontractor's profit. Subcontractor's markups typically range from 15% to 25% of the unit price depending on market conditions.

General Contractor's/Construction Manager's Site Requirement costs are calculated on a percentage basis. General Contractor's/Construction Manager's Jobsite Management costs are also calculated on a percentage basis.

Site Requirements	5.0%
Jobsite Management	10.0%
Phasing	0.0%

General Contractor's/Construction Manager's overhead and fees are based on a percentage of the total direct costs plus general conditions, and covers the contractor's bond, insurance, site office overheads and profit.

Insurance & Bonding	2.5%
General Contractor Bonding	
Sub-Contractor Bonding	
OSIP	

Fee (G.C. Profit)	5.0%
-------------------	------

Unless identified otherwise, the cost of such items as overtime, shift premiums and construction phasing are not included in the line item unit price.

This cost estimate is based on standard industry practice, professional experience and knowledge of the local construction market costs. TBD Consultants have no control over the material and labor costs, contractors methods of establishing prices or the market and bidding conditions at the time of bid. Therefore TBD Consultants do not guarantee that the bids received will not vary from this cost estimate.

CONTINGENCY

Design Contingency	15.0%
--------------------	-------

The Design Contingency is carried to cover scope that lacks definition and scope that is *anticipated* to be added to the Design. As the Design becomes more complete the Design Contingency will reduce.

Construction Contingency	10.0%
--------------------------	-------

The Construction Contingency is carried to cover the unforeseen during construction execution and Risks that do not currently have mitigation plans. As Risks are mitigated, Construction Contingency can be reduce, but should not be eliminated.

Soft Costs	30.0%
------------	-------

An owners contingency has not been included in this construction cost estimate, but it is advised that the owner carry additional contingency to cover scope change, bidding conditions, claims and delays.



BASIS OF ESTIMATE

ESCALATION

Escalation is included to October 2024 at the following per annum escalation rates:

Escalation:	33.82%
Year 0 - 1	6.00%
Year 1 - 2	6.00%
Year 2 - 3	6.00%
Year 3 - 4	6.00%
Year 4 - 5	6.00%
Beyond 5 Years	6.00%

This calculation does not account for adverse bidding conditions and a separate Bid Contingency should be carried if there are limited qualified bidders or if a market research study indicates.

EXCLUSIONS

- Land acquisition, feasibility studies, financing costs and all other owner costs
- All professional fees and insurance
- Site surveys, existing condition reports and soils investigation costs
- Items identified in the design as Not In Contract (NIC)
- Hazardous materials investigations and abatement
- Utility company back charges, including work required off-site and utilities rates
- Work to City streets and sidewalks
- Items defined as Vendor / Owner supplied and Vendor / Owner installed
- Permits
- Owners contingency
- Overtime, 2nd shift and lost productivity premiums
- Design Fees
- PG & E Fees
- Sustainability Fees (LEED)
- Furniture, fixtures and equipment (FF&E)



KEY CRITERIA

AREA TABULATION

AREAS	
Bubb Elementary School	36,955 SF
Huff Elementary School	35,677 SF
Landels Elementary School	35,232 SF
Mistral Elementary School	29,116 SF
Castro Elementary School	35,804 SF
Monta Loma Elementary School	40,379 SF
Stevenson Elementary School	32,079 SF
Theuerkauf Elementary School	37,969 SF
Vargas Elementary School	25,488 SF
Crittenden Elementary School	106,781 SF
Graham Elementary School	84,173 SF
Latham Elementary School	5,760 SF
TOTAL AREA	505,413 SF



BUBB ELEMENTARY SCHOOL - ESTIMATE DETAIL

GSF : 36,955

REF	PRIORITY	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
174							
175		<u>Covered Walkway</u>					
176							
177		Repair/reroof 50% of covered area as needed	12,000	SF	35.00	420,000	no work to walkway required
178							
179							
180	4	COVERED WALKWAY				420,000	35 \$/SF
181							
182		<u>Solar Panels</u>					Under District Study - excluded
183							
184							
185	TBD	SOLAR PANELS					



HUFF ELEMENTARY SCHOOL - ESTIMATE DETAIL

GSF : 35,677

REF	PRIORITY	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		<u>Replace HVAC</u>					
3							
4		New HVAC allowance serving Bldg 2, 3, 4 and 5, assume new rooftop units, replace ductwork and diffusers as necessary, disconnect and reconnect services and electrical	21,363	SF	32.00	683,616	
5							
6							
7	1	REPLACE HVAC				683,616	32 \$/SF
8							
9		<u>Shade Structure</u>					
10							
11		New steel frame, open-sided shade structure with a solid roof	4,500	SF	125.00	562,500	no new paving assumed
12							
13							
14	1	SHADE STRUCTURE				562,500	125 \$/SF
15							
16		<u>Fences & Gates - Ornamental</u>					
17							
18		Demo existing	1	LS	200.00	200	
19		Ornamental fence	330	LF	200.00	66,000	8'ht
20		Gates	2	EA	5,000.00	10,000	pedestrian
21							
22							
23	2	FENCES & GATES - ORNAMENTAL				76,200	
24							
25		<u>Lighting</u>					
26							
27		Low level perimeter area (safety) lighting around parking, walkways, playground, driveways	154,000	SF	1.50	231,000	for safety/security
28		Remove existing	154,000	SF	0.25	38,500	
29							
30							
31	2	LIGHTING				269,500	2 \$/SF
32							
33		<u>New Asphalt Overlay</u>					
34							
35		Asphalt overlay of existing playground (pedestrian use)	54,000	SF	4.50	243,000	
36		Demolish existing	54,000	SF	1.00	54,000	
37							
38	2	NEW ASPHALT OVERLAY				297,000	6 \$/SF
39							
40		<u>Utility Survey</u>					
41							
42		Condition Survey of underground utility lines (gas, domestic water, sanitary sewer, bldg/stormwater drain, electrical, data)	277,000	SF	0.20	55,400	
43							
44							
45	2	UTILITY SURVEY				55,400	
46							
47		<u>Technology Upgrade</u>					
48							
49		Replace fiber optic and copper cable networks from MDF bldg 1 to Bldgs 2,3, 4,5,6, reuse existing raceways as necessary, replace if needed	1,695	LF	25.00	42,375	
50							
51							
52	2	TECHNOLOGY UPGRADE				42,375	
53							
54		<u>Outdoor Landscaped Spaces</u>					



HUFF ELEMENTARY SCHOOL - ESTIMATE DETAIL

GSF : 35,677

REF	PRIORITY	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
55							
56		Demolition	30,700	SF	1.00	30,700	
57		Rough and fine grading, allow	30,700	SF	0.50	15,350	
58		New hardscape	15,350	SF	35.00	537,250	50%
59		New softscape	15,350	SF	15.00	230,250	50%
60		Drainage	30,700	SF	2.50	76,750	
61		Irrigation	15,350	SF	3.00	46,050	
62		Allow for site furnishings - benches, seatwalls, tables etc)	30,700	SF	5.00	153,500	
63		Shade feature, allow	1	LS	150,000.00	150,000	allowance
64		Electric/data connections	30,700	SF	1.00	30,700	
65		Lighting	30,700	SF	2.00	61,400	
66							
67							
68	2	OUTDOOR LANDSCAPED SPACES				1,331,950	43 \$/SF
69		<u>Roof Repair</u>					
70							
71		Repair damaged membrane, pipe flashings/storm collars, gutters/drain assemblies	29,389	SF	7.00	205,723	Not a roof replacement
72							
73							
74							
75	3	ROOF REPAIR				205,723	7 \$/SF
76		<u>WINDOW REPLACEMENT</u>					
77							
78		Replace existing glass windows with thermal insulating glass	1	LS	1,320,000.00	1,320,000	remove and replace - allowance
79							
80							
81							
82	3	WINDOW REPLACEMENT				1,320,000	
83		<u>Utility Network Repairs</u>					
84							
85		Assume repair/replacement of 75% sanitary sewer lines, 50% of stormwater drain lines, 25% of domestic water lines, 25% gas lines	277,000	SF	3.00	831,000	
86							
87							
88							
89	3	UTILITY NETWORK REPAIRS				831,000	3 \$/SF
90		<u>Restroom Modernization</u>					
91							
92		Remove and replace wall finishes	2,300	SF	25.00	57,500	
93		Remove and replace ceiling finishes	1,530	SF	30.00	45,900	
94		Fixtures, walls tiles and partitions					No work required
95		Misc. MEP rework/reconfiguration					No work required
96							
97							
98							
99	3	RESTROOM MODERNIZATION				103,400	68 \$/SF
100		<u>Playground K</u>					
101							
102		Demolish existing	3,150	SF	1.00	3,150	
103		Rough and fine grading, allow	3,150	SF	0.50	1,575	
104		Tot turf	3,150	SF	18.00	56,700	
105		Drainage	3,150	SF	2.50	7,875	
106		Irrigation	3,150	SF	3.00	9,450	
107		Lighting	3,150	SF	3.00	9,450	
108		Play equipment allowance	1	LS	50,000.00	50,000	
109		Miscellaneous site benches, furnishings etc	3,150	SF	3.00	9,450	
110							
111							
112							
113	3	PLAYGROUND K				147,650	47 \$/SF
114		<u>Playground 1-5</u>					
115							



HUFF ELEMENTARY SCHOOL - ESTIMATE DETAIL

GSF : 35,677

REF	PRIORITY	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
116							
117		Demolish existing	6,800	SF	1.00	6,800	
118		Rough and fine grading, allow	6,800	SF	0.50	3,400	
119		Tot turf	6,800	SF	18.00	122,400	
120		Drainage	6,800	SF	2.50	17,000	
121		Irrigation	6,800	SF	3.00	20,400	
122		Lighting	6,800	SF	3.00	20,400	
123		Play equipment allowance	1	LS	50,000.00	50,000	
123		Miscellaneous site benches, furnishings etc	6,800	SF	3.00	20,400	
124							
126							
127	3	PLAYGROUND 1-5				260,800	38 \$/SF
128		<u>Admin/Extended Care Expansion</u>					
129							
130		New building allowance	2,700	SF	550.00	1,485,000	
131							
132							
133							
134	3	ADMIN/EXTENDED CARE EXPANSION				1,485,000	550 \$/SF
135		<u>Pickup/Dropoff, Parking</u>					
136							
137		Demolition of existing	18,800	SF	1.00	18,800	
138		Rough and fine grading, allow	18,800	SF	0.50	9,400	
139		Reconfigure, restripe and improve landscaping and pathways	18,800	SF	15.00	282,000	
140		Drainage	18,800	SF	2.50	47,000	
141		Irrigation	18,800	SF	3.00	56,400	
142		Lighting	18,800	SF	3.00	56,400	
143							
144							
145							
146	4	PICKUP/DROPOFF, PARKING				470,000	25 \$/SF
147		<u>Covered Walkway</u>					
148							
149		Repair/reroof 50% of covered area as needed	18,000	SF	35.00	630,000	no work to walkway required
150							
151							
152							
153	4	COVERED WALKWAY				630,000	35 \$/SF
154		<u>Solar Panels</u>					
155							Under District Study - excluded
156							
157							
158	TBD	SOLAR PANELS					



LANDELS ELEMENTARY SCHOOL - ESTIMATE DETAIL

GSF : 35,232

REF	PRIORITY	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
118		Cut & patch interiors at renovated walls	130	LF	120.00	15,600	as required at disturbed areas along wall, excludes new classroom finishes
119		MEP allowance	6,288	SF	5.00	31,440	
120							
121							
122	2	MUR MODERNIZATION				369,072	69 \$/SF
123							
124		<u>Outdoor Landscaped Spaces</u>					
125							
126		Demolition	27,900	SF	1.00	27,900	
127		Rough and fine grading, allow	27,900	SF	0.50	13,950	
128		New hardscape	13,950	SF	35.00	488,250	50%
129		New softscape	13,950	SF	15.00	209,250	50%
130		Drainage	13,950	SF	2.50	34,875	
131		Irrigation	13,950	SF	3.00	41,850	
132		Allow for site furnishings - benches, seatwalls, tables etc)	27,900	SF	5.00	139,500	
133		Shade feature, allow	1	LS	150,000.00	150,000	allowance
134		Electric/data connections	27,900	SF	1.00	27,900	
135		Lighting	27,900	SF	2.00	55,800	
136							
137							
138	2	OUTDOOR LANDSCAPED SPACES				1,189,275	43 \$/SF
139							
140		<u>Pedestrian Trail</u>					
141							
142		Demolish existing	6,500	SF	1.00	6,500	
143		Rough and fine grading, allow	6,500	SF	0.50	3,250	
144		Decomposed granite trail	6,500	SF	8.00	52,000	
145							
146							
147	2	PEDESTRIAN TRAIL				61,750	10 \$/SF
148							
149		<u>Drinking Fountain</u>					
150							
151		Replace older drinking fountains with drinking stations	4	EA	5,000.00	20,000	
152							
153							
154	3	DRINKING FOUNTAIN				20,000	
155							
156		<u>Roof Repair</u>					
157							
158		Repair damaged membrane, pipe flashings/storm collars, gutters/drain assemblies - allow	28,944	SF	7.00	202,608	Not a roof replacement
159							
160							
161	3	ROOF REPAIR				202,608	7 \$/SF
162							
163		<u>WINDOW REPLACEMENT</u>					
164							
165		Replace existing glass windows with thermal insulating glass	1	LS	1,300,000.00	1,300,000	remove and replace - allowance
166							
167							
168	3	WINDOW REPLACEMENT				1,300,000	
169							
170		<u>Utility Network Repairs</u>					
171							
172		Assume repair/replacement of 75% sanitary sewer lines, 50% of stormwater drain lines, 25% of domestic water lines, 25% gas lines.	280,000	SF	2.00	560,000	
173							
174							



LANDELS ELEMENTARY SCHOOL - ESTIMATE DETAIL

GSF : 35,232

REF	PRIORITY	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
175	3	UTILITY NETWORK REPAIRS				560,000	2 \$/SF



LANDELS ELEMENTARY SCHOOL - ESTIMATE DETAIL

GSF : 35,232

REF	PRIORITY	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
176							
177		Restroom Modernization					
178							
179		Remove and replace wall finishes	2,365	SF	25.00	59,125	
180		Remove and replace ceiling finishes	1,620	SF	30.00	48,600	
181		Fixtures, walls tiles and partitions					No work required
182		Misc. MEP rework/reconfiguration					No work required
183							
184							
185	3	RESTROOM MODERNIZATION				107,725	66 \$/SF
186							
187		Covered Walkway					
188							
189		Repair/eroof 50% of covered area as needed	13,800	SF	35.00	483,000	no work to walkway required
190							
191							
192	4	COVERED WALKWAY				483,000	
193							
194		Solar Panels					Under District Study - excluded
195							
196							
197	TBD	SOLAR PANELS					



MISTRAL ELEMENTARY SCHOOL - ESTIMATE DETAIL

GSF : 29,116

REF	PRIORITY	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		Replace HVAC					
3							
4		New HVAC allowance serving Bldg H, J, K, L, N, P, assume new rooftop units, replace ductwork and diffusers as necessary, disconnect reconnect services and electrical	24,956	SF	32.00	798,592	
5							
6							
7	1	REPLACE HVAC				798,592	32 \$/SF
8							
9		Fences And Gates - Ornamental					
10							
11		Demo existing	1	LS	4,000.00	4,000	
12		Ornamental fence	630	LF	200.00	126,000	\$/ft
13		Gates	4	EA	5,000.00	20,000	pedestrian
14		Gates	2	EA	20,000.00	40,000	vehicular
15							
16							
17	1	FENCES AND GATES - ORNAMENTAL				190,000	
18							
19		Modernize Admin Building					
20							
21		Renovate within existing footprint, reconfigure walls/rooms, new FF&E, redo all bldg systems (HVAC, electrical/lighting, plumbing, security)	4,080	SF	275.00	1,122,000	
22							
23							
24	1	MODERNIZE ADMIN BUILDING				1,122,000	275 \$/SF
25							
26		Shade Structure					
27							
28		New steel frame, open-sided shade structure with a solid roof	4,500	SF	125.00	562,500	no new paving assumed
29							
30							
31	1	SHADE STRUCTURE				562,500	125 \$/SF
32							
33		Roof Repair					
34							
35		Replace built-up roofing, repair/replace roof membranes, flashings/collars, gutters/drains	24,956	SF	35.00	873,460	
36							
37							
38	2	ROOF REPAIR				873,460	35 \$/SF
39							
40		Utility Survey					
41							
42		Condition Survey of underground utility lines (gas, domestic water, sanitary sewer, bldg/stormwater drain, electrical, data)	212,000	SF	0.20	42,400	
43							
44							
45	2	UTILITY SURVEY				42,400	
46							
47		Technology Upgrade					
48							
49		Replace fiber optic and copper cable networks from MDF bldg N to Bldgs H, J, K, L, M, P, reuse existing raceways as necessary, replace if needed	1,450	LF	25.00	36,250	
50							
51							
52	2	TECHNOLOGY UPGRADE				36,250	



MISTRAL ELEMENTARY SCHOOL - ESTIMATE DETAIL

GSF : 29,116

REF	PRIORITY	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
53							
54		Outdoor Learning Classroom					
55							
56		Demolition	29,600	SF	1.00	29,600	
57		Rough and fine grading, allow	29,600	SF	0.50	14,800	
58		New hardscape	14,800	SF	35.00	518,000	50%
59		New softscape	14,800	SF	15.00	222,000	50%
60		Drainage	29,600	SF	2.50	74,000	
61		Irrigation	14,800	SF	3.00	44,400	
62		Allow for site furnishings - benches, seatwalls, tables etc)	29,600	SF	5.00	148,000	
63		Shade feature, allow	1	LS	150,000.00	150,000	allowance
64		Electric/data connections	29,600	SF	1.00	29,600	
65		Lighting	29,600	SF	2.00	59,200	
66							
67							
68	2	OUTDOOR LEARNING CLASSROOM				1,289,600	44 \$/SF
69							
70		Drinking Fountains					
71							
72		Replace older drinking fountains with drinking stations	4	EA	5,000.00	20,000	
73							
74							
75	2	DRINKING FOUNTAINS				20,000	
76							
77		WINDOW REPLACEMENT					
78							
79		Replace existing glass windows with thermal insulating glass	1	LS	1,120,000.00	1,120,000	
80							
81							
82	3	WINDOW REPLACEMENT				1,120,000	
83							
84		FENCES AND GATES ORNAMENTAL					
85							
86		Demo existing	1	LS	3,000.00	3,000	
87		Ornamental fence	600	LF	200.00	120,000	8'ht
88		Gates	6	EA	5,000.00	30,000	pedestrian
89							
90							
91	3	FENCES AND GATES ORNAMENTAL				153,000	
92							
93		Collaborative Instructional Spaces					
94							
95		Remove partitions to accommodate for operable walls, including hazmat allowance	96	LF	75.00	7,200	
96		Structural work allowance	1	LS	15,000.00	15,000	at dividing walls only
97		New operable walls	96	LF	1,800.00	172,800	
98		Cut & patch interiors at renovated walls	96	LF	120.00	11,520	as required at disturbed areas along wall, excludes new classroom finishes
99		MEP reconfiguration allowance	18,860	SF	4.00	75,440	
100		New expansion for breakout spaces	3,200	SF	500.00	1,600,000	
101							
102							
103	3	COLLABORATIVE INSTRUCTIONAL SPACES				1,881,960	85 \$/SF
104							
105		Utility Network Repairs					
106							
107		Assume repair/replacement of 75% sanitary sewer lines, 50% of stormwater drain lines, 25% of domestic water lines, 25% gas lines	212,000	SF	2.00	424,000	
108							
109							
110	3	UTILITY NETWORK REPAIRS				424,000	2 \$/SF



MISTRAL ELEMENTARY SCHOOL - ESTIMATE DETAIL

GSF : 29,116

REF	PRIORITY	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
111							
112		Restroom Modernization					
113							
114		Remove and replace wall finishes	2,500	SF	25.00	62,500	
115		Remove and replace ceiling finishes	1,360	SF	30.00	40,800	
116		Fixtures, walls tiles and partitions					No work required
117		Misc. MEP rework/reconfiguration					No work required
118							
119							
120	3	RESTROOM MODERNIZATION				103,300	76 \$/SF
121							
122		Covered Walkway					
123							
124		Repair/reroof 50% of covered area as needed	9,500	SF	35.00	332,500	no work to walkway required
125							
126							
127	4	COVERED WALKWAY				332,500	35 \$/SF
128							
129		Solar Panels					Under District Study - excluded
130							
131							
132	TBD	SOLAR PANELS					



CASTRO ELEMENTARY SCHOOL - ESTIMATE DETAIL

GSF : 35,804

REF	PRIORITY	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		<u>Admin Support Services</u>					
3							
4		New building allowance	2,700	SF	550.00	1,485,000	
5							
6							
7	1	ADMIN SUPPORT SERVICES				1,485,000	550 \$/SF
8							
9		<u>Storage</u>					
10							
11		New building allowance	1,300	SF	275.00	357,500	
12							
13							
14	1	STORAGE				357,500	275 \$/SF
15							
16		<u>Fences And Gates - Chain Link</u>					
17							
18		Demo existing	1	LS	2,500.00	2,500	
19		Chain link fence	500	LF	75.00	37,500	
20		Gates	2	EA	3,500.00	7,000	pedestrian
21		Gates	1	EA	10,000.00	10,000	vehicular
22							
23							
24	1	FENCES AND GATES - CHAIN LINK				57,000	
25							
26		<u>Staff Parking</u>					
27							
28		Demo existing	6,300	SF	1.00	6,300	
29		Rough and fine grade	6,300	SF	0.50	3,150	
30		New asphalt paving	6,300	SF	5.00	31,500	
31		Striping, curbs, wheel stops, signage	1	LS	8,000.00	8,000	
32		Lighting	6,300	SF	3.00	18,900	
33		Security	6,300	SF	1.00	6,300	
34							
35							
36	2	STAFF PARKING				74,150	12 \$/SF
37							
38		<u>Library Modernization/Expansion</u>					
39							
40		New library expansion	780	SF	550.00	429,000	
41							
42							
43	2	LIBRARY MODERNIZATION/EXPANSION				429,000	550 \$/SF
44							
45		<u>Fences And Gates - Ornamental</u>					
46							
47		Demo existing	1	LS	900.00	900	
48		Ornamental fence	180	LF	200.00	36,000	8'ht
49		Gates	3	EA	5,000.00	15,000	pedestrian
50							
51							
52	3	FENCES AND GATES - ORNAMENTAL				51,900	
53							
54		<u>Shade Structure</u>					
55							
56		New steel frame, open-sided shade structure with a solid roof	4,500	SF	125.00	562,500	no new paving assumed
57							
58							
59	3	SHADE STRUCTURE				562,500	125 \$/SF



CASTRO ELEMENTARY SCHOOL - ESTIMATE DETAIL

GSF : 35,804

REF	PRIORITY	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
60							
61		<u>Covered Walkways</u>					
62							
63		New canopy over upper level walkways	5,200	SF	65.00	338,000	at 2nd level walkways
64		Columns to ground, including footings	30	EA	9,600.00	288,000	allowance
65							
66							
67	3	COVERED WALKWAYS				626,000	120 \$/SF



MONTE LOMA ELEMENTARY SCHOOL - ESTIMATE DETAIL

GSF : 40,379

REF	PRIORITY	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
115		Collaborative Instructional Spaces					
116							
117							
118		Remove partitions to accommodate for operable walls, including hazmat allowance	120	LF	75.00	9,000	
119		Structural work allowance	1	LS	15,000.00	15,000	at dividing walls only
120		New operable walls	120	LF	1,800.00	216,000	
121		Cut & patch interiors at renovated walls	120	LF	120.00	14,400	as required at disturbed areas along wall, excludes new classroom finishes
122		MEP reconfiguration allowance	14,797	SF	4.00	59,188	
123							
124							
125	2	COLLABORATIVE INSTRUCTIONAL SPACES				313,588	21 \$/SF
126							
127		Fences And Gates - Oranmental					
128							
129		Demo existing	1	LS	2,000.00	2,000	
130		Ornamental fence	285	LF	200.00	57,000	8'ht
131		Gates	2	EA	5,000.00	10,000	pedestrian
132							
133							
134	2	FENCES AND GATES - ORANMENTAL				69,000	
135							
136		Restroom Modernization					
137							
138		Demolition	640	SF	10.00	6,400	
139		Floor finishes	640	SF	18.00	11,520	
140		Wall finishes	1,215	SF	20.00	24,300	
141		Ceiling finishes	640	SF	25.00	16,000	
142		Toilet accessories	4	EA	1,500.00	6,000	
143		Restroom modernization/expansion, add gender neutral, single-occupancy restrooms (4), 620SF	4	EA	15,000.00	60,000	
144							
145							
146	3	RESTROOM MODERNIZATION				124,220	194 \$/SF
147							
148		CLASSROOM STORAGE EXPANSION					
149							
150		New storage systems in classrooms	720	SF	25.00	18,000	
151		Reconfigure lighting/power as necessary	720	SF	5.00	3,600	
152							
153							
154	3	CLASSROOM STORAGE EXPANSION				21,600	
155							
156		SPED SENSORY SPACE					
157							
158		Renovate space in Bldg. P for sensory space	1,500	SF	200.00	300,000	
159							
160							
161	3	SPED SENSORY SPACE				300,000	200 \$/SF
162							
163		WINDOW REPLACEMENT					
164							
165		Replace existing glass windows with thermal insulating glass	1	LS	1,500,000.00	1,500,000	remove and replace - allowance
166							
167							
168	3	WINDOW REPLACEMENT				1,500,000	
169							
170		Utility Network Repairs					
171							
172		Assume repair/replacement of 25% of utility systems not covered under plumbing repairs (gas, electrical/data). See utility survey area.	215,000	SF	0.75	161,250	
173							
174							



MONTE LOMA ELEMENTARY SCHOOL - ESTIMATE DETAIL

GSF : 40,379

REF	PRIORITY	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
175	3	UTILITY NETWORK REPAIRS				161,250	1 \$/SF
176							
177		Covered Walkway					
178							
179		Repair/reroof 50% of covered area as needed	3,800	SF	35.00	133,000	no work to walkway required
180							
181							
182	4	COVERED WALKWAY				133,000	35 \$/SF
183							
184		Solar Panels					Under District Study - excluded
185							
186							
187	TBD	SOLAR PANELS					



STEVENSON ELEMENTARY SCHOOL - ESTIMATE DETAIL

GSF : 32,079

REF	PRIORITY	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		Fences And Gates - Ornamental					
3							
4		Demo existing	1	LS	1,500.00	1,500	
5		Ornamental fence	200	LF	200.00	40,000	8ht
6		Gates	2	EA	5,000.00	10,000	pedestrian
7							
8							
9	1	FENCES AND GATES - ORNAMENTAL				51,500	
10							
11		Shade Structure					
12							
13		New steel frame, open-sided shade structure with a solid roof	4,500	SF	125.00	562,500	no new paving assumed
14							
15							
16	1	SHADE STRUCTURE				562,500	125 \$/SF
17							
18		Outdoor Landscaped Areas					
19							
20		Demolition	47,500	SF	1.00	47,500	
21		Rough and fine grading, allow	47,500	SF	0.50	23,750	
22		New hardscape	33,250	SF	35.00	1,163,750	70%
23		New softscape	14,250	SF	15.00	213,750	30%
24		Drainage	47,500	SF	2.50	118,750	
25		Irrigation	14,250	SF	3.00	42,750	
26		Allow for site furnishings - benches, seatwalls, tables etc)	47,500	SF	5.00	237,500	
27		Shade feature, allow	1	LS	150,000.00	150,000	allowance
28		Electric/data connections	47,500	SF	1.00	47,500	
29		Lighting	47,500	SF	2.00	95,000	
30		Potable water/bib	47,500	SF	1.00	47,500	
31							
32							
33	1	OUTDOOR LANDSCAPED AREAS				2,187,750	46 \$/SF
34							
35		Technology Upgrade					
36							
37		Replace IDF cabinet in library with larger cabinet. Install Front Row conductor for PA system.	1	LS	25,000.00	25,000	
38							
39							
40	2	TECHNOLOGY UPGRADE				25,000	
41							
42		Storage Expansion					
43							
44		New storage building	1,800	SF	275.00	495,000	
45							
46							
47	2	STORAGE EXPANSION				495,000	275 \$/SF
48							
49		MUR Modernization/A-V Upgrade					
50							
51		Add shade devices to SW/SE windows	1	LS	3,500.00	3,500	
52		Upgrade A-V systems with fixed production-oriented systems	1	LS	75,000.00	75,000	
53							
54							
55	3	MUR MODERNIZATION/A-V UPGRADE				78,500	
56							
57		Solar Panels					Under District Study - excluded
58							
59							
60	TBD	SOLAR PANELS					\$0 / SF



THEUERKAUF ELEMENTARY SCHOOL - ESTIMATE DETAIL

GSF : 37,969

REF	PRIORITY	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		Replace HVAC					
3							
4		New HVAC units in 5 single-story classroom buildings and 1 library. Replace Existing HVAC Systems, (6) Bldgs. (Nos. C, D, E, F, G, H)	30,608	SF	32.00	979,456	
5							
6							
7	1	REPLACE HVAC				979,456	32 \$/SF
8							
9		Playground K					
10							
11		Demolish existing	9,300	SF	1.00	9,300	
12		Rough and fine grading, allow	9,300	SF	0.50	4,650	
13		Tot turf	6,510	SF	18.00	117,180	70%
14		Hardscape	2,790	SF	25.00	69,750	30%
15		Drainage	9,300	SF	2.50	23,250	
16		Irrigation	6,510	SF	3.00	19,530	
17		Lighting	9,300	SF	3.00	27,900	
18		Play equipment allowance	1	LS	50,000.00	50,000	
19		Miscellaneous benches, furnishings etc	9,300	LS	3.00	27,900	
20							
21							
22	1	PLAYGROUND K				349,460	38 \$/SF
23							
24		Landscape - Courtyards					
25							
26		Demolition	14,250	SF	1.00	14,250	
27		Rough and fine grading, allow	14,250	SF	0.50	7,125	
28		New hardscape	9,975	SF	35.00	349,125	70%
29		New softscape	4,275	SF	15.00	64,125	30%
30		Drainage	4,275	SF	2.50	10,688	
31		Irrigation	4,275	SF	3.00	12,825	
32		Allow for site furnishings - benches, seatwalls, tables etc)	14,250	SF	5.00	71,250	
33		Shade feature, allow	1	LS	150,000.00	150,000	allowance
34		Electric/data connections	14,250	SF	1.00	14,250	
35		Lighting	14,250	SF	2.00	28,500	
36							
37							
38	1	LANDSCAPE - COURTYARDS				722,138	51 \$/SF
39							
40		Shade Structure					
41							
42		New steel frame, open-sided shade structure with a solid roof	4,500	SF	125.00	562,500	no new paving assumed
43							
44							
45	1	SHADE STRUCTURE				562,500	125 \$/SF
46							
47		Utility Survey					
48							
49		Condition survey for underground utility lines (water, sanitary sewer, stormwater drain, gas, electrical/data conduits)	240,000	SF	0.20	48,000	
50							
51							
52	1	UTILITY SURVEY				48,000	0 \$/SF



THEUERKAUF ELEMENTARY SCHOOL - ESTIMATE DETAIL

GSF : 37,969

REF	PRIORITY	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
160							
161		<u>New Asphalt Overlay</u>					
162							
163		Demolish existing	38,000	SF	1.00	38,000	
164		Asphalt overlay of existing playground (pedestrian use)	38,000	SF	4.50	171,000	
165		Allow for striping	38,000	SF	0.15	5,700	
166							
167							
168	4	NEW ASPHALT OVERLAY				214,700	6 \$/SF
169							
170		<u>Restroom Modernization</u>					
171							
172		Demolition	1,900	SF	10.00	19,000	
173		Floor finishes	1,900	SF	18.00	34,200	
174		Wall finishes	2,565	SF	20.00	51,300	
175		Ceiling finishes	1,900	SF	25.00	47,500	
176		Toilet accessories	6	EA	1,500.00	9,000	
177		MEP allowance, includes fixture replacement, in wall piping rework to support relocation of fixtures	1,900	SF	40.00	76,000	
178							
179							
180	4	RESTROOM MODERNIZATION				237,000	125 \$/SF
181							
182		<u>Electrical Upgrade</u>					
183							
184		Replace switchgear to support 26 classrooms (700 stu), library, admin bldg., and MUR	1	LS	624,000.00	624,000	
185							
186							
187	TBD	ELECTRICAL UPGRADE				624,000	
188							
189		<u>Solar Panels</u>					Under District Study - excluded
190							
191							
192	TBD	SOLAR PANELS					



VARGAS ELEMENTARY SCHOOL - ESTIMATE DETAIL

GSF : 25,488

REF	PRIORITY	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		<u>Admin Support Services</u>					
3							
4		New building allowance	880	SF	550.00	484,000	
5							
6							
7	1	ADMIN SUPPORT SERVICES				484,000	550 \$/SF
8							
9		<u>Storage</u>					
10							
11		New building allowance	1,300	SF	275.00	357,500	
12							
13							
14	1	STORAGE				357,500	275 \$/SF
15							
16		<u>Shade Structure</u>					
17							
18		New steel frame, open-sided shade structure with a solid roof	4,500	SF	125.00	562,500	no new paving assumed
19							
20							
21	2	SHADE STRUCTURE				562,500	125 \$/SF
22							
23		<u>Solar Panels</u>					Under District Study - excluded
24							
25							
26	TBD	SOLAR PANELS					

CRITTENDEN ELEMENTARY SCHOOL - ESTIMATE DETAIL

GSF : 106,781

REF	PRIORITY	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
114		Electric/data connections	57,500	SF	1.00	57,500	
115		Potable water/bibbs	57,500	SF	2.00	115,000	
116		Lighting	57,500	SF	3.00	172,500	
117							
118							
119	2	LANDSCAPE - COURTYARDS				2,731,750	48 \$/SF
120							
121		<u>Classroom Modernization</u>					
122							
123		Modernize classroom spaces - structural upgrades/support for 2nd floor, L1-reconfigure interior walls & add openings L2-reconfigure all non-structural walls (increase number of classrooms)	17,705	SF	275.00	4,868,875	
124							
125							
126	2	CLASSROOM MODERNIZATION				4,868,875	275 \$/SF
127							
128		<u>Roof Repair</u>					
129							
130		Remove existing shingles, re-roof w/ asphalt shingles. Repair damaged membrane, pipe flashings/storm collars, gutters/drain assemblies	24,999	SF	33.00	824,967	
131							
132							
133	2	ROOF REPAIR				824,967	33 \$/SF
134							
135		<u>Technology Upgrade</u>					
136							
137		Network cabling in classrooms. Replace copper cable networks Classroom Bldgs. Bldgs. 400, 1000 (Locker), 1100 (Gym) New fiber & copper cabling between MDF (Bldg. 100) to Bldgs. 1000 & 1100, add interior cabling to WAPs and TVs in classrooms (33)					
138		Interior cabling in classrooms	33	EA	2,500.00	82,500	
139		Fiber and copper cabling	650	LF	25.00	16,250	
140							
141							
142	2	TECHNOLOGY UPGRADE				98,750	
143							
144		<u>Restroom Modernization</u>					
145							
146		Remove and replace wall finishes	4,550	SF	25.00	113,750	
147		Remove and replace ceiling finishes	3,000	SF	30.00	90,000	
148		Remove and replace floor tiles	3,000	SF	25.00	75,000	
149		Replace partitions & accessories, allow	12	EA	1,500.00	18,000	
150		Plumbing, fixtures and lighting	3,000	SF	60.00	180,000	
151							
152							
153	2	RESTROOM MODERNIZATION				476,750	159 \$/SF
154							
155		<u>Window Replacement</u>					
156							
157		Replace existing glass windows with thermal insulating glass	1	LS	2,450,000.00	2,450,000	remove and replace - allowance
158							
159							
160	3	WINDOW REPLACEMENT				2,450,000	
161							
162		<u>Roof Repair</u>					
163							
164		Repair damaged membrane, pipe flashings/storm collars, gutters/drain assemblies - allow	29,195	SF	7.00	204,365	Not a roof replacement

CRITTENDEN ELEMENTARY SCHOOL - ESTIMATE DETAIL

GSF : 106,781

REF	PRIORITY	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
165							
166							
167	3	ROOF REPAIR				204,365	7 \$/SF
168							
169		<u>Utility Network Repair</u>					
170							
171		Assume repair/replacement of 25% of utility systems not covered under plumbing repairs (gas, electrical/data)	320,000	SF	1.00	320,000	
172							
173							
174	3	UTILITY NETWORK REPAIR				320,000	1 \$/SF
175							
176		<u>Playfield Rail Upgrade</u>					
177							
178		Replace rail, allowance	1	LS	25,000.00	25,000	
179							
180							
181	4	PLAYFIELD RAIL UPGRADE				25,000	
182							
183		<u>Auditorium Systems Upgrade</u>					
184							
185		Replace A-V/Sound System	1	LS	200,000.00	200,000	
186							
187							
188	4	AUDITORIUM SYSTEMS UPGRADE				200,000	
189							
190		<u>Structural Upgrade</u>					
191							
192		Provide structural upgrade to B300 if bldg is modernized	4,650	SF	75.00	348,750	assume architectural cut and patch as needed only
193							
194							
195	TBD	STRUCTURAL UPGRADE				348,750	75 \$/SF
196							
197		<u>Solar Panels</u>					Under District Study - excluded
198							
199							
200	TBD	SOLAR PANELS					



GRAHAM ELEMENTARY SCHOOL - ESTIMATE DETAIL

GSF : 84,173

REF	PRIORITY	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
111	3	FENCES AND GATES - ORNAMENTAL				115,500	



GRAHAM ELEMENTARY SCHOOL - ESTIMATE DETAIL

GSF : 84,173

REF	PRIORITY	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
112							
113		<u>Pickup/Dropoff, Parking</u>					
114							
115		Demolition of existing	41,000	SF	1.00	41,000	
116		Rough and fine grading, allow	41,000	SF	0.50	20,500	
117		New hardscape - assume concrete/asphalt	36,900	SF	12.00	442,800	90%
118		Allow for curbs, striping, signage	1	LS	95,000.00	95,000	
119		Softscape - allow for minimal trees/shrubs	4,100	SF	15.00	61,500	10%
120		Drainage	41,000	SF	2.50	102,500	
121		Irrigation	4,100	SF	3.00	12,300	
122		Lighting	41,000	SF	3.00	123,000	
123							
124							
125	3	PICKUP/DROPOFF, PARKING				898,600	22 \$/SF
126							
127		<u>Restroom Modernization</u>					ADA upgrades/lighting completed
128							
129		Remove and replace wall finishes	3,625	SF	25.00	90,625	
130		Remove and replace floor tiles	2,280	SF	25.00	57,000	
131		Replace partitions & accessories, allow	10	EA	2,500.00	25,000	
132		Plumbing fixtures	2,280	SF	35.00	79,800	
133							
134							
135	3	RESTROOM MODERNIZATION				252,425	111 \$/SF
136							
137		<u>Roof Repair</u>					
138							
139		Repair damaged membrane, pipe flashings/storm collars, gutters/drain assemblies - allow	39,653	SF	7.00	277,571	Not a roof replacement
140							
141							
142	3	ROOF REPAIR				277,571	7 \$/SF
143							
144		<u>Utility Network Repairs</u>					
145							
146		Assume repair/replacement of 25% of utility systems not covered under plumbing repairs (gas, electrical/data)	395,000	SF	1.25	493,750	
147							
148							
149	3	UTILITY NETWORK REPAIRS				493,750	1 \$/SF
150							
151		<u>Covered Walkway</u>					
152							
153		Assume repair/reroof 50% of covered walkway roof (built-up roof) and walkways (concrete) area	14,800	SF	30.00	444,000	
154							
155							
156	4	COVERED WALKWAY				444,000	30 \$/SF
157							
158		<u>Playground - Relocate Bike Enclosure</u>					
159							
160		New chain link fenced enclosure and asphalt ground surface	1,500	SF	20.00	30,000	
161							
162							
163	4	PLAYGROUND - RELOCATE BIKE ENCLOSURE				30,000	20 \$/SF
164							
165		<u>Solar Panels</u>					Under District Study - excluded
166							
167							
168	TBD	SOLAR PANELS					



LATHAM ELEMENTARY SCHOOL - ESTIMATE DETAIL

GSF : 5,760

REF	PRIORITY	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		Site Accessibility					
3							
4		Demolition	1,620	SF	1.00	1,620	
5		Rough and fine grading	1,620	SF	0.50	810	
6		New pathways	1,620	SF	30.00	48,600	
7							
8							
9	1	SITE ACCESSIBILITY				51,030	32 \$/SF
10							
11		Play Cluster					
12							
13		Build new play area for preschool	1,000	SF	20.00	20,000	demo, landscaping
14		Drainage, irrigation, lighting	1,000	SF	7.00	7,000	
15		Play equipment	1	LS	50,000.00	50,000	
16							
17							
18	1	PLAY CLUSTER				77,000	77 \$/SF
19							
20		Fences And Gates					
21							
22		Demo existing	1	LS	2,500.00	2,500	
23		Ornamental fence	380	LF	200.00	76,000	8'ht
24		Gates	3	EA	5,000.00	15,000	pedestrian
25							
26							
27	1	FENCES AND GATES				93,500	
28							
29		Shade Structure					
30							
31		New open-sided shade structure with a fabric roof in playground area	1,200	SF	85.00	102,000	
32							
33							
34	1	SHADE STRUCTURE				102,000	85 \$/SF
35							
36		Outdoor Landscaped Spaces					
37							
38		Demolition	7,000	SF	1.00	7,000	
39		Rough and fine grading, allow	7,000	SF	0.50	3,500	
40		New hardscape	2,100	SF	35.00	73,500	30%
41		Tot turf	2,800	SF	18.00	50,400	40%
42		New softscape	2,100	SF	15.00	31,500	30%
43		Drainage	7,000	SF	2.50	17,500	
44		Irrigation	2,100	SF	3.00	6,300	
45		Allow for site furnishings - benches, seatwalls, tables etc)	7,000	SF	5.00	35,000	
46		Shade feature, allow	1	LS	50,000.00	50,000	allowance
47		Electric/data connections	7,000	SF	3.00	21,000	
48		Lighting	7,000	SF	3.00	21,000	
49		Potable water/bib	7,000	SF	1.00	7,000	
50							
51							
52	1	OUTDOOR LANDSCAPED SPACES				323,700	46 \$/SF
53							
54		Technology Upgrades					
55							
56		Replace ethernet cable with OM4 fiber cables to connect to MDF, replace all copper cables with Cat6a cables P1-P6, connecting to MDF	520	LF	25.00	13,000	
57							
58							
59	2	TECHNOLOGY UPGRADES				13,000	



LATHAM ELEMENTARY SCHOOL - ESTIMATE DETAIL

GSF : 5,760

REF	PRIORITY	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
60							
61		Classroom Modernization					not required
62							
63							
64	3	CLASSROOM MODERNIZATION					

Mountain View Whisham School District

Student Facilities Improvement Plan Update

Mountain View, California

Masterplan Budget Plan SFIP Update

Report Prepared for:

Artik Art & Architecture

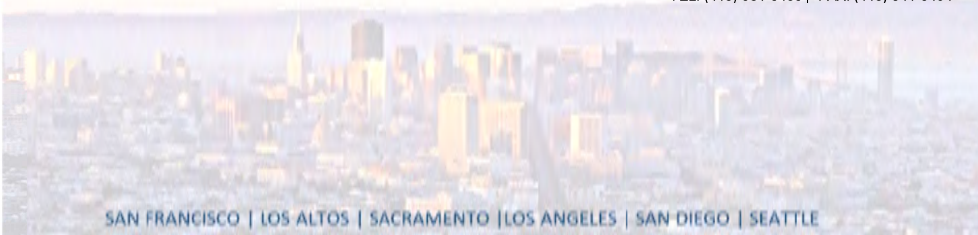
November 1, 2019

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Mountain View Whisham School District
Student Facilities Improvement Plan Update
Mountain View, California



Masterplan Budget Plan SFIP Update
November 01, 2019

BASIS OF ESTIMATE

REFERENCE DOCUMENTATION

This Construction Cost Estimate was produced from the following documentation. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

Document

- SFIP Update-2019_PROJECTS+COSTS_23 Oct 19_v3.1

BASIS FOR PRICING

This estimate reflects the fair construction value for this project and should not be construed as a prediction of low bid. Prices are based on local prevailing wage construction costs at the time the estimate was prepared. Pricing assumes a procurement process with competitive bidding for all sub-trades of the construction work, which is to mean a minimum of 3 bids for all subcontractors and materials/equipment suppliers. If fewer bids are solicited or received, prices can be expected to be higher.

Subcontractor's markups have been included in each line item unit price. Markups cover the cost of field overhead, home office overhead and subcontractor's profit. Subcontractor's markups typically range from 15% to 25% of the unit price depending on market conditions.

General Contractor's/Construction Manager's Site Requirement costs are calculated on a percentage basis. General Contractor's/Construction Manager's Jobsite Management costs are also calculated on a percentage basis.

Site Requirements	5.0%
Jobsite Management	10.0%
Phasing	0.0%

General Contractor's/Construction Manager's overhead and fees are based on a percentage of the total direct costs plus general conditions, and covers the contractor's bond, insurance, site office overheads and profit.

Insurance & Bonding	2.5%
General Contractor Bonding	
Sub-Contractor Bonding	
OSIP	

Fee (G.C. Profit)	5.0%
-------------------	------

Unless identified otherwise, the cost of such items as overtime, shift premiums and construction phasing are not included in the line item unit price.

This cost estimate is based on standard industry practice, professional experience and knowledge of the local construction market costs, TBD Consultants have no control over the material and labor costs, contractors methods of establishing prices or the market and bidding conditions at the time of bid, Therefore TBD Consultants do not guarantee that the bids received will not vary from this cost estimate.

CONTINGENCY

Design Contingency	15.0%
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The Design Contingency is carried to cover scope that lacks definition and scope that is *anticipated* to be added to the Design. As the Design becomes more complete the Design Contingency will reduce.

Construction Contingency	10.0%
--------------------------	-------

The Construction Contingency is carried to cover the unforeseen during construction execution and Risks that do not currently have mitigation plans. As Risks are mitigated, Construction Contingency can be reduce, but should not be eliminated.

Soft Costs	30.0%
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An owners contingency has not been included in this construction cost estimate, but it is advised that the owner carry additional contingency to cover scope change, bidding conditions, claims and delays.



BUBB ELEMENTARY SCHOOL - ESTIMATE DETAIL

GSF :

REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1						
2	Project 1 Demo Buildings					
3						
4	Demo existing Units 1 and 2	11,300	SF	7.00	79,100	
5						
6						
7	PROJECT 1 DEMO BUILDINGS				79,100	
8						
9	Project 1 Site Engineering					
10						
11	Site grading, site utilities	123,600	SF	5.00	618,000	
12						
13						
14	PROJECT 1 SITE ENGINEERING				618,000	
15						
16	Project 1 Site Design/Frontage/New Parking/Pickup/Dropoff					
17						
18	Allow for demolition, clearing and grading	65,000	SF	1.50	97,500	100%
19	New asphalt	45,500	SF	5.00	227,500	70%
20	Concrete curbs/walkways	13,000	SF	35.00	455,000	20%
21	Landscaping, incl irrigation	6,500	SF	18.00	117,000	10%
22						
23						
24	PROJECT 1 SITE DESIGN/FRONTAGE/NEW PARKING/PICKUP/DROPOFF				897,000	
25						
26	Project 1 Rebuild Playground					
27						
28	Allow for demolition, clearing and grading	46,000	SF	1.50	69,000	100%
29	New asphalt	46,000	SF	5.00	230,000	
30	New play equipment	2	LOC	50,000.00	100,000	
31						
32						
33	PROJECT 1 REBUILD PLAYGROUND				399,000	
34						
35	Project 1 Replace Buildings					
36						
37	New building construction	20,960	SF	550.00	11,528,000	classrooms
38						
39						
40	PROJECT 1 REPLACE BUILDINGS				11,528,000	
41						
42	Project 2 New Restrooms					
43						
44	New adult restroom for park/playfield - new free-standing restroom (m/w) facility at playfield/ park for use by public	480	SF	400.00	192,000	
45	Drinking station	1	EA	10,000.00	10,000	
46	Walkway	500	SF	35.00	17,500	
47	Extend utilities (500 lf) to restroom (water, sanitary sewer, electrical, data)	500	LF	160.00	80,000	
48						
49						
50	PROJECT 2 NEW RESTROOMS				299,500	
51						
52	Solar Energy					
53						
54	Install roof mounted solar arrays	118	KW	4,500.00	531,000	1-71 kW, 2-47 kW
55						
56						
57	SOLAR ENERGY				531,000	



HUFF ELEMENTARY SCHOOL - ESTIMATE DETAIL

REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1						
2	Project 1 Demo Buildings					
3						
4	Demo existing Units 1 and 2	10,219	SF	7.00	71,533	
5						
6						
7	PROJECT 1 DEMO BUILDINGS				71,533	
8						
9	Project 1 Site Engineering					
10						
11	Site grading, site utilities	116,700	SF	5.00	583,500	
12						
13						
14	PROJECT 1 SITE ENGINEERING				583,500	
15						
16	Project 1 Site Design/Frontage/New Parking/Pickup/Dropoff					
17						
18	Allow for demolition, clearing and grading	75,000	SF	1.50	112,500	100%
19	New asphalt	52,500	SF	5.00	262,500	70%
20	Concrete curbs/walkways	15,000	SF	35.00	525,000	20%
21	Landscaping, incl irrigation	7,500	SF	18.00	135,000	10%
22						
23						
24	PROJECT 1 SITE DESIGN/FRONTAGE/NEW PARKING/PICKUP/DROPOFF				1,035,000	
25						
26	Project 1 Rebuild Playground					
27						
28	Allow for demolition, clearing and grading	30,000	SF	1.50	45,000	100%
29	New asphalt	30,000	SF	5.00	150,000	
30	New play equipment	2	LOC	50,000.00	100,000	
31						
32						
33	PROJECT 1 REBUILD PLAYGROUND				295,000	
34						
35	Project 1 Replace Buildings					
36						
37	New building construction	19,500	SF	550.00	10,725,000	classrooms
38						
39						
40	PROJECT 1 REPLACE BUILDINGS				10,725,000	
41						
42	Project 2 New Restrooms					
43						
44	New adult restroom for park/playfield - new free-standing restroom (m/w) facility at playfield/ park for use by public	480	SF	400.00	192,000	
45	Drinking station	1	EA	10,000.00	10,000	
46	Walkway	500	SF	35.00	17,500	
47	Extend utilities (500 lf) to restroom (water, sanitary sewer, electrical, data)	500	LF	160.00	80,000	
48						
49						
50	PROJECT 2 NEW RESTROOMS				299,500	
51						
52	Solar Energy					
53						
54	Install roof mounted solar arrays	110	KW	4,500.00	495,000	1-45 kW, 2-64 kW
55						
56						
57	SOLAR ENERGY				495,000	

LANDELS ELEMENTARY SCHOOL - ESTIMATE DETAIL

REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1						
2	Project 1 Demo Buildings					
3						
4	Demo existing Units 1 and 2	9,774	SF	7.00	68,418	
5						
6						
7	PROJECT 1 DEMO BUILDINGS				68,418	
8						
9	Project 1 Site Engineering					
10						
11	Site grading, site utilities	101,340	SF	5.00	506,700	
12						
13						
14	PROJECT 1 SITE ENGINEERING				506,700	
15						
16	Project 1 Site Design/Frontage/New Parking/Pickup/Dropoff					
17						
18	Allow for demolition, clearing and grading	63,000	SF	1.50	94,500	100%
19	New asphalt	44,100	SF	5.00	220,500	70%
20	Concrete curbs/walkways	12,600	SF	35.00	441,000	20%
21	Landscaping	6,300	SF	18.00	113,400	10%
22						
23						
24	PROJECT 1 SITE DESIGN/FRONTAGE/NEW PARKING/PICKUP/DROPOFF				869,400	
25						
26	Project 1 Rebuild Playground					
27						
28	Allow for demolition, clearing and grading	27,000	SF	1.50	40,500	100%
29	New asphalt	27,000	SF	5.00	135,000	
30	New play equipment	2	LOC	50,000.00	100,000	
31						
32						
33	PROJECT 1 REBUILD PLAYGROUND				275,500	
34						
35	Project 1 Replace Buildings					
36						
37	New building construction	18,900	SF	550.00	10,395,000	classroom
38						
39						
40	PROJECT 1 REPLACE BUILDINGS				10,395,000	
41						
42	Project 2 New Restrooms					
43						
44	New adult restroom for park/playfield - new free-standing restroom (m/w) facility at playfield/ park for use by public	480	SF	400.00	192,000	
45	Drinking station	1	EA	10,000.00	10,000	
46	Walkway	500	SF	35.00	17,500	
47	Extend utilities (500 lf) to restroom (water, sanitary sewer, electrical, data)	500	LF	160.00	80,000	
48						
49						
50	PROJECT 2 NEW RESTROOMS				299,500	
51						
52	Solar Energy					
53						
54	Install roof mounted solar arrays	121	KW	4,500.00	544,500	1-57 KW, 2-64 kW
55						
56						
57	SOLAR ENERGY				544,500	

MISTRAL ELEMENTARY SCHOOL - ESTIMATE DETAIL

REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1						
2	Project 1 New Restrooms					
3						
4	New adult restroom for park/playfield - new free-standing restroom (m/w) facility at playfield/ park for use by public	480	SF	400.00	192,000	
5	Drinking station	1	EA	10,000.00	10,000	
6	Walkway	500	SF	35.00	17,500	
7	Extend utilities (500 lf) to restroom (water, sanitary sewer, electrical, data)	500	LF	160.00	80,000	
8						
9						
10	PROJECT 1 NEW RESTROOMS				299,500	
11						
12	Project 2 Demo Portables					
13						
14	Demo existing portables	5,760	SF	5.00	28,800	
15						
16						
17	PROJECT 2 DEMO PORTABLES				28,800	
18						
19	Project 2 Landscaping And Play Equipment					
20						
21	Allow for demolition, clearing and grading	21,500	SF	1.50	32,250	100%
22	Softscape	10,750	SF	18.00	193,500	50%
23	Specialized play surface	6,450	SF	25.00	161,250	30%
24	Hardscape	4,300	SF	35.00	150,500	20%
25	New play equipment	2	LOC	50,000.00	100,000	
26						
27						
28	PROJECT 2 LANDSCAPING AND PLAY EQUIPMENT				637,500	
29						
30	Project 3 Demo Buildings					
31						
32	Demo existing buildings H/J/K/L	18,860	SF	7.00	132,020	
33						
34						
35	PROJECT 3 DEMO BUILDINGS				132,020	
36						
37	Project 3 Site Engineering					
38						
39	Site grading, site utilities	36,400	SF	5.00	182,000	
40						
41						
42	PROJECT 3 SITE ENGINEERING				182,000	
43						
44	Project 3 Site Design/Landscaping					
45						
46	Allow for demolition, clearing and grading	23,650	SF	1.50	35,475	100%
47	New asphalt	4,730	SF	5.00	23,650	20%
48	Concrete	11,825	SF	35.00	413,875	50%
49	Landscaping	7,095	SF	18.00	127,710	30%
50						
51						
52	PROJECT 3 SITE DESIGN/LANDSCAPING				600,710	



MISTRAL ELEMENTARY SCHOOL - ESTIMATE DETAIL

REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
53						
54	Project 3 Replace Buildings					
55						
56	New building construction	25,500	SF	550.00	14,025,000	classroom buildings
57						
58						
59	PROJECT 3 REPLACE BUILDINGS				14,025,000	
60						
61	Solar Energy					
62						
63	Install Solar Arrays (free-standing)	98	KW	4,500.00	441,000	
64						
65						
66	SOLAR ENERGY				441,000	



CASTRO ELEMENTARY SCHOOL - ESTIMATE DETAIL

REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1						
2	Second Level Deck					
3						
4	Construct 2nd level deck over parking	6,300	SF	75.00	472,500	New concrete/steel deck over staff parking area, connect to existing 2nd level deck (Bldg. C) for stair and elevator access.
5						
6						
7	SECOND LEVEL DECK				472,500	
8						
9	Build Three New Flex Rooms					
10						
11	New enclosed structure	3,900	SF	325.00	1,267,500	3 new flex rooms on 2nd level deck, connected to existing 2nd level of Bldg. C
12						
13						
14	BUILD THREE NEW FLEX ROOMS				1,267,500	
15						
16	Build Open Pavilion Deck					
17						
18	New open structure, incl cover, pavers, etc	800	SF	180.00	144,000	Create covered pavilion as informal gathering space/group gathering space on 2nd level deck.
19						
20						
21	BUILD OPEN PAVILION DECK				144,000	
22						
23	Solar Energy					
24						
25	Install roof mounted solar arrays	98	KW	4,500.00	441,000	
26						
27						
28	SOLAR ENERGY				441,000	



MONTA LOMA ELEMENTARY SCHOOL - ESTIMATE DETAIL

REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1						
2	Project 1 Demo Buildings					
3						
4	Demo existing nine buildings	24,934	SF	5.00	124,670	
5						
6						
7	PROJECT 1 DEMO BUILDINGS				124,670	
8						
9	Project 1 Site Engineering					
10						
11	Site grading, site utilities	313,500	SF	5.00	1,567,500	
12						
13						
14	PROJECT 1 SITE ENGINEERING				1,567,500	
15						
16	Project 1 Site Design/Landscaping					
17						
18	Allow for demolition, clearing and grading	290,470	SF	1.50	435,705	100%
19	New asphalt	87,141	SF	5.00	435,705	30%
20	Concrete	87,141	SF	35.00	3,049,935	30%
21	Landscaping	116,188	SF	18.00	2,091,384	40%
22						
23						
24	PROJECT 1 SITE DESIGN/LANDSCAPING				6,012,729	
25						
26	Project 1 Replace Buildings					
27						
28	New building construction	32,900	SF	550.00	18,095,000	classroom building
29						
30						
31	PROJECT 1 REPLACE BUILDINGS				18,095,000	
32						
33	Solar Energy					
34						
35	Install roof mounted/free standing solar arrays	148	KW	4,500.00	666,000	148kW
36						
37						
38	SOLAR ENERGY				666,000	



STEVENSON ELEMENTARY SCHOOL - ESTIMATE DETAIL

REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1						
2	Solar Energy					
3						
4	Install roof mounted/free-standing solar arrays	171	KW	4,500.00	769,500	170kW
5						
6						
7	SOLAR ENERGY				769,500	



THEUERKAUF ELEMENTARY SCHOOL - ESTIMATE DETAIL

REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1						
2	Solar Energy					
3						
4	Install roof mounted solar arrays	224	KW	4,500.00	1,008,000	224kW
5						
6						
7	SOLAR ENERGY				1,008,000	



VARGAS ELEMENTARY SCHOOL - ESTIMATE DETAIL

REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1						
2	Solar Energy					
3						
4	Install roof mounted solar arrays	83	KW	4,500.00	373,500	83kW
5						
6						
7	SOLAR ENERGY				373,500	



CRITTENDEN ELEMENTARY SCHOOL - ESTIMATE DETAIL

REF	PRIORITY	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		Project 1 New Building					
3							
4		Allow for clearing and grading	43,400	SF	1.50	65,100	100%
5		New building construction	43,400	SF	500.00	21,700,000	admin/MUR/classroom
6		Reconfigure parking/pickup/dropoff	1	LS	75,000.00	75,000	
7							
8							
9		PROJECT 1 NEW BUILDING				21,840,100	
10							
11		Project 1 Demo Buildings					
12							
13		Demo wood framed structures	25,040	SF	7.00	175,280	
14							
15							
16		PROJECT 1 DEMO BUILDINGS				175,280	
17							
18		Project 1 Site Engineering					
19							
20		Site grading, site utilities	189,500	SF	5.00	947,500	
21							
22							
23		PROJECT 1 SITE ENGINEERING				947,500	
24							
25		Project 1 Site Design/Landscaping/Improvements					
26							
27		Allow for demolition, clearing and grading	163,500	SF	1.50	245,250	100%
28		Asphalt	65,400	SF	5.00	327,000	40%
29		Concrete	65,400	SF	35.00	2,289,000	40%
30		Softscape	32,700	SF	18.00	588,600	20%
31							
32							
33		PROJECT 1 SITE DESIGN/LANDSCAPING/IMPROVEMENTS				3,449,850	
34							
35		Project 2 New Buildings					
36							
37		New building construction	33,900	SF	575.00	19,492,500	STEM classroom
38							
39							
40		PROJECT 2 NEW BUILDINGS				19,492,500	
41							
42		Project 2 Demo Building					
43							
44		Demo existing building	17,705	SF	7.00	123,935	
45							
46							
47		PROJECT 2 DEMO BUILDING				123,935	
48							
49		Project 2 Site Engineering					
50							
51		Site grading, site utilities	46,950	SF	5.00	234,750	
52							
53							
54		PROJECT 2 SITE ENGINEERING				234,750	
55							
56		Project 2 Site Design/Landscaping/Improvements					
57							
58		Allow for demolition, clearing and grading	26,600	SF	5.00	133,000	100%
59		Concrete	15,960	SF	35.00	558,600	60%
60		Softscape	10,640	SF	18.00	191,520	40%
61							
62							
63		PROJECT 2 SITE DESIGN/LANDSCAPING/IMPROVEMENTS				883,120	
64							



CRITTENDEN ELEMENTARY SCHOOL - ESTIMATE DETAIL

REF	PRIORITY	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
65							
66		Project 3 New Buildings					
67		New building construction	26,100	SF	550.00	14,355,000	classrooms
68							
69							
70		PROJECT 3 NEW BUILDINGS				14,355,000	
71							
72		Project 3 Demo Building					
73							
74		Demo existing building	16,140	SF	7.00	112,980	
75							
76							
77		PROJECT 3 DEMO BUILDING				112,980	
78							
79		Project 3 Site Engineering					
80							
81		Site grading, site utilities	74,950	SF	5.00	374,750	
82							
83							
84		PROJECT 3 SITE ENGINEERING				374,750	
85							
86		Project 3 Site Design/Landscaping/Improvements					
87							
88		Allow for demolition, clearing and grading	59,300	SF	1.50	88,950	100%
89		Asphalt	23,720	SF	5.00	118,600	40%
90		Concrete	23,720	SF	35.00	830,200	40%
91		Softscape	11,860	SF	18.00	213,480	20%
92							
93							
94		PROJECT 3 SITE DESIGN/LANDSCAPING/IMPROVEMENTS				1,251,230	
95							
96		Solar Energy					
97							
98		Install roof mounted/free standing	381	KW	4,500.00	1,714,500	169KW
99							
100							
101		SOLAR ENERGY				1,714,500	



GRAHAM ELEMENTARY SCHOOL - ESTIMATE DETAIL

REF	PRIORITY	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		Project 1A Demo Mot & Portables					
3							
4		Demo existing	5,760	SF	7.00	40,320	
5							
6							
7		PROJECT 1A DEMO MOT & PORTABLES				40,320	
8							
9		Project 1A Site Engineering					
10							
11		Site grading, site utilities	82,800	SF	5.00	414,000	
12							
13							
14		PROJECT 1A SITE ENGINEERING				414,000	
15							
16		Project 1A New Buildings					
17							
18		New building construction	25,900	SF	550.00	14,245,000	MOT/preschool
19							
20							
21		PROJECT 1A NEW BUILDINGS				14,245,000	
22							
23		Project 1A Site Design/Landscaping/Improvements					
24							
25		Allow for demolition, clearing and grading	67,300	SF	1.50	100,950	100%
26		Asphalt	13,460	SF	5.00	67,300	20%
27		Concrete	26,920	SF	35.00	942,200	40%
28		Softscape	26,920	SF	18.00	484,560	40%
29							
30							
31		PROJECT 1A SITE DESIGN/LANDSCAPING/IMPROVEMENTS				1,595,010	
32							
33		Project 1B Demo Building					
34							
35		Demo existing	15,220	SF	7.00	106,540	
36							
37							
38		PROJECT 1B DEMO BUILDING				106,540	
39							
40		Project 1B Site Engineering					
41							
42		Site grading, site utilities, site amenities/student use areas	24,800	SF	10.00	248,000	
43							
44							
45		PROJECT 1B SITE ENGINEERING				248,000	
46							
47		Project 1B New Buildings					
48							
49		New building construction	11,100	SF	550.00	6,105,000	classrooms
50							
51							
52		PROJECT 1B NEW BUILDINGS				6,105,000	
53							
54		Project 1B New Library In Renovated Bldg					
55							
56		Renovation	4,784	SF	300.00	1,435,200	
57							
58							
59		PROJECT 1B NEW LIBRARY IN RENOVATED BLDG				1,435,200	
60							



GRAHAM ELEMENTARY SCHOOL - ESTIMATE DETAIL

REF	PRIORITY	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
61		Project 2 Demo Building					
62							
63		Demo existing building	22,396	SF	7.00	156,772	
64							
65							
66		PROJECT 2 DEMO BUILDING				156,772	
67							
68		Project 2 Site Engineering					
69							
70		Site grading, site utilities	140,000	SF	5.00	700,000	
71							
72							
73		PROJECT 2 SITE ENGINEERING				700,000	
74							
75		Project 2 Site Frontage Improvements					
76							
77		Expand pickup/dropoff/parking	55,000	SF	23.00	1,265,000	100%
78							
79							
80		PROJECT 2 SITE FRONTAGE IMPROVEMENTS				1,265,000	
81							
82		Project 2 Site Design/Landscaping/Improvements					
83							
84		Landscaped courtyards	48,000	SF	18.00	864,000	100%
85							
86							
87		PROJECT 2 SITE DESIGN/LANDSCAPING/IMPROVEMENTS				864,000	
88							
89		Project 2 New Buildings					
90							
91		New building construction	8,800	SF	550.00	4,840,000	admin facility
92							
93							
94		PROJECT 2 NEW BUILDINGS				4,840,000	
95							
96		Project 2 New Mur/Kitchen/Snack Shack					
97							
98		New building construction	11,600	SF	650.00	7,540,000	Excludes kitchen equipment
99							
100							
101		PROJECT 2 NEW MUR/KITCHEN/SNACK SHACK				7,540,000	
102							
103		Project 2 New Classroom Building					
104							
105		New building construction	13,900	SF	550.00	7,645,000	
106							
107							
108		PROJECT 2 NEW CLASSROOM BUILDING				7,645,000	
109							
110		Solar Energy					
111							
112		Install roof mounted/free standing solar arrays	347	KW	4,500.00	1,561,500	350kW
113							
114							
115		SOLAR ENERGY				1,561,500	



MONTECITO PRESCHOOL - ESTIMATE DETAIL

REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1						
2	Modernize Portables For Classroom And Office					
3						
4	Modernize portables for new preschool classrooms & office	12,480	SF	160.00	1,996,800	
5						
6						
7	MODERNIZE PORTABLES FOR CLASSROOM AND OFFICE				1,996,800	
8						
9	Modernize Courtyard					
10						
11	Allow for demolition, clearing and grading	9,400	SF	1.50	14,100	100%
12	Concrete	5,640	SF	35.00	197,400	60%
13	Softscape	3,760	SF	18.00	67,680	40%
14	New Playground/Play Areas	3	LOC	50,000.00	150,000	
15						
16						
17	MODERNIZE COURTYARD				429,180	



COOPER - ESTIMATE DETAIL

REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1						
2	Demo Buildings					
3						
4	Demo existing	9,042	SF	7.00	63,294	
5						
6						
7	DEMO BUILDINGS				63,294	
8						
9	Site Improvements					
10						
11	Allow for demolition, clearing and grading	134,900	SF	1.50	202,350	100%
12	Asphalt	121,410	SF	5.00	607,050	
13	Softscape	13,490	SF	18.00	242,820	
14						
15						
16	SITE IMPROVEMENTS				1,052,220	
17						
18	New Shop					
19						
20	New shop (metal, wood weld)	6,700	SF	450.00	3,015,000	Shop facility for metal, wood and welding work. Specialized ventilation to contain airborne particulates/gases. 15' tall. Steel frame structure.
21						
22						
23	NEW SHOP				3,015,000	
24						
25	New Warehouse					
26						
27	New warehouse	10,300	SF	100.00	1,030,000	High-bay warehouse, torckintight truck accessible, storage racks and oversized items. 25' tall. Steel frame structure.
28						
29						
30	NEW WAREHOUSE				1,030,000	
31						
32	New Admin/Office Building					
33						
34	New building	1,800	SF	550.00	990,000	Offices for 4 pns, conference & break rm for 20 pns (2), restrooms/kitchen/lockers/shower. 15' tall. Wood or steel frame structure.
35						
36						
37	NEW ADMIN/OFFICE BUILDING				990,000	
38						
39	New Covered Laydown Facility					
40						
41	New covered laydown facility	5,000	SF	175.00	875,000	Open-sided covered structure for material and equipment laydown.
42						
43						
44	NEW COVERED LAYDOWN FACILITY				875,000	
45						
46	Vehicle Laydown					
47						
48	Vehicle laydown					See Site improvements
49						
50						
51	VEHICLE LAYDOWN					
52						



COOPER - ESTIMATE DETAIL

REF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
53	New District Kitchen					
54						
55	New kitchen building	6,400	SF	650.00	4,160,000	Excludes kitchen equipment
56						
57						
58	NEW DISTRICT KITCHEN				4,160,000	
59						
60	Site Improvements					
61						
62	Allow for demolition, clearing and grading	28,800	SF	1.50	43,200	100%
63	Asphalt	28,800	SF	5.00	144,000	
64	Softscape	3,200	SF	18.00	57,600	
65						
66						
67	SITE IMPROVEMENTS				244,800	
68						
69	Solar Energy					
70						
71	Install roof mounted solar arrays	9,200	SF	70.00	644,000	
72						
73						
74	SOLAR ENERGY				644,000	



Mountain View
Whisman
School District

NORTH BAYSHORE
URBAN SCHOOL STUDY
APPENDIX G



MVWSD MASTER FACILITIES PLAN

November 2019



Mountain View
Whisman
School District

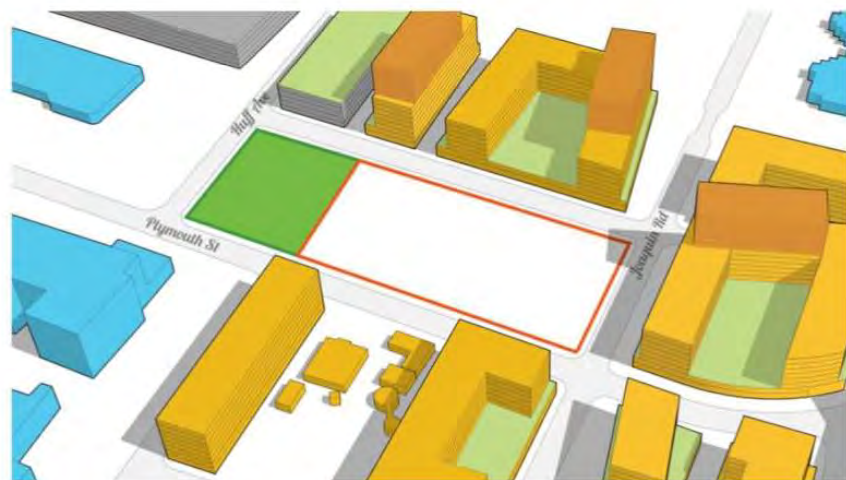
Site Analysis performed by Google

Shadow Analysis

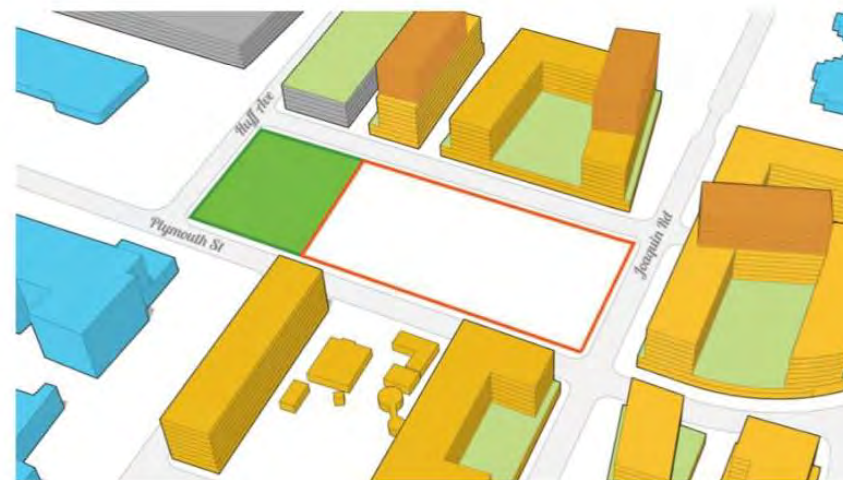
SUMMER SOLSTICE – JUNE 21

***Updated March 26, 2019 to identify surrounding land use**

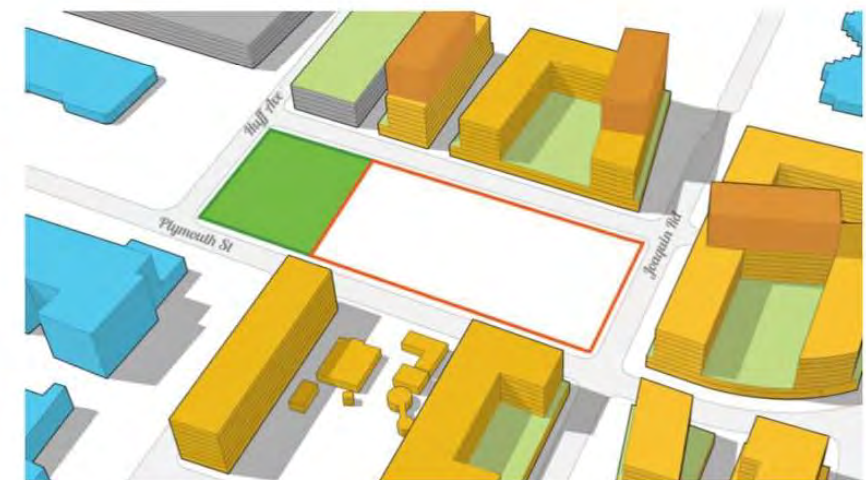
NOTE: Conceptual only, to be further studied by shadow consultant










9 AM



NOON



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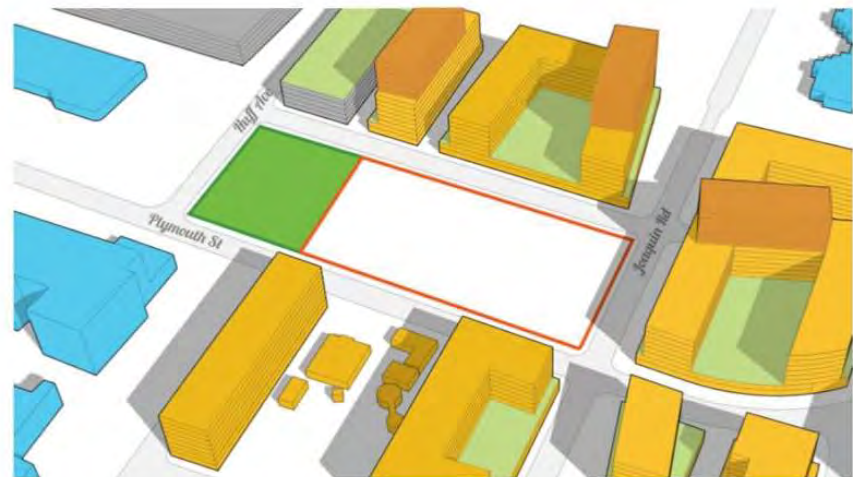
-  PROPOSED SCHOOL SITE
-  SHARED OPEN SPACE
-  PODIUM COURTYARD
-  8-STORY RESIDENTIAL
-  14-STORY RESIDENTIAL
-  OFFICE
-  PARKING

Shadow Analysis

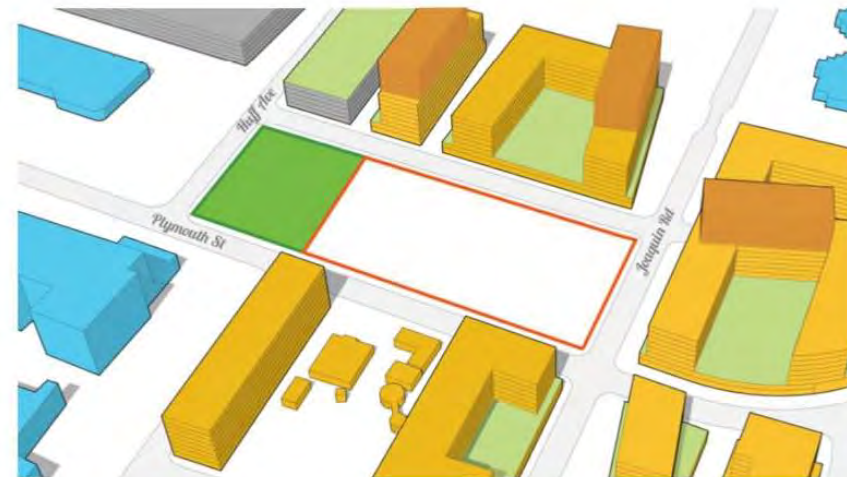
EQUINOX – SEPTEMBER 23

***Updated March 26, 2019 to identify surrounding land use**

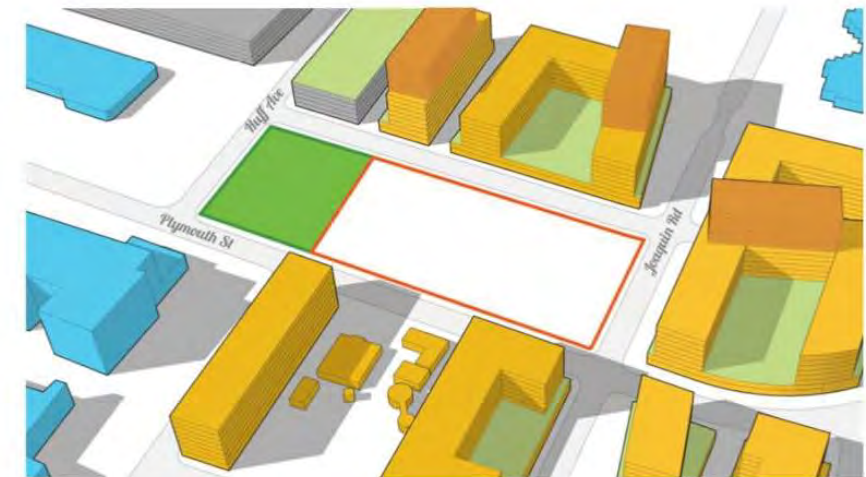
NOTE: Conceptual only, to be further studied by shadow consultant










9 AM



NOON



3 PM

-  PROPOSED SCHOOL SITE
-  SHARED OPEN SPACE
-  PODIUM COURTYARD
-  8-STORY RESIDENTIAL
-  14-STORY RESIDENTIAL
-  OFFICE
-  PARKING

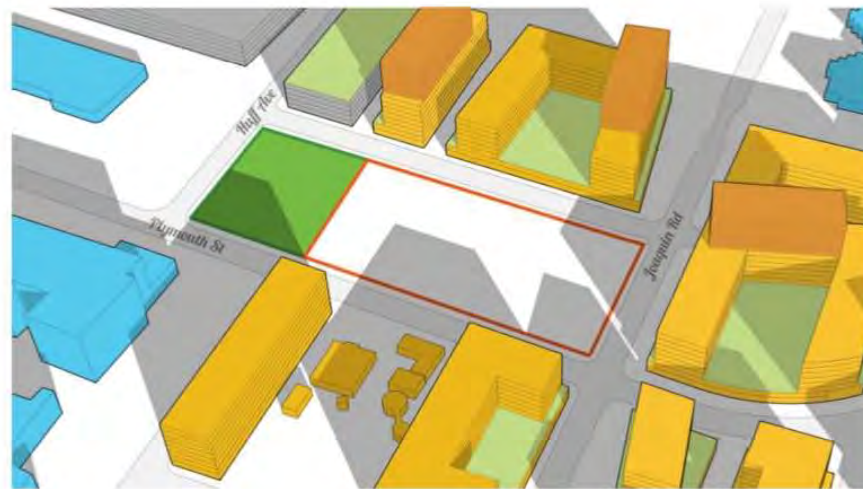
Shadow Analysis

WINTER SOLSTICE – DECEMBER 21

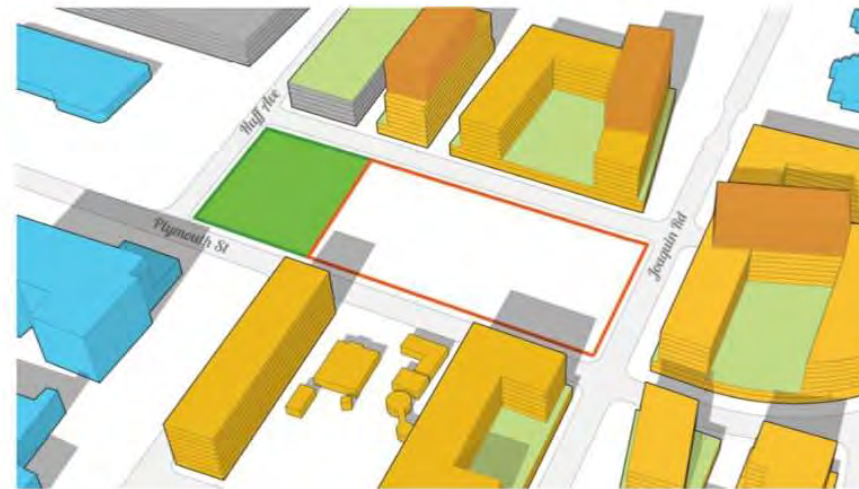
***Updated March 26, 2019 to identify surrounding land use**

NOTE: Conceptual only, to be further studied by shadow consultant

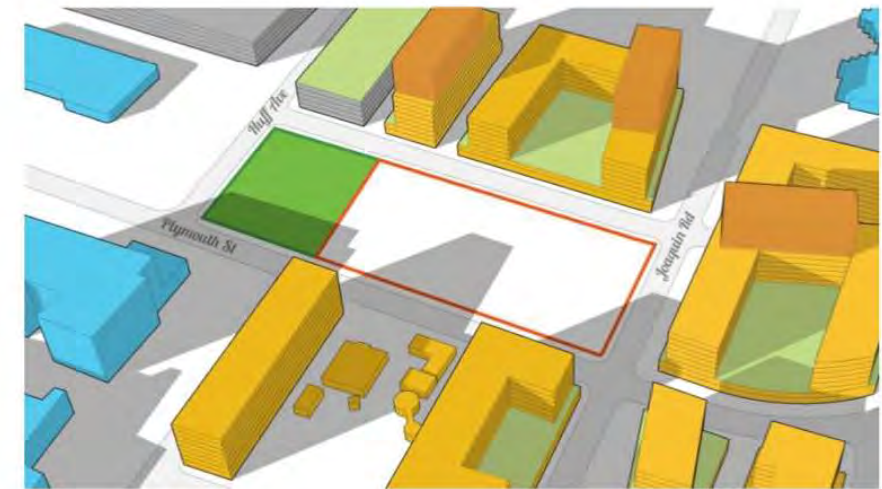
Max impact during potential winter break



9 AM



NOON



3 PM

- PROPOSED SCHOOL SITE
- SHARED OPEN SPACE
- PODIUM COURTYARD
- 8-STORY RESIDENTIAL
- 14-STORY RESIDENTIAL
- OFFICE
- PARKING

MAX IMPACT:
Shadow impact from mid-rise buildings to the south and east

Shadow impact from mid-rise buildings to the south

Travel routes

Pedestrian and Bicycle Connectivity

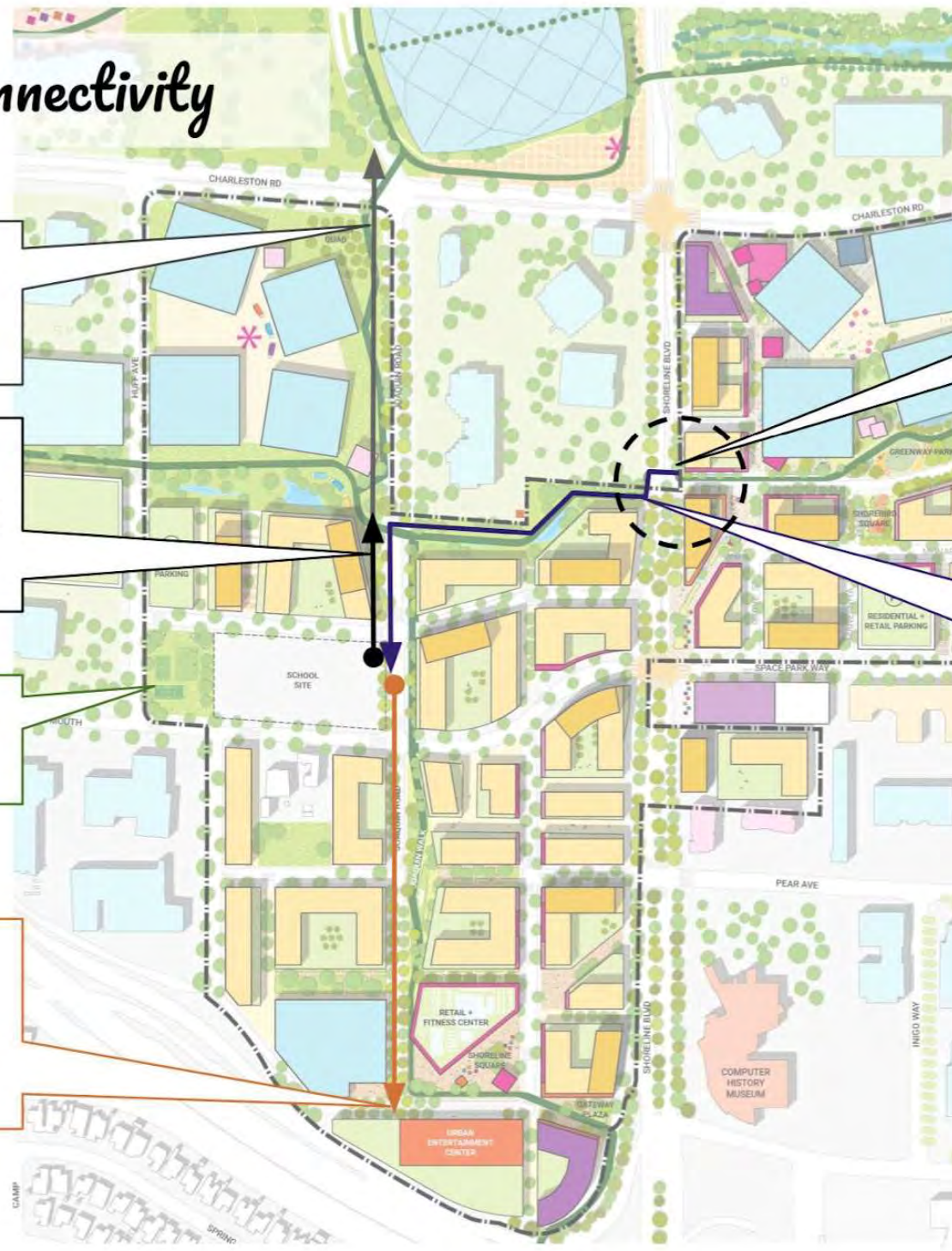
*New March 26, 2019

5-7 min walk
to Charleston Park

1-2 min walk
to neighborhood
open space

Adjacent
recreation

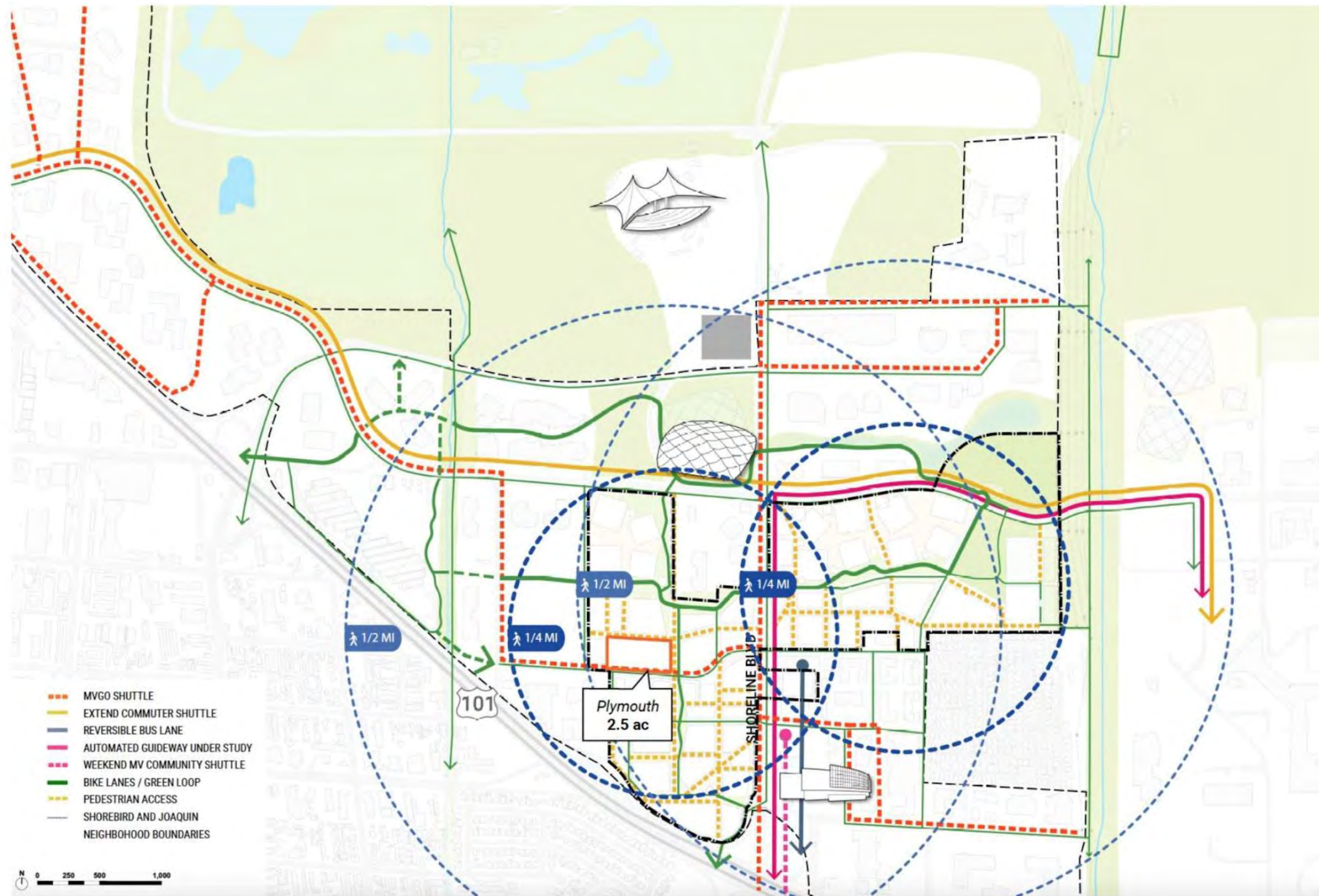
5-7 min walk
to Entertainment
Center



**Pedestrian and bike
priority design** at
intersection to slow traffic and
ensure safe route for
pedestrians and bicyclists

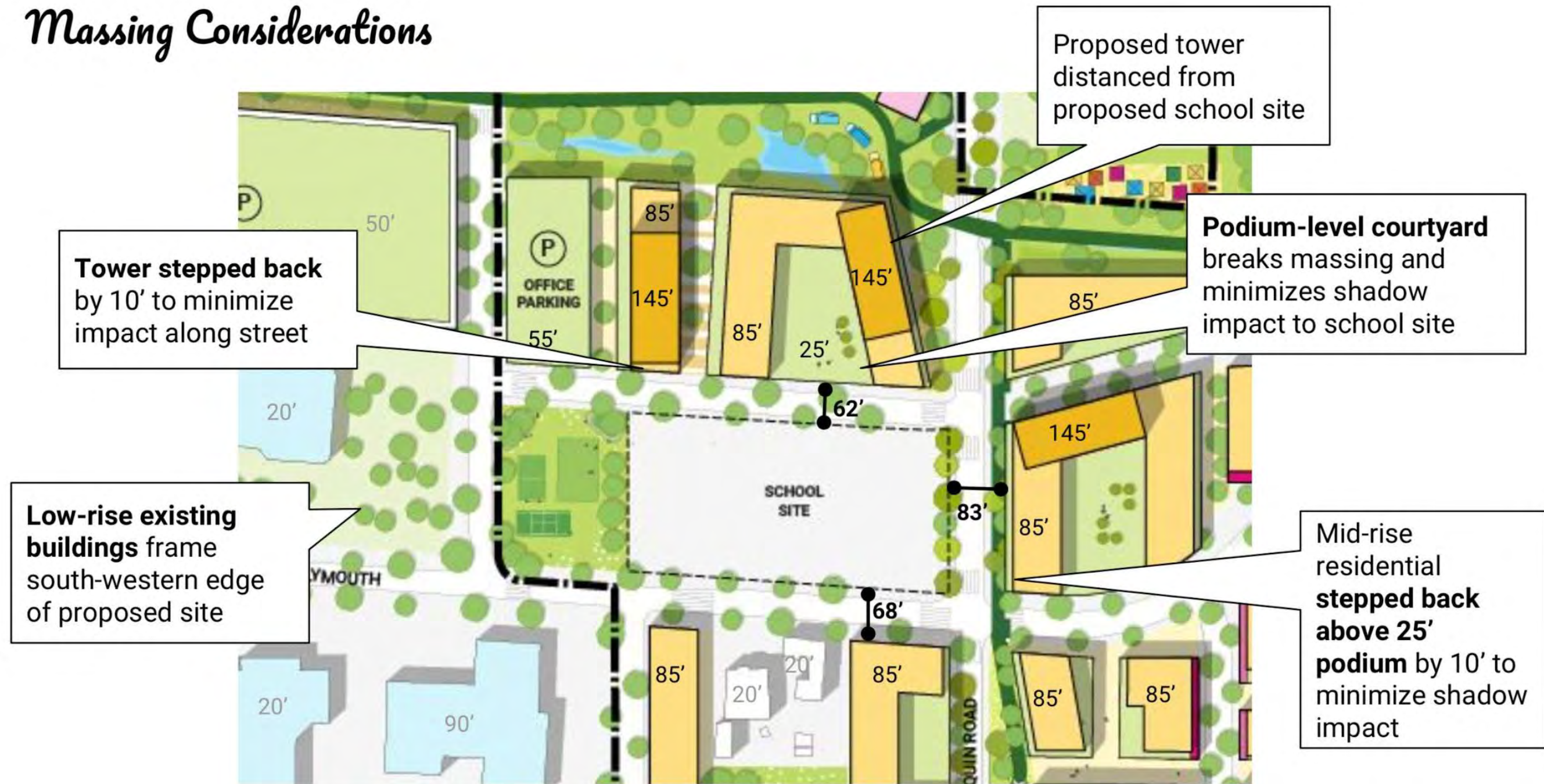
**5-7 min safe route
to school
from Shorebird**

Travel routes



Canyon effect caused by surrounding buildings

Massing Considerations





Mountain View
Whisman
School District

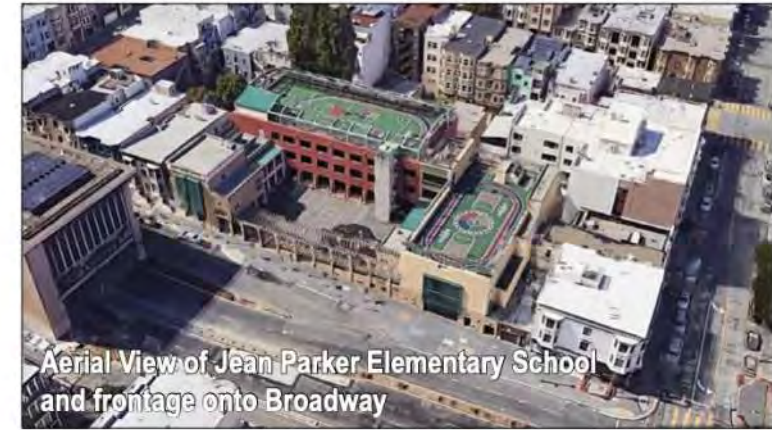
Lessons learned



Rooftop Play Area with Fencing for Grades 3-5



Ground Level
PLANS NOT TO SCALE



Aerial View of Jean Parker Elementary School
and frontage onto Broadway



Rooftop Play Area with Fencing for Grades 3-5
on Level 3

Ground Level Playcourt for K-1



Level 2 Hallway leading to Library



Entry Gate and Ground Level Courtyard (View from Office)



Multi-Use Room (MUR)
accessible from Courtyard



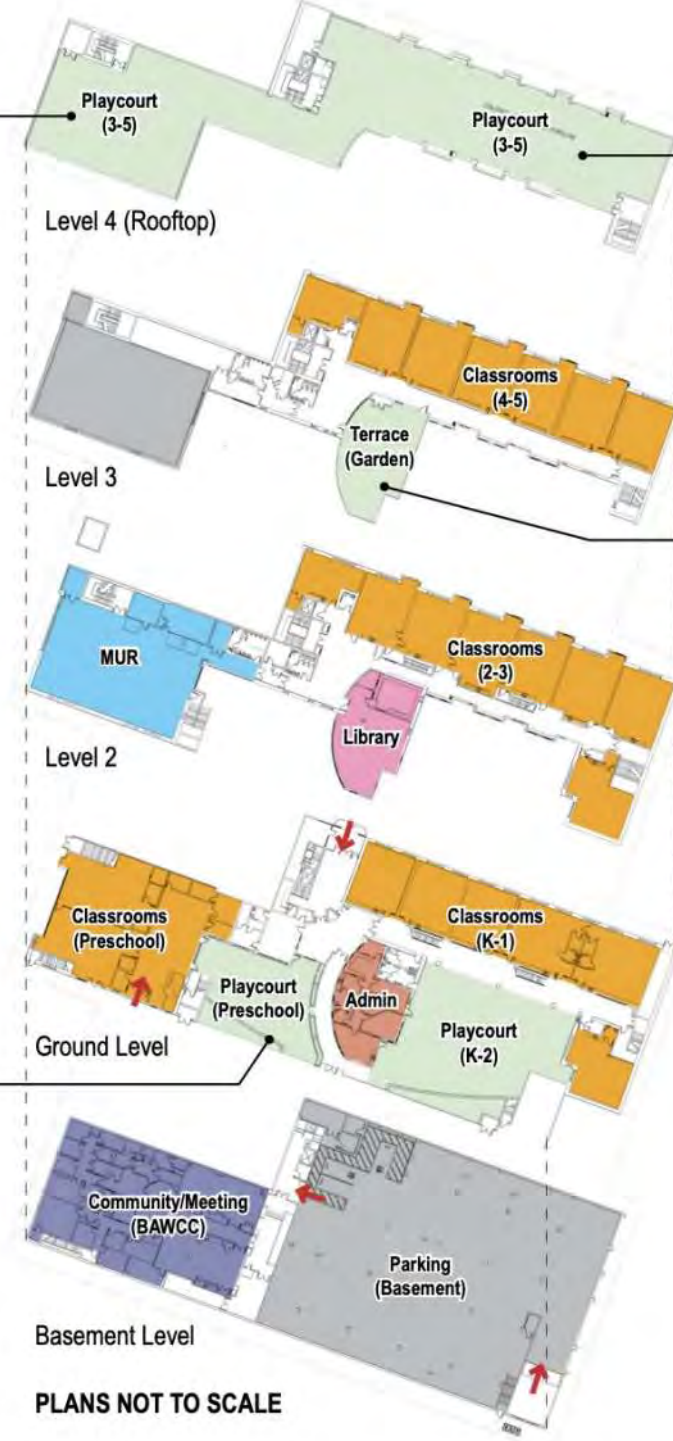
Lessons Learned

Jean Parker Elementary School

- Provide shared facilities for students on upper levels (e.g., library on 2nd level, rooftop playcourt on 3rd level)
- Provide faculty/admin facilities on upper levels
- Use covered walkways/breezeways along south face of classrooms to shade classroom spaces
- Orient windows in classrooms to the north for natural daylight
- Maximize single-loaded corridors & orient to courtyards
- Create villages/communities on the upper levels



Rooftop Play Area at Level 4 with Storage and Stairs



Rooftop Play Area at Level 4



Community/Faculty Garden on Rooftop at Level 3



Preschool Play Area on Ground Level (over Basement)



Aerial View of Tenderloin Community Elementary School

Lessons Learned

Tenderloin Community Elem. School

- Minimize double-loading corridors
- End long corridors with shared facilities or open spaces
- Minimize south-facing classroom spaces
- Use shade structures and softscape on rooftop play areas
- Provide direct connections between MUR & open play areas
- Provide daylight into interior spaces

Aerial View over North 6th Street/East Santa Clara Street



Aerial View over North 7th Street



Lessons Learned

Horace Mann Elementary School

- Provide shared facilities for students on upper levels (e.g., library on 2nd level, rooftop playcourt on 3rd level)
- Provide faculty/admin facilities on upper levels
- MUR adjacent to open play areas and outdoor courtyards
- Direct service access to MUR from street
- Multiple controlled campus entrances from street edges
- Curbside pickup/dropoff
- Street trees shade/cool multi-story buildings & open play areas

Rooftop Play Area with Field Turf, Green Roof, and Netting



Landscaped Gathering Area on Page Street Campus



Aerial View of Urban School of San Francisco Campuses



Upper Level Informal Student Gathering Spaces overlooking Gym



Upper Level Classrooms and Informal Student Gathering Spaces overlooking Park

Lessons Learned

Urban School of San Francisco

- Vary surfaces and furnishings on rooftop play areas (e.g. lawn, benches, gardens, terraces)
- Place trees alongside rooftop play areas to provide shade
- Be creative about rooftop containment fencing/enclosures
- Provide visual connections to exterior landscapes
- Use large, multi-story open spaces to connect upper level spaces
- Provide informal gathering areas on all levels
- Provide indoor/outdoor visual & physical connectivity

Upper Level Gym with Extensive Daylighting



Main Entrance to Nueva School from E. 28th Ave.



Idea Lab with Operable Interior and Exterior Walls

Aerial View of Nueva School/ San Mateo Campus



Rooftop Landscaped Terrace on Level 2

Lobby Area from E. 28th Ave.



Lessons Learned

Nueva School

- Use rooftop terraces/gardens as extensions of interior common areas
- Maximize flexible interior/exterior wall systems to connect spaces



Mountain View
Whisman
School District

Preliminary Site Concepts

Source References
 1-City of Mountain View Development Update (Nov 2018)
 2-City of Mountain View Development Update (May 2018)
 3-Mountain View Voice (11/2/2018)
 4-Mountain View Voice (11/26/2018)
 5-Shoreline Gateway Master Plan (11/30/18)



LANDINGS PROJECT³
Google
 2171 Landings Drive
 Commercial Office (2020)
 800k sf, 1,408 Parking Stalls

PARKING STRUCTURE³
Google
 Huff Ave. Site
 1,792 Parking Stalls (replace Shoreline leased parking)
 8 Acres

1625 PLYMOUTH²
Google (leased from Broadreach Capital)
 1625 Plymouth Street
 Commercial Office
 245k sf, 5.15 Acres

SHORELINE GATEWAY⁵
SyWest
 Commercial Office/Residential
 742 Residential Units
 885k sf (Office), 15.8 Acres

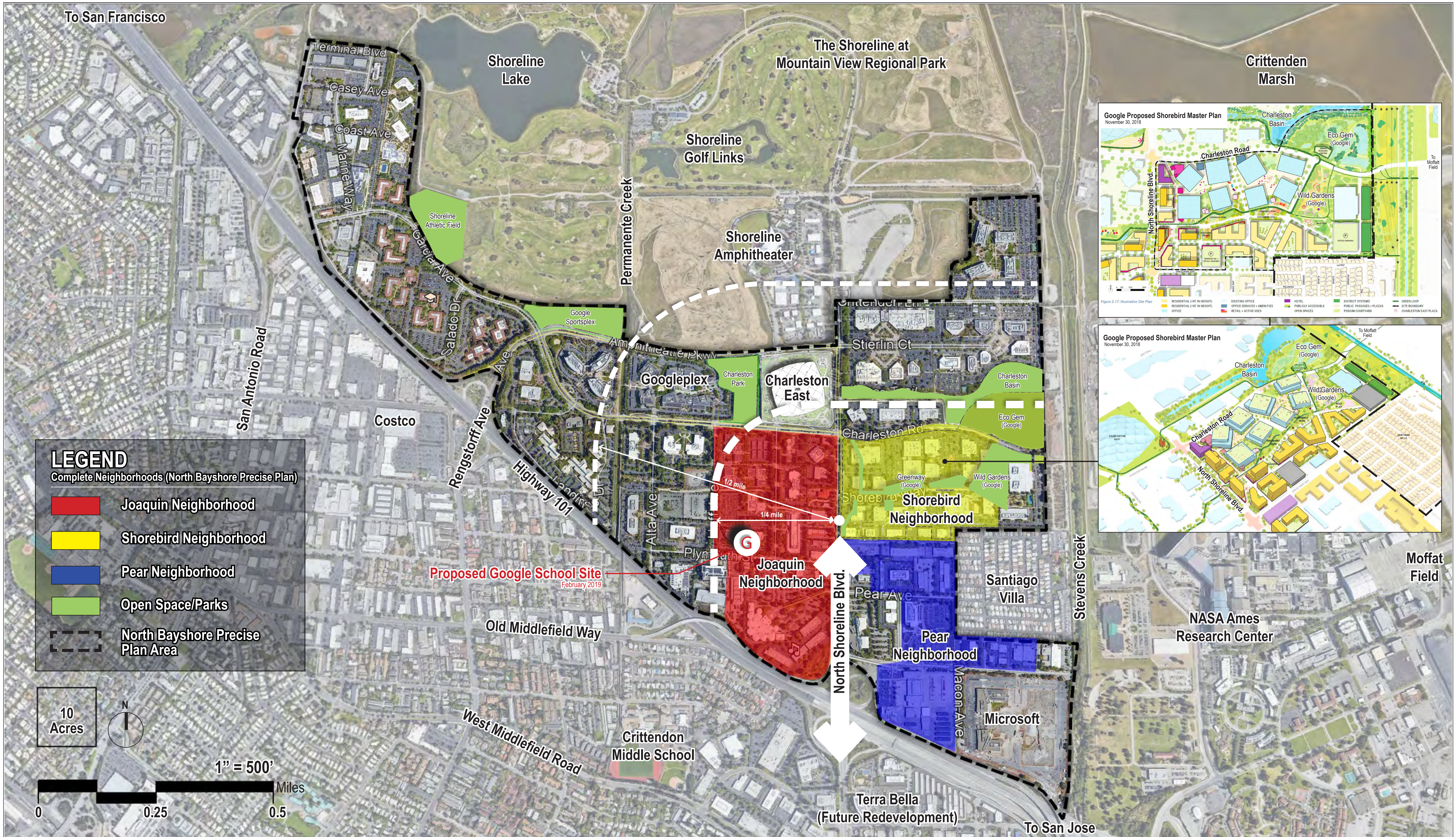
CHARLESTON EAST¹
Google
 2000 North Shoreline Blvd.
 Commercial Office
 595k sf, 18.6 acres

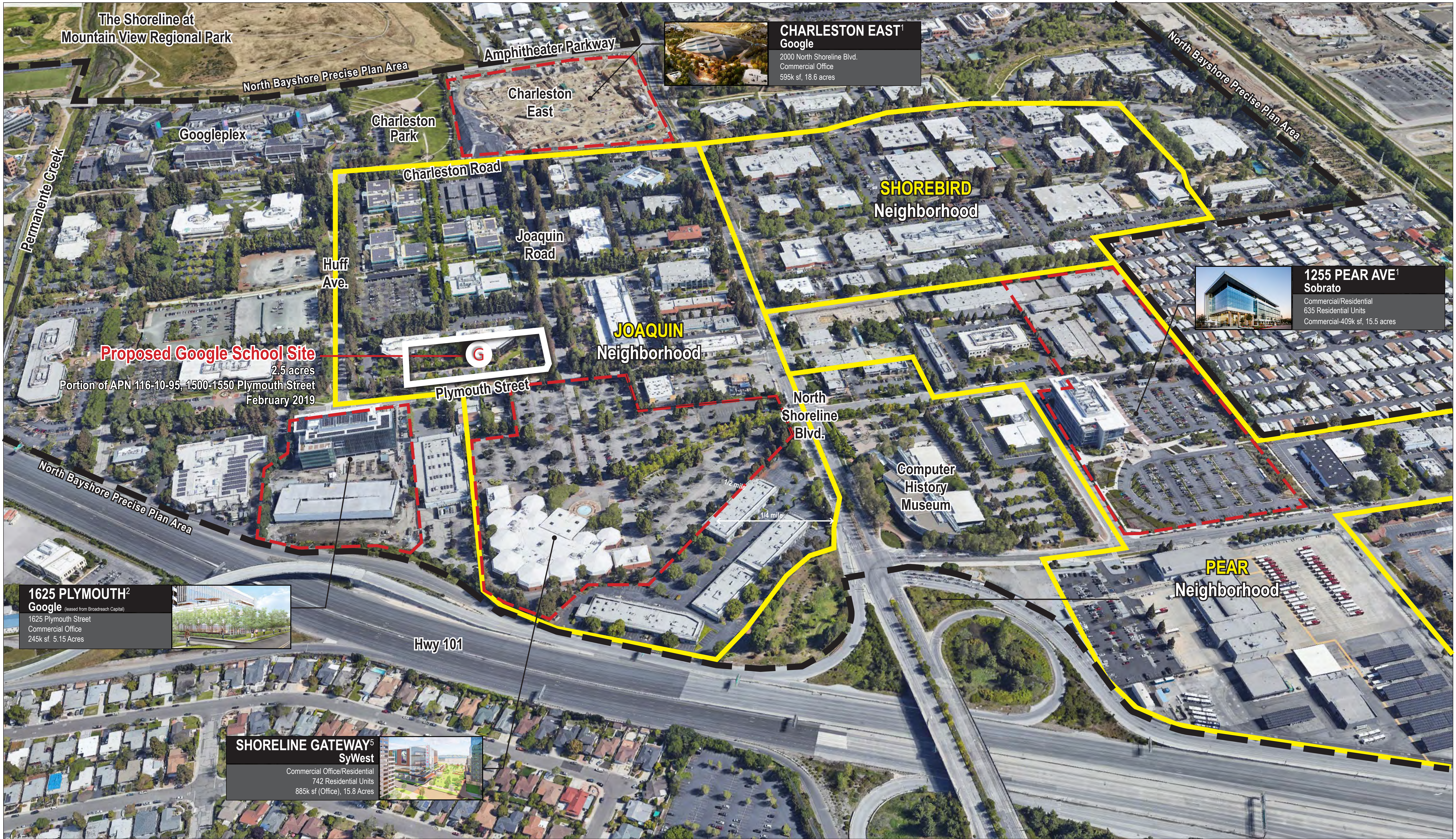
SHORELINE TECH CTR⁴
Google (Lessee and Land Acquisition)
 2011-2091 Stierlin Court
 Commercial Office (Existing)
 800k sf, 51.8 Acres

SHASHI HOTEL¹
Shashi
 1625 North Shoreline Blvd.
 Hotel
 200 Rooms/104k sf, 1.39 acres

1255 PEAR AVE¹
Sobrato
 Commercial/Residential
 635 Residential Units
 Commercial-409k sf, 15.5 acres

CORPORATE CAMPUS¹
Microsoft
 1045-1085 La Avenida Street
 Commercial Office
 643k sf, 32 acres





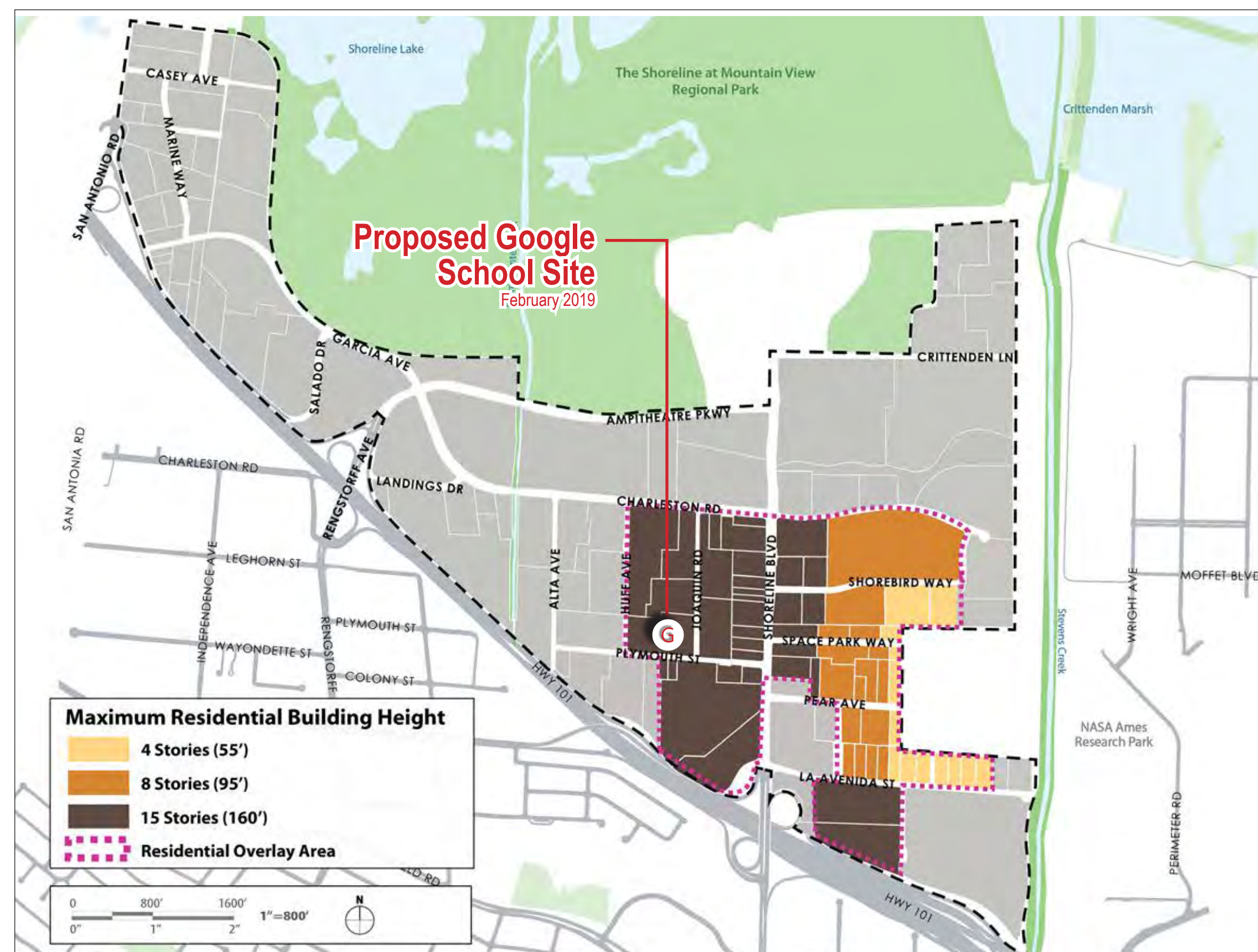
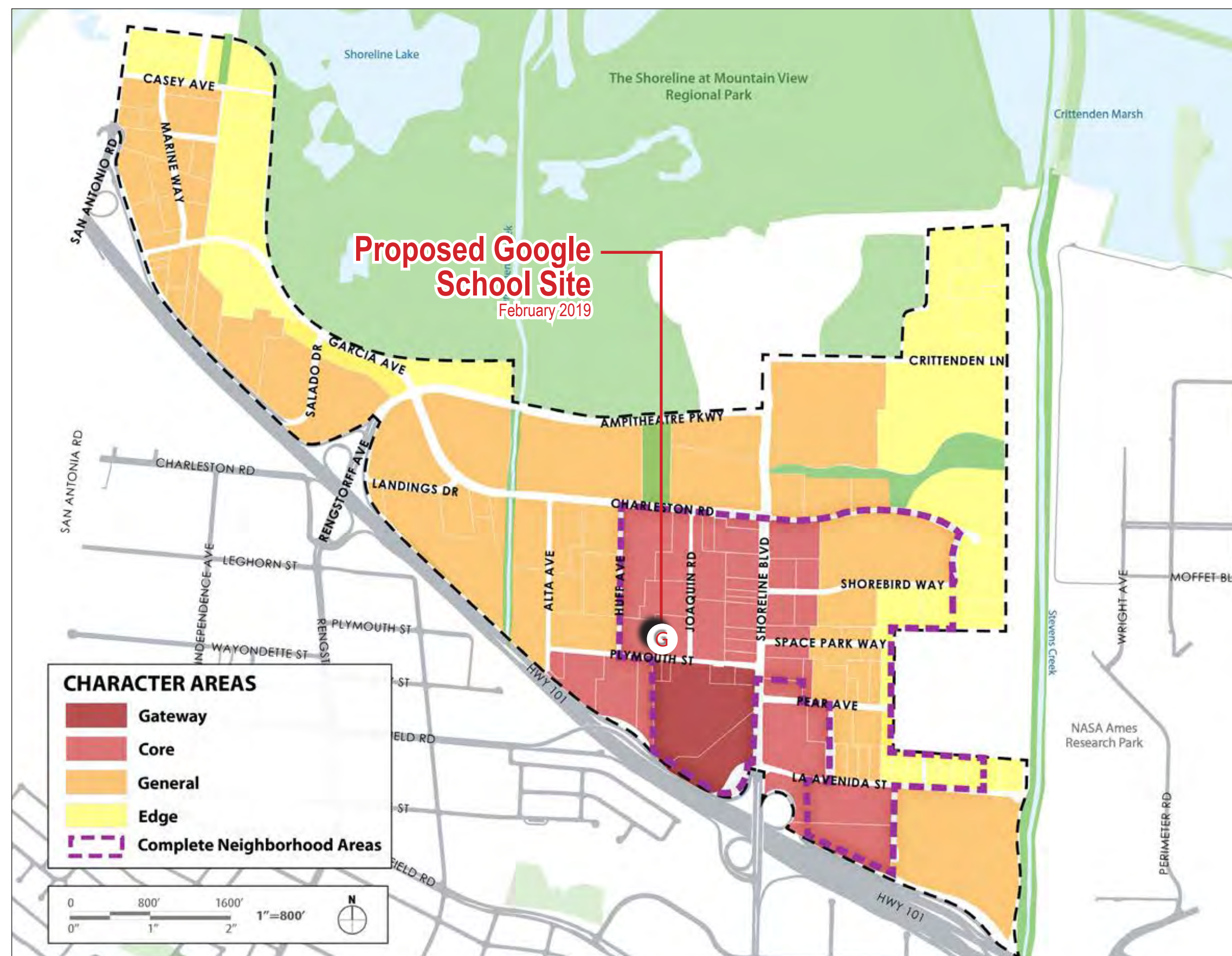


Table 2: Targets for Complete Neighborhood Areas

	JOAQUIN NEIGHBORHOOD	SHOREBIRD NEIGHBORHOOD	PEAR NEIGHBORHOOD
Size	68 acres	43 acres	43 acres
Residential Units*	3,950 units	2,950 units	2,950 units
Affordable Housing Units**	790 units	590 units	590 units
Employment***1	2,500,000 sf	1,500,000 sf	1,000,000 sf
Retail and Entertainment****1	240,000 sf	15,000 sf	35,000 sf
Hotel	200 rooms	0	200 rooms
Public Open Space (minimum)	Community park; Neighborhood park	Neighborhood park	Neighborhood park

*The North Bayshore district has a housing unit mix goal of 40% micro-unit/studios; 30% 1 bedroom units; 20% 2 bedroom units; and 10% 3 bedroom units.

**Assumes 20% of the residential units are built as affordable.

Table 3: Allowed Land Use Table

USE AND REQUIRED PERMIT	GATEWAY	CORE	GENERAL	EDGE
INDUSTRIAL				
Food products (Food and Beverage)	-	PUP	PUP	PUP
Printing and publishing	-	PUP	PUP	PUP
Wholesaling and distribution (commercial products only)	-	PUP	PUP	PUP
Manufacture, assembly or packaging of products from previously prepared	-	-	PUP	PUP
Manufacture of electric and electronic instruments and devices	-	-	PUP	PUP
Data centers	-	PUP	PUP	PUP
RECREATION, EDUCATION, PUBLIC ASSEMBLY				
Child day-care facilities	PUP	PUP	PUP	PUP
Community assembly	PUP	PUP	PUP	PUP
Community center	PUP	PUP	PUP	PUP
Indoor recreation and fitness centers	P	P	PUP	PUP
Libraries and museums	PUP	PUP	PUP	PUP
Outdoor commercial recreation	-	PUP	PUP	PUP
Parks and open spaces	P	P	P	PUP
Private schools	PUP	PUP	PUP	PUP
Schools	PUP	PUP	PUP	PUP
Schools—specialized education and training	PUP	PUP	PUP	PUP
Studios for dance, art, music, photography, martial arts, etc.	PUP	PUP	PUP	PUP
Theaters	PUP	PUP	PUP	PUP
RETAIL TRADE				
Accessory retail uses	P	P	PUP	PUP
Bars and drinking places	PUP	PUP	PUP	-
Certified farmer's markets	P	P	PUP	-
Grocery stores	PUP	PUP	PUP	-
Liquor stores	PUP	PUP	-	-
Outdoor merchandise and activities	PUP	PUP	-	-
Restaurants serving liquor, with entertainment	PUP	PUP	PUP	-
Restaurants serving liquor, without entertainment	PUP	PUP	PUP	-
Restaurants with or without beer and wine	P	P	PUP	-
Restaurants, take-out	P	P	PUP	-
Retail stores, general merchandise	P	P	PUP	-
Shopping centers	P	PUP	PUP	-
TRANSPORTATION AND COMMUNICATIONS				
Pipelines and utility lines	P	P	P	P
Transit stations and terminals	PUP	PUP	PUP	PUP
Renewable energy or other energy facility	PUP	P	P	P

USE AND REQUIRED PERMIT	GATEWAY	CORE	GENERAL	EDGE
RESIDENTIAL				
Live/work residential	PUP	PUP	PUP	PUP
Multiple-family residential	P	P	P	P
Rooftop amenities	PUP	PUP	PUP	PUP
Residential accessory uses and structures	P	P	P	P
Senior care residential facility	PUP	PUP	PUP	PUP
Supportive and transitional residential	P	P	P	P
SERVICES				
Automatic teller machines (ATMs)	P	P	P	P
Banks and financial services	P	P	P	PUP
Business support services	P	P	P	PUP
Dry cleaning services	P	P	P	PUP
Commercial parking lots	PUP	PUP	PUP	PUP
Bicycle or pedestrian accessible services	P	P	P	PUP
Hotels	P	P	-	-
Medical services—< 3,000 square feet	P	P	P	P
Medical services—3,000 to 20,000 SF	PUP	PUP	PUP	PUP
Offices	P	P	P	P
Offices Administrative and executive	P	P	P	P
Personal services	P	P	P	P
Public safety and utility facilities	PUP	P	P	P
Repair and maintenance—consumer products	P	P	P	P
Research and development/light testing and assembly	P	P	P	P
Storage, accessory	P	P	P	P
Warehousing	-	PUP	PUP	PUP
OTHER USES				
Other uses not named, but similar to listed uses and consistent with the purpose and intent of the Precise Plan.	PUP	PUP	PUP	PUP

Residential uses are only allowed within Complete Neighborhood areas as shown in Figure 4. (Section 3.3.2, Land Uses, NBPP)

Key to Land Use Permit Requirements	Symbol
Permitted uses, zoning compliance, and Development Review required	P
Provisional use, Provisional Use Permit Required	PUP
Use not allowed	-

Table 4: Floor Area Ratio Standards

STANDARDS	GATEWAY		CORE		GENERAL		EDGE	
	BASE	MAXIMUM	BASE	MAXIMUM	BASE	MAXIMUM	BASE	MAXIMUM
Non-Residential Project	1.0	2.35	0.45	1.50	0.45	1.0	0.45	0.65
Residential Project	1.0	4.50	1.0	4.50	1.0	3.50	1.0	1.85
Mixed-use Non-Residential and Residential Project	1.0	4.50, with the non-residential area equal to or less than 2.35	1.0	4.50, with the non-residential area equal to or less than 1.5	1.0	3.50, with the non-residential area equal to or less than 1.0	N/A	1.85, with the non-residential area equal to or less than 0.65
Hotel	1.0	2.35	0.45	1.85	N/A	N/A	N/A	N/A

Gene Yong

From: Gene Yong
Sent: Wednesday, February 20, 2019 4:07 PM
To: 'Ayinde Rudolph Ed.D.'
Cc: 'cghysels@mvwsd.org'; 'Kathi Lilga (klilga@mvwsd.org)'; Bill Gould; jschreder@jschreder.com; 'Philip J. Henderson'
Subject: CDE-Site Visit Notes to 1500-1550 Plymouth St (Google School Site), 2/20/19

Ayinde,

Please find below some notes from our site visit this morning with Fred Yeager and John Gordon of the CA Dept of Education (School Facilities & Transportation Division).

SITE VISIT SUMMARY

PURPOSE:

CDE site visit and informal review of potential 2.5-acre elementary school site at 1500-1550 Plymouth Street, North Bayshore, City of Mountain View

DATE:

9:30am, Wednesday, 2/20/19

ATTENDEES:

- Artik (attending on behalf of MVWSD): Bill Gould, Gene Yong
- CDE: Fred Yeager (Assistant Director), John Gordon (Field Representative, Santa Clara County)

DISCUSSION NOTES:

1. Met on the street corner of Plymouth Street and Joaquin Road and walked around the common areas of the site outside the existing office building.
2. Based on a quick visual overview, FY/JG did not see any obvious significant concerns with the site.
 - a. Site was far enough from the freeway (i.e., noise impact).
 - b. No obvious overhead utilities in the immediate vicinity of the site.
 - c. Existing activities on the site appeared to be clean (i.e., offices and parking), as well as on adjoining sites.
3. FY/JG expressed some concern regarding student pedestrian safety, both on-site and off-site. Priority needs to be in favor of the student pedestrian over vehicular circulation.
 - a. Pedestrian routes across Shoreline Blvd. will require young children crossing a very heavy vehicular thoroughfare at both AM commuter peak and student arrival peak periods. Traffic observed on Shoreline Blvd. was heavy (2-3 lanes, continuous flow), fast, and incompatible with young children crossing at peak periods.
 - b. Consider grade-separated crossings across Shoreline Blvd., possibly integrated into mid- and high-rise developments on both sides of Shoreline Blvd.
 - c. Deconflict/segregate on-site student pedestrian access/entry routes from vehicular pickup/dropoff and parking routes. Minimize crossings.
4. With the proposed height of surrounding development, JG commented on the potential for the school to largely be in shadow throughout the day (i.e., shadow cast by neighboring high-rise buildings). This has been an issue at other urban school sites.

5. Regarding the dense, mixed-use nature of the planned community, JG/FY highlighted the potential for liquor and drug/marijuana retail establishments in close proximity to the school site. Ultimately will defer to City/State to enforce applicable zoning/licensing restrictions.
 6. Configuring parking and pickup/drop off may be a challenge, especially if ground level space is at premium and underground parking is not an option (i.e., cost premium, high groundwater table, etc.).
 - a. CDE's typically recommends 2.25 stalls per teaching station (i.e., classroom), but this is a guideline and not a requirement. The school may want to pursue a lower standard considering the close proximity of residential properties. This may be a good shared use opportunity with any future parking facilities on adjoining or nearby redevelopment sites.
 7. FY/JG referenced a similar new school project SFUSD is proposing in the Mission Bay area. The Mission Bay site is compact/undersized and will feature joint/shared use of some adjoining/nearby facilities (e.g., UCSD open space/park). See attached SFUSD brief of a new PreK-5 elementary school on a 2.2 acre site in Mission Bay (downloaded from the SFUSD website following the site visit). JG will forward a SFUSD contact to Artik.
 8. FY confirmed that sites can be leased and still access state funds (per OPSC guidelines) if the term of the lease is for at least 40 years.
 9. FY will be submitting an informal summary of his notes/observations from the site visit.
-

Let us know if you have any questions or comments.

Thanks.

Gene Yong, AICP

Senior Planner/Senior Project Manager



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Gene Yong

From: Gene Yong
Sent: Thursday, November 29, 2018 3:18 PM
To: Gene Yong
Cc: Roy Daniel; Sherry Sajadpour
Subject: TelCon Notes-North Bayshore Environmental Issues

TelCon with Kurt Soenen, Cornerstone Earth Group (2:00pm, Thursday, 29 Nov 18):

1. TCE is a major regional concern and priority.
2. The Teledyne site, just to the south of Hwy. 101 is the center of one of the most significant TCE releases in the Bay Area. The plume has spread north towards Charleston Road, along the Shoreline Blvd. corridor (covering the area from Permanent Creek to Stevens Creek). Based on a US EPA and State Water Board map, the TCE plume appears to be most concentrated between Shoreline Blvd. and Huff Ave, coinciding with the Joaquin Neighborhood (City's North Bayshore Precise Plan).
3. Major concern is potential vapor intrusion from subsurface TCE plumes.
4. TCE plumes are migrating with the groundwater. Groundwater is approximately 5 ft. below the surface.
5. There are a large number of environmental releases throughout the area, on both sides of North Shoreline Blvd. (between Hwy. 101 and Charleston Road).
6. Kurt noted at least a dozen known releases in areas east of Shoreline Blvd.
7. The best database for studies would be the Geotracker Database hosted on the State's Water Board website. It has map-based link that can be easily navigated. The majority of documents would be PDF copies of maps and reports.
8. The key agencies with oversight on environmental threats/concerns in the area are U.S. EPA and the San Francisco Bay Regional Water Quality Board (Oakland, CA).
9. Absent better or more definitive information within any of the three neighborhoods (Joaquin, Pear, Shorebird), we should assume that environmental issues apply.
10. Without an environmental consultant on the team, it may be difficult to get a simple overview that credibly and comprehensively maps and defines the environmental threats in the study area.
11. Consider approaching City of Mountain View or Google to see if either has a good overview of the study area.

Gene

From: Gene Yong
Sent: Tuesday, November 27, 2018 10:02 AM
To: 'Kurt M. Soenen' <ksoenen@cornerstoneearth.com>
Cc: Sherry Sajadpour <ssajadpour@artika3.com>; Roy Daniel <rdaniel@artika3.com>; Danh Tran <dtran@cornerstoneearth.com>
Subject: RE: plumes in North Bayshore

Thanks Kurt. We'll plan to call you at 2:00pm on Thursday (11/29).

From: Kurt M. Soenen <ksoenen@cornerstoneearth.com>
Sent: Tuesday, November 27, 2018 9:56 AM
To: Gene Yong <gyong@artika3.com>
Cc: Sherry Sajadpour <ssajadpour@artika3.com>; Roy Daniel <rdaniel@artika3.com>; Danh Tran <dtran@cornerstoneearth.com>
Subject: RE: plumes in North Bayshore

Hi Gene -

11/20/2018

EPA sets sights on TCE vapor intrusion | News | Mountain View Online |



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Uploaded: Fri, Jun 8, 2018, 1:49 pm

EPA sets sights on TCE vapor intrusion

New cleanup plan focuses on airborne toxic chemical from city's polluted groundwater

by Mark Noack / Mountain View Voice

The U.S. Environmental Protection Agency plans to strengthen cleanup regulations for airborne toxins along a contaminated area covering much of Mountain View's North Bayshore.

In a public meeting last month, EPA officials presented plans to update their cleanup strategy for the Teledyne/Spectra Physics Superfund site, which extends north of the city's Rex Manor neighborhood up into the western side of North Bayshore.

Like Mountain View's other contaminated areas, underground aquifers along the Teledyne site are polluted with trichloroethylene (TCE), an industrial degreaser used in the area's bygone semiconductor industry. Since the early 1990s, the companies responsible for the pollution have been tasked with treating the groundwater to remove traces of TCE, which is known to cause cancer.

In recent years, EPA officials have acknowledged TCE can also present public health risks if it evaporates and becomes airborne. These airborne toxins are considered particularly harmful if they accumulate inside buildings, especially homes or offices where people could be spending prolonged periods of time. Pregnant women, particularly during the first trimester, are considered especially vulnerable to even short-term exposure.

This so-called vapor intrusion would be a new focus for EPA officials, but they pointed out they have already been monitoring it. Since around 2015, about 45 homes in the area have been sampled, some of which needed fixes to their ventilation systems to ensure harmful compounds weren't building up, said Angela Sandoval, EPA project manager. In some cases, homes were found to have cracks in their foundation slabs, allowing the contaminated vapors to seep inside.

Previously, EPA officials were consulted by the city of Mountain View whenever new construction or remodel projects were proposed within the Superfund zone. EPA officials would lend advice on how to reduce exposure risk, although this step was never explicitly included in the Superfund guidelines. Under the new cleanup standards, this vapor intrusion review would be formalized as part of the cleanup plan.

The updated cleanup plan would also emphasize bioremediation, which involves injecting fortified microbes into the groundwater to break down hazardous compounds into harmless byproducts. EPA officials said past trials of bioremediation in the North Bayshore area showed a dramatic reduction in TCE, going from 300 parts-per-billion to four parts-per-billion within a few years.

For about 20 years, the cleanup effort had instead focused on pumping and treating the groundwater, but this was later found to be largely ineffective. Simply leaving the pollution in the ground and letting it naturally break down was found to be just as effective, according to EPA officials.



The trichloroethylene plume of the Teledyne/Spectra Physics Superfund site, shown in pink, encompasses large sections of Mountain View's North Bayshore. EPA officials are revising their cleanup standards with a new focus on airborne toxins. Map provided by EPA



TOP BLOGS

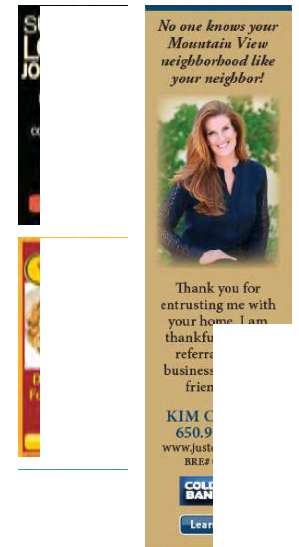
Salt & Straw Palo Alto to open Nov. 23

By Elena Kadavany | 0 comments | 4,130 views

Lakes and Ladders (part 2)

By Laura Stec | 0 comments | 1,419 views

View all local blogs



11/20/2018

EPA sets sights on TCE vapor intrusion | News | Mountain View Online |

Mountain View's municipal drinking water comes mainly from Hetch Hetchy and does not draw upon local groundwater.

Sandoval emphasized that the EPA cleanup plan was showing real promise to someday restore the groundwater, possibly someday bringing it to federal drinking water standards.

"Our cleanup plan has the potential to reduce the cleanup time frame from hundreds of years to decades," she said. "These remedies have been proven to be very effective."

More information on the new proposed guidelines can be found at the EPA [website](#).

Comments

Sorry, but further commenting on this topic has been closed.



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PROPOSED FACILITIES SPACE PROGRAM
 North Bayshore Master Plan
 Prepared for Mountain View Whisman School District (MVWSD)

ELEMENTARY SCHOOL FACILITIES PROGRAM																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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Reading areas, stacks, study areas.</td> <td></td> </tr> <tr> <td></td> <td>Circulation/Staff Work Area</td> <td>-</td> <td></td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td>17</td> <td>14</td> <td>240</td> <td>240</td> <td></td> <td>1.35</td> <td>324</td> <td>324</td> <td></td> <td></td> <td></td> <td>0.5x classroom sf. Computer stations, catalog stations, small group/facilitated learning activities.</td> <td></td> </tr> <tr> <td></td> <td>Storage</td> <td>-</td> <td></td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td>20</td> <td>10</td> <td>200</td> <td>200</td> <td></td> <td>1.35</td> <td>270</td> <td>270</td> <td></td> <td></td> <td></td> <td>0.25 x classroom sf. Circulation counter, work tables, low shelving, staging/sorting area for materials</td> <td></td> </tr> <tr> <td></td> <td>Staff restroom</td> <td>-</td> <td></td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td>8</td> <td>6</td> <td>48</td> <td>48</td> <td></td> <td>1.35</td> <td>65</td> <td>65</td> <td></td> <td></td> <td></td> <td>Video equipment</td> <td></td> </tr> <tr> <td></td> <td></td> <td>-</td> <td></td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Single occupancy</td> <td></td> </tr> </tbody> </table>																						PARKING		Number of Units		Enrollment/Occupancy			AREA							Notes	References	Sub-Total	Unit Criteria	Sub-Total	Total	Class Size	Sub-Total	Total	Length	Width	Net	Sub-Total (net)	TOTAL (net)	Net-to-Gross	Gross	Sub-Total (Gross)	TOTAL (gross)	Stalls	CDE	No.		stu/unit	stu	stu	ft	ft	sf			nsf x ___	sf	sf	sf	sf	TOTALS		63.0 3- ADA, 1-Van Accessible				672			45,254							67		68,567		102.0		CDE Title V standards is minimum of 59 sf/stu (assumed to be net).		GENERAL CLASSROOMS																				TK-K						672			29,292									46,413							Classrooms	18.0	2.25	8		24	192		45	30	1,350	10,800		1.35	1,823	14,580				MVWSD Standard: 24 stu/classroom.	CDE Guide to School Site Analysis & Development (2000)		Teacher Work Area	-		-		-	-		-	-	-	See Notes			-	See Notes				Included in classroom area	Locate workrooms/storage between pairs of classrooms		Storage	-		-		-	-		-	-	-	See Notes			-	See Notes				Included in classroom area			Restrooms	-		-		-	-		-	-	-	See Notes			-	See Notes				Included in classroom area		Grades 1-3: Classrooms																									Classrooms	27.0	2.25	12		24	288		32	30	960	11,520		1.35	1,296	15,552				MVWSD Standard: 24 stu/classroom	CDE Guide to School Site Analysis & Development (2000)		Small Group Break Out Room	-		6		-	-		14	10	140	See Notes			-	See Notes				1 for every 2 classrooms, nsf in classroom area	Per 2009-SFPS, square-shaped classrooms		Teacher Work Area	-		-		-	-		-	-	-	See Notes			-	See Notes				Included in classroom area	2009-SFPS Program Standard		Storage	-		6		-	-		10	6	60	360		1.35	81	486					2009-SFPS Program Standard		Restrooms	-		2		-	-		24	8	192	384		1.35	259	518				1-B, 1-G, assume 3-T/2-U/4-L for boys, 5-T/4-L for girls	CDE-CPC/K-12 Toilet Requirements	Grades 4-5																									Classrooms	13.5	2.25	6		32	192		32	30	960	5,760		1.35	1,296	7,776				MVWSD Standard: 32 stu/classroom	CDE Guide to School Site Analysis & Development (2000)		Small Group Break Out Room	-		3		-	-		14	10	140	See Notes			-	See Notes				1 for every 2 classrooms, nsf in classroom area	Per 2009-SFPS, square-shaped classrooms		Teacher Work Area	-		-		-	-		-	-	-	See Notes			-	See Notes				Included in classroom area	2009-SFPS Program Standard		Storage	-		3		-	-		10	6	60	180		1.35	81	243					2009-SFPS Program Standard		Restrooms	-		2		-	-		18	8	144	288		1.35	194	389				1-B, 1-G, assume 2-T/1-U/3-L for boys, 4-T/3-L for girls	CDE-CPC/K-12 Toilet Requirements	SPECIALTY PROGRAM																		2,200				2,970		Flex Rooms																									Classrooms	4.5	2.25	2					37	30	1,100	2,200		1.35	1,485	2,970				For co-curricular programs (art, music, science, after school), collocate together	2009-SFPS Program Standard		Teacher Work Area	-		-		-	-		-	-	-	See Notes			-	See Notes				Included in classroom area			Storage	-		-		-	-		-	-	-	See Notes			-	See Notes				Included in classroom area		LIBRARY/MEDIA CENTER																		2,888				3,899			Main Library	-		1					64	30	1,920	1,920		1.35	2,592	2,592				House, circulate, centralized distribution o school's information resources/equipment used in school's curriculum.			Media Center/Computer Lab	-		1					24	20	480	480		1.35	648	648				2x classroom sf. Reading areas, stacks, study areas.			Circulation/Staff Work Area	-		1					17	14	240	240		1.35	324	324				0.5x classroom sf. Computer stations, catalog stations, small group/facilitated learning activities.			Storage	-		1					20	10	200	200		1.35	270	270				0.25 x classroom sf. Circulation counter, work tables, low shelving, staging/sorting area for materials			Staff restroom	-		1					8	6	48	48		1.35	65	65				Video equipment				-		-								-								Single occupancy	
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	Small Group Break Out Room	-		6		-	-		14	10	140	See Notes			-	See Notes				1 for every 2 classrooms, nsf in classroom area	Per 2009-SFPS, square-shaped classrooms																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
	Teacher Work Area	-		-		-	-		-	-	-	See Notes			-	See Notes				Included in classroom area	2009-SFPS Program Standard																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
	Storage	-		6		-	-		10	6	60	360		1.35	81	486					2009-SFPS Program Standard																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
	Restrooms	-		2		-	-		24	8	192	384		1.35	259	518				1-B, 1-G, assume 3-T/2-U/4-L for boys, 5-T/4-L for girls	CDE-CPC/K-12 Toilet Requirements																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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	Classrooms	13.5	2.25	6		32	192		32	30	960	5,760		1.35	1,296	7,776				MVWSD Standard: 32 stu/classroom	CDE Guide to School Site Analysis & Development (2000)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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	Restrooms	-		2		-	-		18	8	144	288		1.35	194	389				1-B, 1-G, assume 2-T/1-U/3-L for boys, 4-T/3-L for girls	CDE-CPC/K-12 Toilet Requirements																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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	Classrooms	4.5	2.25	2					37	30	1,100	2,200		1.35	1,485	2,970				For co-curricular programs (art, music, science, after school), collocate together	2009-SFPS Program Standard																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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LIBRARY/MEDIA CENTER																		2,888				3,899																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
	Main Library	-		1					64	30	1,920	1,920		1.35	2,592	2,592				House, circulate, centralized distribution o school's information resources/equipment used in school's curriculum.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
	Media Center/Computer Lab	-		1					24	20	480	480		1.35	648	648				2x classroom sf. Reading areas, stacks, study areas.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
	Circulation/Staff Work Area	-		1					17	14	240	240		1.35	324	324				0.5x classroom sf. Computer stations, catalog stations, small group/facilitated learning activities.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
	Storage	-		1					20	10	200	200		1.35	270	270				0.25 x classroom sf. Circulation counter, work tables, low shelving, staging/sorting area for materials																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
	Staff restroom	-		1					8	6	48	48		1.35	65	65				Video equipment																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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PROPOSED FACILITIES SPACE PROGRAM
 North Bayshore Master Plan
 Prepared for Mountain View Whisman School District (MVWSD)

ELEMENTARY SCHOOL FACILITIES PROGRAM																					
Grades:		TK-Gr 5																			
Enrollment:		684 students ¹																			
Site Area:		2.5 acres ²																			
		PARKING		Number of Units		Enrollment/Occupancy			AREA										Notes	References	
		Sub-Total	Unit Criteria	Sub-Total	Total	Class Size	Sub-Total	Total	Length	Width	Net	Sub-Total (net)	TOTAL (net)	Net-to-Gross	Gross	Sub-Total (Gross)	TOTAL (gross)				
		Stalls	CDE	No.		stu/unit	stu	stu	ft	ft	sf		nsf x ___	sf	sf	sf	sf				
MULTIPURPOSE ROOM (MPR) AND WARMING KITCHEN															5,926				8,605	Accessible to parking and playfields/playcourts	
	Multi-Purpose Space	-		1				67	50	3,360	3,360		1.35	4,536	4,536	Sufficient space for entire school, seated style (5 sf/pn, equal to CBC 1004.1.2-Standing)					
	Stage	-		1				31	22	672	672		2.25	1,512	1,512	Equal to seated area for 1 full grade (assumed to be music). Net-to-Gross includes additional 8'-10' on stage wings/back for staging/support areas.					
	Kitchen	-		1				36	20	725	725		1.35	979	979	Refrigerated storage, limited warming facilities, cleaning/sinks, light prep, work tables/counters. Accessible to service driveways, garbage areas	Size per SRCs ESMS Ed Spec (500-750 students)				
	Serving Area	-		1				21	20	420	420		1.35	567	567	Adjacent to kitchen, may include serving table, separate from multi-purpose space. 1-hot unit line, 1-cold unit line. Area can be float for overflow from main space.					
	Storage (multi-purpose)	-		1				25	15	375	375		1.35	506	506	Store seats, tables					
	Storage (stage)	-		1				17	10	168	168		1.35	227	227	0.25x stage area. Store stage A-V equipment, instruments, props, materials					
	Storage (kitchen)	-		1				10	8	80	80		1.35	108	108	Dry storage room. Store movable courts, equipment)					
	Storage (custodial)	-		1				6	5	30	30		1.35	41	41	Cleaning equipment/materials					
	Restrooms	-		2				8	6	48	96		1.35	65	130	2-single occupancy					
		-																			
ADMINISTRATION															4,180				5,643		
	Reception	-																			
	Workstation	-		3				12	8	96	288		1.35	130	389	Assume 1 secretary, 1 clerk and space for 1 add'l staff (permanent/interim).					
	Seating Area	-		1				20	14	280	280		1.35	378	378	Assume seating for 6-8 people					
	Offices	-																			
	Principal	-		1				20	12	240	240		1.35	324	324	Large enough to hold private meetings for 4 pns at table					
	Assistant Principal	-		1				16	10	160	160		1.35	216	216	Large enough to hold private meetings with 2 pns at desk					
	Conference Room	-		1				20	14	280	280		1.35	378	378	Adjacent to principal's office, 10-12 pns					
	Faculty/Staff Facilities	-																			
	Collaborative Work Space	-		1				20	15	300	300		1.35	405	405	Near reception and offices, copy/print area, layout/work area, work stations					
	Staff Lounge	-		1				30	20	600	600		1.35	810	810	Next to staff work space, next to break room, seating/dining for 15-20, adjacent to private staff patio. Light kitchen facilities (refrigerator, microwave, dishwasher, coffee)					
	Student Support Programs/Spec	-																			
	Resource Work Rooms/Offices	-		4				18	14	252	1,008		1.35	340	1,361	Program offices, resource specialists, special needs, testing, counseling/intervention, small group instruction, 10-12 students.					
	Family Center	-																			
	Work Area	-		1				25	20	500	500		1.35	675	675	Community/Parent/Volunteer work area					
	Health Services	-																			
	Health Room	-		1				16	12	192	192		1.35	259	259	Include space for beds, sink					
	Health Office	-		1				10	8	80	80		1.35	108	108	1 Health Staffperson					
	Support Area	-																			
	Restrooms	-		2				8	6	48	96		1.35	65	130	Single-occupancy, ADA compliant, 1-near health room & 1-near family center					
	Storage	-		2				8	6	48	96		1.35	65	130	1 near break room					
	Utilities Room-IT/Tech	-		1				10	6	60	60		1.35	81	81	1 near reception work area/executive offices					
		-																			

PROPOSED FACILITIES SPACE PROGRAM
 North Bayshore Master Plan
 Prepared for **Mountain View Whisman School District (MVWSD)**

ELEMENTARY SCHOOL FACILITIES PROGRAM																			
Grades:	TK-Gr 5																		
Enrollment:	684 students ¹																		¹ Jack Schreder & Associates NBPP Student Generation excluding Sobrato
Site Area:	2.5 acres ²																		² Google Proposed School Site @ 1500-1550 Plymouth Street; per meeting
		PARKING		Number of Units		Enrollment/Occupancy			AREA								Notes	References	
		Sub-Total	Unit Criteria	Sub-Total	Total	Class Size	Sub-Total	Total	Length	Width	Net	Sub-Total (net)	TOTAL (net)	Net-to-Gross	Gross	Sub-Total (Gross)			TOTAL (gross)
		Stalls	CDE	No.		stu/unit	stu	stu	ft	ft	sf		nsf x ___	sf	sf	sf			
OTHER																			
	Restrooms for Outdoor Areas	-																	
	Restrooms-Field Area	-		2					16	8	128	256	768	1.35	173	346	1,037	1-boys/1-girls. May be attached to building, orient to field area	
	Restrooms-Hardcourt Area	-		2					16	8	128	256		1.35	173	346		1-boys/1-girls. May be attached to building, orient to field area	
	Restrooms-Apparatus Area	-		2					16	8	128	256		1.35	173	346		1-boys/1-girls. May be attached to building, orient to field area	
OUTDOOR AREAS																			
	Field Area																		
	Playfields			4					120	90	10,800	43,200		1.10	11,880	47,520		Per CDE Guide, field is for most "Games" activities (group games: tag, running, ball games, track & field ;individual/dual games).	CDE Guide to School Site Analysis & Development (2000)-For enrollment of 451-600
	Hardcourt Area																		
	Hardcourts			8					75	60	4,500	36,000		1.10	4,950	39,600		Per CDE Guide, hard courts are for most "Rhythm" activities (skills, creative, dancing, singing games).	CDE Guide to School Site Analysis & Development (2000)-For enrollment of 451-600
	Apparatus Area																		
	Apparatus Areas			5					71	45	3,200	16,000		1.10	3,520	17,600		Per CDE Guide, apparatus areas are for most Climbing/Tumbling/ Gymnastics-type "Activities" (rolling, balancing, climbing, swinging, balancing, hanging, pushing/pulling).	CDE Guide to School Site Analysis & Development (2000)-For enrollment of 451-600

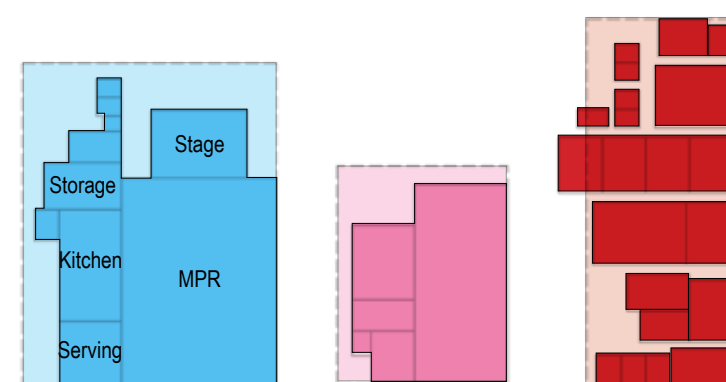
Parking

60 Stalls (as shown)



Library

Library, Media Center



Administration

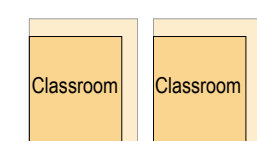
Offices, Work Rooms, Community, Resource, Staff

Multi-Use Room

MUR, Stage, Kitchen, Support

Classrooms Flex

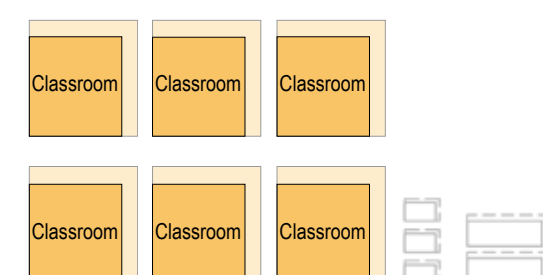
2 Classrooms, 1100 sf/classroom



Classrooms Grades 4-5

6 Classrooms

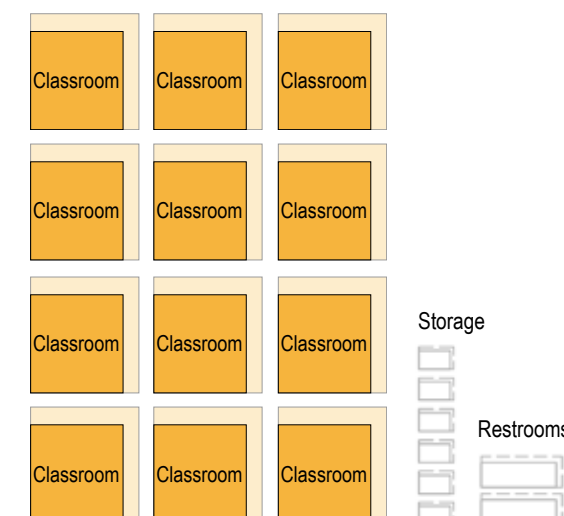
960 sf/classroom



Classrooms Grades 1-3

12 Classrooms

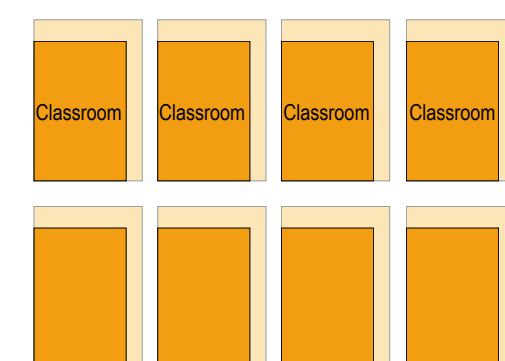
960 sf/classroom



Classrooms TK-K

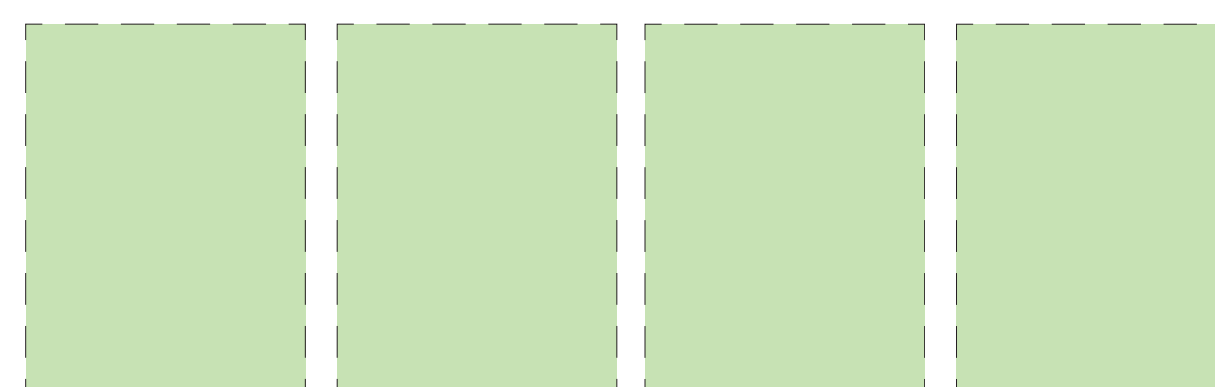
8 Classrooms

1350 sf/classroom



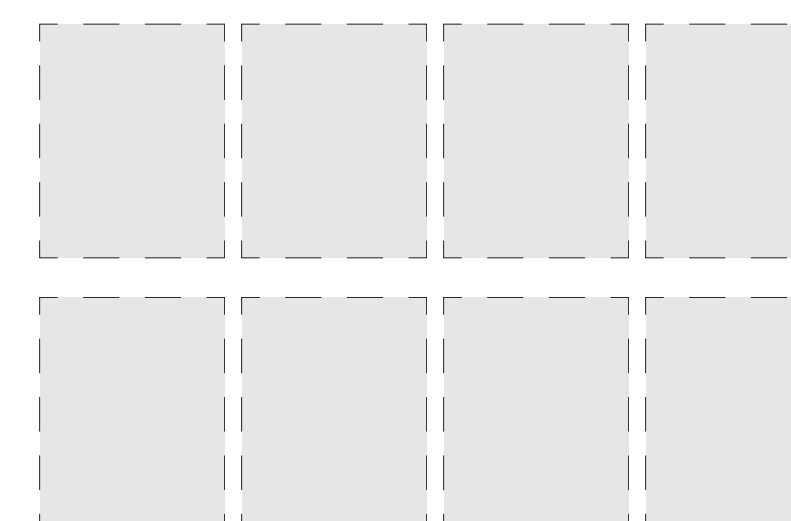
Field Areas

4 Areas, 10,800 sf/each



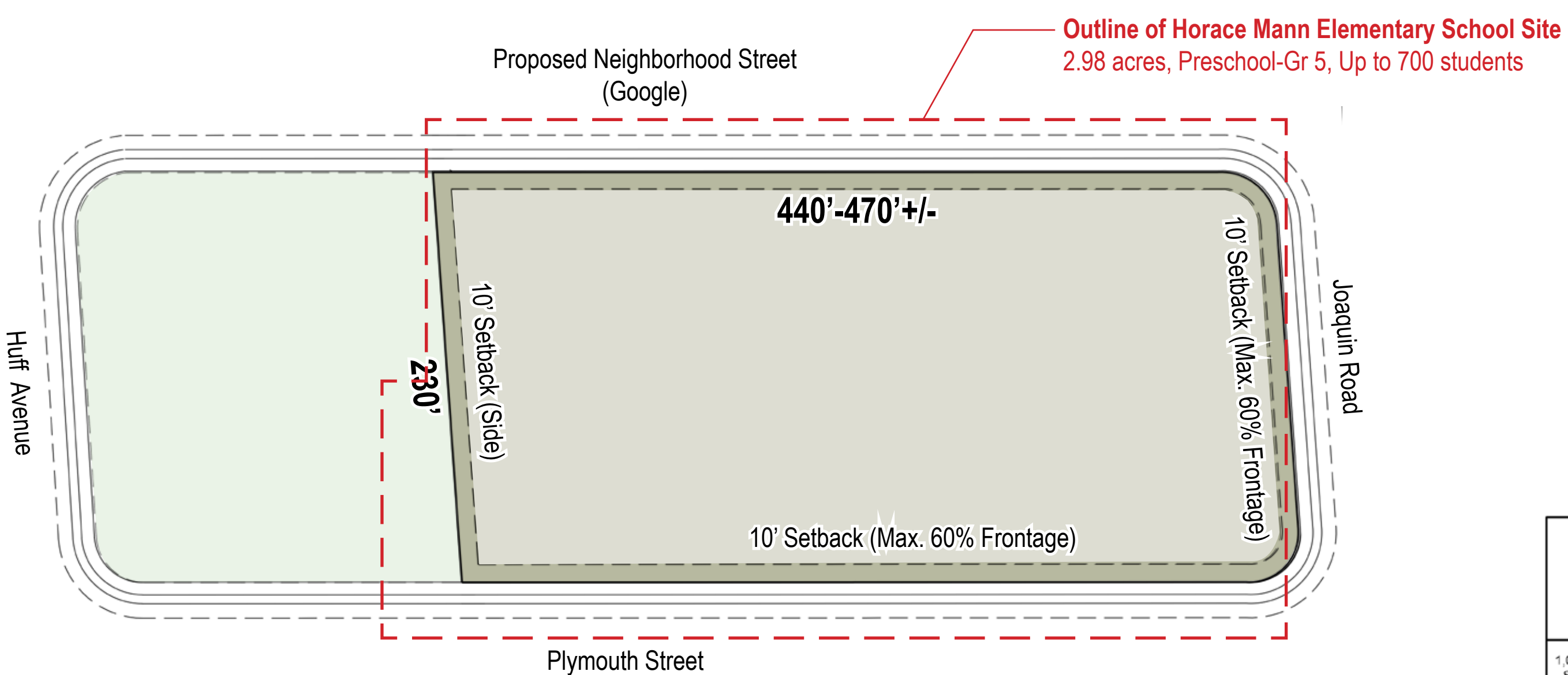
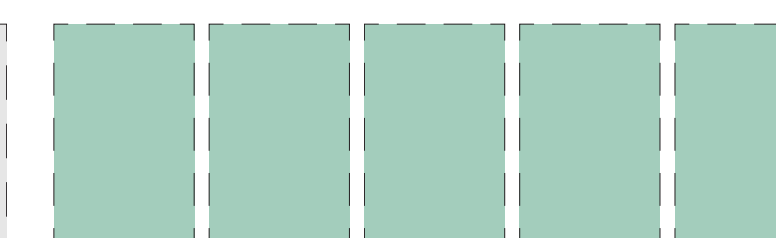
Hard Court Areas

8 Areas, 4500 sf/each



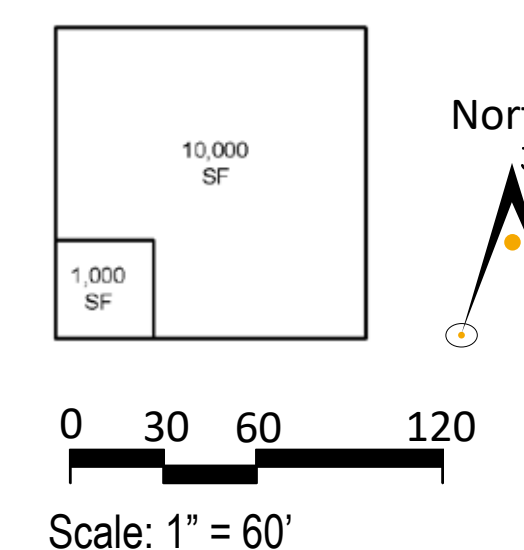
Apparatus Area

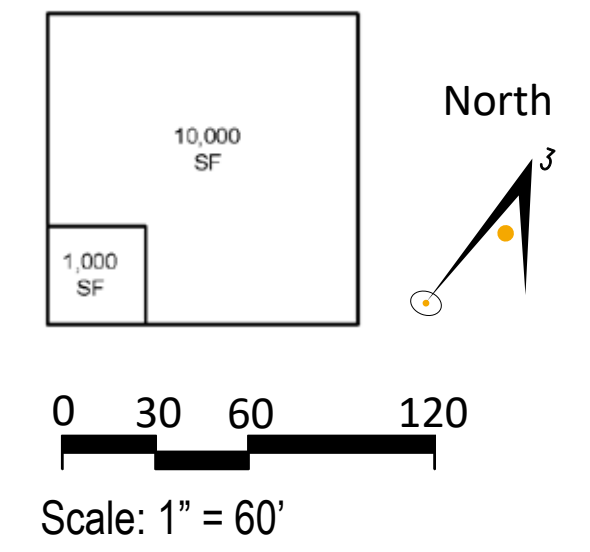
5 Areas, 3200 sf/each



Park Site
Shared Use-City Parks/MVWSD (Google)
1.0 acre

North Bayshore Elementary School Site (Google/MVWSD)
2.5 acres, 1500-1550 Plymouth St., Mountain View, CA





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

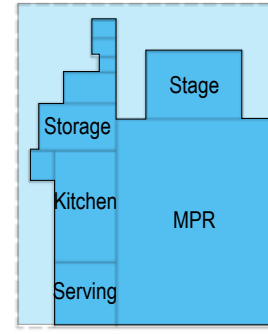


CONCEPT B
North Bayshore Elementary School
 2.5-3.5 acres, 1500-1550 Plymouth St., Mountain View, CA

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

Administration
 Offices, Work Rooms,
 Community, Resource, Staff

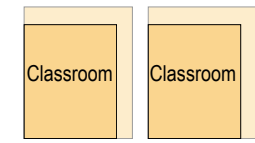
Multi-Use Room
 MUR, Stage, Kitchen, Support



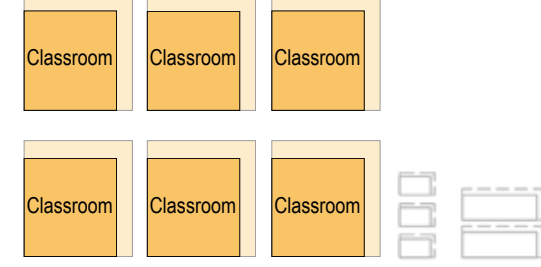
Library

Library, Media Center

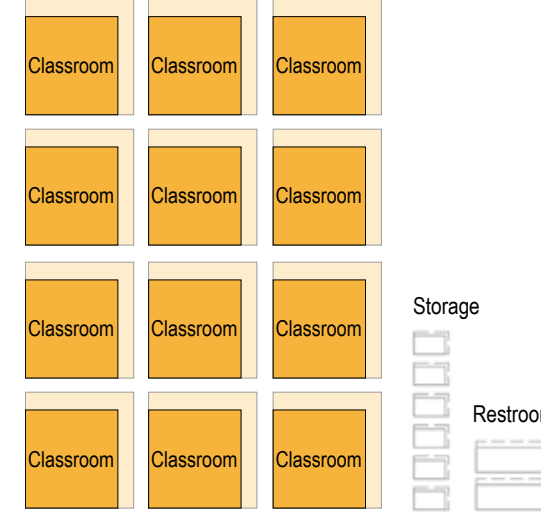
Classrooms Flex
 2 Classrooms
 1100 sf/classroom



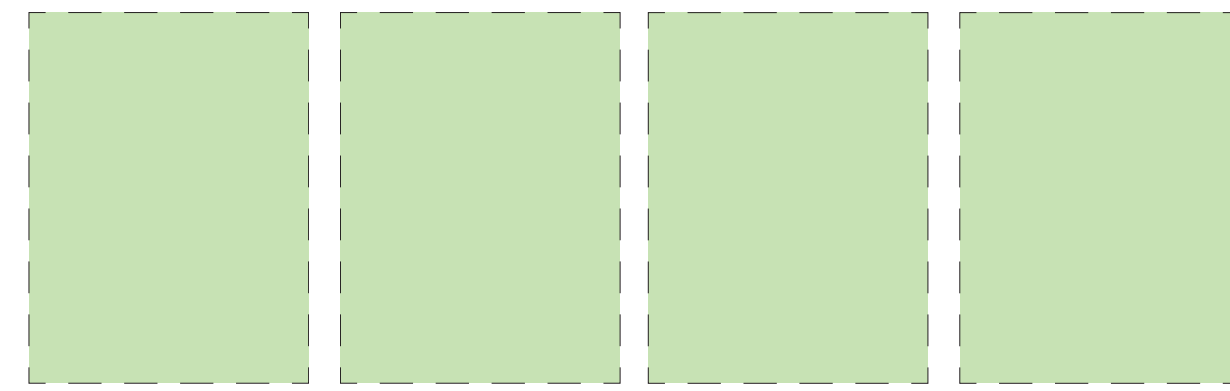
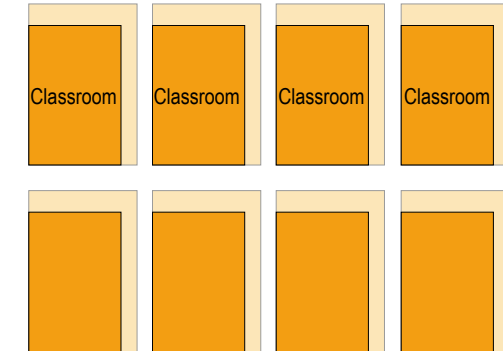
Classrooms Grades 4-5
 6 Classrooms
 960 sf/classroom



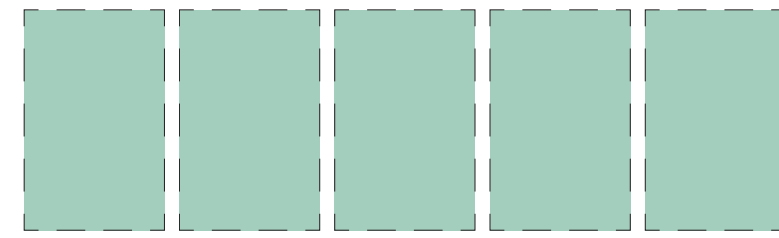
Classrooms Grades 1-3
 12 Classrooms
 960 sf/classroom



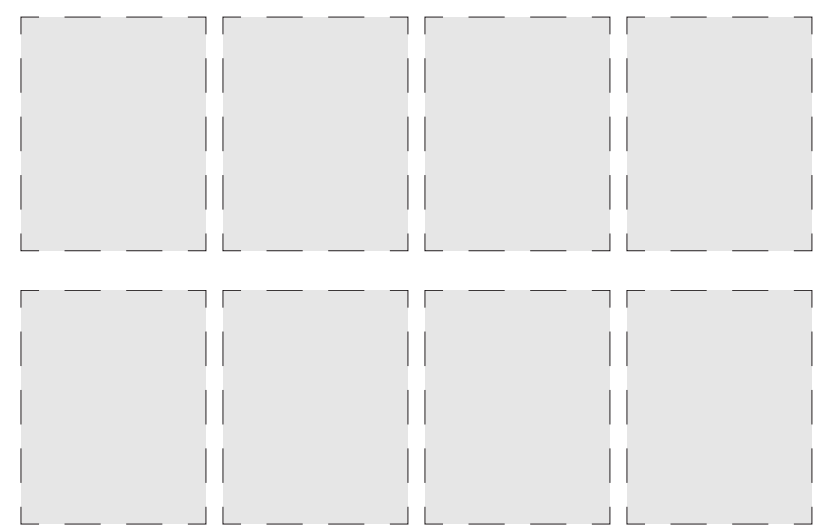
Classrooms TK-K
 8 Classrooms
 1350 sf/classroom



Field Areas
 4 Areas, 10,800 sf/each



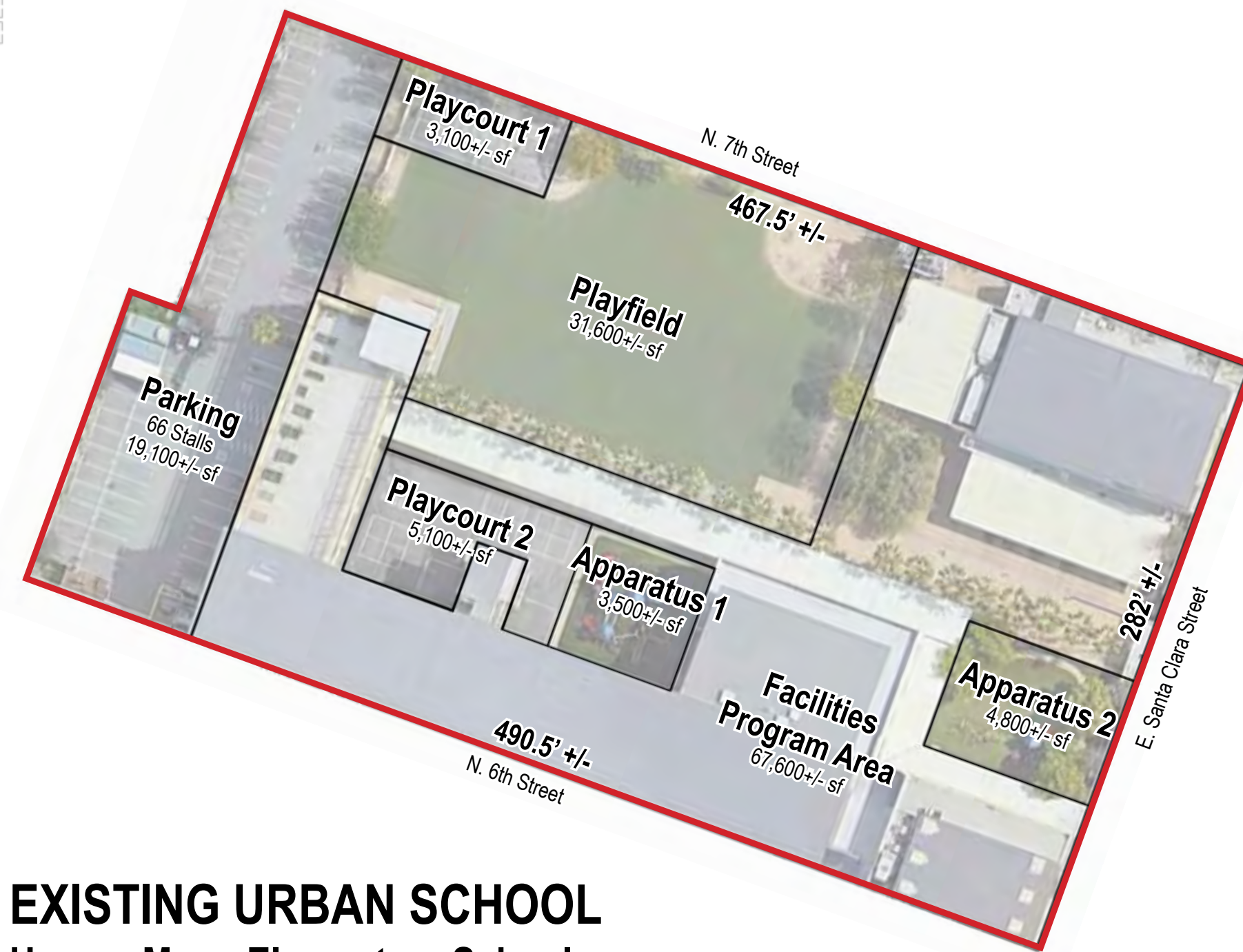
Apparatus Area
 5 Areas, 3200 sf/each



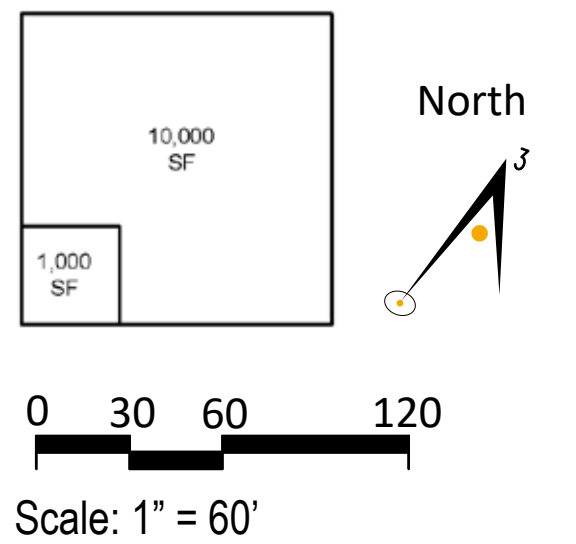
Playcourt Areas
 8 Areas, 4500 sf/each



Parking
 63 Stalls



EXISTING URBAN SCHOOL
Horace Mann Elementary School (SJSUD)
 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

North Bayshore Masterplan

New Elementary School

Based on review & analysis of:

Preliminary Scope Options

Report Prepared for:

Artik Art & Architecture

May 31st, 2019

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OPTION V2 ESTIMATE DETAIL	6

more value, less risk

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BASIS OF ESTIMATE

REFERENCE DOCUMENTATION

This Construction Cost Estimate was produced from the following documentation. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

Document	Date
- Preliminary Scope Concept Site Plans	21-May-19
- Space Program Analysis	21-May-19
- Parametric Quantities by Artik Art & Architecture	21-May-19
-	

PROJECT DESCRIPTION

The scope of work includes two options to provide a new elementary school at the proposed North Bayshore site.

BASIS FOR PRICING

This estimate reflects the fair construction value for this project and should not be construed as a prediction of low bid. Prices are based on local prevailing wage construction costs at the time the estimate was prepared. Pricing assumes a procurement process with competitive bidding for all sub-trades of the construction work, which is to mean a minimum of 3 bids for all subcontractors and materials/equipment suppliers. If fewer bids are solicited or received, prices can be expected to be higher.

Subcontractor's markups have been included in each line item unit price. Markups cover the cost of field overhead, home office overhead and subcontractor's profit. Subcontractor's markups typically range from 15% to 25% of the unit price depending on market conditions.

General Contractor's/Construction Manager's Site Requirement costs are calculated on a percentage basis. General Contractor's/Construction Manager's Jobsite Management costs are also calculated on a percentage basis.

Site Requirements	2.5%
Jobsite Management	7.5%
Phasing	0.0%

General Contractor's/Construction Manager's overhead and fees are based on a percentage of the total direct costs plus general conditions, and covers the contractor's bond, insurance, site office overheads and profit.

Insurance & Bonding	2.5%
General Contractor Bonding	
Sub-Contractor Bonding	
OSIP	

Fee (G.C. Profit)	7.0%
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Unless identified otherwise, the cost of such items as overtime, shift premiums and construction phasing are not included in the line item unit price.

This cost estimate is based on standard industry practice, professional experience and knowledge of the local construction market costs. TBD Consultants have no control over the material and labor costs, contractors methods of establishing prices or the market and bidding conditions at the time of bid. Therefore TBD Consultants do not guarantee that the bids received will not vary from this cost estimate.

CONTINGENCY

Design Contingency	15.0%
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The Design Contingency is carried to cover scope that lacks definition and scope that is *anticipated* to be added to the Design. As the Design becomes more complete the Design Contingency will reduce.

Construction Contingency	0.0%
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The Construction Contingency is carried to cover the unforeseen during construction execution and Risks that do not currently have mitigation plans. As Risks are mitigated, Construction Contingency can be reduce, but should not be eliminated.

Market Factor Contingency	10.0%
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BASIS OF ESTIMATE

A market factor contingency has been included in this construction cost estimate, to cover adverse market bidding conditions due to the current construction market conditions currently existing within the Mountain View Area.

Owners Soft Costs	30.0%
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Owners Soft Costs includes internal management costs, professional design fees, site and abatement investigation costs, permitting costs, PGE fees, furniture fittings and equipment (FF&E) as well as additional Owner project contingency to cover scope change, bidding conditions, claims and delays.

ESCALATION

Escalation is excluded

EXCLUSIONS

- Land acquisition, feasibility studies and financing costs
- Escalation costs to midpoint of construction.
- Items identified in the design as Not In Contract [NIC]
- Utility company back charges, including work required off-site and utilities rates
- Work to City streets and sidewalks
- Phasing costs
- Hazardous material investigations and abatement costs
- Overtime, 2nd shift and lost productivity premiums

North Bayshore Masterplan
New Elementary School



Preliminary Scope Options
May 31st, 2019

Estimator: BT
GSF : Varies

GRAND SUMMARY

	SF	TOTAL (\$)	\$ / SF	COMMENTS
SCOPE OPTIONS				
OPTION V1				
New Classroom Building, Admin/Library and MUR Building	56,690	71,341,291	1,258.45	
Sitework	141,320	11,090,836	78.48	
		82,432,127	1,454.09	
OPTION V2				
New Classroom Building, Admin/Library and MUR Building	60,512	72,593,475	1,199.65	
Sitework	135,969	6,979,066	51.33	
		79,572,542	1,314.99	

North Bayshore Masterplan
New Elementary School



Preliminary Scope Options
May 31st, 2019

Estimator: BT
GSF : 56,690

OPTION V1

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		OPTION V1					
3		North Bayshore Elementary School	56,690	SF			GSF by Artik Art & Architecture
4							
5		New Buildings					subtotal \$35,958,930
6		Allow for bldg hazardous materials abatement					not in scope - excluded
7		Site demolition, clearing	33,340	SF	1.00	33,340	assume no abatement required
8		Allow for grading	33,340	SF	1.00	33,340	allow
9		New 2 story Classroom Building	37,940	SF	555.00	21,056,700	GSF by Artik Art & Architecture
10		New MUR Building	8,500	SF	535.00	4,547,500	
11		New 2 story Admin/Library Building	10,250	SF	565.00	5,791,250	
12		Upper level pathways	9,600	SF	160.00	1,536,000	assume above lower level
13		Pavilion (on deck)	800	SF	250.00	200,000	open sided, incl. lighting
14		Playcourts (on deck)	5,680	SF	185.00	1,050,800	incl. fencing, lighting, drainage
15		Playfield (on deck)	9,000	SF	190.00	1,710,000	incl. turf, fence, lighting, drainage
16							
17		Site Work					subtotal \$5,590,235
18		Allow for bldg hazardous materials abatement					not in scope - excluded
19		Site demolition, clearing	141,320	SF	1.00	141,320	assume no abatement required
20		Allow for grading	141,320	SF	1.00	141,320	allow
21		Covered pathways	9,995	SF	210.00	2,098,950	assume adjoining buildings
22		Concrete pathways	2,515	SF	15.00	37,725	
23		Concrete pathways	9,200	SF	20.00	184,000	incl. lighting and benches
24		Grass turf playfield	20,600	SF	12.00	247,200	incl. irrigation and drainage
25		Play area	3,750	SF	45.00	168,750	incl. play equipment and furnishings
26		Landscaping	13,290	SF	8.00	106,320	incl. shrubs and irrigation
27		Parking	16,210	SF	28.00	453,880	63 spaces
28		Park Site playfield/landscaping	30,490	SF	13.00	396,370	grass turf, shrubs, trees, irrigation
29		Park Site playcourts/hardscape	13,070	SF	20.00	261,400	concrete playcourts, lights, benches
30		Sidewalks	22,200	SF	15.00	333,000	7' sidewalk, 5' landscaping
31		Allow for mechanical utilities	1	LS	400,000.00	400,000	
32		Allow for electrical utilities	1	LS	500,000.00	500,000	
33		Allow for site lighting	1	LS	100,000.00	100,000	
34		Allow for signage etc	1	LS	20,000.00	20,000	
35						41,549,165	
36		Site Requirements		2.5%		1,038,729	
37		Jobsite Management		7.5%		3,116,187	
38						45,704,082	
39		Insurance & Bonding		2.5%		1,142,602	
40		GC Fee		7%		3,279,268	
41						50,125,951	
42		Design Contingency		15%		7,518,893	
43		Construction Contingency					assume included in Soft Costs
44						57,644,844	
45		Escalation					excluded
46		Market Factor		10%		5,764,484	allow
47						63,409,329	
48		Project Soft Costs		30%		19,022,799	allow
49		Total Option V1				82,432,127	\$1454.09 / SF



Estimator: BT
GSF : 60,512

OPTION V2

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		OPTION V2					
3		North Bayshore Elementary School	60,512	SF			GSF by Artik Art & Architecture
4							
5		New Buildings					subtotal \$36,590,082
6		Allow for bldg hazardous materials abatement					not in scope - excluded
7		Site demolition, clearing	38,691	SF	1.00	38,691	assume no abatement required
8		Allow for grading	38,691	SF	1.00	38,691	allow
9		New 2 story Classroom Building	43,032	SF	555.00	23,882,760	GSF by Artik Art & Architecture
10		New MUR Building	6,902	SF	535.00	3,692,570	
11		New 2 story Admin/Library Building	10,578	SF	565.00	5,976,570	
12		Upper level pathways					none this option
13		Pavilion (on deck)	800	SF	250.00	200,000	open sided, incl. lighting
14		Playcourts (on deck)	5,880	SF	185.00	1,050,800	incl. fencing, lighting, drainage
15		Playfield (on deck)	9,000	SF	190.00	1,710,000	incl. turf, fence, lighting, drainage
16							
17		Site Work					subtotal \$3,517,735
18		Allow for bldg hazardous materials abatement					not in scope - excluded
19		Site demolition, clearing	135,969	SF	1.00	135,969	assume no abatement required
20		Allow for grading	135,969	SF	1.00	135,969	allow
21		Covered pathways					none this option
22		Concrete pathways	2,515	SF	15.00	37,725	
23		Concrete playcourts	9,200	SF	20.00	184,000	incl. lighting and benches
24		Grass turf playfield	20,600	SF	12.00	247,200	incl. irrigation and drainage
25		Play area	3,750	SF	45.00	168,750	incl. play equipment and furnishings
26		Landscaping	17,934	SF	8.00	143,472	incl. shrubs and irrigation
27		Parking	16,210	SF	28.00	453,880	63 spaces
28		Park Site playfield/landscaping	30,490	SF	13.00	396,370	grass turf, shrubs, trees, irrigation
29		Park Site playcourts/hardscape	13,070	SF	20.00	261,400	concrete playcourts, lights, benches
30		Sidewalks	22,200	SF	15.00	333,000	7' sidewalk, 5' landscaping
31		Allow for mechanical utilities	1	LS	400,000.00	400,000	
32		Allow for electrical utilities	1	LS	500,000.00	500,000	
33		Allow for site lighting	1	LS	100,000.00	100,000	
34		Allow for signage etc	1	LS	20,000.00	20,000	
35						40,107,817	
36		Site Requirements	2.5%			1,002,695	
37		Jobsite Management	7.5%			3,008,086	
38						44,118,599	
39		Insurance & Bonding	2.5%			1,102,965	
40		GC Fee	7%			3,165,509	
41						48,387,073	
42		Design Contingency	15%			7,258,061	
43		Construction Contingency					assume included in Soft Costs
44						55,645,134	
45		Escalation					excluded
46		Market Factor	10%			5,564,513	allow
47						61,209,648	
48		Project Soft Costs	30%			18,362,894	allow
49		Total Option V2				79,572,542	\$1314.99 / SF