



Mountain View
Whisman
School District

Measure T Construction Update and Priority 1 Project Proposal

September 17, 2020



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Strategic Plan 2021

Goal 5 Resource Stewardship

Goal 5: Students, staff and community members will have access to various resources, such as technology, facilities, furniture, equipment, etc., in a fiscally responsible manner, to fulfill the mission of MVWSD.

Guiding Principles



Have an approved project list to avoid the costly time delays that impacted Measure G



Create high-quality, equitable learning environments for all students



Involve our community in solutions, planning and implementation



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Where We Are Now

Bond Funds Available for Construction

Measure T	
Update: 8/25/2020	
Bond Proceeds	\$259,000,000
Staff Housing	(\$60,000,000)
COP Repayment	(\$38,253,518)
Funds available for construction projects	\$160,746,482

Process from MFP to Projects

- MFP took a broad look at what was needed
- Current estimates are more developed
- For each project we will bring a more refined budget prior to the start of the project.

Master Facility Plan to Current Estimates

- All costs were escalated for the life of the bond (October 2024).
- We anticipate doing most of our projects before October 2024, reducing our cost.
- COVID has also slowed escalation.
- These cost savings could allow us to add needed items as Priority 1 projects.

Master Facility Plan and Current Estimates

#	Description	Budget	MFP Estimate	Reason For Cost Difference
1	Program Costs	\$ 11,771,158		MFP did not itemize. Assume built into individual project budgets.
2	HVAC Replacement	\$ 16,869,300	\$ 15,384,900	MFP did not include Crittenden. Current budget includes Crittenden as units are nearing end of useful life.
3	Security Fences	\$ 2,745,456	\$ 7,391,200	MFP included replacment of all fencing at most sites. Current budget reflects retaining existing fencing where in good condition.
4	Surveillance Cameras	\$ 2,990,812		Included in fencing number above for MFP
5	Site Lighting	\$ 3,119,375	\$ 1,997,000	MFP only includes site lighting at Bubb, Huff and Landels. Current budget reflects need at all sites. We need to do a "light" study at all sites.
6	Storage	\$ 876,156	\$ 3,102,700	MFP includes adding storage closets to each existing classroom. Current budget considers adding exterior custom tuff sheds for general storage based on feedback from sites.
7	Park Toilets	\$ 991,875	\$ 2,304,000	MFP assumes construction of stick build buildings. Current budget reflects purchase of pre-fabricated restroom buildings.
8	Window Replacement	\$ 18,662,100	\$ 27,168,700	MFP includes replacement of entire assembly including framing. Current budget includes replacement of window assembly but not all framing. Additionally MFP budget does not include windows at Theuerkauf or Crittenden. Current budget does include these sites.

Master Facility Plan and Current Estimates

#	Description	Budget	MFP Estimate	Reason For Cost Difference
9	Paving and Utility Work	\$ 1,671,094	\$ 11,507,700	MFP includes replacement of storm drainage, water and/or sewer systems in their entirety at Landels, Monta Loma and Theuerkauf. Current budget reflects spot replacement only at Crittenden, Monta Loma and Theuerkauf at areas identified by MOT and camera surveys performed under Measure G.
10	Landels New Classroom Building	\$ 24,788,720	\$ 28,130,500	Not enough detail provided with MFP estimate to determine variance in cost.
11	Bottle Fillers	\$ 139,375	\$ 51,300	MPF includes work at Landels only. Current budget reflects upgrading all existing non ADA compliant drinking fountains to ADA compliant fountains with bottle fillers.
12	Solar	\$ 16,750,000	\$ 36,337,200	Unsure what MFP is based on. Current budget is based on current negotiations with the District's selected design build contractor, Engie.
13	Huff Portable	\$ 410,871	\$ 641,073	Not enough detail provided with MFP estimate to determine variance in cost.
14	Theuerkauf New Main Switchboard	\$ 415,569	\$ 1,600,100	Not enough detail provided with MFP estimate to determine variance in cost.
15	Crittenden Upgrade Main Switchboard	\$ 107,646	\$ 615,400	Not enough detail provided with MFP estimate to determine variance in cost.
16	Landels Playground Surfacing	\$ 297,970	\$ 706,500	MPF includes upgrade of playground which was performed under Measure G with matching county funds for all inclusive playground.

Master Facility Plan and Potential Priority 1 Items

#	New Project Description	Budget	MFP Estimate	Reason For Cost Difference
17	Outdoor Learning Areas	\$ 7,983,936	\$ 30,654,600	MFP included site development of +/- 30,000SF per site to include outdoor learning areas and play areas (noted as "non-ball play areas"). Current budget reflects outdoor learning spaces of a smaller scale. With areas of roughly 400 SF per location with benches, pavers, shade sails and landscaping. On average of 4 per elementary site and 10 per middle school site.
18	Move Vargas sign and add CR sign	\$ 239,303		Not included in the MFP
19	Mistral's Admin Office	\$ 3,008,000		Not included in the MFP
20	Vargas Parking Cover	\$ 503,125		Not included in MFP but identified as priority 1 need by District.

- Total reduction in cost from the MFP estimate to the current estimate is \$34,330,795.92 for current Priority 1 projects.
- The cost of the new items (potential new Priority 1 items) listed above is \$11,734,364

Bond Oversight Committee Updates

- After each Bond Oversight Committee meeting the board will receive a formal update and presentation.
- There will also be a summer construction presentation as in years past.
- Board will see construction contracts and schematic designs. We will not bring schematic designs for items like HVAC.



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Current Projects Update

Priority 1 Projects

- Priority 1 projects in the MFP focused on safety, efficiency, and short term growth.
- The Priority 1 items do not address long-term growth in the district.

HVAC Replacement and Upgrades

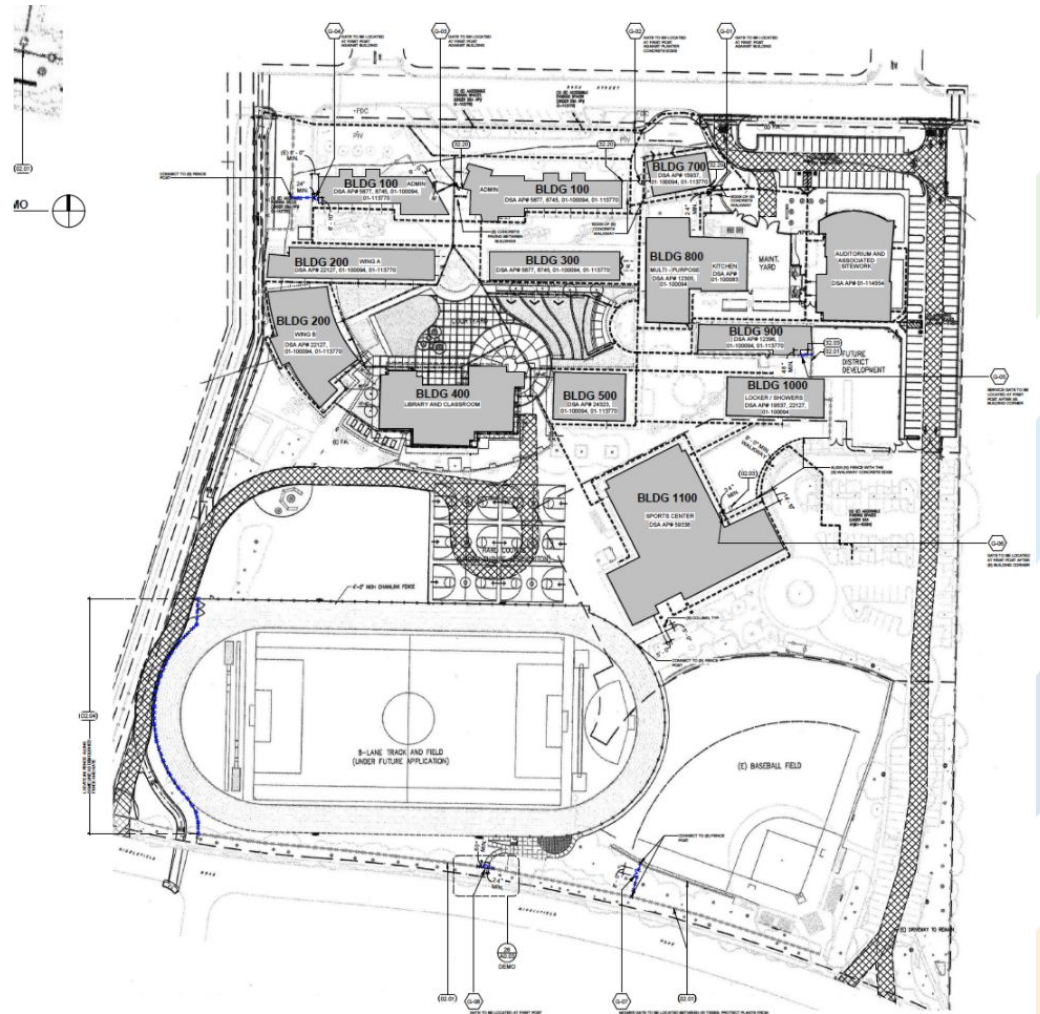
- Replacement of existing equipment Bubb, Huff, Landels, Graham, Theuerkauf, Monta Loma and Crittenden with new split systems or VRF units.
- Rooftop units will be replaced at Crittenden Administration building.
- New Bard units (in portables) at Graham.
- Upgrade controls system at Graham and Crittenden to bring in line with District standard.
- All existing ductwork to remain.

Perimeter Controls

- Includes addition of fencing and gates to completely enclose campus and fields. Fencing and gates would be ornamental metal to match existing at campus frontage and 6' high chain link fencing and gates at property lines and back of campus.
- Gates to have panic hardware and self-closing hinges. Purpose of fencing is to control points of entry during school hours and will be left unlocked for public access after hours and on weekends.
- Gates that are in the field areas will be on automatic locks so the public can access the fields after hours.

A Few Examples of Placement

Staff Report has all schools listed in an easier to read format.



Surveillance Cameras

- Placement of between 16 to 36 surveillance cameras per site (quantity varies based on size and layout of site) and associated network-based security monitoring and recording system.
- Cameras will receive power over ethernet (POE).
- Quantities subject to change based on Board policy once established.

Site Lighting

- New light standards and/or bollard style light post to illuminate path of travel to/from campus and parking lots
- A photometric survey will be done to determine areas of need at each campus.



Storage

- Storage would be 400 square foot custom Tuff Sheds at Castro, Stevenson and Vargas.
- Custom Tuff sheds would be designed to match adjacent buildings at each site and include a plaster finish.



Park Toilets

- Purchase and installation of prefabricated, standalone toilet buildings and associated site work at Huff, Landels and Castro/Mistral.
- Toilet room buildings would be concrete or block units. Pricing based on The Public Restroom Company units.
- The units would be maintained by the City and used afterhours.



Window Replacement

- Replacement of single pane windows at Bubb, Mistral, Crittenden, Graham, Huff, Landels, Monta Loma and Theuerkauf. Scope includes installation of new windows in existing openings with minor dry rot repair where necessary.
- Includes removal and installation of existing window blinds for new windows.
- Does not include any new buildings or window assemblies recently replaced under Measure G



Paving and Utility Work

- Castro Elementary School - removal of existing pedestrian rated paving adjacent to the existing 2 story classroom building and installation of new vehicular rated paving section and parking space striping and associated signage. 7,000 SF in total.
- Theuerkauf – demolition and repaving of 20,000 SF parking areas along San Luis Avenue.
- Theuerkauf - asphalt overlay and restriping of existing play areas - 60,000 SF.
- Theuerkauf - Includes site investigation, removal, and replacement of existing storm drain piping at interior campus courtyard. Areas identified by MOT as problematic.

Paving and Utility Work

- Monta Loma - Includes site investigation, removal and replacement of existing storm drain piping adjacent to Multi-Use Building (Between MUR and kinder classroom wing). Areas identified by MOT as problematic.
- Crittenden - Includes site investigation, removal, and replacement of existing storm drain piping at interior campus courtyard adjacent to food service area. Area identified by MOT as problematic.
- Crittenden –upgrade of existing campus public address system. Upgrade to Front Row system as installed at other campuses under Measure G

Castro Back Lot to Be Repaved and Striped



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Landels New Classroom Building

- Demolition of existing 10,869 SF buildings identified as units 1 (administration) and 2 (classrooms) and construction of new 2-story 15,000 SF building to house administration and ten (10) standard size classrooms with associated site development and landscaping.
- Temporary housing for administration and classrooms displaced during construction.
- Reconfiguration of pickup/drop-off area and parking along West Dana St.
- Budget includes escalation figured at 5% to 2023.

Design/Build for Landels

- District works with an Architect to prepare “Bridging Documents” to establish the program (location, schedule etc.)
- Prequalified Teams, (Design-Build Entities) are provided with bridging documents, topographic survey, and soils reports.
- Design-Build Entities submit plans roughly equivalent to schematic design drawings along with a guaranteed maximum price contract that is tied to the delivery schedule.
- Proposals are evaluated on a “Best Value Criteria”.
- Often design competitions alone result in projects that are either not financially viable or that are impractical for public schools.

Bottle Fillers and Fountains

- Replacement of existing non-ADA compliant and/or hi-low drinking fountains at Crittenden, Graham, Mistral, Monta Loma, Theuerkauf and Vargas with new ADA compliant drinking fountains with bottle fillers.
- Addition of 1 bottle filler at Stevenson.



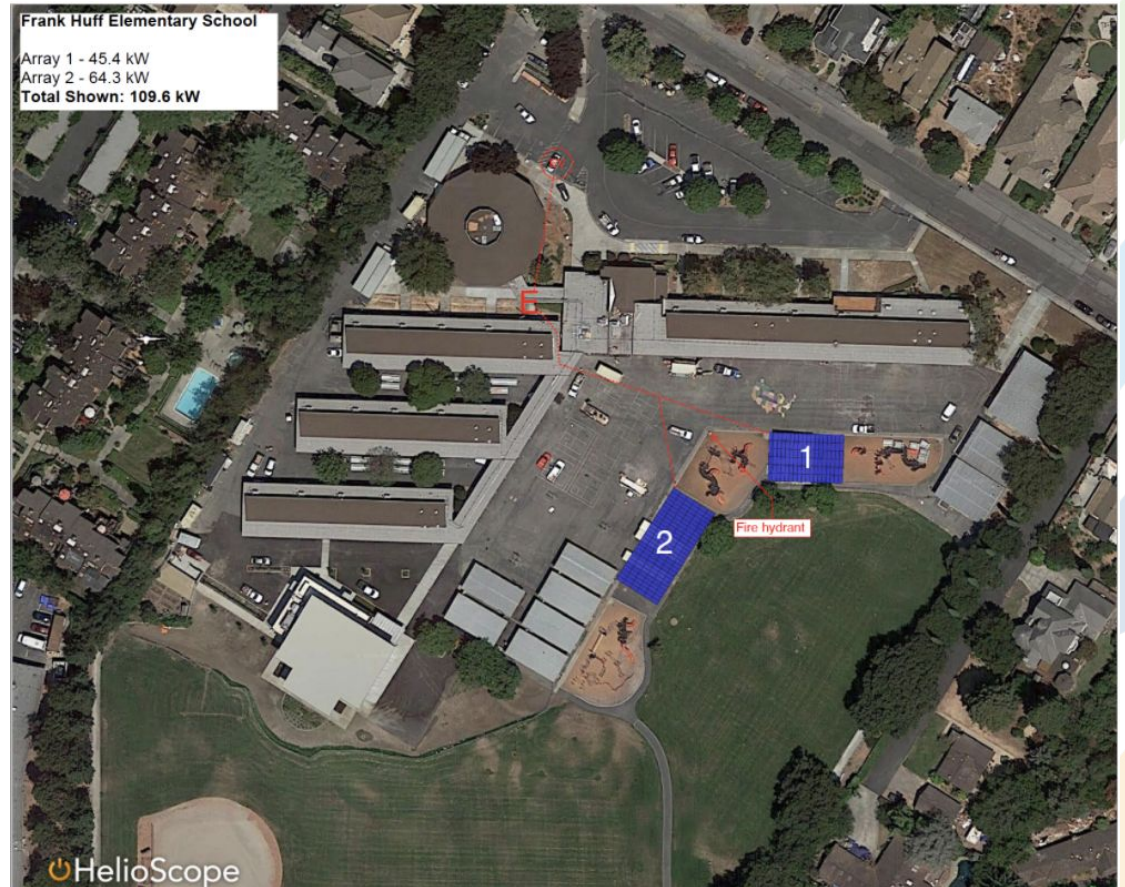
Solar

- In the spring of 2018 Sage Renewables conducted a feasibility study and presented to the Board.
- At the June 14, 2018 meeting the Board gave direction to continue with the concept of solar panels.
- In May 2020 the district and Engie met with all school sites to get feedback on the design and placement of the solar arrays
- The District is currently working with Engie and Sage on contract revisions and hopes to bring a contract to the board in October.

A Few Examples of Placement

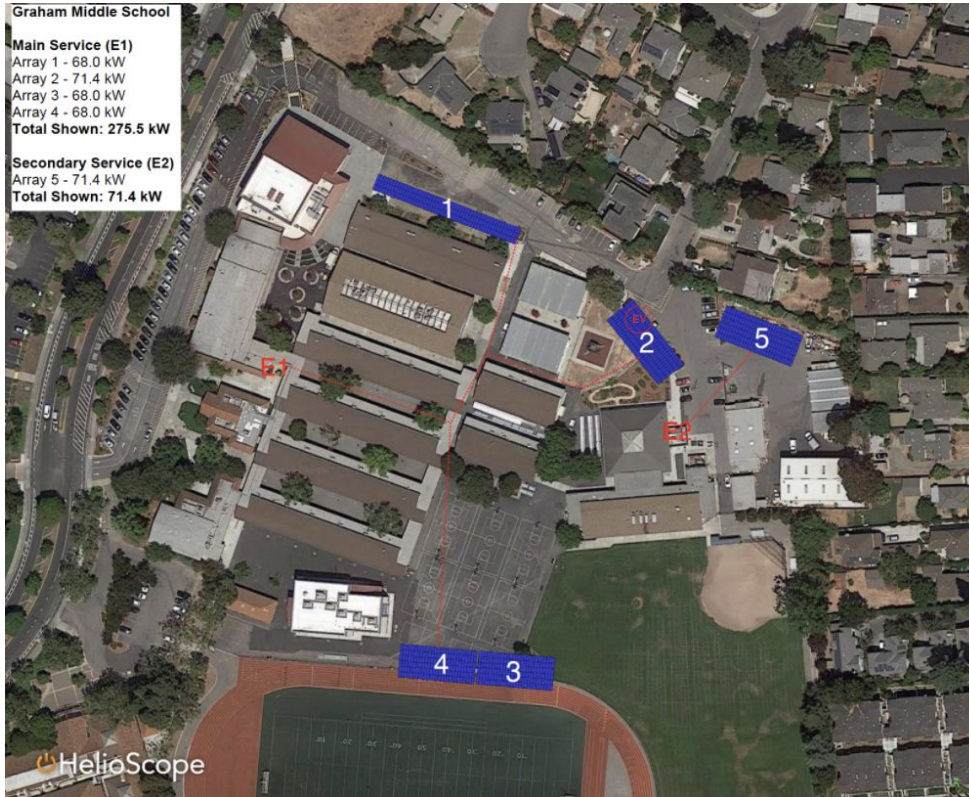
Staff Report has
all schools listed

Huff



A Few Examples of Placement

Graham



Castro/Mistral



Huff Portable

- Installation of one (1) 960 SF standard classroom portable on a permanent concrete foundation including associated sitework and landscaping.
- Standard classroom finish with whiteboard wall, casework and sink and Front Row audio-visual system.
- Location to be determined

Theuerkauf New Main Switchboard

- Installation of new 2000-amp main switchboard to eliminate existing switchboard located in building C. Location of new equipment would be exterior adjacent to San Luis Ave.
- Block wall enclosure with ornamental metal gate around electrical equipment.

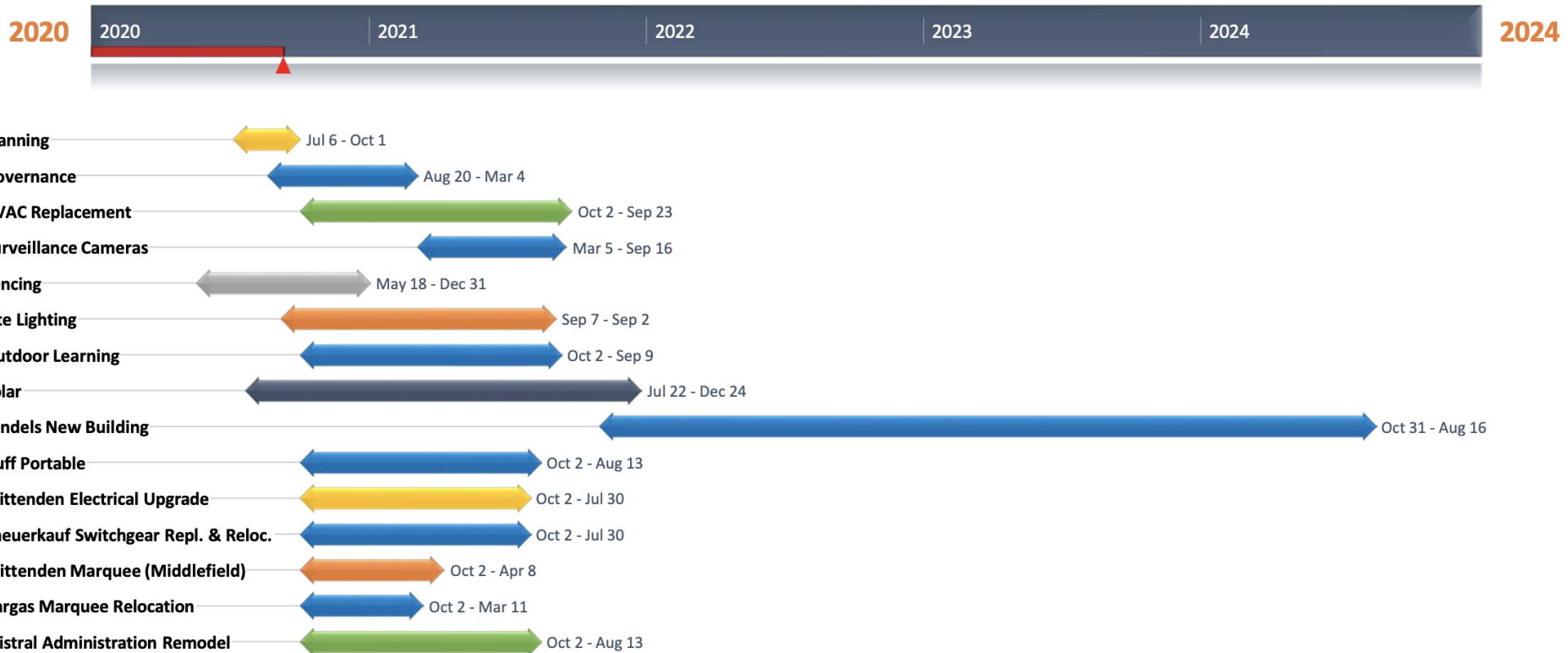
Crittenden Upgrade Main Switchboard

- Installation of new main breaker and distribution breakers in existing switchboard.

Landels' Playground Surfacing

- Grind and overlay, seal and striping of existing playground – 53,275 SF. Includes replacement of existing equipment (basketball standards, tetherball, etc.) Does not include new play structures.

Tentative Timeline for Projects



All tentative timelines provided in board packet



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Recommendation of Potential Projects to Add to Priority One



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Outdoor Learning Space

Many Options

- There are many options to providing outdoor learning spaces ranging from taking chairs outside to creating a space that could be used for several years.
- We have an opportunity to choose what we would like to do unlike other districts who do not have a bond program.
- To make this choice we need more information from the community and Board.

Exploring Options

- To explore options and use bond funds towards outdoor learning, it needs to be added to the project list.
- Adding outdoor learning spaces to the project list does not obligate the Board to spend a particular amount of money on the project.
 - Rather, it allows the district to explore how we may be able to fill the need for outdoor learning spaces.

What is Possible



Outdoor Learning in MFP

- The MFP scoped \$30,654,600 million for all outdoor learning spaces.
- It is not possible for us to allocate \$30.7 million without adversely impacting the current project list.
- However, we do have the option to explore what could be possible and determine if it is something we want to move forward with.
- We have a tentative budget of 7.9 million for outdoor learning.

Proposed Timeline for Outdoor Learning

Initial consultation with
landscape architect

Review of survey and
development of possible
designs based on survey

Landscape architect revises
plans based on focus group
feedback

September

December

Development of
survey sent to all
stakeholders

Hold focus group
sessions with each
school to get feedback
on the designs. Formal
board update on
feedback.

Landscape architect revises
plans based on focus group
feedback and presents to
the board

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*construction start date for September 2021

Outdoor Learning Next Steps

- If the board chooses to add outdoor learning to the bond project list we will start the process to gather feedback.
- Construction would start in the Fall of 2021.



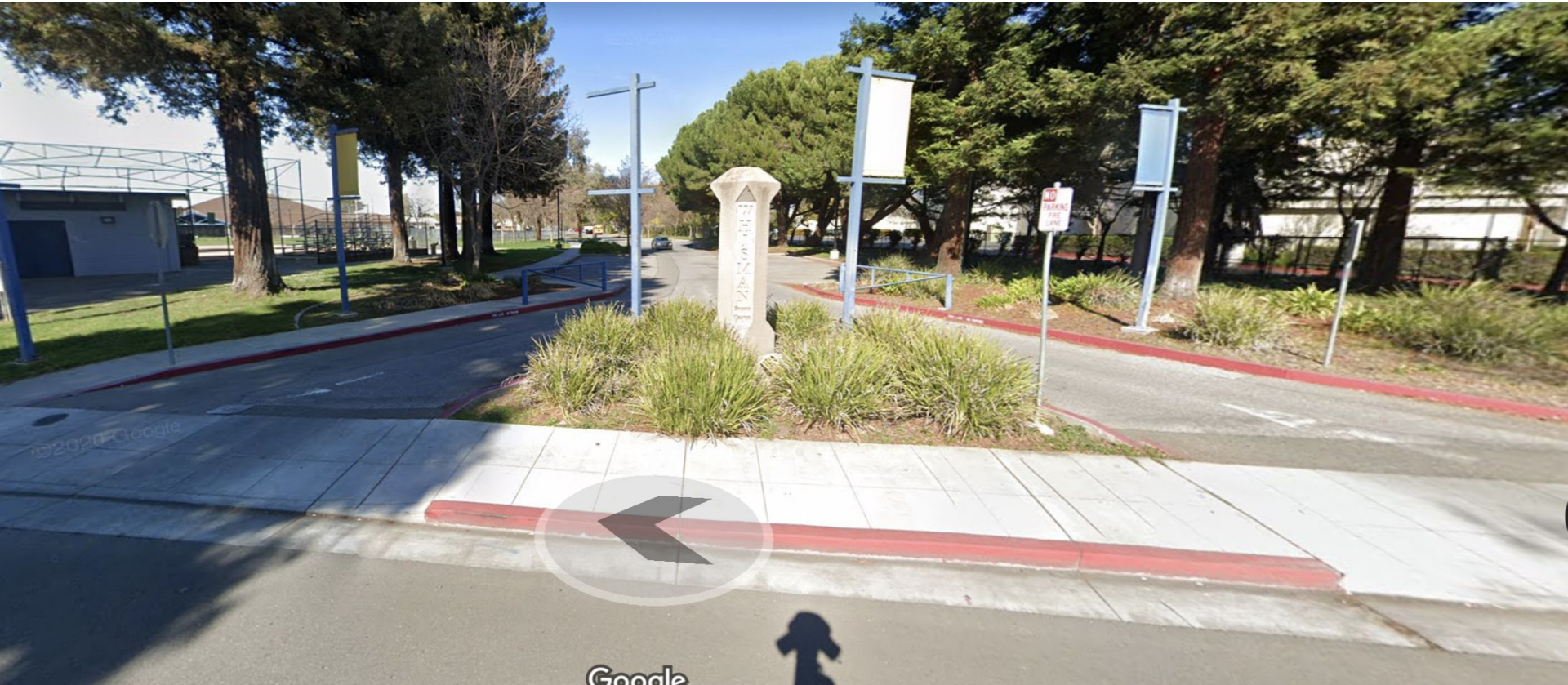
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Signs at Vargas and Crittenden

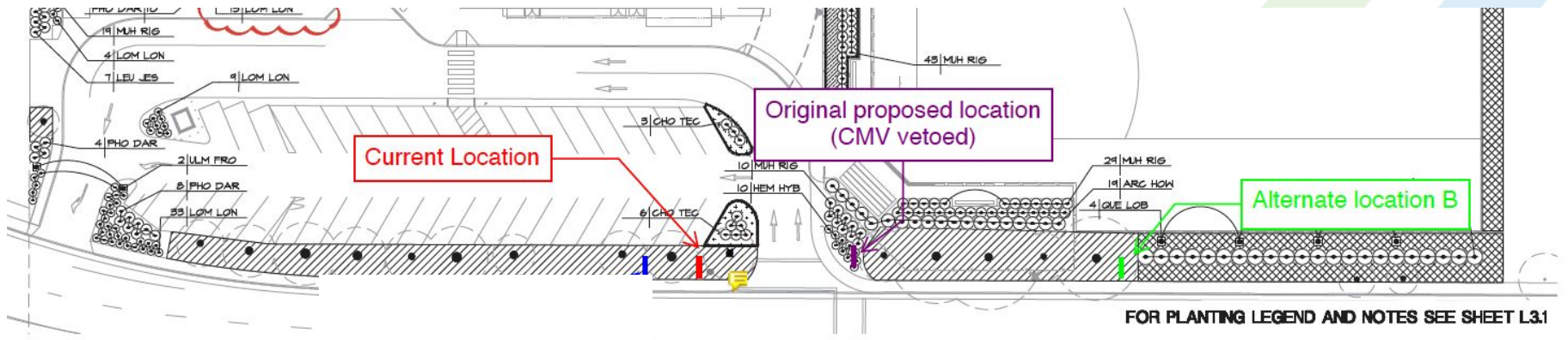
Crittenden Sign and Movement of Vargas Sign

- A large number of students and parents use the backside of Crittenden for drop off and pick up. Having a marquee sign at the back of the school will make it easier for parents to get information. This project will be in partnership with the Crittenden PTA.
- During construction of Vargas the City moved the light pole at Vargas which then impacted the placement of the Vargas marquee sign.

Middlefield Rd. Crittenden Entrance



Relocation of Vargas Sign





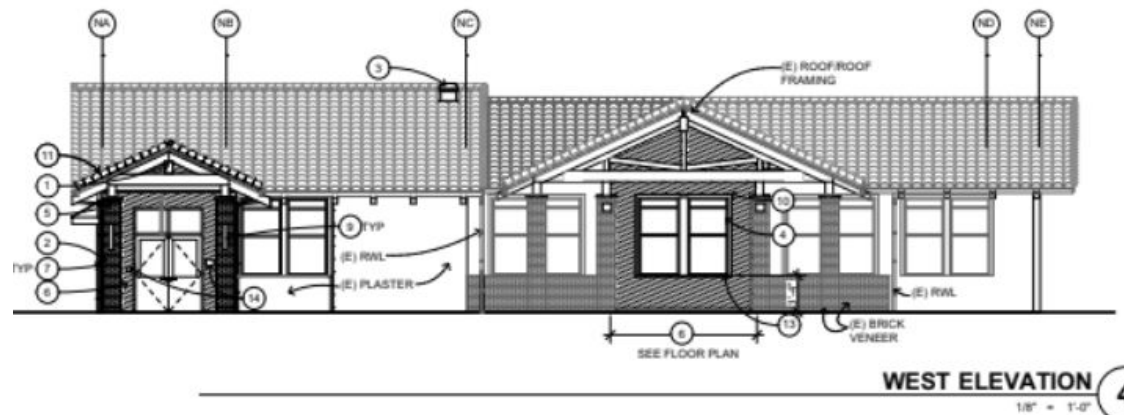
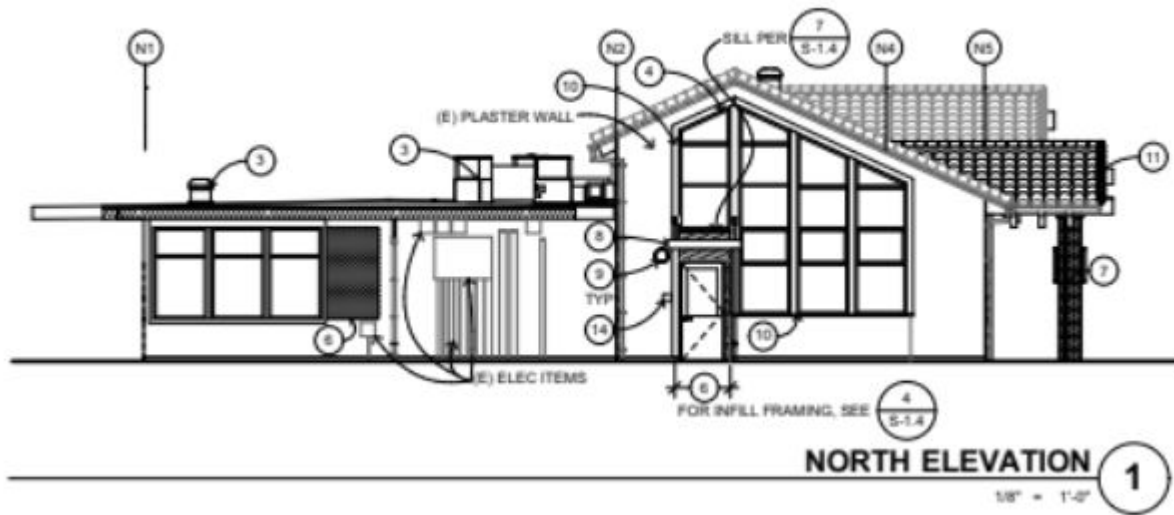
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Mistral's Front Office

Mistral's Front Office

- Mistral's front office was scheduled to be remodeled as part of Measure G.
- The plans have already been submitted and approved by the Division of State Architect.
- This would include a reconfiguration of the office, teacher work space, and nurses room.
- New bathrooms as well and a new conference room.
- Relocate the Main Data Frame to an exterior pre-cast building.

Mistral Office





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Vargas Parking Cover

Vargas Parking Cover



- The trees along N. Whisman Rd. drop pine cones on cars and are a danger to people.
- A parking cover would protect both people and cars and would allow the district to keep the trees.
- The cover would be a pre checked DSA structure.



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Options and Next Steps

Staff Recommendation

- Our recommendation is to move all the suggested projects up to priority 1.
 - The total cost for all items proposed would be \$11,734,364.
 - Amount remaining for Measure T would be \$46,404,641
 - The remaining will be placed as a “reserve” for unanticipated costs and scope changes

Options and Next Steps

- We believe these projects fall into the priorities of safety, efficiency, and short term growth but would like the Board's direction.



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Thoughts and Questions