



**SAN MATEO- FOSTER CITY SCHOOL DISTRICT**

# **FACILITIES MASTER PLAN**

## **FOR THE NEW DECADE**

JULY 2020

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    College Park Elementary School  
    Fiesta Gardens International School  
    Foster City Elementary School  
    George Hall Elementary School  
    Highlands Elementary School  
    Laurel Elementary School  
    LEAD Elementary School  
    Meadow Heights Elementary School  
    North Shoreview Montessori School  
    Parkside Montessori School  
    San Mateo Park Elementary School  
    Sunnybrae Elementary School  
    Turnbull Children's Center  
Central Kitchen/Warehouse  
Central Office  
M&O Warehouse



## SECTION I

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# EXECUTIVE SUMMARY



## OVERVIEW

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The purpose of the San Mateo-Foster City School District Facilities Master Plan for the New Decade is to assess the current conditions of the District’s facilities and to identify facility needs for the next 10 years. It furthers the District’s goals to continue the enhancement of physical assets to create as much as possible environments which support effective learning and teaching for students and teachers.

The Facilities Master Plan for the New Decade builds upon the findings and recommendations contained in two prior Facilities Master Plans the District commissioned in 2010 and 2013. A significant amount of work identified in these documents has been completed or is currently underway; however, funding limitations resulted in many of the needs remaining unaddressed. This Master Plan is an updated inventory of needs that remain as well as new needs that have been identified since the last Plan was completed.

The District has carried out a continuous and robust facility improvement program since the first of these facility master plans in 2010. Voters approved Measure L for \$175 million and Measure X for \$148 million that have funded past and current facility improvement projects.

This Facilities Master Plan is intended to be strategic in nature, looking at needs broadly across all District sites, without a detailed evaluation inventory of specific items at each site except specific items identified during the school input process described later on in this document. As such, cost information herein should be viewed as reasonable allowances, rather than estimates based on exact quantities of each item. As the Board of Trustees considers funding for specific projects, then a definitive scope, schedule, and cost estimate including cost escalation will need to be developed for each project.

## MASTER PLAN PROCESS & PARTICIPANTS

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This Facilities Master Plan represents the close collaboration between the District Administration and Aedis Architects. Aedis Architects reviewed the recommendations from the previous 2010 and 2013 Facilities Master Plans, the District staff, and the Site Teams, which were provided by the District, and visited all the sites to observe the existing conditions to understand the conditions of the District’s facilities. The result is a Facilities Master Plan that clearly identifies the District’s needs and priorities as well as establishes the associated fiscal requirements necessary to pursue them. The Master Plan also recognizes that although all campuses do not have identical needs and priorities, any financial investments made in the coming decade will be allocated responsibly in accordance with the student population served, as to improve equity across the District.

The District Administration and Advisor to the Superintendent (independent consultant) completed a multi-phase process to involve the school community in the development of the Plan. In brief, the phases were:

- Phase I:** District identified needs for all District sites based primarily on unmet needs included in the 2013 Facilities Master Plan that still exist and other needs identified in the intervening years--Completed in Fall 2019
- Phase II:** The District held 22 site-specific School Community Meetings for staff, parents, and students to learn about the Facilities Master Plan development process and to provide input on needs and priorities for their respective facilities--Completed in January and February 2020 with a total attendance at the 22 site meetings of over 450 participants.
- Phase III:** The District provided an online Survey opportunity in English and Spanish for all stakeholders to provide input on facility needs and priorities at their respective school sites and other District facilities--Completed in February 2020 with 671 responses received.
- Phase IV:** Schools formed School Facilities Master Plan Teams comprised of staff and parent representatives, as well as students at one school, to take all of the input and make recommendations about 1) needs to be added to the District-identified needs and 2) the top five priorities for their respective schools--Planned for the month of March with recommendations due by the end of March 2020. The District postponed the school site work in March due to the Shelter in Place orders and the need for staff to immediately focus all of their attention on shifting from in-school instruction to Distance Learning. This work was restarted in late April to capture the important work that had been done to date to meet the Board of Trustees’ expectation for a Facilities Master Plan for the New Decade. The “restart”

included a revised process to make it easier to manage virtually and during a time that the focus needed to continue to be on Distance Learning and supporting both students and their families. Principals were given the option of making the final recommendations based on what they thought their Team would recommend or convening as much of their Team as possible virtually. All recommendations of additional needs and site-based priorities were submitted by the end of May by School Teams comprised of more than 150 members in total involved in making the recommendations about additional needs and priorities for their respective schools.

**The fifth phase in the development of the Facilities Master Plan** was to form a Superintendent's Facilities Advisory Committee (FAC) to work with the District and the District's consultant, Aedis Architects, to develop a Facilities Master Plan for the New Decade to be recommended to the Board. The FAC would be responsible for reviewing 1) the list of all facility needs in the District based on all of the needs identified by the District staff and the recommendations of the School Teams along with general cost estimates provided by Aedis Architects and 2) recommend priorities for the first phase of projected implementation once a source of funding is identified and secured.

Given the continuation of the Shelter in Place Order through June, which brought the challenge of establishing a Committee that could develop the relationships needed for any committee to work as well as attend recurring virtual meetings needed to work together to accomplish its responsibilities, the administration developed an alternative plan to finalize the Facilities Master Plan, which included compiling all of the District and Site-identified needs into a master list and then, using criteria, establishing priorities for the first few years of the Plan taking into consideration both the Districtwide priorities and Site-identified priorities.

## FACILITY NEEDS OVERVIEW

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SMFCSD consists of fifteen (15) K-5 schools, three (3) 6-8 schools, three (3) K-8 schools, a pre-school center, a closed school, and three (3) administrative support facilities. This includes the new Beach Park Elementary School currently under construction in Foster City and due to be completed by early 2021. This Facilities Master Plan covers all the operating campuses, the soon to be opened Beach Park School, the three administrative support facilities, as well as the closed school (this analysis was previously completed separately by the District). Four of these schools – College Park, Turnbull, Fiesta Gardens, and Foster City Elementary - have already been fully or mostly renovated since 2010 and have much fewer needs.

Some new structures, including classrooms, multi-purpose buildings, and gyms, have been added to other campuses, but the remaining existing facilities require a substantial amount of modernization.

As this Facilities Master Plan is intended to guide the District’s facility improvement efforts for the next 10 years, both current needs and needs that may surface in the coming years are identified. With the exception of the four modernized campuses, there are common conditions found in most of the District campuses and facilities, including:

1. Campuses have a significant amount of infrastructural needs, particularly underground utilities. Electrical service in some cases may need to be upgraded to accommodate technology and other power load demands.
2. For the most part, District facilities are ADA-compliant, but some updating and adjustments are recommended.
3. There is a lack of parking on many campuses; however, the land areas are generally fully used and there are not obvious opportunities to provide more parking on-site.
4. Blacktop and playground equipment (other than play structures) need a significant amount of work to make them functional and prolong their service life.
5. Technology is a significant and changing need at all campuses.
6. In this time of Covid-19, it has become clear that additional measures need to be taken to protect the health and safety of students, staff, and visitors to each campus.

Both the District and many schools, and in some cases most schools, have identified new needs such as water bottle fillers, air conditioning, and shade structures for play areas.

## IDENTIFIED NEEDS MATRIX

The chart on the following page identifies needs by site with symbols referring to whether it was a District-identified need or a site identified need, and in the case of the latter, if there is a specific need within the general category. The specific site needs are identified in the individual Site Summaries for each school in Section IV: Site Summaries.

		Alford Middle School	Ardmore Elementary School	Bayview Academy	Bayside Branch	Beverwood Elementary School	Blossom Park Elementary	Bramford Elementary School	Brent Middle School	Buckhorn Woods School	Burnside Island Elementary School	Cedar Park Elementary School	College Park Elementary School	Danforth Elementary School	Foster City Elementary School	Glenfield Elementary School	Hughes Elementary School	Lido Elementary School	Mouth Creek Campus	New Elementary School	Norwood Heights Elementary School	North Brainerd Montessori School	Parkside Montessori School	Six Maple Park Elementary School	Sunnyvale Elementary School	Theodore Children's Center	West Office	MLO Partners	Central Kitchen / Warehouse	Workforce Training	
1	ADA Work																														
2	General/Misc. Upgrades																														
3	Upgrade/Replace Ramps	*			*	*		*	*	*							*	*	*	*	*	*									
4	Administrative Spaces																														
5	Office - Modernize or Expand									IP						*	*□		*	□											
6	Staff Lounge - Modernize or Expand					□											*							□	□						
7	Other		□+														*					□+					□+				
8	Classroom/Specialized Uses/Other																														
9	Accordion Walls - Replace																							* □</td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>							
10	Classroom/Specialized Uses/Offices - Modernize or Add	□	*□	□+	□+				□	□					□	□			□		□	□									
11	Storage - Add/Replace	□							□						□									□							
12	Noise Reduction		*□	*□											□						□			□							
13	Display Areas									□																					
14	Drinking Water																														
15	Repair Drinking Fountains	*	*	*		*		*□	*	*	*	*	*	*	*	*	*	*□	*	*	*	*□	*	*	*	*	*	*	*	*	*
16	Add Bottle Fillers/Hand Wash Stations	*□	*□	*	*	*	*	*□	*□	*	*	*	*	*□	*□	*	*□	*□	*	*	*□	*□	*	*	*	*□	*	*	*	□	
17	Electrical Upgrades	*	*	*			*	*	*	*	*	*	*	□		* IP	*	*	*	*	*□	*	*□	*	*	*	*	*	*	*	
18	Fencing - Chain Link	*	*	*		*□		*	*	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	*□		*□	*□	
19	Fire Alarm System Upgrades	*□		*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
20	Flooring Replacement	*	*	*	*□	*□			*□	*□	*	*	*	*□	*	*□	*□	*□	*	*	*□	*□	*□	*	*□	*	*	□		*	
21	Furniture																														
22	Student Furniture - Enhanced												□																		
23	Outdoor Seating	*	*	*		*□		*	*	*	*	*	*	*	*□	*	*	*	*□	*	*□	*□	*	*□	*	*	*	*	*	*	
24	Other	□+	□+																					□+			*□+		□+		
25	Gym - New									*□																					
26	Heating, Ventilation & Air Conditioning (HVAC)																														
27	Upgrade Existing HVAC	*	*□	*□+	*□	*□		*	*	*	*□	□	*□	*□	*□	*	*□	*	*	*	*□	*									

## IDENTIFIED NEEDS COST ESTIMATE

See the chart on the following page for the Identified Needs Cost Estimate, outlining the costs to address the complete list of needs identified by the District and Site Teams. The following chart itemizes construction costs, with soft costs added in the sum totals provided at the bottom of the chart. Project cost at the bottom of the chart is comprised of both construction costs and soft costs. No cost escalation (inflation) has been included in these cost projections, as the timing of implementation is not known at this time. In a subsequent implementation phase, escalation must be taken into account, as it will impact overall project cost and budget.

On the following table there is no cost included for the Modernization category (line item #46). That is because the different components of modernization such as, for example, electrical and plumbing upgrades are shown as separate categories and costs as there may be funding for some to be done before a full modernization.

Many schools are slated for full modernization. The components of a full modernization are described in the identified needs cost estimate for each site, including reference to the correlated line item numbers. Modernization scope can include the below items, as applies for each site.

- Fire alarm upgrade
- Flooring replacement
- HVAC balancing, HVAC balancing, or A/C installation
- Air filtration installation
- IT allowance for upgrades such as relocating IDF cabinet from inside of classrooms to outside of classrooms, relocating MDF to alternate location in existing building, replacing data campus wide including wireless access points in classrooms.
- Warming kitchen upgrades
- Interior and exterior lighting replacement
- MPR curtain and sound system replacement
- Play matting replacement
- Play equipment upgrades
- Exterior painting
- Interior painting
- Blacktop upgrades
- Parking lot upgrades
- Upgrade of plumbing, sanitary sewer, and storm drainage
- Addition of shut off valves
- Modernization or replacement of relocatables
- Restroom additions
- Restroom modernization including new fixtures and finishes throughout
- Roofing and/or gutter replacement
- Shade structures at lunch area or play area
- Sidewalk and walkway repair/replacement
- Sink repair, replacement, or hot water addition
- Canopy addition/replacement





## IDENTIFIED NEEDS COST ESTIMATE SUMMARY

See the chart on the following page for the Identified Needs Cost Estimate Summary. The project cost outlined is comprised of both construction costs and soft costs. No cost escalation (inflation) has been included in these cost projections, as the timing of implementation is not known at this time. In a subsequent implementation phase, escalation must be taken into account, as it will impact overall project cost and budget.

IDENTIFIED NEEDS SUMMARY, CONSTRUCTION COST AND PROJECT COST ESTIMATE

Abbott Middle School	Audubon Elementary School	Bayside Academy	Bayside Theatre	Baywood Elementary School	Beach Park Elementary	Beresford Elementary School	Borel Middle School	Bowditch Middle School	Brewer Island Elementary School	College Park Elementary School	Fiesta Gardens International School	Foster City Elementary School	George Hall Elementary School	Highlands Elementary School	LEAD Elementary School	Knolls (Closed Site)	Laurel Elementary School	Meadow Heights Elementary School	North Shoreview Montessori Schoo	Parkside Montessori School	San Mateo Park Elementary School	Sunnybrae Elementary School	Turnbull Children's Center	Central Office	M&O Warehouse	Central Kitchen / Warehouse	Total, All Sites	
\$ 32,105,700	\$ 27,638,100	\$ 34,724,800	\$ 5,345,100	\$ 25,675,600	\$ 1,713,500	\$ 13,308,800	\$ 33,597,100	\$ 52,390,400	\$ 26,167,100	\$ 16,633,800	\$ 20,116,500	\$ 12,560,300	\$ 22,523,700	\$ 35,472,800	\$ 46,194,300	\$ 28,769,900	\$ 36,981,300	\$ 28,671,500	\$ 22,620,500	\$ 51,502,900	\$ 21,853,100	\$ 14,037,700	\$ 10,679,800	\$ 6,075,800	\$ 1,423,900	\$ 3,216,200	\$ 631,798,000	Construction Cost Estimate Subtotal
\$ 11,236,995	\$ 9,673,335	\$ 12,153,610	\$ 1,870,785	\$ 8,986,460	\$ 599,725	\$ 4,657,380	\$ 11,758,985	\$ 18,336,640	\$ 9,158,485	\$ 5,821,830	\$ 7,040,775	\$ 4,396,105	\$ 7,883,295	\$ 12,415,480	\$ 16,168,005	\$ 10,069,465	\$ 12,943,455	\$ 10,035,025	\$ 7,917,175	\$ 18,026,015	\$ 7,578,585	\$ 4,913,195	\$ 3,737,930	\$ 2,126,530	\$ 498,365	\$ 1,125,670	\$ 221,129,300	Soft Cost Subtotal, 35%
\$ 43,342,695	\$ 37,311,435	\$ 46,878,210	\$ 7,215,885	\$ 34,662,060	\$ 2,313,225	\$ 17,964,180	\$ 45,356,085	\$ 70,727,040	\$ 35,325,585	\$ 22,455,630	\$ 27,157,275	\$ 16,956,405	\$ 30,406,995	\$ 47,888,280	\$ 62,362,305	\$ 38,839,365	\$ 49,924,755	\$ 38,706,525	\$ 30,537,675	\$ 69,528,915	\$ 29,231,685	\$ 18,950,895	\$ 14,417,730	\$ 8,202,330	\$ 1,922,265	\$ 4,341,870	\$ 852,927,300	Identified Needs Project Cost Estimate
																									Total, including Soft Costs			


## IMMEDIATE PRIORITIES MATRIX

The chart on the following page identifies needs by site with symbols referring to whether it was a District-identified need or a site identified need, and in the case of the latter, if there is a specific need within the general category. The specific site needs are identified in the individual Site Summaries for each school in Section IV: Site Summaries.

Immediate Priorities identified in alignment with the Criteria for Prioritization are highlighted in yellow.

		Alphabet Middle School	Audubon Elementary School	Bayfield Academy	Bayfield Theatre	Beverage Elementary School	Blossum Park Elementary School	Brockford Elementary School	Burnside Middle School	Cornwall's Middle School	Dewey Island Elementary School	Fletcher Elementary School	Hawthorne International School	Hillier City Elementary School	Kingswell Elementary School	Lalor Elementary School	LEAD Elementary School	Meadow Creek Campus	Nelson Elementary School	Newman Heights Elementary School	North Shoreview Macmillan School	Parkville Macmillan School	Rose Mary Park Elementary School	Sunshine Elementary School	Tumbled Children's Center	General Office	MAO Ventilation	Central Kitchen/Wardroom	Workforce Housing
1	ADA Work																												
2	General/Misc. Upgrades																												
3	Upgrade/Replace Ramps	*			*			*	*	*								*	*	*	*		*						
4	Administrative Spaces																												
5	Office - Modernize or Expand										IP				*	*□		*											
6	Staff Lounge - Modernize or Expand														*	*													
7	Other		□+																			□+				□+			
8	Classroom/Specialized Uses/Other																												
9	Accordian Walls - Replace																												
10	Classroom/Specialized Uses/Offices - Modernize or Add	□	*	□	□+	□+																	*	□					
11	Storage - Add/Replace	□																											
12	Noise Reduction		*	□	*	□																							
13	Display Areas																												
14	Drinking Water																												
15	Repair Drinking Fountains	*	*	*		*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
16	Add Bottle Fillers/Hand Wash Stations	*□	*□	*	*	*	*	*□	*□	*	*□	*	*□	*	*	*□	*□	*	*	*	*□	*□	*	*	*□	*	*	*	□
17	Electrical Upgrades	*	*	*		*		*	*	*	*				* IP</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>	*	*	*	*	*	*□	*	*	*	*	*	*	*	*
18	Fencing - Chain Link	*	*	*		*□			*	*	*□		*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
19	Fire Alarm System Upgrades	*□		*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
20	Flooring Replacement	*	*	*	*□	*□		*	*	*□	*	*□	*	*	*□	*□	*□	*	*	*	*□	*□	*□	*	*□	*	*□	*	*
21	Furniture																												
22	Student Furniture - Enhanced																												
23	Outdoor Seating	*	*	*		*□		*	*	*	*	*	*	*□	*	*	*□		*□	*□	*	*□	*	*	*	*	*	*	*
24	Other	□+	□+														□+						□+			*□+		□+	
25	Gym - New																												
26	Heating, Ventilation & Air Conditioning (HVAC)																												
27	Upgrade Existing HVAC	*	*□	*□+	*□	*□		*	*	*	*□	□	*□	*□	*□	*	*□		*	*□	*□	*□	*□	*□	*□	*	*□	*	*
28	Add Air Conditioning/Filtration	*□	□	*□	*	*□		*□	*□	□	*□	*□	*	*	*□	*	*	*	*										

**SYMBOL LEGEND**

*	DISTRICT IDENTIFIED NEED
□	SITE TEAM IDENTIFIED NEED
+	SEE IDENTIFIED PRIORITIES COST ESTIMATE FOR MORE INFORMATION
	IMMEDIATE PRIORITY

## IMMEDIATE PRIORITIES COST ESTIMATE

See the chart on the following page for the Immediate Priorities Cost Estimate, outlining the costs to address the complete list of needs identified by the District and Site Teams, and highlighting in yellow the Immediate Priorities based on the Criteria for Prioritization. The following chart itemizes construction costs, with soft costs added in the sum totals provided at the bottom of the chart. Project cost at the bottom of the chart is comprised of both construction costs and soft costs. No cost escalation (inflation) has been included in these cost projections, as the timing of implementation is not known at this time. In a subsequent implementation phase, escalation must be taken into account, as it will impact overall project cost and budget.

On the following table there is no cost included for the Modernization category (line item #46). That is because the different components of modernization such as, for example, electrical and plumbing upgrades are shown as separate categories and costs as there may be funding for some to be done before a full modernization.

Many schools are slated for full modernization, as an identified need. The components of a full modernization are described in the identified needs cost estimate for each site, including reference to the correlated line item numbers. Modernization scope can include the below items, as applies for each site.

- Fire alarm upgrade
- Flooring replacement
- HVAC balancing, HVAC balancing, or A/C installation
- Air filtration installation
- IT allowance for upgrades such as relocating IDF cabinet from inside of classrooms to outside of classrooms, relocating MDF to alternate location in existing building, replacing data campus wide including wireless access points in classrooms.
- Warming kitchen upgrades
- Interior and exterior lighting replacement
- MPR curtain and sound system replacement
- Play matting replacement
- Play equipment upgrades
- Exterior painting
- Interior painting
- Blacktop upgrades
- Parking lot upgrades
- Upgrade of plumbing, sanitary sewer, and storm drainage
- Addition of shut off valves
- Modernization or replacement of relocatables
- Restroom additions
- Restroom modernization including new fixtures and finishes throughout
- Roofing and/or gutter replacement
- Shade structures at lunch area or play area
- Sidewalk and walkway repair/replacement
- Sink repair, replacement, or hot water addition
- Canopy addition/replacement



## IMMEDIATE PRIORITIES COST ESTIMATE SUMMARY

See the chart on the following page for the Immediate Priorities Cost Estimate Summary. The project cost outlined is comprised of both construction costs and soft costs. No cost escalation (inflation) has been included in these cost projections, as the timing of implementation is not known at this time. In a subsequent implementation phase, escalation must be taken into account, as it will impact overall project cost and budget.

IMMEDIATE PRIORITIES SUMMARY, CONSTRUCTION COST AND PROJECT COST ESTIMATE

Abbott Middle School	Audubon Elementary School	Bayside Academy	Bayside Theatre	Baywood Elementary School	Beach Park Elementary	Beresford Elementary School	Borel Middle School	Bowditch Middle School	Brewer Island Elementary School	College Park Elementary School	Fiesta Gardens International School	Foster City Elementary School	George Hall Elementary School	Highlands Elementary School	LEAD Elementary School	Knolls (Closed Site)	Laurel Elementary School	Meadow Heights Elementary School	North Shoreview Montessori Schoo	Parkside Montessori School	San Mateo Park Elementary School	Sunnybrae Elementary School	Turnbull Children's Center	Central Office	M&O Warehouse	Central Kitchen / Warehouse	Total, All Sites	
\$ 18,387,700	\$ 15,579,000	\$ 21,457,800	\$ 1,698,500	\$ 12,781,000	\$ 1,047,600	\$ 4,973,600	\$ 19,148,400	\$ 48,688,900	\$ 9,687,700	\$ 10,688,500	\$ 3,684,700	\$ 4,877,400	\$ 8,548,400	\$ 17,670,200	\$ 22,903,200	\$ -	\$ 10,234,700	\$ 17,853,400	\$ 11,323,300	\$ 22,592,100	\$ 10,387,000	\$ 6,756,700	\$ 5,052,100	\$ 2,320,200	\$ 321,200	\$ 422,300	\$ 309,065,600	Construction Cost Estimate Subtotal
\$ 6,435,695	\$ 5,452,650	\$ 7,510,230	\$ 594,475	\$ 4,466,350	\$ 366,660	\$ 1,740,760	\$ 6,701,940	\$ 17,041,115	\$ 3,390,695	\$ 3,740,975	\$ 1,289,645	\$ 1,707,090	\$ 2,991,940	\$ 6,184,570	\$ 8,016,120	\$ -	\$ 3,582,145	\$ 6,248,690	\$ 3,963,155	\$ 7,907,235	\$ 3,635,450	\$ 2,364,845	\$ 1,768,235	\$ 812,070	\$ 112,420	\$ 147,805	\$ 108,172,960	Soft Cost Subtotal, 35%
\$ 24,823,395	\$ 21,031,650	\$ 28,968,030	\$ 2,292,975	\$ 17,227,350	\$ 1,414,260	\$ 6,714,360	\$ 25,850,340	\$ 65,730,015	\$ 13,078,395	\$ 14,429,475	\$ 4,974,345	\$ 6,584,490	\$ 11,540,340	\$ 23,854,770	\$ 30,919,320	\$ -	\$ 13,816,845	\$ 24,102,090	\$ 15,286,455	\$ 30,499,335	\$ 14,022,450	\$ 9,121,545	\$ 6,820,335	\$ 3,132,270	\$ 433,620	\$ 570,105	\$ 417,238,560	Immediate Priorities Project Cost Estimate Total, including Soft Costs

IMMEDIATE PRIORITIES SUMMARY, PROJECT COST ESTIMATE BY CITY

Abbott Middle School	Audubon Elementary School	Bayside Academy	Bayside Theatre	Baywood Elementary School	Beach Park Elementary	Beresford Elementary School	Borel Middle School	Bowditch Middle School	Brewer Island Elementary School	College Park Elementary School	Fiesta Gardens International School	Foster City Elementary School	George Hall Elementary School	Highlands Elementary School	LEAD Elementary School	Knolls (Closed Site)	Laurel Elementary School	Meadow Heights Elementary School	North Shoreview Montessori School	Parkside Montessori School	San Mateo Park Elementary School	Sunnybrae Elementary School	Turnbull Children's Center	Central Office	M&O Warehouse	Central Kitchen / Warehouse	Total		
\$ -	\$ 21,031,650	\$ -	\$ -	\$ -	\$ 1,414,260	\$ -	\$ -	\$ 65,730,015	\$ -	\$ -	\$ -	\$ 6,584,490	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94,760,415	Foster City Total	
\$ 24,823,395	\$ -	\$ 28,968,030	\$ -	\$ 17,227,350	\$ -	\$ 6,714,360	\$ 25,850,340	\$ -	\$ 13,078,395	\$ 14,429,475	\$ 4,974,345	\$ -	\$ 11,540,340	\$ 23,854,770	\$ 30,919,320	\$ -	\$ 13,816,845	\$ 24,102,090	\$ 15,286,455	\$ 30,499,335	\$ 14,022,450	\$ 9,121,545	\$ 6,820,335	\$ -	\$ -	\$ -	\$ 316,049,175	San Mateo Total	
\$ -	\$ -	\$ -	\$ 2,292,975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,132,270	\$ 433,620	\$ 570,105	\$ 6,428,970	District Facility & Knolls (Closed Site) Total	
																											Immediate Priorities Project Cost Estimate Total, including		
																											Soft Costs		
																											\$ 417,238,560		



## Beyond the Facilities Master Plan for the New Decade

The major goal of the SMFCSD's Facilities Master Plan (FMP) for the New Decade is to identify current facilities needs and to also look at potential needs over the next decade both at school sites and other sites across the District.

There are 43 general categories of identified needs such as electrical, restrooms, and asphalt and over 120 subcategories such as lunch structures and shade structures for play areas. In total there are over 1,300 individual projects identified in the FMP across 25 sites. The FMP includes needs identified by the District as Districtwide needs or needs at one site or a group of sites as well as needs identified by the FMP School Site Teams.

One of the purposes of this section is to share areas for which the Board of Trustees is still determining a course of action in the near future while moving ahead with implementing this Master Plan. They are:

- Equity across facilities
- The best use of Knolls, the District's closed school site which is presently leased
- Workforce housing

While existing facility needs in the District are great, particularly at the vast majority of schools which are more than 35 years old with only a few that have been modernized recently, the Board of Trustees and the administration understand that there is more to looking ahead for a decade than only looking at existing needs.

The work on the design of the new Beach Park Elementary School, the lessons being learned in responding to the current pandemic, and the growing concern about our environment and environmental impacts together with ever-expanding research about how children learn best are starting points as future educational facilities are envisioned whether as new, modernized or replacement facilities. Therefore, the second purpose of this section is reflect the Board of Trustees' desire and commitment to continue to study facilities items which pertain to:

- Energy efficiency including the use of natural light and air
- Educational research about how facilities affect teaching and learning
- Continued focus on educational facilities that are safe and healthy and provide equity of opportunity for all students



## SECTION II

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# IDENTIFIED NEEDS

## IDENTIFIED NEEDS MATRIX

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The Identified Needs Matrix identifies the District’s needs as established through the multi-phase process involving the school community in the development of the Facility Master Plan. This included:

- **Phase I:** District identified needs based primarily on unmet needs included in the 2013 Facilities Master Plan.
- **Phase II:** Site-specific School Community Meetings for staff, parents, and students to provide input on needs and priorities for their respective facilities.
- **Phase III:** Online Survey opportunity in English and Spanish for all stakeholders to provide input on facility needs and priorities.
- **Phase IV:** School Facilities Master Plan Teams developed recommendations taking into account all of the input and make recommendations about 1) needs to be added to the District-identified needs and 2) the top five priorities for their respective schools.

The chart on the following page identifies needs by site with symbols referring to whether it was a District-identified need or a site identified need, and in the case of the latter, if there is a specific need within the general category. The specific site needs are identified in the individual Site Summaries for each school in Section IV: Site Summaries.

		Arlington Middle School	Fordham Elementary School	Royce Academy	Snyder Branch	Barnwood Elementary School	Hughes Park Elementary	Meredith Elementary School	Norfolk Middle School	Parkton Woods School	Shaw Island Elementary School	Coleman PMA Elementary School	Newport Intermediate & High School	Forest City Elementary School	Glenfield Elementary School	Knighton Elementary School	Lido Elementary School	North Central Campus	West Elementary School	Wooden Heights Elementary School	North Brimley Montessori School	Parade Montessori School	The Manor Park Elementary School	Stamphire Elementary School	Tremont Children's Center	Central Office	MLB Veterans	Cherry Hill / Westmont	Workforce Training	
1	ADA Work																													
2	General/Misc. Upgrades																													
3	Upgrade/Replace Ramps	*			*	*		* *		*	*									*	*									
4	Administrative Spaces																													
5	Office - Modernize or Expand									IP	IP																			
6	Staff Lounge - Modernize or Expand																													
7	Other		+ □																			+ □				+ □				
8	Classroom/Specialized Uses/Other																													
9	Accordion Walls - Replace																													
10	Classroom/Specialized Uses/Offices - Modernize or Add	□	* □	+ □	+ □					□	□									□	□									
11	Storage - Add/Replace	□								□											□			□						
12	Noise Reduction		* □	* □																			□							
13	Display Areas																													
14	Drinking Water																													
15	Repair Drinking Fountains	*	*	*		*		* □	*	*	*	*	*	*	*	*	* □	*	*	*	* □	*	*	*	*	*	*	*	*	*
16	Add Bottle Fillers/Hand Wash Stations	* □	* □	*	*	*	*	* □	*	* □	*	*	* □	* □	*	*	* □	* □	*	*	* □	* □	*	*	*	*	*	*	□	
17	Electrical Upgrades	*	*	*	*		*	*	*	*	*	*	□		* IP	*	*	*	*	* □	*	* □	*	*	*	*	*	*	*	
18	Fencing - Chain Link	*	*	*		* □		*	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	* □		* □	* □	
19	Fire Alarm System Upgrades	* □		*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
20	Flooring Replacement	*	*	*	* □	* □		*	*	* □	* □	*	* □	*	* □	* □	* □	*	*	* □	* □	* □	*	* □	*	*	□		*	
21	Furniture																													
22	Student Furniture - Enhanced											□								□	□									
23	Outdoor Seating	*	*	*		* □		*	*	*	*	*	*	* □	*	*	* □	*	*	* □	* □	*	* □	*	*	*	*	*	*	
24	Other	+ □	+ □														+ □					+ □				* + □		+ □		
25	Gym - New									* □							□					□								
26	Heating, Ventilation & Air Conditioning (HVAC)																													
27	Upgrade Existing HVAC	*	* □	* + □	* □	* □		*	*	*	* □	□	* □	* □	* □	*	* □	*	*	* □	* □	* □	* □	* □	*	* □	*	*	*	
28	Add Air Conditioning/Filtration	* □	□	* □	*	* □		* □	* □	□</																				

## COST ESTIMATING OVERVIEW

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Projecting costs in a facilities master plan always presents multiple challenges. The further the design of a project is developed, the more accurate its cost projection or estimate is, and the reverse is also true. At this early planning stage, the District does not have and is not willing to expend substantial funds to develop designs before clear financial resources are identified. The intentional goal of this Facilities Master Plan is to stay at a very “broad brush” level, without getting into specific aspects of planning and/or architectural design and detailed cost estimates for each specific project.

Many identified needs require further investigation to determine a more precise cost projection. Such investigation is beyond the scope of this Master Plan study. For example, when calling for repairing drinking fountains due to low water pressure, it is unclear at this point what the root causes of the problem are that need to be fixed. Others may trigger a chain reaction, which will only be known after detailed design at a later time. A typical item that falls within this category is expanding a particular space or facility, which likely involves taking over other spaces and/or displacing other facilities. The full effects of such recommendations require further study to identify the complete solution and costs.

As such, cost projections in this FMP should be viewed as a reasonable high-level budget at current costs in 2020, rather than recommendations for costs associated with specific projects. Cost information should be updated continually to reflect the realities of the construction marketplace and of the projects.

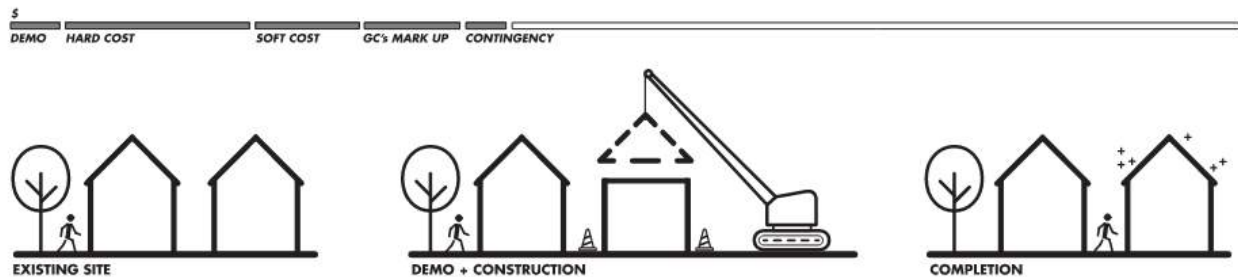
Factors that may affect construction costs significantly include bid climate (how busy contractors are at any given time), project size and packaging, project phasing, economy of scale, international trade disputes, and other restrictions that may be put on contractors and/or supplies. Project packaging has an especially large effect on price: if an item is implemented as its own project, the cost may be much higher due to increased contractor overhead and startup costs. On the other hand, if such an item is included as part of a larger project, these costs can be spread over the entire scope of work, reducing the cost of all items due to efficiency of scale.

There may be minor overlapping of costs in some cases, as it is not possible at this stage of pre-design planning to separate out specific cost components completely without establishing detailed design, project scope, and project phasing. Separation or combination of ‘line-itemed’ cost components should occur when an implementation plan is prepared and/or when projects are actually designed.

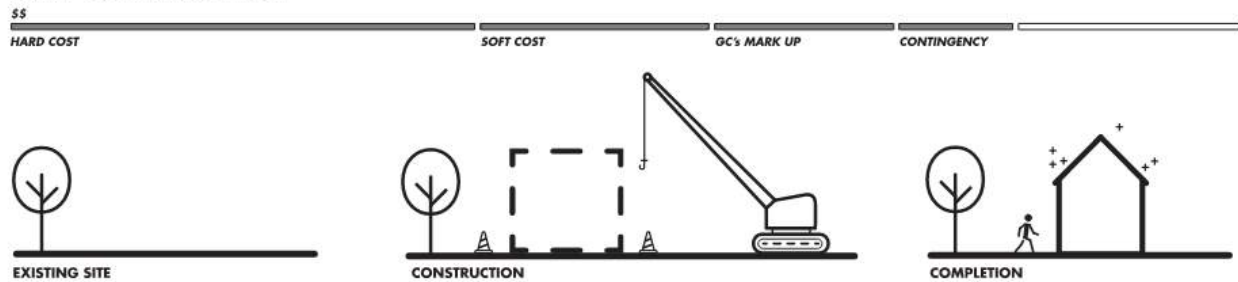
## RENOVATION, NEW CONSTRUCTION, FULL REPLACEMENT CONSIDERATIONS

Modernizing or replacing a facility is generally more expensive than building on an empty site, due to the added costs of demolition and in many cases, the need for temporary facilities to house students during construction, as illustrated by the diagrams below. The need to phase the project over a longer time period and the inefficiency of working on an occupied site also factor into the increased costs.

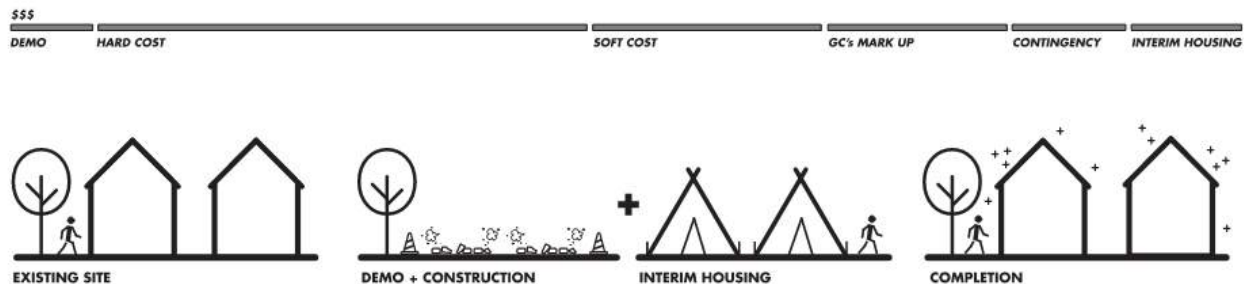
### RENOVATION



### NEW CONSTRUCTION



### FULL REPLACEMENT



## ESCALATION

No cost escalation (inflation) has been included in these cost projections as the timing of implementation is not known at this time. In the subsequent implementation phase, escalation must be taken into account as it will impact overall project cost and budget significantly.

For the past five years or so, the Bay Area construction industry has experienced unprecedented high escalation due to the robust economic expansion as well as shortage of labor, materials, and contractors. The cost of construction has risen significantly during this period. The picture ahead is unclear, especially the effects of how the COVID-19 pandemic will impact the availability of labor and material and the overall construction market.

## PROCESS FOR ESTABLISHING COSTS

The aim of this Facilities Master Plan is to provide the District with reasonable budgets for each type of work at each District campus and facility, without a detailed inventory of needs. In many cases, the needs can be quantified to arrive at cost estimates. In other cases, the needs are less clear and a reasonable allowance is provided based on similar work at other school sites, whether in the District or in other Bay Area school districts.

The quantification of items of need are approximated based on information provided by the sites and by the District, as well as other sources such as the previously completed Facilities Master Plans and other reports the District made available to the planning team. Unit costs for each of those needs have been developed through consideration and examination of actual costs for a number of similar recently completed projects, then adjusting for inflation up to the year 2020. Since these costs are based on pre-design scope of work understanding for each need, these figures should be interpreted as high-level budgets rather than a detailed cost estimate based on precise quantity take-off, with specific implementation requiring further study at a later time.

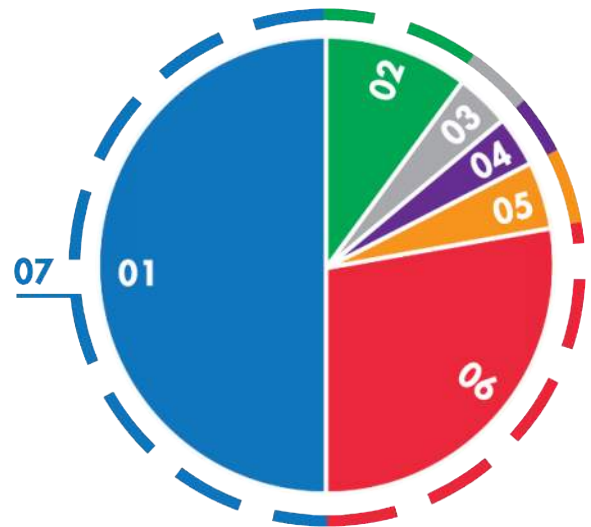
The Aedis Architects team visited all campuses and District support facilities covered by the Facilities Master Plan to become generally familiar with their conditions. Via online meetings, the team then conducted a lengthy process to clarify with District staff the scope of the facility needs as provided by the District. The team researched recently completed projects and discussed with engineering consultants to establish reasonable unit costs for each item of work, adjusted for inflation to 2020 and other factors such as complexity of implementation and size of project.

The final step in establishing costs is to apply the appropriate factors, as discussed below. Readers of this report should keep in mind that there are many factors that can influence costs significantly including bid climate, complexity and scale of project, packaging of projects, and schedule.

## WHAT MAKES UP THE TOTAL COST OF A PROJECT?

The costs of a construction project generally are comprised of the following major components, as shown on the diagram to the right. The proportion of these cost components are for illustration purposes only and not intended to represent the exact distribution of costs:

1. *Hard Cost:* The cost of labor and materials, often by subcontractors, before project management and other markups.
2. *General Contractor's Markup:* General conditions (project organization and operations), overhead, bonds, insurance, and profit by the General Contractor
3. *Demolition Cost:* The cost to demolish wholly or partially the existing improvements to enable construction to take place. This cost is usually not required on a vacant site.
4. *Temporary Housing:* Also called 'Interim Housing', this is the cost to provide temporary facilities, usually in the form of portable or relocatable classrooms and other spaces, to house students and staff during the period of construction. This cost is only applicable when existing facilities are displaced by construction.
5. *Contingencies:* An allowance to account for unforeseen costs, which varies depending on the type and complexity of a project. When estimating costs at an early phase of design, this allowance should be greater, while as the project is further developed, it can be reduced.
6. *Soft Costs:* Non-construction costs but required to enable and support construction. Soft Costs include planning, design, engineering, environmental impact study, jurisdictional review and approvals, inspection, testing, furniture, fixtures and equipment (FF&E), owner's project management, and legal expenses.
7. *Escalation:* The increase in construction cost due to inflation. Most recently, the rate of inflation in the construction industry has been higher than that of the general





economy. Escalation factors need to be adjusted periodically throughout the design process to reflect the construction marketplace.

Note: there is no escalation factor included in this Facilities Master Plan due to the unknown timing of project implementation.

Additionally, the following terms are used in this Facilities Master Plan report and in the design and construction industry:

*Construction Cost:* The cost to construct or modernize a facility – the sum of items 1 through 5 above, with escalation applied). The construction cost estimate figure in the Facilities Master Plan is similar to the bid figure submitted by the successful contractor on bid date and is exclusive of soft costs; however, at the time of bid opening the cost of escalation will have been accounted for within the bid figure. No cost escalation has been included in the Facilities Master Plan cost estimate, as the timing of implementation is not known at this time.

*Project Cost:* The total of both construction cost and soft costs – the sum of items 1 through 6 above, without escalation applied as noted above. Escalation will need to be factored into the final project cost prior to construction once an implementation plan is established and a construction time frame is known. For the purposes of this Facilities Master Plan, escalation has not yet been incorporated into Project Cost.

Cost information in this Facilities Master Plan is not intended to represent the specific conditions of each school site, but rather an average of similar type of work at any site to provide a reasonable budget for future District decision making.

## IDENTIFIED NEEDS COST ESTIMATE

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See the chart on the following page for the Identified Needs Cost Estimate, outlining the costs to address the complete list of needs identified by the District and Site Teams. The following chart itemizes construction costs, with soft costs added in the sum totals provided at the bottom of the chart. Project cost at the bottom of the chart is comprised of both construction costs and soft costs. No cost escalation (inflation) has been included in these cost projections, as the timing of implementation is not known at this time. In a subsequent implementation phase, escalation must be taken into account, as it will impact overall project cost and budget.

On the following table there is no cost included for the Modernization category (line item #46). That is because the different components of modernization such as, for example, electrical and plumbing upgrades are shown as separate categories and costs as there may be funding for some to be done before a full modernization.

Many schools are slated for full modernization. The components of a full modernization are described in the identified needs cost estimate for each site, including reference to the correlated line item numbers. Modernization scope can include the below items, as applies for each site.

- Fire alarm upgrade
- Flooring replacement
- HVAC balancing, HVAC balancing, or A/C installation
- Air filtration installation
- IT allowance for upgrades such as relocating IDF cabinet from inside of classrooms to outside of classrooms, relocating MDF to alternate location in existing building, replacing data campus wide including wireless access points in classrooms.
- Warming kitchen upgrades
- Interior and exterior lighting replacement
- MPR curtain and sound system replacement
- Play matting replacement
- Play equipment upgrades
- Exterior painting
- Interior painting
- Blacktop upgrades
- Parking lot upgrades
- Upgrade of plumbing, sanitary sewer, and storm drainage
- Addition of shut off valves
- Modernization or replacement of relocatables
- Restroom additions
- Restroom modernization including new fixtures and finishes throughout
- Roofing and/or gutter replacement
- Shade structures at lunch area or play area
- Sidewalk and walkway repair/replacement
- Sink repair, replacement, or hot water addition
- Canopy addition/replacement





### SECTION III

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## IMMEDIATE PRIORITIES

## CRITERIA FOR PRIORITIZATION

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Due to the COVID-19 shelter-in-place orders, in lieu of a Facilities Advisory Committee, the District reviewed the list of facility needs in the District based on all of the needs identified by the District staff and the recommendations of the School Teams and recommended priority items for the first phase of projected implementation once a source of funding is identified and secured.

The District Administration developed the following Criteria by which to evaluate all identified needs, and identify immediate priority needs to elevate among the Facility Master Plan scope of work:

- **Health and Safety:** Improvements that address essential health and safety concerns
- **Universal Design:** Improvements that provide universal accessibility for all campuses, in conformance to the Americans with Disabilities Act (ADA) and other standards and regulations
- **District-wide Equity:** Improvement of equity across the District to bring each campus up to or above the same baseline. Equity is defined based on facility conditions and amenities, and NOT based on the dollar amount each site receives
- **Fiscal Feasibility:** Total cost of District-Recommended Immediate Priorities should fall within the District's prospective financial resources
- **Energy Efficiency:** Improvements for energy efficiency, which reduce operational expenses and impacts on climate change
- **Site Recommendations:** At least one School Team-identified Recommended Priority should be included for every campus

## IMMEDIATE PRIORITIES MATRIX


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The chart on the following page identifies needs by site with symbols referring to whether it was a District-identified need or a site identified need, and in the case of the latter, if there is a specific need within the general category. The specific site needs are identified in the individual Site Summaries for each school in Section IV: Site Summaries.

Immediate Priorities identified in alignment with the Criteria for Prioritization are highlighted in yellow.

[illegible]

**SYMBOL LEGEND**

*	DISTRICT IDENTIFIED NEED
□	SITE TEAM IDENTIFIED NEED
+	SEE IDENTIFIED PRIORITIES COST ESTIMATE FOR MORE INFORMATION
	IMMEDIATE PRIORITY

## IMMEDIATE PRIORITIES COST ESTIMATE

See the chart on the following page for the Immediate Priorities Cost Estimate, outlining the costs to address the complete list of needs identified by the District and Site Teams, and highlighting in yellow the Immediate Priorities based on the Criteria for Prioritization. The following chart itemizes construction costs, with soft costs added in the sum totals provided at the bottom of the chart. Project cost at the bottom of the chart is comprised of both construction costs and soft costs. No cost escalation (inflation) has been included in these cost projections, as the timing of implementation is not known at this time. In a subsequent implementation phase, escalation must be taken into account, as it will impact overall project cost and budget.

On the following table there is no cost included for the Modernization category (line item #46). That is because the different components of modernization such as, for example, electrical and plumbing upgrades are shown as separate categories and costs as there may be funding for some to be done before a full modernization.

Many schools are slated for full modernization, as an identified need. The components of a full modernization are described in the identified needs cost estimate for each site, including reference to the correlated line item numbers. Modernization scope can include the below items, as applies for each site.

- Fire alarm upgrade
- Flooring replacement
- HVAC balancing, HVAC balancing, or A/C installation
- Air filtration installation
- IT allowance for upgrades such as relocating IDF cabinet from inside of classrooms to outside of classrooms, relocating MDF to alternate location in existing building, replacing data campus wide including wireless access points in classrooms.
- Warming kitchen upgrades
- Interior and exterior lighting replacement
- MPR curtain and sound system replacement
- Play matting replacement
- Play equipment upgrades
- Exterior painting
- Interior painting
- Blacktop upgrades
- Parking lot upgrades
- Upgrade of plumbing, sanitary sewer, and storm drainage
- Addition of shut off valves
- Modernization or replacement of relocatables
- Restroom additions
- Restroom modernization including new fixtures and finishes throughout
- Roofing and/or gutter replacement
- Shade structures at lunch area or play area
- Sidewalk and walkway repair/replacement
- Sink repair, replacement, or hot water addition
- Canopy addition/replacement





## IMMEDIATE PRIORITIES COST ESTIMATE SUMMARY

The below table groups the Immediate Priorities into a variety of categories as an alternate means of understanding Immediate Priorities Construction Cost distribution.

Summary of Immediate Priorities by Category	
Category	Immediate Priorities Construction Cost
Science classrooms/labs-update science classrooms with labs at schools with 6th-8th graders	\$ 7,956,000
Water bottle fillers and Hand-washing stations-add	\$ 648,600
Multipurpose Rooms-add new MPRs to schools with outdated LGIs	\$ 39,840,000
Sinks add where needed, repair existing, and add hot water to all	\$ 9,006,000
Electrical systems-upgrade electrical to support existing uses and increased technology	\$ 22,458,300
Carpet replacement for health and safety	\$ 26,492,300
HVAC-replace/upgrade at schools with 6th-8th graders and pod schools	\$ 16,244,600
HVAC-add air conditioning with air filtration where there is none	\$ 48,664,000
HVAC-add/improve air filtration on existing HVAC systems	\$ 10,397,300
Technology-limited upgrade-replace UPS	\$ 1,008,000
Plumbing and sewer upgrades	\$ 24,497,000
Restrooms-modernize student and adult restrooms	\$ 51,594,400
Other Immediate Priorities at specific schools/sites (eg. health, safety and security and rest of Bowditch modernization costs not included above) renovation	\$ 52,216,000

Construction Cost Subtotal \$ 311,022,500

Soft Cost Subtotal, 35% \$ 108,857,875

Immediate Priorities Project Cost Total \$ 419,880,375



## SECTION IV

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# SITE SUMMARIES



## ABBOTT MIDDLE SCHOOL

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Abbott Middle School  
600 36th Avenue  
San Mateo, CA 94403

### OVERVIEW

#### SITE ACREAGE

10.46 Acres

#### CONSTRUCTION HISTORY

1945-1959	Gym Wing 1, 2, and 3
1962	Wing 1 fire construction
1970	Music Building
1997-1999	Classrooms West, Library, Lunch Box
2002	Classrooms East

#### SUBSEQUENT IMPROVEMENT

1968	Limited remodel Wing 1, 2, and 3
1982	Wing 1 Administration alteration
1998-2001	Lunch court, Limited seismic upgrade, Full campus modernization
2018	Modifications to Gym Building to create RSP Rooms Re-roofing of entire campus
2019	Gym Building and Two Classroom Buildings (In Progress)

#### ENROLLMENT HISTORY

Current	Previous Five Year Enrollment Range	
797	Low: 802	High: 851

#### CURRENT GRADE LEVELS

6-8

#### SCHOOL FMP TEAM MEMBERS AND ROLES

Jeremy Packman, Principal	Dennis Clement, Teacher
Walter Valencia, Assistant Principal	Norma Flores, School Community Worker
Sergio Rivas, School Operations Team Lead	Celia Espinoza, ELAC Representative
Terry Louie, Administrative Assistant	Jenna Carson, PTA Representative
Karen Helman, Librarian	Kaitlin Graetz, Student Council President
Anthony Delsener, Teacher	Owen Kalmbach, Student Council Representative

## ABBOTT MIDDLE SCHOOL



Campus Site Map



**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**ABBOTT MIDDLE SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
1		ADA Work		
3		Upgrade/Replace Ramps	Allowance to make upgrades to existing ramps.	\$ 16,200
10		Classroom/Specialized Uses/Offices		
10B		New or Expanded Additional/Specialized Uses/Offices/Classrooms	Provide space for an additional meeting room within existing building.	\$ 410,400
10C		Upgrade/Expand Science Labs	Upgrade/expand science classrooms to include lab space, teaching space, sinks, and finishes. Allowance does not prescribe where or how upgrades/expansion might occur, which will need to be studied further in an implementation plan along with an updated budget for the upgrades.	\$ 2,340,000
11		Storage - Add/Replace		
11B		Add Upper and Lower Cabinets	Allowance for addition of casework, such as upper or lower cabinets for textbook storage.	\$ 30,000
14		Drinking Water		
15		Repair Drinking Fountains	Investigate why water pressure is low at existing drinking fountains and repair water line or drinking fountain fixture as required.	\$ 6,000
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17		Electrical Upgrades		
17A		Upgrade electrical service to site	Upgrade electrical service to increase overall electrical capacity.	\$ 1,440,000
17B		Upgrade electrical distribution in rooms	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 390,000
18		Fencing - Chain Link	Partially or fully extend or replace fencing on campus, as applies.	\$ 62,200
19		Fire Alarm System Upgrades		
19A		Fire Alarm Upgrade	Remove and replace existing fire alarm detectors and notification system campuswide.	\$ 972,000
19B		Vape detectors	Allowance to install vape detectors in restrooms and select locations throughout campus.	\$ 60,000
20		Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 1,565,500
21		Furniture		
23		Outdoor Seating	Allowance to add or replace outdoor furniture.	\$ 18,000
24		Other	Anchor existing furniture/shelving for improved safety.	\$ 10,000

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**ABBOTT MIDDLE SCHOOL**

Ref#	Item	Assumptions for Costing	Construction Cost
26	<b>Heating, Ventilation and Air Conditioning (HVAC)</b>		
27A	HVAC - Upgrade/Replace	Replace existing HVAC unit (including at west campus portables), and rezone controls as required. Reuse existing ductwork, as feasible.	\$ 2,142,000
28A	HVAC - Add Air Conditioning with Air Filtration	Install new HVAC system where there is no A/C now - remove existing heating system, install new HVAC unit and ductwork. HVAC unit to include air filtration system.	\$ 4,360,800
28B	HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 367,200
29	HVAC - Boiler Removal	Remove existing boiler equipment that is no longer in use. Associated utility pathways or other systems to remain.	\$ 36,000
30	<b>IT Systems</b>		
31	Technology Devices	Provide new Chromebooks to standardize computers in library.	\$ 57,600
32	MDF/IDF Relocation & Upgraded Data	Allowance to: relocate IDF cabinet from inside of classrooms to outside of classrooms, relocate MDF to alternate location in existing building, replace data campuswide including wireless access points in classrooms.	\$ 1,146,000
33	UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
34	Classroom TV with Wireless Display	Mobile classroom display system including TV on cart, wireless projector, and USB document camera	\$ 133,600
35	Classroom Audio Amplification Systems	Standalone product for audio amplification at each classroom	\$ 114,000
36	Projectors for Large Rooms	Provide new or replace existing projector in MPR, LGI, cafeteria, or similar location. Includes ceiling mounted projector with cage, extend data infrastructure to projector, and automated projection screen.	\$ 48,600
37	Kitchen - Warming Upgrades	At existing warming kitchen - reconfigure equipment layout, replace equipment and fixtures, replace finishes. Provide new mobile serving carts.	\$ 591,600
38	Landscape/Irrigation	Allowance for improvements such as replacing existing planting, repairing broken irrigation lines, replacing or adding trees, or installing new irrigation and controller.	\$ 300,000

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**ABBOTT MIDDLE SCHOOL**

Ref#	Item	Assumptions for Costing	Construction Cost
46	Modernization Campuswide	Modernize campus including new flooring, lighting, interior and exterior paint, and HVAC upgrades. As applicable, see cost information line items 19, 20, 26-28, 32, 37-42, 43, 48-50, 54-56, 58-64, 67-80, 85-87, 90-92, and 97-104.	\$ -
47	Multi-Purpose Room		
48	Replace Stage Curtains	Remove and replace stage curtains	\$ 10,000
50	Modernize	Allowance for upgrading old gym.	\$ 227,500
52	Outdoor		
53	Bicycle Storage	Remove existing bike cage, and provide new chainlink bike enclosure near blacktop entrance, including relocating existing bike racks.	\$ 19,800
57	Turf/Grass Replacement or Addition	Partial removal of asphalt to be replaced with turf, for increased play space.	\$ 129,600
58	Painting		
59	Exterior Painting	Repaint exterior of buildings throughout campus.	\$ 472,000
60	Interior Painting	Repaint interior of buildings throughout campus	\$ 1,218,800
61	Paving		
62B	Blacktop Replacement	Partial removal of asphalt to be replaced with turf, for play space. Approximately 30% of play area to be replaced.	\$ 1,172,500
63B	Parking Lot Repaving	Remove and replace existing asphalt.	\$ 336,000
63C	Parking Lot Reconfiguration	Allowance for expansion of existing parking lot. Allowance does not prescribe where or how expansion might occur, which will need to be studied further in an implementation plan.	\$ 486,000
66	Plumbing		
67	Repairs/Upgrade	Miscellaneous plumbing upgrades at west campus portables.	\$ 6,000
68	Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 1,800,000
69	Upgrade Site Drainage or Storm Drain	Allowance to investigate, repair, and replace existing storm drain lines throughout campus.	\$ 1,200,000
70	Shut off Valves	Allowance to add shut off valves for gas and water lines throughout campus.	\$ 66,000
71	Portables/Relocatables		
71A	Modernization Portables/Relocatables	Upgrade exterior paint, interior paint, flooring, and ceiling in existing relocatables	\$ 1,209,600
71B	Replace Portables/Relocatables	Remove and replace existing portables where needed for continued use.	\$ 1,641,600
72	Restrooms		
74	Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 486,000
75	Students - Modernize	Full replacement of existing fixtures and finishes.	\$ 2,592,000



**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**ABBOTT MIDDLE SCHOOL**

Ref#	Item	Assumptions for Costing	Construction Cost
77	Other	Replace toilet partitions in multi-occupancy student restroom.	\$ 43,200
78	Roofing		
80A	Replace gutters/downspouts	Remove and replace gutters and downspouts at portables.	\$ 25,200
81	Security/Safety		
82	Fencing Gates/Fencing	Upgrade security of fencing near office	\$ 10,600
87	Sidewalks	Allowance for repair or replacement of concrete sidewalks at street frontage.	\$ 27,000
88	Signage	Allowance for directional signage, to number lunch windows.	\$ 1,200
89	Sinks		
90A	Add New Sinks	Install new sink with warm and cold water where there is no sink now such as select classrooms, library, office, teacher's workroom, MPR, or other locations.	\$ 288,000
90B	Repair Existing Sinks	Allowance to investigate why sink is not functioning as intended, and repair water line or sink fixture as required.	\$ 6,000
91	Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 405,000
94	Storage	Allowance for miscellaneous storage such as metal storage unit, metal cabinet, shelving, etc.	\$ 19,200
101	Windows		
103	Add/Replace Window Coverings	Allowance to add new curtains/blinds at windows that do not have them including library entrance doors.	\$ 158,800
104	Replace Windows	Remove and replace existing windows.	\$ 1,360,800

Identified Needs Construction Cost Estimate Subtotal\* \$ 30,586,100

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Cost Estimating Overview* section for more information, and see Executive Summary *Identified Priorities Summary* table for project costs.

## SMFCSD Master Plan for the New Decade School FMP Team Recommendations

I. School Name: Abbott Middle School

II. School FMP Members and Roles (Please asterisk those who participated in this stage of the process)

Jeremy Packman, Principal \*

Jenna Carson, PTA Representative \*

Terry Louie, Administrative Assistant \*

Sergio Rivas, School Operations Team Lead \*

Norma Flores, School Community Worker \*

Dennis Clement, Teacher \*

Owen Kalmbach, Student Council representative \*

Celia Espinoza, ELAC representative\*

Kaitlin Graetz, Student Council President

Karen Helman, Librarian\*

Anthony Delsener, Teacher

Walter Valencia, Assistant Principal\*

III. We have attached a combined list of Additional Facility Needs for Abbott.

IV. The following are the needs which are the highest priority for our school and brief rationale—  
☒ maximum 2 sentences. You may enter up to 5 priorities from List 1 (the District identified needs for your school) and from the items that you checked on Lists 2 and 3 (from your School Community Meeting and the Survey results for your school).

Our Priorities— <u>One Need only</u> for each priority	Maximum 2 sentences per priority of why this is a priority/rationale
Water fountains upgraded to be able to fill up water bottles	Water fountains need to be upgraded and also they should be modernized to be able to refill water bottles. Water should be clean and filtered.
HVAC in all Classroom	HVAC systems need to be able to work reliably in all classrooms, gyms, and at the library. Teachers need to be able to control the temperature in their rooms.

Add vaping detectors in all bathrooms and campus	This is a relevant issue in all schools and in order to protect our students we need to be able to monitor if students are misusing the bathrooms and the general campus.
Add meeting room spaces	Our campus needs more than one conference room especially for visiting agencies that collaborate with our students. There are multiple special education meetings and often there isn't a place to meet.
Bathroom updates, including doors that close properly and have no big visual gaps	Bathroom stall doors need to close all the way and not have a big gap to protect privacy. Bigger toilet seats and locking mechanisms need to be better and updated.

**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**ABBOTT MIDDLE SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
10		<b>Classroom/Specialized Uses/Offices</b>		
10C		Upgrade/Expand Science Labs	Upgrade/expand science classrooms to include lab space, teaching space, sinks, and finishes. Allowance does not prescribe where or how upgrades/expansion might occur, which will need to be studied further in an implementation plan along with an updated budget for the upgrades.	\$ 2,340,000
14		<b>Drinking Water</b>		
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17		<b>Electrical Upgrades</b>		
17A		Upgrade electrical service to site	Upgrade electrical service to increase overall electrical capacity.	\$ 1,440,000
17B		Upgrade electrical distribution in rooms	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 390,000
20		<b>Flooring Replacement</b>	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 1,565,500
26		<b>Heating, Ventilation and Air Conditioning (HVAC)</b>		
27A		HVAC - Upgrade/Replace	Replace existing HVAC unit (including at west campus portables), and rezone controls as required. Reuse existing ductwork, as feasible.	\$ 2,142,000
28A		HVAC - Add Air Conditioning with Air Filtration	Install new HVAC system where there is no A/C now - remove existing heating system, install new HVAC unit and ductwork. HVAC unit to include air filtration system.	\$ 4,360,800
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 367,200
30		<b>IT Systems</b>		
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
34		Classroom TV with Wireless Display	Mobile classroom display system including TV on cart, wireless projector, and USB document camera	\$ 133,600
52		<b>Outdoor</b>		
57		Turf/Grass Replacement or Addition	Partial removal of asphalt to be replaced with turf, for increased play space.	\$ 129,600
66		<b>Plumbing</b>		
67		Repairs/Upgrade	Miscellaneous plumbing upgrades at west campus portables.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 1,800,000

**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**ABBOTT MIDDLE SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
72		Restrooms		
74		Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 486,000
75		Students - Modernize	Full replacement of existing fixtures and finishes.	\$ 2,592,000
89		Sinks		
90A		Add New Sinks	Install new sink with warm and cold water where there is no sink now such as select classrooms, library, office, teacher's workroom, MPR, or other locations.	\$ 288,000
90B		Repair Existing Sinks	Allowance to investigate why sink is not functioning as intended, and repair water line or sink fixture as required.	\$ 6,000
91		Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 405,000

Immediate Priorities Construction Cost Estimate Subtotal\*

**\$ 18,550,300**

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Construction Cost Estimate* section for more information, and see *Total Project Cost Summary* table for project costs.



## AUDUBON ELEMENTARY SCHOOL

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Audubon Elementary School  
841 Gull Avenue  
Foster City, CA 94404-1427

### OVERVIEW

#### SITE ACREAGE

7.32 Acres

#### CONSTRUCTION HISTORY

1967	Pod A, B, C, D, and E
1997	Multipurpose Building
1999	Modular Annex
2006	Relocatables East of Multipurpose (24,25,26)
2008	Relocatables South (2 Installed   1 Removed)
2009	Relocatables North (29, 30 ,31, 32, and 33)

#### SUBSEQUENT IMPROVEMENT

1996	Roof replacement in Pod A, B, C, D, and E
2000	Full campus modernization
2004	Landscape and paving
2008	Fire alarm system
2015	Two story Classroom Building
2017	Re-roof of Pod Buildings Multi-Purpose Building

#### ENROLLMENT HISTORY

Current	Previous Five Year Enrollment Range	
771	Low: 688	High: 787

#### CURRENT GRADE LEVELS

TK-5

#### SCHOOL FMP TEAM MEMBERS AND ROLES

Jaime Soria, Principal	Ketan Gokarn, Parent
Douglas Garriss, Assistant Principal	Mindy Herbst, Parent
Christina Tovar, Custodian	Danielle Picchi, SAO   Classified
Robin Barrientos, PTA President	



## AUDUBON ELEMENTARY SCHOOL



Campus Site Map

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**AUDUBON ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
4		Administrative Spaces		
7		Other	Replace/upgrade clinic furniture	\$ 1,200
7		Other	Equipment for automated sign in/sign out at office.	\$ 1,800
10		Classroom/Specialized Uses/Offices		
10A		New Additional/Specialized Uses/Offices/Classrooms	Add one full size relocatable for use such as Art in Action, Maker Space, Music, or Children's Annex.	\$ 820,800
12		Noise Reduction	Allowance to improve classroom acoustics - mitigating sounds transmission between rooms, improving quality of speakers in classrooms where noise occurs, or similar.	\$ 72,000
14		Drinking Water		
15		Repair Drinking Fountains	Investigate why water pressure is low at existing drinking fountains and repair water line or drinking fountain fixture as required.	\$ 6,000
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17		Electrical Upgrades		
17A		Upgrade electrical service to site	Upgrade electrical service to increase overall electrical capacity.	\$ 1,020,000
17B		Upgrade electrical distribution in rooms	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 341,300
17C		EMS	Optimize existing EMS system.	\$ 18,000
18		Fencing - Chain Link	Partially or fully extend or replace fencing on campus, as applies.	\$ 202,100
20		Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 1,369,900
21		Furniture		
23		Outdoor Seating	Allowance to add or replace outdoor furniture.	\$ 18,000
24		Other	Remove concrete seating on south side of Multipurpose Room.	\$ 30,000
26		Heating, Ventilation and Air Conditioning (HVAC)		
27A		HVAC - Upgrade/Replace	Replace existing HVAC units, including rezoning controls as required to provide thermostats inclassrooms that don't have them. Reuse existing ductwork, as feasible.	\$ 4,778,000
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 819,100
30		IT Systems		



**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**AUDUBON ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
32		MDF/IDF Relocation & Upgraded Data	Allowance to: relocate IDF cabinet from inside of classrooms to outside of classrooms, relocate MDF to alternate location in existing building, replace data campuswide including wireless access points in classrooms.	\$ 984,100
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
34		Classroom TV with Wireless Display	Mobile classroom display system including TV on cart, wireless projector, and USB document camera	\$ 171,800
35		Classroom Audio Amplification Systems	Standalone product for voice amplification in classrooms.	\$ 144,000
36		Projectors for Large Rooms	Provide new or replace existing projector in MPR, LGI, cafeteria, or similar location. Includes ceiling mounted projector with cage, extend data infrastructure to projector, and automated projection screen.	\$ 16,200
38		Landscape/Irrigation	Allowance for improvements such as replacing existing planting, repairing broken irrigation lines, replacing or adding trees, or installing new irrigation and controller.	\$ 200,000
39		Library - Modernize	Modernize existing interior of library space, including new finishes.	\$ 750,000
40		Lighting Upgrades		
41		Interior LED Modernization	Remove existing interior light fixtures and replace with LED fixtures.	\$ 1,365,200
46		Modernization Campuswide	Modernize campus including new flooring, lighting, interior and exterior paint, and HVAC upgrades. As applicable, see cost information line items 19, 20, 26-28, 32, 37-42, 43, 48-50, 54-56, 58-64, 67-80, 85-87, 90-92, and 97-104.	\$ -
47		Multi-Purpose Room		
48		Replace Stage Curtains	Remove and replace stage curtains	\$ 10,000
49		Upgrade Sound System	Acoustical mitigation and new sound system.	\$ 72,000
50		Modernize	Provide new lighting and window shades. See item #34 for additional scope regarding projectors.	\$ 227,500
52		Outdoor		
54		Replace Play Matting	Remove and replace existing play matting with rubber tiles.	\$ 149,700
56		Other	Portable microphone and speaker for use outdoors, including at grades 2 - 5 lunch structure.	\$ 3,200

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**AUDUBON ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
57		Turf/Grass Replacement or Addition	Allowance for improvements such as re-grading existing grass, improving irrigation, and adding grass to K-1 play area.	\$ 1,524,000
58		Painting		
59		Exterior Painting	Repaint exterior of buildings throughout campus.	\$ 472,000
60		Interior Painting	Repaint interior of buildings throughout campus	\$ 1,066,500
61		Paving		
62B		Blacktop Replacement	Remove and replace existing blacktop. Does not include allowance for removal and replacement of play equipment which will be required - see item #55 for allowance for replacement of play equipment, as applicable.	\$ 1,127,100
63B		Parking Lot Repaving	Remove and replace existing asphalt.	\$ 501,600
63C		Parking Lot Reconfiguration	Allowance for expansion of existing parking lot. Allowance does not prescribe where or how expansion might occur, which will need to be studied further in an implementation plan.	\$ 486,000
66		Plumbing		
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 900,000
69		Upgrade Site Drainage or Storm Drain	Allowance to investigate, repair, and replace existing storm drain lines throughout campus.	\$ 600,000
70		Shut off Valves	Allowance to add shut off valves for gas and water lines throughout campus.	\$ 60,000
71		Portables/Relocatables		
71A		Modernization Portables/Relocatables	Upgrade exterior paint, interior paint, flooring, and ceiling in the Annex and replace the three existing portables at back of site.	\$ 345,600
72		Restrooms		
73		Staff/Adult - Add	Add new single occupancy staff restroom.	\$ 129,600
74		Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 680,400
75		Students - Modernize	Full replacement of existing fixtures and finishes.	\$ 3,240,000
78		Roofing		
80A		Replace gutters/downspouts	Remove and replace gutters and downspouts at portables.	\$ 14,400
81		Security/Safety		
82		Fencing Gates/Fencing	Allowance to upgrade separation of staff parking and student drop off.	\$ 19,200

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**AUDUBON ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
83D		Other - Safety Tools	Allowance for safety tools for quick lockdowns, including tools such as door magnets, blinds on doors, or keypad at select locations.	\$ 15,600
84		Shade Structure		
85		Lunch Area - Add/Replace	Allowance to add shade structures at grade 1 and grade 2-5 lunch areas, up to 3,000 square feet each.	\$ 480,000
87		Sidewalks	Allowance for repair or replacement of concrete sidewalks at street frontage.	\$ 27,000
89		Sinks		
90A		Add New Sinks	Install new sink with warm and cold water where there is no sink now such as select classrooms, library, office, teacher's workroom, MPR, or other locations.	\$ 180,000
90B		Repair Existing Sinks	Allowance to investigate why sink is not functioning as intended, and repair water line or sink fixture as required.	\$ 6,000
91		Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 495,000
93		Solar Power Systems - Add	Install solar panels at existing buildings. Includes allowance for seismic investigation and retrofit, often required due to added weight of solar panel system.	\$ 486,800
94		Storage	Allowance for miscellaneous storage such as metal storage unit, metal cabinet, shelving, etc.	\$ 9,600
96		Traffic Safety		
96A		Crosswalk Signage	Install pair of solar powered blinking crosswalk signs	\$ 24,000
96B		Speedbumps	Install speedbump.	\$ 12,000
101		Windows		
102		Add Additional Windows	Install additional windows at existing classrooms. Includes allowance for seismic investigation and retrofit, which will be required in order to add new penetrations.	\$ 864,000
103		Add/Replace Window Coverings	Allowance to add new or replace existing curtains/blinds at windows.	\$ 204,200

## CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS

### AUDUBON ELEMENTARY SCHOOL

Ref#	Item	Assumptions for Costing	Construction Cost
105	Geese Dropping Abatement	District is studying possible options to minimize impacts of geese and seagulls at campuses. Additional budget will need to be established and allocated to address findings of the study. See items #57 turf installation, #23 outdoor seating, and #85 lunch shade structure for related scope, as applies.	\$ -

Identified Needs Construction Cost Estimate Subtotal\* \$ 26,569,900

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Cost Estimating Overview* section for more information, and see Executive Summary *Identified Priorities Summary* table for project costs.



## SMFCSD Master Plan for the New Decade School FMP Team Recommendations

**School: Audubon Elementary School**

**School FMP Members and Roles who are making the recommendations:**

**Jaime Soria (Principal), Douglas Garriss (Assistant Principal), Danielle Picchi (SAO - Classified), Christina Tovar (Custodian) , Robin Barrientos (PTA President), Irene Wang (School Site Council Chair), Ketan Gokarn (Parent), Mindy Herbst (Parent)**

**Additional Needs attached**

**The following are the needs which are the highest priority for our school and brief rationale—maximum 2 sentences. You may enter up to 5 priorities from your combined checked lists of needs.**

<b>Our Priorities</b>	<b>Maximum 2 sentences per priority of why this is a priority/rationale</b>
HVAC Repair / Thermostats	Each room needs its own thermostat. HVAC units replace/upgrade and add air conditioning
Sound System / Projector / Acoustic Upgrades in MPR	Portable Mic and Speakers are needed for both MPR and lunch shade structures -- We host events and communicate to students daily during lunch. Perhaps the cost can be shared with the city as the MPR is used for city and public events?
Plumbing/Restrooms	Upgrade and repair site drainage, critical plumbing systems, sanitary sewer lines, seismic/shut off/isolation/water and gas valves. Water fountains replacement / filter bottle filler. Add another bathroom in the office for office staff use—the current one is shared with the Clinic and students who are sick.

1st Grade Lunch Court Shade Structure	Prefer to have a retractable shade structure to help with providing shade during hotter times of the year and sunlight when it gets cooler in the winter.
Flooring replacement	Carpeting needs to be replaced for health and safety.

**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**AUDUBON ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
14		Drinking Water		
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17		Electrical Upgrades		
17A		Upgrade electrical service to site	Upgrade electrical service to increase overall electrical capacity.	\$ 1,020,000
17B		Upgrade electrical distribution in rooms	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 341,300
20		Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 1,369,900
26		Heating, Ventilation and Air Conditioning (HVAC)		
27A		HVAC - Upgrade/Replace	Replace existing HVAC units, including rezoning controls as required to provide thermostats in classrooms that don't have them. Reuse existing ductwork, as feasible.	\$ 4,778,000
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 819,100
30		IT Systems		
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
52		Outdoor		
54		Replace Play Matting	Remove and replace existing play matting with rubber tiles.	\$ 149,700
57		Turf/Grass Replacement or Addition	Allowance for improvements such as re-grading existing grass and improving irrigation, or removal of grass and/or pavement to be replaced with turf.	\$ 1,524,000
66		Plumbing		
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 900,000
72		Restrooms		
74		Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 680,400
75		Students - Modernize	Full replacement of existing fixtures and finishes.	\$ 3,240,000
89		Sinks		
90A		Add New Sinks	Install new sink with warm and cold water where there is no sink now such as select classrooms, library, office, teacher's workroom, MPR, or other locations.	\$ 180,000
90B		Repair Existing Sinks	Allowance to investigate why sink is not functioning as intended, and repair water line or sink fixture as required.	\$ 6,000

**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**AUDUBON ELEMENTARY SCHOOL**

Ref#	Item	Assumptions for Costing	Construction Cost
91	Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 495,000
105	Geese Dropping Abatement	District is studying possible options to minimize impacts of geese and seagulls at campuses. Additional budget will need to be established and allocated to address findings of the study. See items #57 turf installation, #23 outdoor seating, and #85 lunch shade structure for related scope, as applies	\$ -

Immediate Priorities Construction Cost Estimate  
Subtotal\*

\$ 15,579,000

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Construction Cost Estimate* section for more information, and see *Total Project Cost Summary* table for project costs.



## BAYSIDE ACADEMY

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Bayside Academy  
2025 Kehoe Avenue  
San Mateo, CA 94403-1061

### OVERVIEW

#### SITE ACREAGE

21.84 Acres (Including Joinville Park)

#### CONSTRUCTION HISTORY

1959-1960	Building 1, 2, 3, 4, 5, and 6
1999	4 Relocatables at West End
2001	Building 7 (Theater), 2 Relocatables behind Theater

#### SUBSEQUENT IMPROVEMENT

2000	Full campus modernization
2002	Added entry canopy at Admin Office
2003	Remodeled Building 4 (Multipurpose)
2004	Added covered walkway
2016	Conversion of Classrooms to K-5
2019	New Gym Locker Rooms and Restrooms

#### ENROLLMENT HISTORY

Current	Previous Five Year Enrollment Range
909	Low: 899      High: 924*

#### CURRENT GRADE LEVELS

K-8

#### SCHOOL FMP TEAM MEMBERS AND ROLES

John Cosmos, Principal	Rich Taylor, Custodian
Maria Demattei, Assistant Principal K-5	Ian Kastellic, School Site Council   Parent
Megan Gurka, Assistant Principal 6-8	Ena Martinez, ELAC   Parent
Pam Wessling, Teacher	Sharon Vause, PTA   Parent
Colleen De Gante, Teacher	

\*Note: for previous two years after it became a K-8 school

## BAYSIDE ACADEMY



Campus Site Map

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**BAYSIDE ACADEMY**

Ref#		Item	Assumptions for Costing	Construction Cost
10		<b>Classroom/Specialized Uses/Offices</b>		
10A		<b>New Additional/Specialized Uses/Offices/Classrooms</b>	Add two full size relocatables.	\$ 820,800
10C		<b>Upgrade/Expand Science Labs</b>	Upgrade/expand science classrooms to include lab space, teaching space, sinks, and finishes. Allowance does not prescribe where or how upgrades/expansion might occur, which will need to be studied further in an implementation plan along with an updated budget for the upgrades.	\$ 1,404,000
12		<b>Noise Reduction</b>	Allowance to improve classroom acoustics - mitigating sound transmission between rooms, relocating speakers to alternate locations, or similar.	\$ 72,000
14		<b>Drinking Water</b>		
15		<b>Repair Drinking Fountains</b>	Investigate why water pressure is low at existing drinking fountains and repair water line or drinking fountain fixture as required.	\$ 6,000
16		<b>Add Bottle Fillers/Hand Wash Stations</b>	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17		<b>Electrical Upgrades</b>		
17A		<b>Upgrade electrical service to site</b>	Upgrade electrical service to increase overall electrical capacity.	\$ 1,020,000
17B		<b>Upgrade electrical distribution in rooms</b>	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 534,200
18		<b>Fencing - Chain Link</b>	Partially or fully extend or replace fencing on campus, as applies.	\$ 63,000
19		<b>Fire Alarm System Upgrades</b>		
19A		<b>Fire Alarm Upgrade</b>	Remove and replace existing fire alarm detectors and notification system campuswide.	\$ 1,318,100
19B		<b>Vape detectors</b>	Allowance to install vape detectors in restrooms on middle school part of campus only.	\$ 60,000
20		<b>Flooring Replacement</b>	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 2,051,800
21		<b>Furniture</b>		
23		<b>Outdoor Seating</b>	Allowance to add or replace outdoor furniture.	\$ 18,000
26		<b>Heating, Ventilation and Air Conditioning (HVAC)</b>		
27A		<b>HVAC - Upgrade/Replace</b>	Replace existing HVAC unit, and rezone controls as required. Reuse existing ductwork, as feasible.	\$ 2,053,000
27B		<b>HVAC - Testing/Balancing</b>	Allowance to conduct testing and balancing, replace existing controls in kind, or similar maintenance to address sporadic climate control.	\$ 30,000

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**BAYSIDE ACADEMY**

Ref#		Item	Assumptions for Costing	Construction Cost
28A		HVAC - Add Air Conditioning with Air Filtration	Install new HVAC system where there is no A/C now - remove existing heating system, install new HVAC unit and ductwork. HVAC unit to include air filtration system.	\$ 7,130,800
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 352,000
30	IT Systems			
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
34		Classroom TV with Wireless Display	Mobile classroom display system including TV on cart, wireless projector, and USB document camera	\$ 190,800
35		Classroom Audio Amplification Systems	Standalone product for audio amplification at each classroom	\$ 159,000
36		Projectors for Large Rooms	Provide new or replace existing projector in MPR, LGI, cafeteria, or similar location. Includes ceiling mounted projector with cage, extend data infrastructure to projector, and automated projection screen.	\$ 16,200
38	Landscape/Irrigation		Allowance for improvements such as replacing existing planting, repairing broken irrigation lines, replacing trees, adding trees for shade, or installing new irrigation and controller.	\$ 300,000
39	Library - Modernize		Modernize existing interior of library space, including new finishes.	\$ 750,000
46	Modernization Campuswide		Modernize campus including new flooring, lighting, interior and exterior paint, and HVAC upgrades. As applicable, see cost information line items 19, 20, 26-28, 32, 37-42, 43, 48-50, 54-56, 58-64, 67-80, 85-87, 90-92, and 97-104.	\$ -
47	Multi-Purpose Room			
48		Replace Stage Curtains	Remove and replace stage curtains	\$ 10,000
50		Modernize	Provide new lighting. See item #34 for additional scope regarding projectors.	\$ 220,000
58	Painting			
59		Exterior Painting	Repaint exterior of buildings throughout campus.	\$ 472,000
60		Interior Painting	Repaint interior of buildings throughout campus	\$ 1,669,400
61	Paving			
62B		Blacktop Replacement	Remove and replace existing blacktop. Does not include allowance for removal and replacement of play equipment which will be required.	\$ 2,091,000
63B		Parking Lot Repaving	Remove and replace existing asphalt.	\$ 199,700

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**BAYSIDE ACADEMY**

Ref#		Item	Assumptions for Costing	Construction Cost
66		<b>Plumbing</b>		
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus, including at bathrooms or classroom sinks.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 1,800,000
69		Upgrade Site Drainage or Storm Drain	Allowance to investigate, repair, and replace existing storm drain lines throughout campus.	\$ 1,200,000
70		Shut off Valves	Allowance to add shut off valves for gas and water lines throughout campus.	\$ 30,000
72		<b>Restrooms</b>		
74		Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes, including ventilation.	\$ 194,400
75		Students - Modernize	Full replacement of existing fixtures and finishes. Existing K-5 bathrooms to remain.	\$ 3,888,000
78		<b>Roofing</b>		
80B		Replace downspouts	Remove existing downspouts and replace with metal downspouts.	\$ 18,000
81		<b>Security/Safety</b>		
83B		Other - Vision Panels at Doors	Replace existing doors with new doors to include vision panel.	\$ 224,900
83C		Other - Security cameras	Install additional security cameras.	\$ 14,400
83D		Other - Safety Tools	Allowance for safety tools for quick lockdowns, including tools such as door magnets, blinds on doors, or keypad at select locations.	\$ 15,600
84		<b>Shade Structure</b>		
85		Lunch Area - Add/Replace	Allowance to add or replace shade structure at lunch area or common areas, up to 3,000 square feet.	\$ 240,000
87		<b>Sidewalks</b>	Allowance for repair or replacement of concrete sidewalks at street frontage.	\$ 54,000
89		<b>Sinks</b>		
90A		Add New Sinks	Install new sink with warm and cold water where there is no sink now such as select classrooms, library, office, teacher's workroom, MPR, or other locations.	\$ 360,000
90B		Repair Existing Sinks	Allowance to investigate why sink is not functioning as intended, and repair water line or sink fixture as required.	\$ 6,000
91		Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 540,000
92		Add Bubbler	Add drinking fountain bubbler to existing sink - including replacement of sink and faucet to allow reconfiguration for bubbler.	\$ 60,000



## CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS

### BAYSIDE ACADEMY

Ref#	Item	Assumptions for Costing	Construction Cost
93	Solar Power Systems - Add	Install solar panels at existing buildings. Includes allowance for seismic investigation and retrofit, often required due to added weight of solar panel system.	\$ 756,900
94	Storage	Allowance for miscellaneous storage such as metal storage unit, metal cabinet, shelving, etc.	\$ 19,200
97	Walkways		
100	Repair/Replace Concrete Walkways	Allowance for concrete corridor walkway repair and replacement, to address areas that develop standing water after it rains	\$ 45,000
101	Windows		
103	Add/Replace Window Coverings	Allowance to add new or replace existing curtains/blinds at windows.	\$ 226,800
104	Replace Windows	Remove and replace existing windows.	\$ 1,944,000
105	Geese Dropping Abatement	District is studying possible options to minimize impacts of geese and seagulls at campuses. Additional budget will need to be established and allocated to address findings of the study. See items #57 turf installation, #23 outdoor seating, and #85 lunch shade structure for related scope, as applies.	\$ -

Construction Cost Estimate Subtotal\*

\$ 32,508,800

Identified Needs Construction Cost Estimate Subtotal\*

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Cost Estimating Overview* section for more information, and see Executive Summary *Identified Priorities Summary* table for project costs.

Bayside Academy  
Facilities Committee Priorities  
March 11, 2020

Pam Wessling – Teacher  
Colleen De Gante – Teacher  
Ena Martinez – ELAC Parent  
Ian Kastellic – Site Council Parent  
John Cosmos – Principal  
Maria Demattei – Assistant Principal K-5  
Megan Gurka – Assistant Principal 6-8  
Rich Taylor – Custodian \*Not present at 3/11, but was present at 2/6 meeting  
Sharon Vause – PTA Parent \*Not present at 3/11, but was present at 2/6 meeting

**1. Restrooms – staff and student**

The restrooms throughout campus are old, stained and in need of ventilation and warm water. All restrooms need an upgrade with the exception of the new elementary restrooms that were installed 3 years ago.

**2. Gym/Multipurpose Room**

The current gym needs to be modernized to meet the needs of a multipurpose room for both elementary and middle school students to use more frequently.

**3. Air quality/temperature control/purification**

Heating and air conditioning upgrades/additions are needed for all rooms on campus as well as improved air quality and filtration systems.

**4. Paving (blacktop)/sidewalks**

The blacktop surface needs a full repaving as well as the parking lot areas and the sidewalks through the entire campus. There are several tripping hazards on all surfaces.

**5. Water bottle fillers and hand washing stations (especially in eating areas)**

The water bottle fillers will promote the use of reusable water bottles and provide filtered drinking water for students and staff. Hand washing stations will promote good hygiene and healthy sanitary practices thus keeping kids healthy and at school.

\*\*This week, we had no running water on the elementary side due to a broken pipe in the parking lot. That is obviously a top priority, however, our team felt very strongly that the maintenance of basic needs (water, sewage, electrical, safety) does not need to be included in this exercise since they are already a priority. Therefore, we did not include these items in our prioritized list.

\*\*Also, we did not include any items for the theater as we are not responsible for that facility. We don't have keys to the theater and do not really know the needs of that facility. It would be best to speak to Michael Thompson, theater manager.

**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**BAYSIDE ACADEMY**

Ref#	Item	Assumptions for Costing	Construction Cost
10	Classroom/Specialized Uses/Offices		
10C	Upgrade/Expand Science Labs	Upgrade/expand science classrooms to include lab space, teaching space, sinks, and finishes. Allowance does not prescribe where or how upgrades/expansion might occur, which will need to be studied further in an implementation plan along with an updated budget for the upgrades.	\$ 1,404,000
14	Drinking Water		
16	Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17	Electrical Upgrades		
17A	Upgrade electrical service to site	Upgrade electrical service to increase overall electrical capacity.	\$ 1,020,000
17B	Upgrade electrical distribution in rooms	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 534,200
20	Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 2,051,800
26	Heating, Ventilation and Air Conditioning (HVAC)		
27A	HVAC - Upgrade/Replace	Replace existing HVAC unit, and rezone controls as required. Reuse existing ductwork, as feasible.	\$ 2,053,000
27B	HVAC - Testing/Balancing	Allowance to conduct testing and balancing, replace existing controls in kind, or similar maintenance to address sporadic climate control.	\$ 30,000
28A	HVAC - Add Air Conditioning with Air Filtration	Install new HVAC system where there is no A/C now remove existing heating system, install new HVAC unit and ductwork. HVAC unit to include air filtration system.	\$ 7,130,800
28B	HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 352,000
30	IT Systems		
33	UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
66	Plumbing		
67	Repairs/Upgrade	Miscellaneous plumbing upgrades across campus, including at bathrooms or classroom sinks.	\$ 6,000
68	Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 1,800,000



**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**BAYSIDE ACADEMY**

Ref#	Item	Assumptions for Costing	Construction Cost
72	Restrooms		
74	Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes, including ventilation.	\$ 194,400
75	Students - Modernize	Full replacement of existing fixtures and finishes. Existing K-5 bathrooms to remain.	\$ 3,888,000
78	Roofing		
80B	Replace downspouts	Remove existing downspouts and replace with metal downspouts.	\$ 18,000
89	Sinks		
90A	Add New Sinks	Install new sink with warm and cold water where there is no sink now such as select classrooms, library, office, teacher's workroom, MPR, or other locations.	\$ 360,000
90B	Repair Existing Sinks	Allowance to investigate why sink is not functioning as intended, and repair water line or sink fixture as required.	\$ 6,000
91	Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 540,000
105	Geese Dropping Abatement	District is studying possible options to minimize impacts of geese and seagulls at campuses. Additional budget will need to be established and allocated to address findings of the study. See items #57 turf installation, #23 outdoor seating, and #85 lunch shade structure for related scope, as applies.	\$ -

Immediate Priorities Construction Cost Estimate Subtotal\*

**\$ 21,457,800**

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Construction Cost Estimate* section for more information, and see *Total Project Cost Summary* table for project costs.

## BAYSIDE THEATER

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Bayside Theater  
2025 Kehoe Avenue  
San Mateo, CA 94403-1061

### OVERVIEW

#### SITE ACREAGE

0.50 Acres

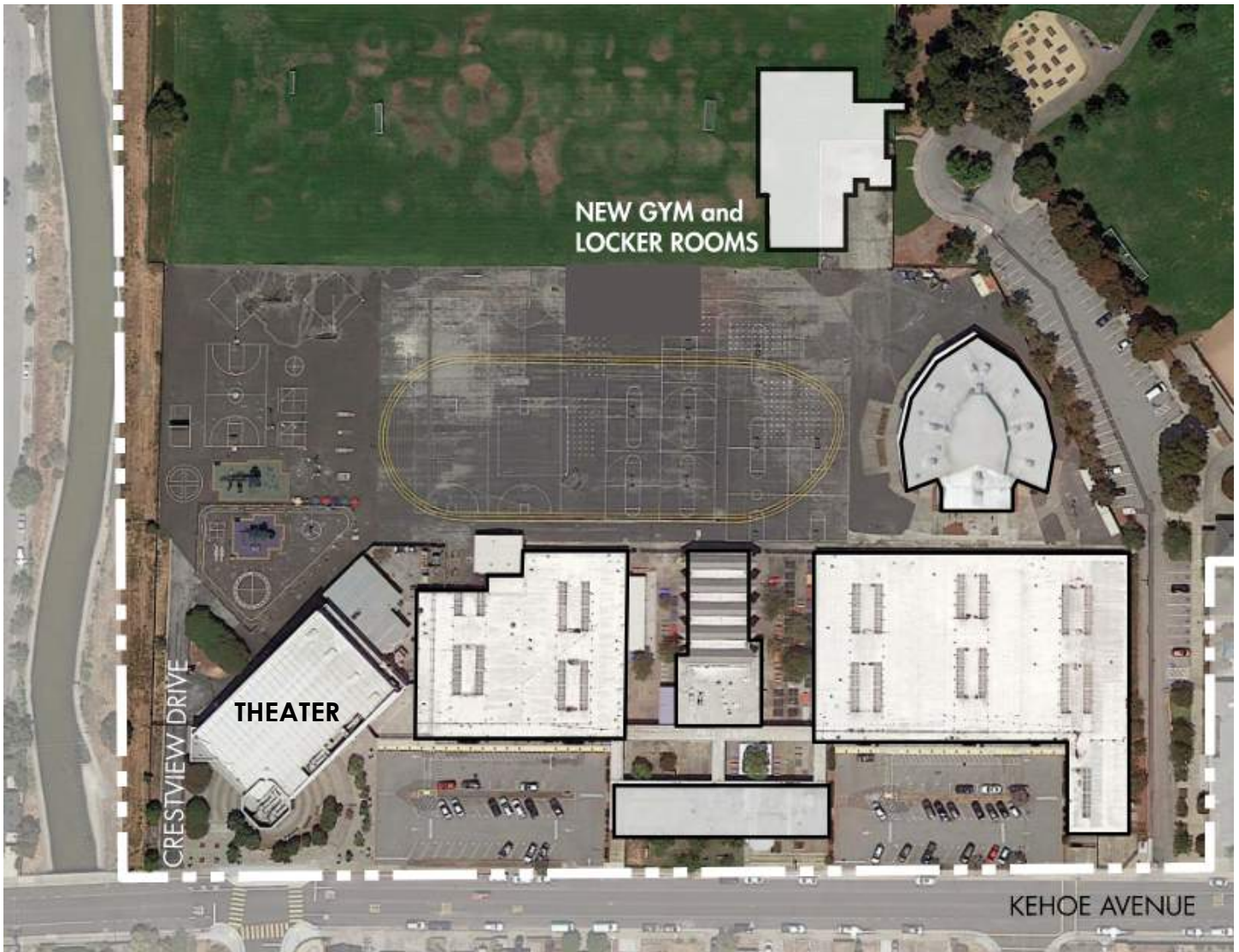
#### CONSTRUCTION HISTORY

2001                      Building 7 (Theater)

#### SUBSEQUENT IMPROVEMENT

No changes

## BAYSIDE THEATER



Campus Site Map

## CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS

### BAYSIDE THEATER

Ref#		Item	Assumptions for Costing	Construction Cost
1		ADA Work		
3		Upgrade/Replace Ramps	Allowance to make upgrades to existing, add new additional, or completely replace existing pedestrian ramps, as needed.	\$ 16,200
8		Classroom/Specialized Uses/Other		
10A		New Additional/Specialized Uses/Offices/Classrooms	Allowance to expand existing green room. Allowance does not prescribe where or how expansion might occur, which will need to be studied further in an implementation plan.	\$ 600,000
14		Drinking Water		
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
19		Fire Alarm System Upgrades		
19A		Fire Alarm Upgrade	Remove and replace existing fire alarm detectors and notification system.	\$ 50,000
20		Flooring Replacement	Remove flooring and replace, including in lobby and theater.	\$ 484,100
26		Heating, Ventilation and Air Conditioning (HVAC)		
27A		HVAC - Upgrade/Replace	Replace existing HVAC unit, including at main audience space and lobby.	\$ 500,000
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 85,800
30		IT Systems		
32		MDF/IDF Relocation & Upgraded Data	Allowance to, replace data and wireless access points.	\$ 180,000
34		Classroom TV with Wireless Display	Mobile display system including TV on cart, wireless projector, and USB document camera	\$ 3,900
35		Classroom Audio Amplification Systems	Single standalone product for voice amplification.	\$ 3,000
36		Projectors for Large Rooms	Provide new or replace existing projector including ceiling mounted projector, extend data infrastructure to projector, and automated projection screen.	\$ 16,200
38		Landscape/Irrigation	Allowance for improvements such as replacing existing planting, repairing broken irrigation lines, replacing or adding trees, or installing new irrigation and controller.	\$ 25,000
40		Lighting Upgrades		
42		Exterior LED Modernization	Remove existing exterior light fixtures and replace with LED fixtures.	\$ 120,600

## CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS

### BAYSIDE THEATER

Ref#		Item	Assumptions for Costing	Construction Cost
47		Multi-Purpose Room		
48		Replace Stage Curtains	Remove and replace stage curtains	\$ 10,000
49		Upgrade Sound System	Allowance for state of the art sound system and stage controls.	\$ 198,000
58		Painting		
59		Exterior Painting	Repaint exterior of building.	\$ 472,000
60		Interior Painting	Repaint interior of building.	\$ 376,900
61		Paving		
63B		Parking Lot Repaving	Remove and replace existing asphalt.	\$ 199,700
66		Plumbing		
67		Repairs/Upgrade	Miscellaneous plumbing upgrades, including addressing drainage at the front near the ticket window/	\$ 3,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines.	\$ 450,000
69		Upgrade Site Drainage or Storm Drain	Allowance to investigate, repair, and replace existing storm drain lines.	\$ 300,000
70		Shut off Valves	Allowance to add shut off valves for gas and water lines.	\$ 6,000
72		Restrooms		
75		Students - Modernize	Full replacement of existing fixtures and finishes in multi-occupancy restrooms.	\$ 648,000
78		Roofing		
79		Replace Roofing	Remove and replace existing roofing	\$ 542,100
87		Sidewalks	Allowance for repair or replacement of concrete sidewalks at street frontage.	\$ 27,000

Identified Needs Construction Cost Estimate Subtotal\* \$ 5,345,100

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Cost Estimating Overview* section for more information, and see Executive Summary *Identified Priorities Summary* table for project costs.

## Bayside Theater Needs

- 1) Additional Parking
- 2) New mechanical units at the main audience space and lobby
- 3) Replace floor finishes at lobby and theater
- 4) Toilet Room Upgrades
- 5) State of the Art Sound System and stage controls

**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**BAYSIDE THEATER**

Ref#	Item	Assumptions for Costing	Construction Cost
14	Drinking Water		
16	Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
19	Fire Alarm System Upgrades		
20	Flooring Replacement	Remove flooring and replace, including in lobby and theater.	\$ 484,100
26	Heating, Ventilation and Air Conditioning (HVAC)		
28B	HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 85,800
66	Plumbing		
67	Repairs/Upgrade	Miscellaneous plumbing upgrades, including addressing drainage at the front near the ticket window/	\$ 3,000
68	Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines.	\$ 450,000
72	Restrooms		
75	Students - Modernize	Full replacement of existing fixtures and finishes in multi-occupancy restrooms.	\$ 648,000

Immediate Priorities Construction Cost Estimate  
Subtotal\*

\$ 1,698,500

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Construction Cost Estimate* section for more information, and see *Total Project Cost Summary* table for project costs.

## BAYWOOD ELEMENTARY SCHOOL

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Baywood Elementary School  
600 Alameda de las Pulgas  
San Mateo, CA 94402-1061

### OVERVIEW

#### SITE ACREAGE

4.37 Acres

#### CONSTRUCTION HISTORY

1938-1940	Building C and D
1948	Building B
1959	Building I
2000	Building A
2011	Classroom and Multipurpose Room

#### SUBSEQUENT IMPROVEMENT

1996	Playground improvement
2000	Modernization of entire school

#### ENROLLMENT HISTORY

Current	Previous Five Year Enrollment Range	
698	Low: 712	High: 739

#### CURRENT GRADE LEVELS

TK-5

#### SCHOOL FMP TEAM MEMBERS AND ROLES

Amanda Driscoll, Principal  
Abbie Wishart, Teacher  
Luis Araiza, Custodian  
Joanne Zucca, Parent  
Bret Dobel, Parent  
Alex Taylor, Parent  
Tony Nandan, PE Para



## BAYWOOD ELEMENTARY SCHOOL



Campus Site Map

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**BAYWOOD ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
1		ADA Work		
2		General/Misc. Upgrades	Miscellaneous ADA upgrades across campus, such as adding ramps for ADA access to all classrooms and courtyards.	\$ 60,000
3		Upgrade/Replace Ramps	Allowance to make upgrades to existing, add new additional, or completely replace existing pedestrian ramps, as needed.	\$ 16,200
4		Administrative Spaces		
6A		Staff Room/Lounge - Modernize	Modernize existing staff room with new finishes.	\$ 312,000
14		Drinking Water		
15		Repair Drinking Fountains	Investigate why water pressure is low at existing drinking fountains and repair water line or drinking fountain fixture as required.	\$ 6,000
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17		Electrical Upgrades		
17A		Upgrade electrical service to site	Upgrade electrical service to increase overall electrical capacity.	\$ 1,020,000
17B		Upgrade electrical distribution in rooms	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 403,700
18		Fencing - Chain Link	Partially or fully extend or replace fencing on campus, as applies.	\$ 54,400
19		Fire Alarm System Upgrades		
19A		Fire Alarm Upgrade	Remove and replace existing fire alarm detectors and notification system campuswide.	\$ 1,004,700
20		Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 1,640,200
21		Furniture		
23		Outdoor Seating	Allowance to add or replace outdoor furniture/facilities.	\$ 18,000
26		Heating, Ventilation and Air Conditioning (HVAC)		
27A		HVAC - Upgrade/Replace	Replace existing HVAC unit, and rezone controls as required. Reuse existing ductwork, as feasible.	\$ 2,234,400
28A		HVAC - Add Air Conditioning with Air Filtration	Install new HVAC system where there is no A/C now - remove existing heating system, install new HVAC unit and ductwork.	\$ 4,490,000
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 383,100
30		IT Systems		

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**BAYWOOD ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
32		MDF/IDF Relocation & Upgraded Data	Allowance to: relocate IDF cabinet from inside of classrooms to outside of classrooms, relocate MDF to alternate location in existing building, replace data campuswide including wireless access points in classrooms.	\$ 1,083,800
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
34		Classroom TV with Wireless Display	Mobile classroom display system including TV on cart, wireless projector, and USB document camera	\$ 137,400
35		Classroom Audio Amplification Systems	Standalone product for audio amplification at each classroom	\$ 117,000
36		Projectors for Large Rooms	Provide new or replace existing projector in MPR, LGI, cafeteria, or similar location. Includes ceiling mounted projector with cage, extend data infrastructure to projector, and automated projection screen.	\$ 16,200
38		Landscape/Irrigation	Allowance for improvements such as replacing existing greenery/planting, repairing broken irrigation lines, replacing or adding trees, or installing new irrigation and controller.	\$ 350,000
40		Lighting Upgrades		
41		Interior LED Modernization	Remove existing interior light fixtures and replace with LED fixtures.	\$ 1,614,500
43		Add/Extend Parking Lot Lighting	Add pole lighting to parking lot.	\$ 61,100
46		Modernization Campuswide	Modernize campus including new flooring, lighting, interior and exterior paint, and HVAC upgrades. As applicable, see cost information line items 19, 20, 26-28, 32, 37-42, 43, 48-50, 54-56, 58-64, 67-80, 85-87, 90-92, and 97-104.	\$ -
47		Multi-Purpose Room		
48		Replace Stage Curtains	Remove and replace stage curtains	\$ 10,000
52		Outdoor		
55A		Replace Play Equipment	Allowance for replacement of play equipment and structures. Scope to be coordinated to blacktop replacement.	\$ 404,500
58		Painting		
59		Exterior Painting	Repaint exterior of buildings throughout campus.	\$ 472,000
60		Interior Painting	Repaint interior of buildings throughout campus	\$ 1,261,400

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**BAYWOOD ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
61		Paving		
62B		Blacktop Replacement	Remove and replace existing blacktop. Does not include allowance for removal and replacement of play equipment which will be required - see item #55 for allowance for replacement of play equipment, as applicable.	\$ 647,100
63B		Parking Lot Repaving	Remove and replace existing asphalt.	\$ 170,900
66		Plumbing		
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 900,000
69		Upgrade Site Drainage or Storm Drain	Allowance to investigate, repair, and replace existing storm drain lines throughout campus.	\$ 600,000
70		Shut off Valves	Allowance to add shut off valves for gas and water lines throughout campus.	\$ 36,000
72		Restrooms		
73		Staff/Adult - Add	Add new single occupancy staff restroom.	\$ 129,600
74		Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 194,400
75		Students - Modernize	Full replacement of existing fixtures and finishes.	\$ 3,240,000
81		Security/Safety		
83A		Other - Door hardware	Allowance to replace existing door hardware in older buildings.	\$ 24,000
84		Shade Structure		
85		Lunch Area - Add/Replace	Allowance to add shade structure at lunch area.	\$ 480,000
86		Play Area - Add	Allowance to add or replace shade structure at play area and PE areas.	\$ 240,000
87		Sidewalks	Allowance for repair or replacement of concrete sidewalks at street frontage.	\$ 240,000
89		Sinks		
91		Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 414,000
93		Solar Power Systems - Add	Install solar panels at existing buildings. Includes allowance for seismic investigation and retrofit, often required due to added weight of solar panel system.	\$ 574,100
94		Storage	Allowance for miscellaneous storage such as metal storage unit, metal cabinet, shelving, etc.	\$ 9,600
97		Walkways		
99		Repair/Replace Canopy	Allowance for repair or replacement of existing walkway canopies, as needed.	\$ 102,000

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**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**BAYWOOD ELEMENTARY SCHOOL**

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Ref#		Item	Assumptions for Costing	Construction Cost
101		Windows		
104		Replace Windows	Remove and replace existing windows in older buildings.	\$ 427,700

Identified Needs Construction Cost Estimate Subtotal\* \$ 25,145,900

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Cost Estimating Overview* section for more information, and see Executive Summary *Identified Priorities Summary* table for project costs.



## SMFCSD Master Plan for the New Decade School FMP Team Recommendations—Revised Form

I. **School Name:** Baywood Elementary School

II. **School FMP Members and Roles (Please asterisk those who participated in this stage of the process)**

\*Amanda Driscoll, Principal

\*Joanne Zucca, Parent

\*Abbie Wishart, Teacher

\*Bret Dobel, Parent

Luis Araiza, Custodian

\*Alex Taylor, Parent

Tony Nandan, PE Para

III. ☐ We have attached Lists 2 and 3 only with checkmarks by all the Needs that we want added to the District's identified needs for our school.

IV. The following are the needs which are the highest priority for our school and brief rationale—maximum 2 sentences. You may enter up to 5 priorities from List 1 (the District identified needs for your school) and from the items that you checked on Lists 2 and 3 (from your School Community Meeting and the Survey results for your school).

<b>Our Priorities—<u>One Need only</u> for each priority</b>	<b>Maximum 2 sentences per priority of why this is a priority/rationale</b>
Modernize and Add Bathrooms	Boys/Girls bathrooms adjacent to Room 23, as well as, Room 11 require significant work and updates to provide additional stalls than the current 1 stall configuration. Additional stalls are necessary to better accommodate the number of students (TK-2) in those areas of the campus.
Update HVAC Air Conditioning	Classrooms 1-26 have temperatures in the upper 80s on very hot days, with little to no ventilation. These conditions are not conducive for teaching and learning.
Windows	Windows need to be replaced in original school building (Office – Room

	26, as well as, 20-15). Portables 12-14 do not have windows (no natural light enters these classrooms). Windows in building room 7-10 are original and need to be replaced.
Improve and increase play space on campus to enhance play and add essential safety measures	This campus accommodates over 700 children but has a very limited amount of space for children to play. This facility need includes adding green, upgrade boundary (fence) between upper and lower playground, add shade structures, make changes to the current central courtyard play area that create additional space.
Flooring	Updates and replacements of flooring will promote healthy, safe and acoustically optimal learning environments.

**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**BAYWOOD ELEMENTARY SCHOOL**

Ref#	Item	Assumptions for Costing	Construction Cost
14	Drinking Water		
16	Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17	Electrical Upgrades		
17A	Upgrade electrical service to site	Upgrade electrical service to increase overall electrical capacity.	\$ 1,020,000
17B	Upgrade electrical distribution in rooms	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 403,700
20	Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 1,640,200
26	Heating, Ventilation and Air Conditioning (HVAC)		
28A	HVAC - Add Air Conditioning with Air Filtration	Install new HVAC system where there is no A/C now - remove existing heating system, install new HVAC unit and ductwork.	\$ 4,490,000
28B	HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 383,100
30	IT Systems		
33	UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
66	Plumbing		
67	Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68	Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 900,000
72	Restrooms		
74	Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 194,400
75	Students - Modernize	Full replacement of existing fixtures and finishes.	\$ 3,240,000
89	Sinks		
91	Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 414,000

Immediate Priorities Construction Cost Estimate  
Subtotal\*

**\$ 12,761,000**

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Construction Cost Estimate* section for more information, and see *Total Project Cost Summary* table for project costs.





## BEACH PARK ELEMENTARY SCHOOL

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Beach Park Elementary School  
1058 Shell Blvd.  
Foster City, CA 94404-2902

### OVERVIEW

#### SITE ACREAGE

6.0 Acres

#### CONSTRUCTION HISTORY

2019	Construction begins on the new campus
2021	Projected Occupancy

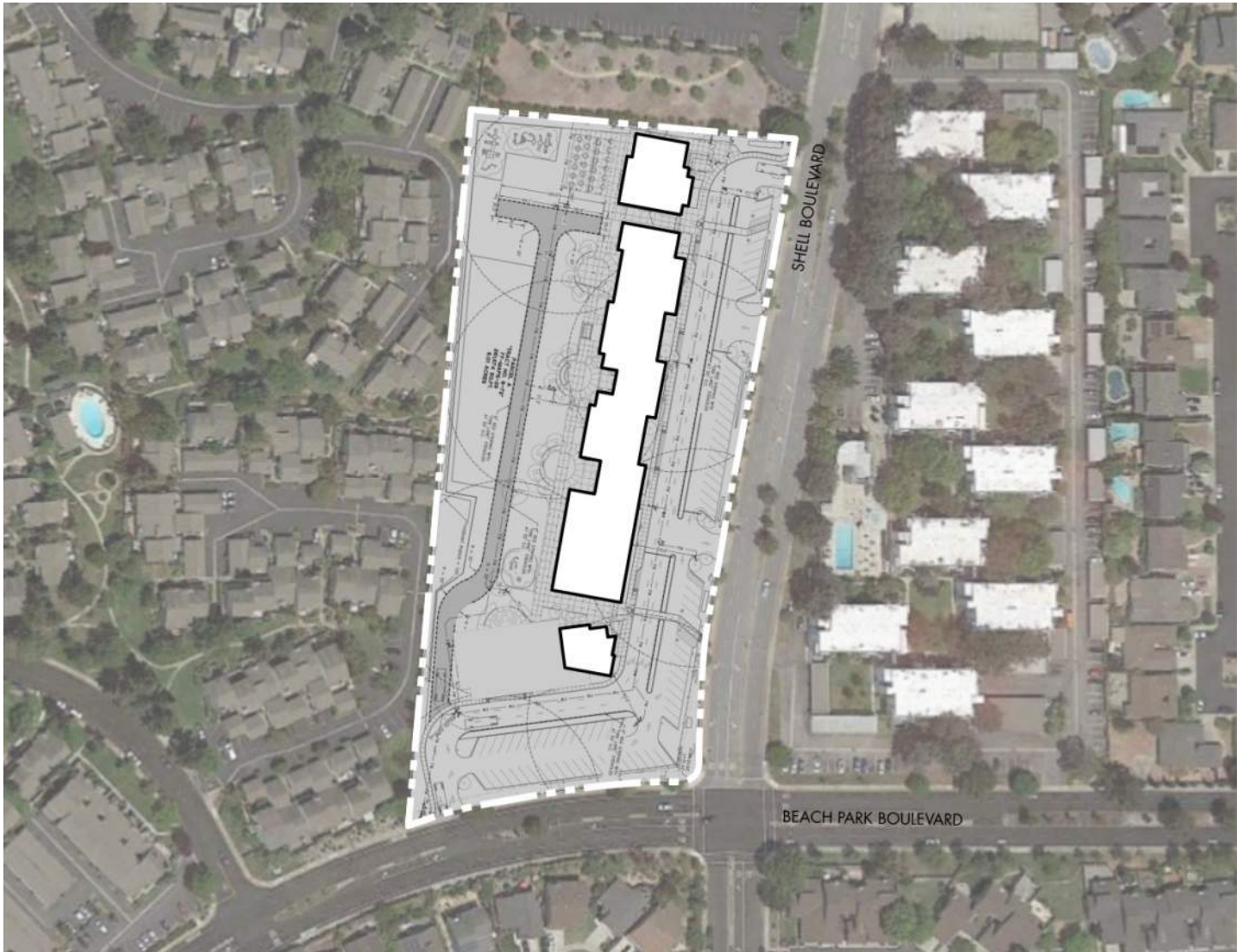
#### STUDENT CAPACITY WHEN FULLY PHASED-IN

400-420

#### PLANNED GRADE LEVELS WHEN FULLY PHASED-IN

K-5

## BEACH PARK ELEMENTARY SCHOOL



Campus Site Map

## CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS

### BEACH PARK ELEMENTARY SCHOOL

Ref#	Item	Assumptions for Costing	Construction Cost
14	Drinking Water		
16	Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
84	Shade Structure		
85	Lunch Area - Add/Replace	Allowance to add shade structure at lunch area.	\$ 240,000
93	Solar Power Systems - Add	Install solar panels at existing buildings that are designed to be solar-ready.	\$ 425,900
97	Walkways		
98	Add Canopy/Awning	Allowance for installation of new freestanding metal walkway canopy structure.	\$ 1,020,000
105	Geese Dropping Abatement	District is studying possible options to minimize impacts of geese and seagulls at campuses. Additional budget will need to be established and allocated to address findings of the study. See items #57 turf installation, #23 outdoor seating, and #85 lunch shade structure for related scope, as applies.	\$ -

Identified Needs Construction Cost Estimate Subtotal\* \$ 693,500

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Cost Estimating Overview* section for more information, and see Executive Summary *Identified Priorities Summary* table for project costs.

**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**BEACH PARK ELEMENTARY SCHOOL**

Ref#	Item	Assumptions for Costing	Construction Cost
14	Drinking Water		
16	Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
97	Walkways		
98	Add Canopy/Awning	Allowance for installation of new freestanding metal walkway canopy structure.	\$ 1,020,000
105	Geese Dropping Abatement	District is studying possible options to minimize impacts of geese and seagulls at campuses. Additional budget will need to be established and allocated to address findings of the study. See items #57 turf installation, #23 outdoor seating, and #85 lunch shade structure for related scope, as applies.	\$ -

Immediate Priorities Construction Cost Estimate  
Subtotal\*

\$ 1,047,600

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Construction Cost Estimate* section for more information, and see *Total Project Cost Summary* table for project costs.

## BERESFORD ELEMENTARY SCHOOL

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Beresford Elementary School  
300 28th Avenue  
San Mateo, CA 94403

### OVERVIEW

#### SITE ACREAGE

2.35 Acres

#### CONSTRUCTION HISTORY

1939-1941	Building 100
1997	Building 200, 300, and Library

#### SUBSEQUENT IMPROVEMENT

1997	Modernization of Building 100
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#### ENROLLMENT HISTORY

Current	Previous Five Year Enrollment Range	
277	Low: 265	High: 287

#### CURRENT GRADE LEVELS

K-5

#### SCHOOL FMP TEAM MEMBERS AND ROLES

Amy Snow, Principal  
Zoya Salameh, Teacher  
Maria Vrijic, School Site Council  
Meredith Nassihi, PTA



## BERESFORD ELEMENTARY SCHOOL



Campus Site Map

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**BERESFORD ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
1		ADA Work		
3		Upgrade/Replace Ramps	Allowance to make upgrades to existing, add new additional, or completely replace existing pedestrian ramps, as needed.	\$ 16,200
14		Drinking Water		
15		Repair Drinking Fountains	Investigate why water pressure is low at existing drinking fountains and repair water line or drinking fountain fixture as required.	\$ 6,000
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17		Electrical Upgrades		
17A		Upgrade electrical service to site	Upgrade electrical service to increase overall electrical capacity.	\$ 1,020,000
17B		Upgrade electrical distribution in rooms	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 147,000
19		Fire Alarm System Upgrades		
19A		Fire Alarm Upgrade	Remove and replace existing fire alarm detectors and notification system campuswide.	\$ 388,800
20		Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 590,100
21		Furniture		
23		Outdoor Seating	Allowance to add or replace outdoor furniture.	\$ 18,000
26		Heating, Ventilation and Air Conditioning (HVAC)		
27A		HVAC - Upgrade/Replace	Replace existing HVAC unit, and rezone controls as required. Reuse existing ductwork, as feasible.	\$ 2,058,000
28A		HVAC - Add Air Conditioning with Air Filtration	Install new HVAC system where there is no A/C now - remove existing heating system, install new HVAC unit and ductwork. HVAC unit to include air filtration system.	\$ 408,500
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 352,800
30		IT Systems		
32		MDF/IDF Relocation & Upgraded Data	Allowance to: relocate IDF cabinet from inside of classrooms to outside of classrooms, relocate MDF to alternate location in existing building, replace data campuswide including wireless access points in classrooms.	\$ 673,200
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**BERESFORD ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
34		Classroom TV with Wireless Display	Mobile classroom display system including TV on cart, wireless projector, and USB document camera	\$ 53,500
35		Classroom Audio Amplification Systems	Standalone product for audio amplification at each classroom	\$ 51,000
36		Projectors for Large Rooms	Provide new or replace existing projector in MPR, LGI, cafeteria, or similar location. Includes ceiling mounted projector with cage, extend data infrastructure to projector, and automated projection screen.	\$ 16,200
37	Kitchen - Warming Upgrades		At existing warming kitchen - reconfigure equipment layout, replace equipment and fixtures, replace finishes. Provide new mobile serving carts.	\$ 591,600
38	Landscape/Irrigation		Allowance for improvements such as replacing existing planting, adding grass/greenery, repairing broken irrigation lines, replacing or adding trees, or installing new irrigation and controller.	\$ 200,000
39	Library - Modernize		Modernize existing interior of library space, including new finishes.	\$ 750,000
46	Modernization Campuswide		Modernize campus including new flooring, lighting, interior and exterior paint, and HVAC upgrades. As applicable, see cost information line items 19, 20, 26-28, 32, 37-42, 43, 48-50, 54-56, 58-64, 67-80, 85-87, 90-92, and 97-104.	\$ -
47	Multi-Purpose Room			
48		Replace Stage Curtains	Remove and replace stage curtains	\$ 10,000
52	Outdoor			
57		Turf/Grass Replacement or Addition	Partial removal of asphalt to add turf.	\$ 129,600
58	Painting			
59		Exterior Painting	Repaint exterior of buildings throughout campus.	\$ 472,000
60		Interior Painting	Repaint interior of buildings throughout campus	\$ 459,400
61	Paving			
62B		Blacktop Replacement	Remove and replace existing blacktop, including regrading to improve drainage on upper playground. Does not include allowance for removal and replacement of play equipment which will be required - see item 55 for allowance for replacement of play equipment, as applicable.	\$ 337,100
63B		Parking Lot Repaving	Remove and replace existing asphalt.	\$ 268,800
66	Plumbing			



**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**BERESFORD ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 900,000
69		Upgrade Site Drainage or Storm Drain	Allowance to investigate, repair, and replace existing storm drain lines throughout elementary school campus, including at upper playground.	\$ 600,000
70		Shut off Valves	Allowance to add shut off valves for gas and water lines throughout campus.	\$ 24,000
72		Restrooms		
74		Single Occupancy Staff/Adult/Student /TK/K-	Full replacement of existing fixtures and finishes.	\$ 486,000
75		Students - Modernize	Full replacement of existing fixtures and finishes, including replacing bathroom flooring.	\$ 648,000
84		Shade Structure		
85		Lunch Area - Add/Replace	Allowance to add shade structure at lunch area.	\$ 480,000
86		Play Area - Add	Allowance to add shade structure at play area.	\$ 240,000
89		Sinks		
91		Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 216,000
101		Windows		
103		Add/Replace Window Coverings	Allowance to add new or replace existing curtains/blinds at windows.	\$ 75,000
104		Replace Windows	Remove and replace existing windows.	\$ 544,400

Identified Needs Construction Cost Estimate Subtotal\* \$ 12,687,400

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Cost Estimating Overview* section for more information, and see Executive Summary *Identified Priorities Summary* table for project costs.

## SMFCSD Master Plan for the New Decade School FMP Team Recommendations

I. School Name: Beresford

II. School FMP Members and Roles (Please asterisk those who participated in this stage of the process)

Maria Vrijic—School Site Council\*

Meredith Nassihi—PTA\*

Zoya Salameh—Teacher\*

Amy Snow—Principal\*

III. We have attached Lists 2 and 3 only with checkmarks by all the Needs that we want added to the District's identified needs for our school.

IV. The following are the needs which are the highest priority for our school and brief rationale—maximum 2 sentences. You may enter up to 5 priorities from List 1 (the District identified needs for your school) and from the items that you checked on Lists 2 and 3 (from your School Community Meeting and the Survey results for your school).

Our Priorities— <u>One Need only</u> for each priority	Maximum 2 sentences per priority of why this is a priority/rationale
Flooring- Full campus replacement	They need to be allergy free (no more carpet?) Cleanliness
Restroom Students- Modernize	They are stained, flooring peeling, and not sufficient sink and drying materials
Drinking fountain repairs/filtration/fillers	want water bottle stations for students to use easily around campus
Add shade in the play area	the black top is TOO hot during the sunny days- too much exposure

<b>Improve drainage on upper playground</b>	<b>when it rains create a lake in the playground that must be drained by a water pump</b>
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**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**BERESFORD ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
14		Drinking Water		
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17		Electrical Upgrades		
17A		Upgrade electrical service to site	Upgrade electrical service to increase overall electrical capacity.	\$ 1,020,000
17B		Upgrade electrical distribution in rooms	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 147,000
19		Fire Alarm System Upgrades		
20		Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 590,100
26		Heating, Ventilation and Air Conditioning (HVAC)		
28A		HVAC - Add Air Conditioning with Air Filtration	Install new HVAC system where there is no A/C now - remove existing heating system, install new HVAC unit and ductwork. HVAC unit to include air filtration system.	\$ 408,500
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 352,800
30		IT Systems		
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
56		Other	Add enclosed CMU compost area for student use.	
57		Turf/Grass Replacement or Addition	Partial removal of asphalt to add turf.	\$ 129,600
66		Plumbing		
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 900,000
72		Restrooms		
74		Single Occupancy Staff/Adult/Student /TK/K-	Full replacement of existing fixtures and finishes.	\$ 486,000
75		Students - Modernize	Full replacement of existing fixtures and finishes, including replacing bathroom flooring.	\$ 648,000

**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**BERESFORD ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
89	Sinks			
91		Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 216,000

Immediate Priorities Construction Cost Estimate  
Subtotal\*

\$ 4,844,000

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Construction Cost Estimate* section for more information, and see *Total Project Cost Summary* table for project costs.

## BOREL MIDDLE SCHOOL

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Borel Middle School  
425 Barneson Avenue  
San Mateo, CA 94402

### OVERVIEW

#### SITE ACREAGE

8.6 Acres

#### CONSTRUCTION HISTORY

1940-1946	Workshop E, Building A & B
1953	Gym F
1955-1959	Building C & D
1968	Building G
1999	Science Building
2006	Relocatable South end (Removed in 2019)
2020	Addition of 7 Classrooms, Gym, Locker Rooms, and Restrooms

#### SUBSEQUENT IMPROVEMENT

1959	Modernization of Gym
1992	Modernization of Building A & B
1996	Modernization of Building E
2000	Modernization of Building G and Classroom modernization

#### ENROLLMENT HISTORY

Current	Previous Five Year Enrollment Range	
1053	Low: 958	High: 1078

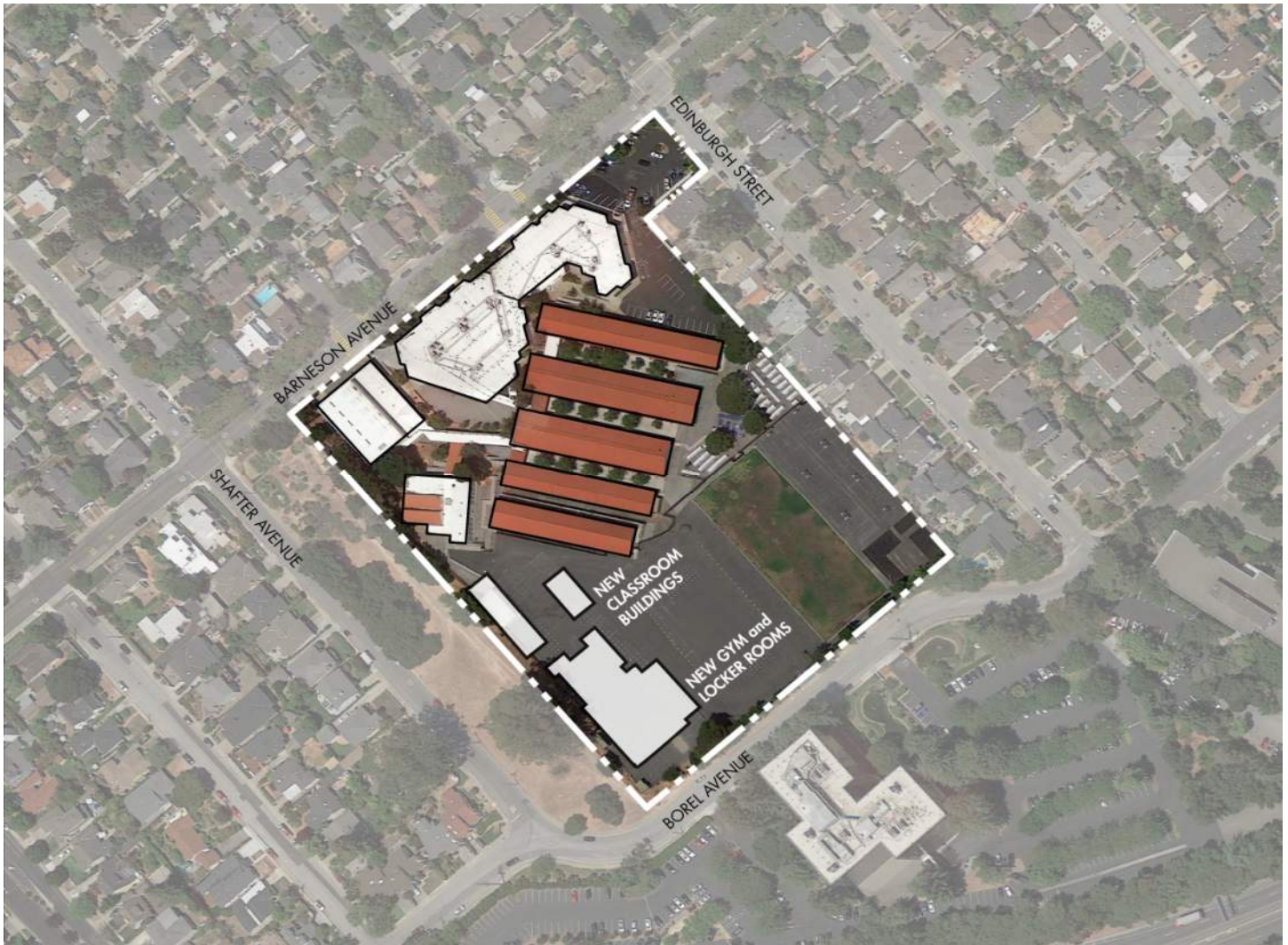
#### CURRENT GRADE LEVELS

6-8

#### SCHOOL FMP TEAM MEMBERS AND ROLES

Kenyetta Cook, Principal  
Jessica Notte, Assistant Principal  
Katherine Russell, Administrative Assistant  
Russell Klinger, Teacher  
Annie Pendergast, Teacher  
Lisa Shirley, Co-PTA President | Parent  
Jennifer Wilcox, PTA Executive Board Member | Parent

## BOREL MIDDLE SCHOOL



Campus Site Map



**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**BOREL MIDDLE SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
1		ADA Work		
3		Upgrade/Replace Ramps	Allowance to make upgrades to existing, add new additional, or completely replace existing pedestrian ramps, as needed.	\$ 16,200
10		Classroom/Specialized Uses/Offices		
10C		Upgrade/Expand Science Labs	Upgrade/expand science classrooms to include lab space, teaching space, sinks, and finishes. Allowance does not prescribe where or how upgrades/expansion might occur, which will need to be studied further in an implementation plan along with an updated budget for the upgrades.	\$ 1,404,000
11A		Add Teaching Walls	Add teaching wall casework to rooms with none.	\$ 79,900
11B		Add Upper and Lower Cabinets	Allowance for addition of casework, such as upper or lower cabinets.	\$ 239,700
11C		Replace classroom cabinets	Remove and replace casework throughout classroom.	\$ 720,000
14		Drinking Water		
15		Repair Drinking Fountains	Investigate why water pressure is low at existing drinking fountains and repair water line or drinking fountain fixture as required.	\$ 6,000
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17		Electrical Upgrades		
17A		Upgrade electrical service to site	Upgrade electrical service to increase overall electrical capacity.	\$ 1,440,000
17B		Upgrade electrical distribution in rooms	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 430,500
18		Fencing - Chain Link	Partially or fully extend or replace fencing on campus, as applies.	\$ 57,000
19		Fire Alarm System Upgrades		
19A		Fire Alarm Upgrade	Remove and replace existing fire alarm detectors and notification system campuswide.	\$ 1,069,200
19B		Vape detectors	Allowance to install vape detectors in restrooms and select locations throughout campus.	\$ 60,000
20		Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 1,554,900
21		Furniture		
23		Outdoor Seating	Allowance to add or replace outdoor furniture.	\$ 18,000
26		Heating, Ventilation and Air Conditioning (HVAC)		



**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**BOREL MIDDLE SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
27A		HVAC - Upgrade/Replace	Replace existing HVAC unit, and rezone controls as required. Reuse existing ductwork, as feasible.	\$ 2,886,300
28A		HVAC - Add Air Conditioning with Air Filtration	Install new HVAC system where there is no A/C now - remove existing heating system, install new HVAC unit and ductwork. HVAC unit to include air filtration system.	\$ 4,127,900
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 494,800
30	IT Systems			
32		MDF/IDF Relocation & Upgraded Data	Allowance to: relocate IDF cabinet from inside of classrooms to outside of classrooms, relocate MDF to alternate location in existing building, replace data campuswide including wireless access points in classrooms.	\$ 1,210,800
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
34		Classroom TV with Wireless Display	Mobile classroom display system including TV on cart, wireless projector, and USB document camera	\$ 152,700
35		Classroom Audio Amplification Systems	Standalone product for voice amplification in classroom.	\$ 129,000
36		Projectors for Large Rooms	Provide new or replace existing projector in MPR, LGI, cafeteria, or similar location. Includes ceiling mounted projector with cage, extend data infrastructure to projector, and automated projection screen.	\$ 48,600
37	Kitchen - Warming Upgrades		At existing warming kitchen - reconfigure equipment layout, replace equipment and fixtures, replace finishes. Provide new mobile serving carts	\$ 591,600
38	Landscape/Irrigation		Allowance for improvements such as replacing existing planting, repairing broken irrigation lines, replacing or adding trees, or installing new irrigation and controller.	\$ 300,000
39	Library - Modernize		Modernize existing interior of library space, including new finishes.	\$ 750,000
40	Lighting Upgrades			
41		Interior LED Modernization	Remove existing interior light fixtures and replace with LED fixtures.	\$ 1,722,000
46	Modernization Campuswide		Modernize campus including new flooring, lighting, interior and exterior paint, and HVAC upgrades. As applicable, see cost information line items 19, 20, 26-28, 32, 37-42, 43, 48-50, 54-56, 58-64, 67-80, 85-87, 90-92, and 97-104.	\$ -

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**BOREL MIDDLE SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
47		Multi-Purpose Room		
48		Replace Stage Curtains	Remove and replace stage curtains	\$ 10,000
50		Modernize	Provide new lighting and window shades. See item #34 for additional scope regarding projectors.	\$ 227,500
57		Turf/Grass Replacement or Addition	Allowance for improvements such as re-grading existing grass and improving irrigation, or removal of grass and/or pavement to be replaced with turf.	\$ 686,400
58		Painting		
59		Exterior Painting	Repaint exterior of buildings throughout campus.	\$ 472,000
60		Interior Painting	Repaint interior of buildings throughout campus	\$ 1,345,400
61		Paving		
62B		Blacktop Replacement	Remove and replace existing blacktop. Does not include allowance for removal and replacement of play equipment which will be required - see item #55 for allowance for replacement of play equipment, as applicable.	\$ 1,632,400
63B		Parking Lot Repaving	Remove and replace existing asphalt.	\$ 225,600
66		Plumbing		
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 900,000
69		Upgrade Site Drainage or Storm Drain	Allowance to investigate, repair, and replace existing storm drain lines throughout campus.	\$ 600,000
70		Shut off Valves	Allowance to add shut off valves for gas and water lines throughout campus.	\$ 54,000
72		Restrooms		
74		Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 194,400
75		Students - Modernize	Full replacement of existing fixtures and finishes.	\$ 5,184,000
78		Roofing		
80A		Replace gutters/downspouts	Remove and replace gutters and downspouts at portables.	\$ 1,800
84		Shade Structure		
85		Lunch Area - Add/Replace	Allowance to add shade structure at lunch area.	\$ 240,000
87		Sidewalks	Allowance for repair or replacement of concrete sidewalks at street frontage.	\$ 27,000
89		Sinks		
90B		Repair Existing Sinks	Allowance to investigate why sink is not functioning as intended, and repair water line or sink fixture as required.	\$ 6,000

## CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS

### BOREL MIDDLE SCHOOL

Ref#		Item	Assumptions for Costing	Construction Cost
91		Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 450,000
94		Storage	Allowance for miscellaneous storage such as metal storage unit, metal cabinet, shelving, etc.	\$ 19,200
101		Windows		
103		Add/Replace Window Coverings	Allowance to add new or replace existing curtains/blinds at windows.	\$ 181,500
104		Replace Windows	Remove and replace existing windows.	\$ 1,555,200

Identified Needs Construction Cost Estimate Subtotal\* \$ 31,860,400

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Cost Estimating Overview* section for more information, and see Executive Summary *Identified Priorities Summary* table for project costs.



**SAN MATEO-  
FOSTERCITY  
SCHOOL DISTRICT**

**SMFCSD Master Plan for the New Decade  
School FMP Team Recommendations**

**School: Borel Middle School**

**School FMP Members and Roles who have made the recommendations:**

Kenyetta Cook, Principal  
Jessica Notte, Assistant Principal  
Lisa Shirley, Co-PTA President, Parent  
Jennifer Wilcox, PTA Executive Board Member, Parent  
Russell Kling er, Teacher  
Annie Pendergast, Teacher  
Katherine Russell, Administrative Assistant

**We have attached Lists 1-3 with checkmarks by all the Needs that we want on the SMFCSD Master Plan for our school (no duplicates).**

**The following are the needs which are the highest priority for our school and brief rationale- maximum 2 sentences. You may enter up to 5 priorities from your checked list of needs.**

<b>Our Priorities</b>	<b>Maximum 2 sentences per priority of why this is a priority/rationale</b>
<b>Renovate/improve bathrooms</b>	Student health and safety are issues with the current bathrooms. Bathrooms are in disrepair.
<b>Add Air-conditioning</b>	Environment effects students' behavior, attention span and their performance when temperatures exceed 68 degrees.

<b>Classroom finishes upgrades &amp; safety repairs</b>	Carpets, window coverings, ceiling tiles, fresh paint, working sinks, etc. need to be updated for current safety standards.
<b>Turf/grass practice field</b>	Students need space to participate in physical activities that are required by law. For the safety and health of our students, we need to have our spaces upgraded.
<b>Landscaping &amp; irrigation system</b>	Schools should be a welcoming place for students, staff and community. An irrigation system is needed at Borel in order to sustain our landscaping.

**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**BOREL MIDDLE SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
10		<b>Classroom/Specialized Uses/Offices</b>		
10C		Upgrade/Expand Science Labs	Upgrade/expand science classrooms to include lab space, teaching space, sinks, and finishes. Allowance does not prescribe where or how upgrades/expansion might occur, which will need to be studied further in an implementation plan along with an updated budget for the upgrades.	\$ 1,404,000
14		<b>Drinking Water</b>		
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17		<b>Electrical Upgrades</b>		
17A		Upgrade electrical service to site	Upgrade electrical service to increase overall electrical capacity.	\$ 1,440,000
17B		Upgrade electrical distribution in rooms	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 430,500
20		<b>Flooring Replacement</b>	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 1,554,900
26		<b>Heating, Ventilation and Air Conditioning (HVAC)</b>		
27A		HVAC - Upgrade/Replace	Replace existing HVAC unit, and rezone controls as required. Reuse existing ductwork, as feasible.	\$ 2,886,300
28A		HVAC - Add Air Conditioning with Air Filtration	Install new HVAC system where there is no A/C now - remove existing heating system, install new HVAC unit and ductwork. HVAC unit to include air filtration system.	\$ 4,127,900
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 494,800
30		<b>IT Systems</b>		
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
66		<b>Plumbing</b>		
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 900,000
72		<b>Restrooms</b>		
74		Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 194,400
75		Students - Modernize	Full replacement of existing fixtures and finishes.	\$ 5,184,000

**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**BOREL MIDDLE SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
89		Sinks		
90B		Repair Existing Sinks	Allowance to investigate why sink is not functioning as intended, and repair water line or sink fixture as required.	\$ 6,000
91		Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 450,000

Immediate Priorities Construction Cost Estimate  
Subtotal\*

**\$ 19,148,400**

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Construction Cost Estimate* section for more information, and see *Total Project Cost Summary* table for project costs.

## BOWDITCH MIDDLE SCHOOL

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Bowditch Middle School  
1450 Tarpon Street  
Foster City, CA 94404-1938

### OVERVIEW

#### SITE ACREAGE

12.6 Acres

#### CONSTRUCTION HISTORY

1968	Pods A – O
1968	Mechanical, Electrical, and Plumbing

#### SUBSEQUENT IMPROVEMENT

1998	Grading, Utility, and Tennis Courts
2000	Site sanitary sewer replacement
2003	Modernization
2004	Relocatables
2016	Four Relocatables and Toilet Room Relocatable added at northern part of school
2017	Mechanical Unit replacement at all Pods (except at the Admin Bldg. and Music Bldg.)
2020	Planning begun for additional classrooms, and additional Performing Arts Building, and Some campus renovations

#### ENROLLMENT HISTORY

Current	Previous Five Year Enrollment Range	
1032	Low: 998	High: 1068

#### CURRENT GRADE LEVELS

6-8

#### SCHOOL FMP TEAM MEMBERS AND ROLES

Heather Morgan, Principal  
Alicia Aragon, Administrative Assistant  
Laura Peterson, Teacher  
Ravendra Singh, Custodian  
Joyce Lew, School Site Council  
Harpreet McDermott, PTSA



## BOWDITCH MIDDLE SCHOOL



### Campus Site Map

Not included are the new Science Classrooms/Labs and other Instructional Spaces planned for Bowditch as part of Measure X Phase II.

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**BOWDITCH MIDDLE SCHOOL**

Ref#	Item	Assumptions for Costing	Construction Cost
1	ADA Work		
3	Upgrade/Replace Ramps	Allowance to make upgrades to existing, add new additional, or completely replace existing pedestrian ramps, as needed.	\$ 16,200
4	Administrative Spaces		
5C	Office - Modernization	Modernize existing interior of office space and music building spaces.	\$ 624,000
10	Classroom/Specialized Uses/Offices		
10C	Upgrade/Expand Science Labs	Upgrade/expand science classrooms to include lab space, teaching space, sinks, and finishes. Allowance does not prescribe where or how upgrades/expansion might occur, which will need to be studied further in an implementation plan along with an updated budget for the upgrades.	\$ 936,000
13	Display Areas	Allowance to add display enclosures to feature student work.	\$ 12,000
14	Drinking Water		
15	Repair Drinking Fountains	Investigate why water pressure is low at existing drinking fountains and repair water line or drinking fountain fixture as required.	\$ 6,000
16	Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17	Electrical Upgrades		
17B	Upgrade electrical distribution in rooms	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 648,600
18	Fencing - Chain Link	Partially or fully extend or replace fencing on campus, as applies.	\$ 46,100
19	Fire Alarm System Upgrades		
19A	Fire Alarm Upgrade	Remove and replace existing fire alarm detectors and notification system campuswide.	\$ 1,592,700
19B	Vape detectors	Allowance to install vape detectors in restrooms and select locations throughout campus.	\$ 60,000
20	Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 2,815,200
21	Furniture		
23	Outdoor Seating	Allowance to add or replace outdoor furniture.	\$ 50,000
25	Gym - New	Add new gym to campus.	\$ 13,992,000
26	Heating, Ventilation and Air Conditioning (HVAC)		
27B	HVAC - Testing/Balancing	Allowance to conduct testing and balancing, replace existing controls in kind, or similar maintenance.	\$ 60,000

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**BOWDITCH MIDDLE SCHOOL**

Ref#	Item	Assumptions for Costing	Construction Cost
28A	HVAC - Add Air Conditioning with Air Filtration	Install new HVAC system where there is no A/C now remove existing heating system, install new HVAC unit and ductwork. HVAC unit to include air filtration system.	\$ 300,000
28B	HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 1,517,600
30	IT Systems		
31	Technology Devices	Provide new student Chromebooks and upgrade power and data connections in tech room.	\$ 468,000
32	MDF/IDF Relocation & Upgraded Data	Allowance to: relocate IDF cabinet from inside of classrooms to outside of classrooms, relocate MDF to alternate location in existing building, replace data campuswide including wireless access points in classrooms.	\$ 1,559,800
33	UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
34	Classroom TV with Wireless Display	Mobile classroom display system including TV on cart, wireless projector, and USB document camera	\$ 168,000
35	Classroom Audio Amplification Systems	Standalone product for voice amplification in classroom. Include recalibration of existing speaker volume in classrooms.	\$ 141,000
36	Projectors for Large Rooms	Provide new or replace existing projector in MPR, LGI, cafeteria, or similar location. Includes ceiling mounted projector with cage, extend data infrastructure to projector, and automated projection screen.	\$ 48,600
37	Kitchen - Warming Upgrades	At existing warming kitchen - reconfigure equipment layout, replace equipment and fixtures, replace finishes. Provide new mobile serving carts.	\$ 591,600
38	Landscape/Irrigation	Allowance for improvements such as replacing existing planting, repairing broken irrigation lines, replacing or adding trees, or installing new irrigation and controller.	\$ 823,300
39	Library - Modernize	Modernize existing interior of library space, including new finishes.	\$ 750,000
40	Lighting Upgrades		
41	Interior LED Modernization	Remove existing interior light fixtures and replace with LED fixtures.	\$ 2,594,400
44	Add/Extend Exterior Site Lighting	Add additional site lighting (other than parking lot).	\$ 36,000
45	Locker Addition/Replacement	Allowance to reface, replace, or add lockers.	\$ 314,900
46	Modernization Campuswide	Modernize campus including new flooring, lighting, interior and exterior paint, and HVAC upgrades. As applicable, see cost information line items 19, 20, 26-28, 32, 37-42, 43, 48-50, 54-56, 58-64, 67-80, 85-87, 90-92, and 97-104.	\$ -

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**BOWDITCH MIDDLE SCHOOL**

Ref#	Item	Assumptions for Costing	Construction Cost
47	Multi-Purpose Room		
48	Replace Stage Curtains	Remove and replace stage curtains	\$ 10,000
52	Outdoor		
53	Bicycle Storage	Provide new chain link bike enclosure and relocate existing bike racks.	\$ 50,000
55A	Replace Play Equipment	Allowance for replacement of play equipment and structures. Scope to be coordinated to blacktop replacement.	\$ 404,500
55B	Replace Play Equipment	Allowance for additional play structures, selected to comply with universal design. Provide additional equipment for lunch activities.	\$ 120,900
57	Turf/Grass Replacement or Addition	Removal of grass to be replaced with turf.	\$ 4,735,200
58	Painting		
59	Exterior Painting	Repaint exterior of buildings throughout campus.	\$ 472,000
60	Interior Painting	Repaint interior of buildings throughout campus	\$ 2,026,900
61	Paving		
62B	Blacktop Replacement	Remove and replace existing blacktop. Does not include allowance for removal and replacement of play equipment which will be required - see item #55 for allowance for replacement of play equipment, as applicable.	\$ 698,700
63B	Parking Lot Repaving	Remove and replace existing asphalt.	\$ 265,000
63C	Parking Lot Reconfiguration	Allowance for expansion of existing parking lot. Allowance does not prescribe where or how expansion might occur, which will need to be studied further in an implementation plan.	\$ 486,000
66	Plumbing		
67	Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68	Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 1,800,000
69	Upgrade Site Drainage or Storm Drain	Allowance to investigate, repair, and replace existing storm drain lines throughout campus.	\$ 1,200,000
70	Shut off Valves	Allowance to add shut off valves for gas and water lines throughout campus.	\$ 108,000
71	Portables/Relocatables		
71A	Modernization Portables/Relocatables	Upgrade exterior paint, interior paint, flooring, and ceiling in existing relocatables	\$ 86,400
72	Restrooms		
74	Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 388,800
75	Students - Modernize	Full replacement of existing fixtures and finishes.	\$ 1,296,000



**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**BOWDITCH MIDDLE SCHOOL**

Ref#	Item	Assumptions for Costing	Construction Cost
78	Roofing		
80A	Replace gutters/downspouts	Remove and replace gutters and downspouts at portables.	\$ 12,600
84	Shade Structure		
85	Lunch Area - Add/Replace	Allowance to add or replace shade structure at lunch area.	\$ 1,800,000
87	Sidewalks	Allowance for repair or replacement of concrete sidewalks at street frontage.	\$ 1,000,000
88	Signage	Provide improved exterior signage at the gym.	\$ 9,000
89	Sinks		
90	Add/Repair Sinks		
90B	Repair Existing Sinks	Allowance to investigate why sink is not functioning as intended, and repair water line or sink fixture as required.	\$ 6,000
91	Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 486,000
94	Storage	Allowance for miscellaneous storage such as metal storage unit, metal cabinet, shelving, etc.	\$ 20,000
95	Structural Settlement	Allowance to conduct study of settlement implications, and address possible solutions.	\$ 250,000
97	Walkways		
100	Repair/Replace Concrete Walkways	Increase width of concrete walkways.	\$ 500,000
101	Windows		
102	Add Additional Windows	Install additional windows at existing classrooms. Includes allowance for seismic investigation and retrofit, which will be required in order to add new penetrations.	\$ 2,000,000
103	Add/Replace Window Coverings	Allowance to add new or replace existing curtains/blinds at windows.	\$ 200,000
104	Replace Windows	Remove and replace existing windows.	\$ 1,710,800
105	Geese Dropping Abatement	District is studying possible options to minimize impacts of geese and seagulls at campuses. Additional budget will need to be established and allocated to address findings of the study. See items #57 turf installation, #23 outdoor seating, and #85 lunch shade structure for related scope, as applies.	\$ -

Identified Needs Construction Cost Estimate Subtotal\* \$ 47,979,600

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Cost Estimating Overview* section for more information, and see Executive Summary *Identified Priorities Summary* table for project costs.



SAN MATEO-  
FOSTER CITY  
SCHOOL DISTRICT

## SMFCSD Master Plan for the New Decade School FMP Team Recommendations—Revised Form

I. School Name: Bowditch

II. School FMP Members and Roles (Please asterisk those who participated in this stage of the process)

Heather Morgan, Principal\*  
Harpreet McDermott, PTSA\*  
Joyce Lew, Site Council\*  
Alicia Aragon, Admin Asst.\*

Laura Peterson, Teacher\*  
Ravendra Singh, Custodian\*

III. We have attached Lists 2 and 3 only with checkmarks by all the Needs that we want added to the District's identified needs for our school.

III. The following are the needs which are the highest priority for our school and brief rationale—maximum 2 sentences. You may enter up to 5 priorities from List 1 (the District identified needs for your school) and from the items that you checked on Lists 2 and 3 (from your School Community Meeting and the Survey results for your school).

<b>Our Priorities—<u>One Need only</u> for each priority</b>	<b>Maximum 2 sentences per priority of why this is a priority/rationale</b>
<b>HVAC for admin building and music building</b>  <b>Interior wall coverings in both admin and music buildings needs to be removed/redone.</b>	<b>These buildings did not receive new HVAC/wall coverings when the rest of the school did. The HVAC/wall coverings need to be replaced.</b>

<b>Update the school kitchen for food prep.</b>	<b>Space is small and appliances are very old. Location is not near food service.</b>
<b>New lunch shade structure</b>	<b>The current structure doesn't cover all tables, and isn't waterproof.</b>
<b>Enlarge/move bike rack to Swordfish side of the school</b>	<b>Our bike rack needs to be located closer to the bike entrance of the school, and needs to accommodate more bikes. Crowded conditions are resulting in property loss, damage, and behavioral concerns. Also, students must walk across the whole blacktop to get to the racks.</b>
<b>Resurface blacktop</b>	<b>Damaged, old asphalt is crumbling, dangerous, many holes and loose rocks.</b>

**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**BOWDITCH MIDDLE SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
1		ADA Work		
3		Upgrade/Replace Ramps	Allowance to make upgrades to existing, add new additional, or completely replace existing pedestrian ramps, as needed.	\$ 16,200
10		Classroom/Specialized Uses/Offices		
10C		Upgrade/Expand Science Labs	Upgrade/expand science classrooms to include lab space, teaching space, sinks, and finishes. Allowance does not prescribe where or how upgrades/expansion might occur, which will need to be studied further in an implementation plan along with an updated budget for the upgrades.	\$ 936,000
14		Drinking Water		
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17		Electrical Upgrades		
17B		Upgrade electrical distribution in rooms	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 648,600
19		Fire Alarm System Upgrades		
19A		Fire Alarm Upgrade	Remove and replace existing fire alarm detectors and notification system campuswide.	\$ 1,592,700
20		Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 2,815,200
25		Gym - New	Add new gym to campus.	\$ 13,992,000
26		Heating, Ventilation and Air Conditioning (HVAC)		
27B		HVAC - Testing/Balancing	Allowance to conduct testing and balancing, replace existing controls in kind, or similar maintenance.	\$ 60,000
28A		HVAC - Add Air Conditioning with Air Filtration	Install new HVAC system where there is no A/C now - remove existing heating system, install new HVAC unit and ductwork. HVAC unit to include air filtration system.	\$ 300,000
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 1,517,600
30		IT Systems		
32		MDF/IDF Relocation & Upgraded Data	Allowance to: relocate IDF cabinet from inside of classrooms to outside of classrooms, relocate MDF to alternate location in existing building, replace data campuswide including wireless access points in classrooms.	\$ 1,559,800
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000



**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**BOWDITCH MIDDLE SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
36		Projectors for Large Rooms	Provide new or replace existing projector in MPR, LGI, cafeteria, or similar location. Includes ceiling mounted projector with cage, extend data infrastructure to projector, and automated projection screen.	\$ 48,600
37		Kitchen - Warming Upgrades	At existing warming kitchen - reconfigure equipment layout, replace equipment and fixtures, replace finishes. Provide new mobile serving carts.	\$ 591,600
38		Landscape/Irrigation	Allowance for improvements such as replacing existing planting, repairing broken irrigation lines, replacing or adding trees, or installing new irrigation and controller.	\$ 823,300
39		Library - Modernize	Modernize existing interior of library space, including new finishes.	\$ 750,000
40		Lighting Upgrades		
41		Interior LED Modernization	Remove existing interior light fixtures and replace with LED fixtures.	\$ 2,594,400
45		Locker Addition/Replacement	Allowance to reface, replace, or add lockers.	\$ 314,900
47		Multi-Purpose Room		
48		Replace Stage Curtains	Remove and replace stage curtains	\$ 10,000
52		Outdoor		
57		Turf/Grass Replacement or Addition	Removal of grass to be replaced with turf.	\$ 4,735,200
58		Painting		
59		Exterior Painting	Repaint exterior of buildings throughout campus.	\$ 472,000
60		Interior Painting	Repaint interior of buildings throughout campus	\$ 2,026,900
61		Paving		
62B		Blacktop Replacement	Remove and replace existing blacktop. Does not include allowance for removal and replacement of play equipment which will be required - see item #55 for allowance for replacement of play equipment, as applicable.	\$ 698,700
63B		Parking Lot Repaving	Remove and replace existing asphalt.	\$ 265,000
66		Plumbing		
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 1,800,000
69		Upgrade Site Drainage or Storm Drain	Allowance to investigate, repair, and replace existing storm drain lines throughout campus.	\$ 1,200,000
70		Shut off Valves	Allowance to add shut off valves for gas and water lines throughout campus.	\$ 108,000
71		Portables/Relocatables		
71A		Modernization Portables/Relocatables	Upgrade exterior paint, interior paint, flooring, and ceiling in existing relocatables	\$ 86,400
72		Restrooms		

**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**BOWDITCH MIDDLE SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
74		Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 388,800
75		Students - Modernize	Full replacement of existing fixtures and finishes.	\$ 1,296,000
78		Roofing		
80A		Replace gutters/downspouts	Remove and replace gutters and downspouts at portables.	\$ 12,600
84		Shade Structure		
85		Lunch Area - Add/Replace	Allowance to add or replace shade structure at lunch area.	\$ 1,800,000
89		Sinks		
90B		Repair Existing Sinks	Allowance to investigate why sink is not functioning as intended, and repair water line or sink fixture as required.	\$ 6,000
91		Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 486,000
95		Structural Settlement	Allowance to conduct study of settlement implications, and address possible solutions.	\$ 250,000
97		Walkways		
100		Repair/Replace Concrete Walkways	Increase width of concrete walkways.	\$ 500,000
101		Windows		
102		Add Additional Windows	Install additional windows at existing classrooms. Includes allowance for seismic investigation and retrofit, which will be required in order to add new penetrations.	\$ 2,000,000
103		Add/Replace Window Coverings	Allowance to add new or replace existing curtains/blinds at windows.	\$ 200,000
104		Replace Windows	Remove and replace existing windows.	\$ 1,710,800
105		Geese Dropping Abatement	District is studying possible options to minimize impacts of geese and seagulls at campuses. Additional budget will need to be established and allocated to address findings of the study. See items #57 turf installation, #23 outdoor seating, and #85 lunch shade structure for related scope, as applies.	\$ -

Immediate Priorities Construction Cost Estimate  
Subtotal\*

**\$ 48,688,900**

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Construction Cost Estimate* section for more information, and see *Total Project Cost Summary* table for project costs.



## BREWER ISLAND ELEMENTARY SCHOOL

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Brewer Island Elementary School  
1151 Polynesia Drive  
Foster City, CA 94404-1749

### OVERVIEW

#### SITE ACREAGE

7.36 Acres

#### CONSTRUCTION HISTORY

1994	Building A – J
1997	Classrooms 21, 22, 25, 26, 28, and Relocatable Restrooms
2006	Classroom 24
2008	Classroom 27
2009	Classrooms 23 – 32

#### SUBSEQUENT IMPROVEMENT

No changes

#### ENROLLMENT HISTORY

Current	Previous Five Year Enrollment Range	
528	Low: 567	High: 699

#### CURRENT GRADE LEVELS

TK-5

#### SCHOOL FMP TEAM MEMBERS AND ROLES

Becky Stephan, Principal  
Stacy Ferrer, Teacher  
Mirissa McMurray, Parent | PTA President  
Fred Patton, Parent  
Mayra Saldana, Parent

## BREWER ISLAND ELEMENTARY SCHOOL



Campus Site Map

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**BREWER ISLAND ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
4		<b>Administrative Spaces</b>		
5A		Office - Reconfigure	Minor reconfiguration of existing office space, including clinic.	\$ 120,000
14		<b>Drinking Water</b>		
15		Repair Drinking Fountains	Investigate why water pressure is low at existing drinking fountains and repair water line or drinking fountain fixture as required.	\$ 6,000
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17		<b>Electrical Upgrades</b>		
17A		Upgrade electrical service to site	Upgrade electrical service to increase overall electrical capacity.	\$ 1,020,000
17B		Upgrade electrical distribution in rooms	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 312,900
18		Fencing - Chain Link	Partially or fully extend or replace fencing on campus, as applies.	\$ 43,600
19		<b>Fire Alarm System Upgrades</b>		
19A		Fire Alarm Upgrade	Remove and replace existing fire alarm detectors and notification system campuswide.	\$ 786,900
20		Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 1,255,900
21		<b>Furniture</b>		
23		Outdoor Seating	Allowance to add or replace outdoor furniture.	\$ 18,000
26		<b>Heating, Ventilation and Air Conditioning (HVAC)</b>		
27A		HVAC - Upgrade/Replace	Replace existing HVAC unit, and rezone controls as required. Reuse existing ductwork, as feasible.	\$ 3,370,500
28A		HVAC - Add Air Conditioning with Air Filtration	Install new HVAC system where there is no A/C now - remove existing heating system, install new HVAC unit and ductwork. HVAC unit to include air filtration system.	\$ 1,327,100
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 577,800
30		<b>IT Systems</b>		
32		MDF/IDF Relocation & Upgraded Data	Allowance to: relocate IDF cabinet from inside of classrooms to outside of classrooms, relocate MDF to alternate location in existing building, replace data campuswide including wireless access points in classrooms.	\$ 938,600
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000



**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**BREWER ISLAND ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
34		Classroom TV with Wireless Display	Mobile classroom display system including TV on cart, wireless projector, and USB document camera	\$ 129,800
35		Classroom Audio Amplification Systems	Standalone product for voice amplification in classroom.	\$ 111,000
36		Projectors for Large Rooms	Provide new or replace existing projector in MPR, LGI, cafeteria, or similar location. Includes ceiling mounted projector with cage, extend data infrastructure to projector, and automated projection screen.	\$ 16,200
37		Kitchen - Warming Upgrades	At existing warming kitchen - reconfigure equipment layout, replace equipment and fixtures, replace finishes. Provide new mobile serving carts.	\$ 591,600
38		Landscape/Irrigation	Allowance for improvements such as replacing existing planting, repairing broken irrigation lines, replacing or adding trees, or installing new irrigation and controller.	\$ 200,000
39		Library - Modernize	Modernize existing interior of library space, including new finishes.	\$ 750,000
46		Modernization Campuswide	Modernize campus including new flooring, lighting, interior and exterior paint, and HVAC upgrades. As applicable, see cost information line items 19, 20, 26-28, 32, 37-42, 43, 48-50, 54-56, 58-64, 67-80, 85-87, 90-92, and 97-104.	\$ -
47		Multi-Purpose Room		
48		Replace Stage Curtains	Remove and replace stage curtains	\$ 10,000
52		Outdoor		
55A		Replace Play Equipment	Allowance for replacement of play equipment and structures, including equitable play structures. Scope to be coordinated to blacktop replacement.	\$ 404,500
57		Turf/Grass Replacement or Addition	Allowance for improvements such as re-grading existing grass and improving irrigation, or removal of grass and/or pavement to be replaced with turf.	\$ 792,000
58		Painting		
59		Exterior Painting	Repaint exterior of buildings throughout campus.	\$ 472,000
60		Interior Painting	Repaint interior of buildings throughout campus	\$ 977,800
61		Paving		
62B		Blacktop Replacement	Remove and replace existing blacktop. Does not include allowance for removal and replacement of play equipment which will be required - see item #55 for allowance for replacement of play equipment, as applicable.	\$ 1,638,700

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**BREWER ISLAND ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
63B		Parking Lot Repaving	Remove and replace existing asphalt.	\$ 255,400
63C		Parking Lot Reconfiguration	Allowance for expansion of existing parking lot. Allowance does not prescribe where or how expansion might occur, which will need to be studied further in an implementation plan.	\$ 486,000
66	Plumbing			
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 900,000
69		Upgrade Site Drainage or Storm Drain	Allowance to investigate, repair, and replace existing storm drain lines throughout campus.	\$ 600,000
70		Shut off Valves	Allowance to add shut off valves for gas and water lines throughout campus.	\$ 78,000
71	Portables/Relocatables			
71A		Modernization Portables/Relocatables	Upgrade exterior paint, interior paint, flooring, and ceiling in existing relocatables.	\$ 1,036,800
72	Restrooms			
74		Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 388,800
75		Students - Modernize	Full replacement of existing fixtures and finishes.	\$ 2,592,000
78	Roofing			
80A		Replace gutters/downspouts	Remove and replace gutters and downspouts at relocatables.	\$ 21,600
81	Security/Safety			
83C		Other - Security cameras	Install additional security cameras.	\$ 14,400
83D		Other - Safety Tools	Allowance for safety tools for quick lockdowns, including tools such as door magnets, blinds on doors, or keypad at select locations.	\$ 15,600
84	Shade Structure			
85		Lunch Area - Add/Replace	Allowance to add or replace shade structure at lunch area.	\$ 960,000
87	Sidewalks		Allowance for repair or replacement of concrete sidewalks at street frontage.	\$ 27,000
89	Sinks			
90B		Repair Existing Sinks	Allowance to investigate why sink is not functioning as intended, and repair water line or sink fixture as required.	\$ 6,000
91		Add Hot Water	Install instant electric water heater and new faucet at existing sinks in classrooms, toilet rooms, work rooms, and staff lounge.	\$ 396,000

## CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS

### BREWER ISLAND ELEMENTARY SCHOOL

Ref#	Item	Assumptions for Costing	Construction Cost
93	Solar Power Systems - Add	Install solar panels at existing buildings. Includes allowance for seismic investigation and retrofit, often required due to added weight of solar panel system.	\$ 447,100
94	Storage	Allowance for miscellaneous storage such as metal storage unit, metal cabinet, shelving, etc.	\$ 9,600
97	Walkways		
98	Add Canopy/Awning	Allowance for installation of new freestanding metal walkway canopy structures.	\$ 510,000
101	Windows		
103	Add/Replace Window Coverings	Allowance to add new or replace existing curtains/blinds at windows.	\$ 154,300
104	Replace Windows	Remove and replace existing windows.	\$ 1,322,000

Identified Needs Construction Cost Estimate Subtotal\* \$ 24,180,800

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Cost Estimating Overview* section for more information, and see Executive Summary *Identified Priorities Summary* table for project costs.



# SMFCSD Master Plan for the New Decade

## School FMP Team Recommendations—Revised Form

I. School Name: Brewer Island

II. School FMP Members and Roles (Please asterisk those who participated in this stage of the process)

\*Stacy Ferrer, Teacher

Mayra Saldana, Parent

Fred Patton, Parent

\*Mirissa McMurray, Parent and PTA President

\*Becky Stephan, Principal

\*With a note that all team members identified their priorities at the community meeting

III. ☒ We have attached Lists 2 and 3 only with checkmarks by all the Needs that we want added to the District's identified needs for our school.

IV. The following are the needs which are the highest priority for our school and brief rationale—maximum 2 sentences. You may enter up to 5 priorities from List 1 (the District identified needs for your school) and from the items that you checked on Lists 2 and 3 (from your School Community Meeting and the Survey results for your school).

Our Priorities— <u>One Need only</u> for each priority	Maximum 2 sentences per priority of why this is a priority/rationale
Flooring replaced with tile in all classrooms	The current carpets are extremely old, dirty, and unable to be thoroughly cleaned. Geese dropping are tracked into the classrooms and students sit on the floors.
Modernize all student bathrooms	The restrooms as designed do not encourage hygienic hand-washing nor are set up for use for several students who need to wash their hands. (Ex. Overall configuration/design, quality soap, absorbent paper towels, multiple sinks, dryers with warm air, warm water, improved air ventilation, filtered water stations outside of restrooms)
Non-metal with solid lunch table covering for all lunch tables- both Grades TK-K and Grades 1-5 areas	A solid non-metal covering will prevent bird droppings from seeping through the cover when it rains and prevent the lunch area from getting too hot. A solid cover with possible side protection could enable lunch to be eaten outside on light rain days.
HVAC Updating/Upgrades	Updating air ventilation and heating units in the bathrooms and classrooms supports the health of the students and staff.
Security Updates	The front office is the main access point for visitors and has no security supports during school hours, there is no security fence behind classrooms 41-43, there is little visible of the exit gate on the side of the park exit, and classroom door security measures and blinds need to be updated.

Please submit this form and your three checked lists by **no later than May 14, 2020** to Tish Busselle and Joel Cadiz. If you have any questions, please contact Tish (650.504.0919 or [tbusselle@smfcscd.net](mailto:tbusselle@smfcscd.net))

**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**BREWER ISLAND ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
14		Drinking Water		
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17		Electrical Upgrades		
17A		Upgrade electrical service to site	Upgrade electrical service to increase overall electrical capacity.	\$ 1,020,000
17B		Upgrade electrical distribution in rooms	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 312,900
18		Fencing - Chain Link	Partially or fully extend or replace fencing on campus, as applies.	\$ 43,600
20		Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 1,255,900
26		Heating, Ventilation and Air Conditioning (HVAC)		
28A		HVAC - Add Air Conditioning with Air Filtration	Install new HVAC system where there is no A/C now remove existing heating system, install new HVAC unit and ductwork. HVAC unit to include air filtration system.	\$ 1,327,100
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 577,800
30		IT Systems		
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
52		Outdoor		
57		Turf/Grass Replacement or Addition	Allowance for improvements such as re-grading existing grass and improving irrigation, or removal of grass and/or pavement to be replaced with turf.	\$ 792,000
66		Plumbing		
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 900,000
72		Restrooms		
74		Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 388,800
75		Students - Modernize	Full replacement of existing fixtures and finishes.	\$ 2,592,000
89		Sinks		
90B		Repair Existing Sinks	Allowance to investigate why sink is not functioning as intended, and repair water line or sink fixture as required.	\$ 6,000

**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**BREWER ISLAND ELEMENTARY SCHOOL**

Ref#	Item	Assumptions for Costing	Construction Cost
91	Add Hot Water	Install instant electric water heater and new faucet at existing sinks in classrooms, toilet rooms, work rooms, and staff lounge.	\$ 396,000
105	Geese Dropping Abatement	District is studying possible options to minimize impacts of geese and seagulls at campuses. Additional budget will need to be established and allocated to address findings of the study. See items #57 turf installation, #23 outdoor seating, and #85 lunch shade structure for related scope, as applies.	\$ -

Immediate Priorities Construction Cost Estimate  
Subtotal\*

**\$ 9,687,700**

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Construction Cost Estimate* section for more information, and see *Total Project Cost Summary* table for project costs.



## COLLEGE PARK ELEMENTARY SCHOOL

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College Park Elementary School  
715A Indian Avenue  
San Mateo, CA 94401-1768

### OVERVIEW

#### SITE ACREAGE

5.50 Acres

#### CONSTRUCTION HISTORY

1949	Administration Building and Wings 1 & 2
1951	Wings 3 & 4 and Multipurpose Building

#### SUBSEQUENT IMPROVEMENT

2011	New Administration Building, Modernization of existing buildings, Site modernization
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#### ENROLLMENT HISTORY

Current	Previous Five Year Enrollment Range	
451	Low: 447	High: 455

#### CURRENT GRADE LEVELS

K-5

#### SCHOOL FMP TEAM MEMBERS AND ROLES

Steven Chaung, Principal  
Meredith Yeh, Teacher in Charge  
Le Dao, School Site Council  
Lara Heisler, School Site Council  
Jon Wu, PTA President  
Connie Chang Chinchoi, PTA Board Member,  
College Park Teachers and Classified Staff

## COLLEGE PARK ELEMENTARY SCHOOL



Campus Site Map

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**COLLEGE PARK ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
14		Drinking Water		
15		Repair Drinking Fountains	Investigate why water pressure is low at existing drinking fountains and repair water line or drinking fountain fixture as required.	\$ 6,000
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
19		Fire Alarm System Upgrades		
19A		Fire Alarm Upgrade	Minor updates to fire alarm system.	\$ 200,000
20		Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 1,528,500
21		Furniture		
22		Student furniture - Enhanced	Allowance for additional student furniture such as flexible seating.	\$ 50,000
23		Outdoor Seating	Allowance to add or replace outdoor furniture.	\$ 18,000
24		Other	Provide gym furniture and benches.	\$ 12,000
26		Heating, Ventilation and Air Conditioning (HVAC)		
27A		HVAC - Upgrade/Replace	Replace existing HVAC unit, and rezone controls as required. Reuse existing ductwork, as feasible.	\$ 100,000
28A		HVAC - Add Air Conditioning with Air Filtration	Install new HVAC system where there is no A/C now - remove existing heating system, install new HVAC unit and ductwork. HVAC unit to include air filtration system.	\$ 6,886,000
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 17,200
30		IT Systems		
31		Technology Devices	Provide new student Chromebooks.	\$ 218,400
32		MDF/IDF Relocation & Upgraded Data	Allowance to: relocate IDF cabinet from inside of classrooms to outside of classrooms, relocate MDF to alternate location in existing building, replace data campuswide including wireless access points in classrooms.	\$ 1,048,300
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
34		Classroom TV with Wireless Display	Mobile classroom display system including TV on cart, wireless projector, and USB document camera	\$ 91,600
35		Classroom Audio Amplification Systems	Standalone product for voice amplification in classroom.	\$ 81,000



**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**COLLEGE PARK ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
36		Projectors for Large Rooms	Provide new or replace existing projector in MPR, LGI, cafeteria, or similar location. Includes ceiling mounted projector with cage, extend data infrastructure to projector, and automated projection screen.	\$ 16,200
37		Kitchen - Warming Upgrades	Upgrade existing warming kitchen to be a full onsite cooking kitchen.	\$ 800,000
38		Landscape/Irrigation	Allowance for improvements such as replacing existing planting, repairing broken irrigation lines, replacing or adding trees, or installing new irrigation and controller.	\$ 200,000
40		Lighting Upgrades		
41		Interior LED Modernization	Remove existing interior light fixtures and replace with LED fixtures.	\$ 300,000
52		Outdoor		
54		Replace Play Matting	Remove and replace existing play matting with rubber tiles.	\$ 137,600
56		Other	Add enclosed CMU compost area for student use.	\$ 63,600
57		Turf/Grass Replacement or Addition	Allowance for improvements such as re-grading existing grass and improving irrigation, or removal of grass and/or pavement to be replaced with turf.	\$ 412,800
58		Painting		
59		Exterior Painting	Repaint exterior of buildings throughout campus.	\$ 472,000
61		Paving		
62A		Blacktop Sealing and Restriping	Sealcoat and restripe existing blacktop. Does not include allowance for removal and replacement of play equipment which will be required - see item #55 for allowance for replacement of play equipment, as applies.	\$ 240,600
63A		Parking Lot Sealing and Restriping	Sealcoat and restripe existing parking lot.	\$ 63,800
63C		Parking Lot Reconfiguration	Improve Turnbull CDC parking to allow for the additional parking spaces to free up additional parking spaces in the College Park parking lot. See Turnbull construction cost estimate for associated costs	\$ -
66		Plumbing		
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 900,000
69		Upgrade Site Drainage or Storm Drain	Allowance to investigate, repair, and replace existing storm drain lines throughout campus.	\$ 600,000

## CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS

### COLLEGE PARK ELEMENTARY SCHOOL

Ref#		Item	Assumptions for Costing	Construction Cost
70		Shut off Valves	Allowance to add shut off valves for gas and water lines throughout campus.	\$ 42,000
72		Restrooms		
74		Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 777,600
75		Students - Modernize	Full replacement of existing fixtures and finishes.	\$ 60,000
81		Security/Safety		
83C		Other - Security cameras	Install additional security cameras.	\$ 14,400
84		Shade Structure		
86		Play Area - Add	Allowance to add shade structure at play area.	\$ 240,000
89		Sinks		
91		Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 306,000
93		Solar Power Systems - Add	Install solar panels at existing buildings. Includes allowance for seismic investigation and retrofit, often required due to added weight of solar panel system.	\$ 543,000
94		Storage	Allowance for miscellaneous storage such as metal storage unit, metal cabinet, shelving, etc.	\$ 9,600
97		Walkways		
98		Add Canopy/Awning	Allowance for installation of new freestanding metal canopy structure - From Room 1-3 to Gym.	\$ 102,000

Identified Needs Construction Cost Estimate Subtotal\* \$ 16,531,800

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Cost Estimating Overview* section for more information, and see Executive Summary *Identified Priorities Summary* table for project costs.



## SMFCSD Master Plan for the New Decade School FMP Team Recommendations

I. School Name: College Park

II. School FMP Members and Roles (Please asterisk those who participated in this stage of the process)

Jon Wu – PTA President, Connie Chang Chinchoi- PTA Board Member, Meredith Yeh\*- Teacher in Charge, Lara Heisler- School Site Council member, Le Dao- School Site Council member, College Park teachers and classified staff\*, Steven Chaung-Principal\*

III. ☒ We have attached Lists 2 and 3 only with checkmarks by all the Needs that we want added to the District's identified needs for our school.

IV. The following are the needs which are the highest priority for our school and brief rationale—maximum 2 sentences. You may enter up to 5 priorities from List 1 (the District identified needs for your school) and from the items that you checked on Lists 2 and 3 (from your School Community Meeting and the Survey results for your school).

Our Priorities— <u>One Need only</u> for each priority	Maximum 2 sentences per priority of why this is a priority/rationale
Air Conditioning for all classroom	The global warming has changed the weather pattern in the Bay Area, which makes it a need to have air conditioning in each classroom for our students
Add more Shade for the Kinder Court	We have many students who are susceptible to the sunshine due to their severe allergies.
Tech Update (more chromebook carts for each classroom)	Each teacher should have enough chromebooks to provide differentiated instruction
Add/improve Landscaping	We would like to add beautification projects on our campus to make it more

	<b>comfortable for everyone to come to school</b>
<b>Hot Water for each classroom</b>	<b>Teacher and students need the immediate access to hot water in each classroom for different activities and regular handwashing.</b>

**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**COLLEGE PARK ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
14		Drinking Water		
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
20		Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 1,528,500
28A		HVAC - Add Air Conditioning with Air Filtration	Install new HVAC system where there is no A/C now remove existing heating system, install new HVAC unit and ductwork. HVAC unit to include air filtration system.	\$ 6,886,000
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 17,200
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
52		Outdoor		
54		Replace Play Matting	Remove and replace existing play matting with rubber tiles.	\$ 137,600
66		Plumbing		
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 900,000
72		Restrooms		
74		Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 777,600
75		Students - Modernize	Full replacement of existing fixtures and finishes.	\$ 60,000
89		Sinks		
91		Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 306,000

Immediate Priorities Construction Cost Estimate  
Subtotal\*

**\$ 10,688,500**

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Construction Cost Estimate* section for more information, and see *Total Project Cost Summary* table for project costs.

## FIESTA GARDENS INTERNATIONAL SCHOOL

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Fiesta Gardens International School  
1001 Bermuda Drive  
San Mateo, CA 94403-1058

### OVERVIEW

#### SITE ACREAGE

6.88 Acres

#### CONSTRUCTION HISTORY

1954	Administration Building and Classroom Building
1965	Classroom Building Addition
1968	LGI/Library Addition
1996	Classrooms 23, 24, 25, 26, 27 & 28

#### SUBSEQUENT IMPROVEMENT

1997	Modernization
2011	Modernization of existing Classroom Buildings and Portables Construction of new Admin Building and Multipurpose Room

#### ENROLLMENT HISTORY

Current	Previous Five Year Enrollment Range	
503	Low: 511	High: 547

#### CURRENT GRADE LEVELS

Preschool and K-5

#### SCHOOL FMP TEAM MEMBERS AND ROLES

Jeannette Ramirez, Principal  
Alyssa Ortiz-Kahn, Teacher on Special Assignment (Certificated)  
Margarita Astudillo, Community Worker (Classified)  
Jesus Talavera, Custodian  
Jenny Peralta, School Site Council Representative  
Dawn Kasten, PTA Representative

## FIESTA GARDENS INTERNATIONAL SCHOOL



Campus Site Map

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**FIESTA GARDENS INTERNATIONAL SCHOOL**

Ref#	Item	Assumptions for Costing	Construction Cost
10	Classroom/Specialized Uses/Offices		
10A	New Additional/Specialized Uses/Offices/Classrooms	Add full size relocatables for an office space and for traveling staff.	\$ 410,400
11A	Add Teaching Walls	Add teaching wall casework to rooms with none and modify existing teaching walls for full access to them.	\$ 79,900
14	Drinking Water		
15	Repair Drinking Fountains	Investigate why water pressure is low at existing drinking fountains and repair water line or drinking fountain fixture as required.	\$ 6,000
16	Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17	Electrical Upgrades		
17C	EMS	Optimize existing EMS system.	\$ 18,000
18	Fencing - Chain Link	Partially or fully extend or replace fencing on campus, as applies.	\$ 83,600
19	Fire Alarm System Upgrades		
19A	Fire Alarm Upgrade	Minor updates to fire alarm system.	\$ 200,000
20	Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 800,000
21	Furniture		
23	Outdoor Seating	Allowance to add or replace outdoor furniture.	\$ 18,000
26	Heating, Ventilation and Air Conditioning (HVAC)		
27B	HVAC - Testing/Balancing	Allowance to conduct testing and balancing, replace existing controls in kind, or similar maintenance.	\$ 30,000
28B	HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 889,500
30	IT Systems		
31	Technology Devices	Provide new student Chromebooks.	\$ 242,400
32	MDF/IDF Relocation & Upgraded Data	Allowance to: relocate IDF cabinet from inside of classrooms to outside of classrooms, relocate MDF to alternate location in existing building, replace data campuswide including wireless access points in classrooms.	\$ 1,031,000
33	UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
34	Classroom TV with Wireless Display	Mobile classroom display system including TV on cart, wireless projector, and USB document camera	\$ 106,900
35	Classroom Audio Amplification Systems	Standalone product for voice amplification in classroom.	\$ 93,000



**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**FIESTA GARDENS INTERNATIONAL SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
36		Projectors for Large Rooms	Provide new or replace existing projector in MPR, LGI, cafeteria, or similar location. Includes ceiling mounted projector with cage, extend data infrastructure to projector, and automated projection screen.	\$ 16,200
38		Landscape/Irrigation	Allowance for improvements such as replacing existing planting, repairing broken irrigation lines, replacing or adding trees, or installing new irrigation and controller.	\$ 200,000
39		Library - Modernize	Modernize existing interior of library space, including new finishes.	\$ 750,000
40		Lighting Upgrades		
41		Interior LED Modernization	Remove existing interior light fixtures and replace with LED fixtures.	\$ 400,000
46		Modernization Campuswide	Modernize campus including new flooring, lighting, interior and exterior paint, and HVAC upgrades. As applicable, see cost information line items 19, 20, 26-28, 32, 37-42, 43, 48-50, 54-56, 58-64, 67-80, 85-87, 90-92, and 97-104.	\$ -
47		Multi-Purpose Room		
49		Upgrade Sound System	Acoustical mitigation and new sound system.	\$ 72,000
51		Add New Multi-Purpose Room	Add new multi-purpose room to campus	\$ 8,000,000
52		Outdoor		
54		Replace Play Matting	Remove and replace existing play matting with rubber tiles.	\$ 60,000
56		Other	Add enclosed CMU compost area for student use.	\$ 63,600
57		Turf/Grass Replacement or Addition	Allowance for improvements such as re-grading existing grass and improving irrigation, or removal of grass and/or pavement to be replaced with turf.	\$ 504,000
58		Painting		
59		Exterior Painting	Repaint exterior of buildings throughout campus.	\$ 472,000
61		Paving		
62A		Blacktop Sealing and Restriping	Sealcoat and restripe existing blacktop. Does not include allowance for removal and replacement of play equipment which will be required - see item #55 for allowance for replacement of play equipment, as applies.	\$ 230,300
63A		Parking Lot Sealing and Restriping	Sealcoat and restripe existing parking lot.	\$ 115,200
66		Plumbing		
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 900,000
69		Upgrade Site Drainage or Storm Drain	Allowance to investigate, repair, and replace existing storm drain lines throughout campus.	\$ 80,000

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**FIESTA GARDENS INTERNATIONAL SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
70		Shut off Valves	Allowance to add shut off valves for gas and water lines throughout campus.	\$ 72,000
71		Portables/Relocatables		
71A		Modernization Portables/Relocatables	Upgrade exterior paint, interior paint, flooring, and ceiling in existing relocatables	\$ 2,419,200
81		Security/Safety		
82		Fencing Gates/Fencing	Upgrade gate security near Annex.	\$ 50,000
84		Shade Structure		
85		Lunch Area - Add/Replace	Allowance to add shade structure at lunch area.	\$ 120,000
86		Play Area - Add	Allowance to add shade structure at play area.	\$ 960,000
89		Sinks		
91		Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 342,000
94		Storage	Allowance for miscellaneous storage such as metal storage unit, metal cabinet, shelving, etc.	\$ 9,600
96		Traffic Safety		
96B		Speedbumps	Install speedbump.	\$ 12,000
96C		Streetfront Signage	Allowance for installation of new pole mounted signage.	\$ 3,000
97		Walkways		
100		Repair/Replace Concrete Walkways	Allowance for concrete corridor walkway repair and replacement.	\$ 45,000
101		Windows		
103		Add/Replace Window Coverings	Allowance to add new or replace existing curtains/blinds at windows. Include window film and covering to reduce glare in the Office.	\$ 136,100
105		Geese Dropping Abatement	District is studying possible options to minimize impacts of geese and seagulls at campuses. Additional budget will need to be established and allocated to address findings of the study. See items #57 turf installation, #23 outdoor seating, and #85 lunch shade structure for related scope, as applies	\$ -

Identified Needs Construction Cost Estimate Subtotal\* \$ 19,935,400

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Cost Estimating Overview* section for more information, and see Executive Summary *Identified Priorities Summary* table for project costs.



## SMFCSD Master Plan for the New Decade School FMP Team Recommendations

- I. School Name: Fiesta Gardens International School
- II. School FMP Members and Roles (Please asterisk those who participated in this stage of the process)
- \*Margarita Astudillo - Community Worker (Classified)

\*Alyssa Ortiz-Kahn - Teacher On Special Assignment (Certificated)

\*Jenny Peralta -SSC Representative

\*Dawn Kasten - PTA Representative

\*Jesus Talavera - Custodian

\*Jeannette Ramirez - Principal
- III. ☐ We have attached Lists 2 and 3 only with checkmarks by all the Needs that we want added to the District's identified needs for our school.
- IV. The following are the needs which are the highest priority for our school and brief rationale—maximum 2 sentences. You may enter up to 5 priorities from List 1 (the District identified needs for your school) and from the items that you checked on Lists 2 and 3 (from your School Community Meeting and the Survey results for your school).

Our Priorities— <u>One Need only</u> for each priority	Maximum 2 sentences per priority of why this is a priority/rationale
<b>Additional Shading</b>	<p>The blue benches and blacktop area are in need of extra shading. Right now we have umbrellas by the blue benches and when it rains or is too hot there is not enough protection for students.</p> <p>The black top area especially by the play structure does not have any protection from the sun. Equipment gets hot for students to use. Over by the back wall nearest to the MPR there isn't any shade for the calming corner.</p>
<b>Back Gate</b>	<p>Back Gate is unlocked in the morning from 7:00 to 8:45 (from 8-8:45 parents park in the back to let kids on campus) and then unlocked gate again after school for parent pick up at 2:35. Parents pick up</p>

	from 2:35-3:00 and the gate should then be locked at 3:05, unfortunately it remains open until 6pm.
<b>Vents Air Filtration</b>	To be changed more than 2 times per year.
<b>Air Conditioning regulation</b>	Our system is controlled from the District Office. Sometimes the rooms are too hot or too cold. Can we have the regulation be on campus so our Custodian can help adjust when we have issues?
<b>Water bottle Filters</b>	We want to increase drinking water opportunities, but also decrease the use of the spout which can be a hygiene issue.
<b>IT Upgrades/ Reliable accessibility</b>	With more students and staff on devices we will probably need more accessibility.

**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**FIESTA GARDENS INTERNATIONAL SCHOOL**

Ref#	Item	Assumptions for Costing	Construction Cost
14	Drinking Water		
16	Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
18	Fencing - Chain Link	Partially or fully extend or replace fencing on campus, as applies.	\$ 83,600
20	Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 800,000
26	Heating, Ventilation and Air Conditioning (HVAC)		
27B	HVAC - Testing/Balancing	Allowance to conduct testing and balancing, replace existing controls in kind, or similar maintenance.	\$ 30,000
28B	HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 889,500
30	IT Systems		
33	UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
52	Outdoor		
54	Replace Play Matting	Remove and replace existing play matting with rubber tiles.	\$ 60,000
57	Turf/Grass Replacement or Addition	Allowance for improvements such as re-grading existing grass and improving irrigation, or removal of grass and/or pavement to be replaced with turf.	\$ 504,000
66	Plumbing		
67	Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68	Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 900,000
89	Sinks		
91	Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 342,000
105	Geese Dropping Abatement	District is studying possible options to minimize impacts of geese and seagulls at campuses. Additional budget will need to be established and allocated to address findings of the study. See items #57 turf installation, #23 outdoor seating, and #85 lunch shade structure for related scope, as applies.	\$ -

Immediate Priorities Construction Cost Estimate  
Subtotal\*

**\$ 3,684,700**

CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES

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FIESTA GARDENS INTERNATIONAL SCHOOL

Ref#	Item	Assumptions for Costing	Construction Cost
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\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Construction Cost Estimate* section for more information, and see *Total Project Cost Summary* table for project costs.



## FOSTER CITY ELEMENTARY SCHOOL

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Foster City Elementary School  
461 Beach Park Blvd.  
Foster City, CA 94404-2713

### OVERVIEW

#### SITE ACREAGE

9.00 Acres

#### CONSTRUCTION HISTORY

1984	Administration and Classroom Buildings
1988	Classroom Building addition
1995	Classrooms 33-42
1999	Annex Portable addition

#### SUBSEQUENT IMPROVEMENT

2014	Administration and Multipurpose Building Addition Modernization
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#### ENROLLMENT HISTORY

Current	Previous Five Year Enrollment Range	
867	Low: 866	High: 900

#### CURRENT GRADE LEVELS

TK-5

#### SCHOOL FMP TEAM MEMBERS AND ROLES

Patrick Hurley, Principal  
Amanda Goll, Assistant Principal  
Jill Robertson, School Site Council | Teacher | Parent  
Jeff Rehling, School Site Council | Teacher  
Grace Chang, School Site Council | Classified | Parent  
Ryan Lee, School Site Council  
Deepti Jain, PTA President  
Alison Proctor, PTA Treasurer

## FOSTER CITY ELEMENTARY SCHOOL



Campus Site Map

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**FOSTER CITY ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
10		<b>Classroom/Specialized Uses/Offices</b>		
10A		New Additional/Specialized Uses/Offices/Classrooms	Add full size relocatables for STEM/Maker Space.	\$ 820,800
12		Noise Reduction	Allowance to improve classroom acoustics - mitigating sounds transmission between rooms, improving quality of speakers in classrooms where noise occurs, or similar.	\$ 72,000
14		<b>Drinking Water</b>		
15		Repair Drinking Fountains	Investigate why water pressure is low at existing drinking fountains and repair water line or drinking fountain fixture as required.	\$ 6,000
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
19		<b>Fire Alarm System Upgrades</b>		
19A		Fire Alarm Upgrade	Minor updates to fire alarm system.	\$ 200,000
20		Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 878,600
21		<b>Furniture</b>		
23		Outdoor Seating	Allowance to add or replace outdoor furniture.	\$ 36,000
26		<b>Heating, Ventilation and Air Conditioning (HVAC)</b>		
27B		HVAC - Testing/Balancing	Allowance to conduct testing and balancing, replace existing controls in kind, or similar maintenance.	\$ 30,000
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 868,400
30		<b>IT Systems</b>		
32		MDF/IDF Relocation & Upgraded Data	Allowance to: relocate IDF cabinet from inside of classrooms to outside of classrooms, relocate MDF to alternate location in existing building, replace data campuswide including wireless access points in classrooms.	\$ 1,016,900
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
34		Classroom TV with Wireless Display	Mobile classroom display system including TV on cart, wireless projector, and USB document camera	\$ 145,100
35		Classroom Audio Amplification Systems	Standalone product for voice amplification in classroom.	\$ 123,000



**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**FOSTER CITY ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
36		Projectors for Large Rooms	Provide new or replace existing projector in MPR, LGI, cafeteria, or similar location. Includes ceiling mounted projector with cage, extend data infrastructure to projector, and automated projection screen.	\$ 16,200
38		Landscape/Irrigation	Allowance for improvements such as replacing existing planting, repairing broken irrigation lines, replacing or adding trees, or installing new irrigation and controller.	\$ 200,000
40		Lighting Upgrades		
41		Interior LED Modernization	Remove existing interior light fixtures and replace with LED fixtures.	\$ 1,447,200
47		Multi-Purpose Room		
49		Upgrade Sound System	Acoustical mitigation and new sound system.	\$ 72,000
52		Outdoor		
54		Replace Play Matting	Remove and replace existing play matting with rubber tiles.	\$ 214,400
57		Turf/Grass Replacement or Addition	Allowance for improvements such as re-grading existing grass and improving irrigation, or removal of grass and/or pavement to be replaced with turf.	\$ 1,284,000
58		Painting		
59		Exterior Painting	Repaint exterior of buildings throughout campus.	\$ 472,000
61		Paving		
62A		Blacktop Sealing and Restriping	Sealcoat and restripe existing blacktop. Does not include allowance for removal and replacement of play equipment which will be required - see item #55 for allowance for replacement of play equipment, as applies.	\$ 292,900
63A		Parking Lot Sealing and Restriping	Sealcoat and restripe existing parking lot.	\$ 144,000
63C		Parking Lot Reconfiguration	Allowance for expansion of existing parking lot. Allowance does not prescribe where or how expansion might occur, which will need to be studied further in an implementation plan.	\$ 486,000
66		Plumbing		
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 900,000
69		Upgrade Site Drainage or Storm Drain	Allowance to investigate, repair, and replace existing storm drain lines throughout campus.	\$ 800,000
70		Shut off Valves	Allowance to add shut off valves for gas and water lines throughout campus.	\$ 6,000

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**FOSTER CITY ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
71		Portables/Relocatables		
71A		Modernization Portables/Relocatables	Upgrade exterior paint, interior paint, flooring, and ceiling in existing relocatables	\$ 1,036,800
72		Restrooms		
74		Single Occupancy Staff/Adult/Student /TK/K- Modernize	Full replacement of existing fixtures and finishes.	\$ 194,400
84		Shade Structure		
85		Lunch Area - Add/Replace	Allowance to add shade structure at lunch area.	\$ 240,000
87		Sidewalks	Allowance for repair or replacement of concrete sidewalks at street frontage.	\$ 27,000
89		Sinks		
91		Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 432,000
94		Storage	Allowance for miscellaneous storage such as metal storage unit, metal cabinet, shelving, etc.	\$ 20,000
96		Traffic Safety		
96C		Streetfront Signage	Allowance for installation of new pole mounted signage.	\$ 3,000

Identified Needs Construction Cost Estimate Subtotal\* \$ 12,560,300

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Cost Estimating Overview* section for more information, and see Executive Summary *Identified Priorities Summary* table for project costs.



## SMFCSD Master Plan for the New Decade School FMP Team Recommendations

I. School Name Foster City Elementary School

II. School FMP Members and Roles (Please asterisk those who participated in this stage of the process)

Patrick Hurley, Principal	Jill Robertson, SSC, Teacher and Parent
Deepti Jain, PTA President	Grace Chang, SSC, Classified, Parent
Alison Proctor, PTA Treasurer	Jeff Rehling, SSC, Teacher
Ryan Lee, SSC Member	Amanda Goll, Assistant Principal

III. ☐ We have attached Lists 2 and 3 only with checkmarks by all the Needs that we want added to the District's identified needs for our school. (not applicable to our process at this time)

IV. The following are the needs which are the highest priority for our school and brief rationale—maximum 2 sentences. You may enter up to 5 priorities from List 1 (the District identified needs for your school) and from the items that you checked on Lists 2 and 3 (from your School Community Meeting and the Survey results for your school).

Our Priorities— <u>One Need only</u> for each priority	Maximum 2 sentences per priority of why this is a priority/rationale
Air Conditioning in the classrooms that are not currently equipped	We are in school during the hottest months of the year and temperatures are increasing. Students and teachers are having a difficult time functioning in this heat.
Water Station and bottle fillers	Kindergarten hard has no water station, nor does the main playground. We don't want kids bringing plastic bottles to school; as we are in school more during warmer months, water is essential. Kids want to drink water at lunch.
Replace bathroom and kitchen "blue" floors with something that is more easily cleaned	The texture of the floors hold dirt in and makes it impossible for custodians to efficiently clean. They always look dirty

Replace and add outdoor tables and benches	They are not stable and break easily – many of the tables are old. Quality
Add irrigation to landscaping	Many of our trees and new “green areas” are not getting water

**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**FOSTER CITY ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
14		Drinking Water		
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
20		Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 878,600
26		Heating, Ventilation and Air Conditioning (HVAC)		
27B		HVAC - Testing/Balancing	Allowance to conduct testing and balancing, replace existing controls in kind, or similar maintenance.	\$ 30,000
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 868,400
30		IT Systems		
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
52		Outdoor		
54		Replace Play Matting	Remove and replace existing play matting with rubber tiles.	\$ 214,400
57		Turf/Grass Replacement or Addition	Allowance for improvements such as re-grading existing grass and improving irrigation, or removal of grass and/or pavement to be replaced with turf.	\$ 1,284,000
66		Plumbing		
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 900,000
72		Restrooms		
74		Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 194,400
89		Sinks		
91		Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 432,000

**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**FOSTER CITY ELEMENTARY SCHOOL**

Ref#	Item	Assumptions for Costing	Construction Cost
105	Geese Dropping Abatement	District is studying possible options to minimize impacts of geese and seagulls at campuses. Additional budget will need to be established and allocated to address findings of the study. See items #57 turf installation, #23 outdoor seating, and #85 lunch shade structure for related scope, as applies.	\$ -

Immediate Priorities Construction Cost Estimate Subtotal\*

\$ 4,877,400

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Construction Cost Estimate* section for more information, and see *Total Project Cost Summary* table for project costs.

## GEORGE HALL ELEMENTARY SCHOOL

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George Hall Elementary School  
130 San Miguel Way  
San Mateo, CA 94403-2954

### OVERVIEW

#### SITE ACREAGE

6.56 Acres

#### CONSTRUCTION HISTORY

1949-1953	Building 1 – 4 and El Portal Del Sol
1968	LGI Building
2000	9 Classrooms, Rooms 21-29

#### SUBSEQUENT IMPROVEMENT

1995	Full Campus Modernization
2000	El Portal Del Sol alteration to Library Building and limited upgrade at Building 1
2020	Planning begun for new Multipurpose Room, instructional spaces for smaller groups, and travelling staff

#### ENROLLMENT HISTORY

Current	Previous Five Year Enrollment Range	
424	Low: 428	High: 456

#### CURRENT GRADE LEVELS

Preschool and TK-5

#### SCHOOL FMP TEAM MEMBERS AND ROLES

Annaben Kazemi, Principal  
Samantha Dupuis, Certificated  
Amy Vang, Certificated  
Summer Letcher Smith, SPED  
Karen Larsen, School Site Council President  
Elizabeth Colglazier, PTA President  
Sola Grantham, Beautification Committee  
Jessica Murphy, Parent  
Nancy Lesley, Classified



## GEORGE HALL ELEMENTARY SCHOOL



### Campus Site Map

Not included are the new Multipurpose Room and Instructional Spaces being planned for George Hall as part of Measure X Phase II.

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**GEORGE HALL ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
1		ADA Work		
2		General/Misc. Upgrades	Miscellaneous ADA upgrades across campus.	\$ 60,000
4		Administrative Spaces		
5A		Office - Reconfigure	Minor reconfiguration of existing office space.	\$ 120,000
5B		Office - Expand	Allowance to expand existing administrative space. Allowance does not prescribe where or how expansion might occur, which will need to be studied further in an implementation plan.	\$ 600,000
14		Drinking Water		
15		Repair Drinking Fountains	Investigate why water pressure is low at existing drinking fountains and repair water line or drinking fountain fixture as required.	\$ 6,000
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17		Electrical Upgrades		
17B		Upgrade electrical distribution in rooms	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 275,100
18		Fencing - Chain Link	Partially or fully extend or replace fencing on campus, as applies.	\$ 100,000
19		Fire Alarm System Upgrades		
19A		Fire Alarm Upgrade	Remove and replace existing fire alarm detectors and notification system campuswide.	\$ 696,200
20		Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 992,300
21		Furniture		
23		Outdoor Seating	Allowance to add or replace outdoor furniture.	\$ 18,000
26		Heating, Ventilation and Air Conditioning (HVAC)		
27A		HVAC - Upgrade/Replace	Replace existing HVAC unit, and rezone controls as required. Reuse existing ductwork, as feasible.	\$ 1,888,800
28A		HVAC - Add Air Conditioning with Air Filtration	Install new HVAC system where there is no A/C now - remove existing heating system, install new HVAC unit and ductwork. HVAC unit to include air filtration system.	\$ 2,579,000
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 323,800

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**GEORGE HALL ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
30		IT Systems		
32		MDF/IDF Relocation & Upgraded Data	Allowance to: relocate IDF cabinet from inside of classrooms to outside of classrooms, relocate MDF to alternate location in existing building, replace data campuswide including wireless access points in classrooms.	\$ 878,200
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
34		Classroom TV with Wireless Display	Mobile classroom display system including TV on cart, wireless projector, and USB document camera	\$ 133,600
35		Classroom Audio Amplification Systems	Standalone product for audio amplification at each classroom	\$ 114,000
36		Projectors for Large Rooms	Provide new or replace existing projector in MPR, LGI, cafeteria, or similar location. Includes ceiling mounted projector with cage, extend data infrastructure to projector, and automated projection screen.	\$ 16,200
38		Landscape/Irrigation	Allowance for improvements such as replacing existing planting, repairing broken irrigation lines, replacing or adding trees, or installing new irrigation and controller.	\$ 200,000
39		Library - Modernize	Modernize existing interior of library space, including new finishes.	\$ 750,000
40		Lighting Upgrades		
43		Add/Extend Parking Lot Lighting	Add pole lighting to parking lot.	\$ 61,100
44		Add/Extend Exterior Site Lighting	Add additional site lighting (other than parking lot).	\$ 36,000
46		Modernization Campuswide	Modernize campus including new flooring, lighting, interior and exterior paint, and HVAC upgrades. As applicable, see cost information line items 19, 20, 26-28, 32, 37-42, 43, 48-50, 54-56, 58-64, 67-80, 85-87, 90-92, and 97-104.	\$ -
47		Multi-Purpose Room		
48		Replace Stage Curtains	Remove and replace stage curtains	\$ 10,000
52		Outdoor		
55A		Replace Play Equipment	Allowance for replacement of play equipment and structures. Scope to be coordinated to blacktop replacement.	\$ 50,000
55B		Replace Play Equipment	Allowance for additional play/sensory structures, selected to comply with universal design.	\$ 120,900
57			Allowance for improvements such as re-grading existing grass and improving irrigation, or removal of grass and/or pavement to be replaced with turf.	\$ 535,200

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**GEORGE HALL ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
58		Painting		
59		Exterior Painting	Repaint exterior of buildings throughout campus.	\$ 472,000
60		Interior Painting	Repaint interior of buildings throughout campus	\$ 859,600
61		Paving		
62B		Blacktop Replacement	Remove and replace existing blacktop. Does not include allowance for removal and replacement of play equipment which will be required - see item #55 for allowance for replacement of play equipment, as applicable.	\$ 2,160,300
63B		Parking Lot Repaving	Remove and replace existing asphalt.	\$ 220,800
66		Plumbing		
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 900,000
69		Upgrade Site Drainage or Storm Drain	Allowance to investigate, repair, and replace existing storm drain lines throughout campus.	\$ 600,000
70		Shut off Valves	Allowance to add shut off valves for gas and water lines throughout campus.	\$ 48,000
71		Portables/Relocatables		
71A		Modernization Portables/Relocatables	Upgrade exterior paint, interior paint, flooring, and ceiling in existing relocatables	\$ 777,600
72		Restrooms		
73		Staff/Adult - Add	Add new single occupancy staff restroom.	\$ 129,600
74		Single Occupancy Staff/Adult/Student /TK/K- Modernize	Full replacement of existing fixtures and finishes.	\$ 291,600
75		Students - Modernize	Full replacement of existing fixtures and finishes.	\$ 2,592,000
76		Students - Add	Add restrooms to TK and Kinder Classrooms which do not have them	\$ 518,400
78		Roofing		
80C		Add gutters	Add gutters to buildings that currently have none, and add required bio-retention area.	\$ 446,400
84		Shade Structure		
85		Lunch Area - Add/Replace	Allowance to add shade structure at lunch area.	\$ 240,000
87		Sidewalks	Allowance for repair or replacement of concrete sidewalks at street frontage.	\$ 90,000
89		Sinks		
90A		Add New Sinks	Install new sink with warm and cold water where there is no sink now such as select classrooms, library, office, teacher's workroom, MPR, or other locations.	\$ 108,000

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**GEORGE HALL ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
90B		Repair Existing Sinks	Allowance to investigate why sink is not functioning as intended, and repair water line or sink fixture as required.	\$ 6,000
91		Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 405,000
94		Storage	Allowance for miscellaneous storage such as metal storage unit, metal cabinet, shelving, etc.	\$ 9,600
97		Walkways		
100		Repair/Replace Concrete Walkways	Address tripping hazards.	\$ 50,000
101		Windows		
103		Add/Replace Window Coverings	Allowance to add new or replace existing curtains/blinds at windows.	\$ 158,800
104		Replace Windows	Remove and replace existing windows.	\$ 800,000

Identified Needs Construction Cost Estimate Subtotal\* \$ 21,514,900

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Cost Estimating Overview* section for more information, and see Executive Summary *Identified Priorities Summary* table for project costs.



## SMFCSD Master Plan for the New Decade School FMP Team Recommendations—Revised Form

- I. **School Name: George Hall Elementary School**
- II. **School FMP Members and Roles (Please asterisk those who participated in this stage of the process)**

Jessica Murphy-parent *	Samantha Dupuis- Certificated *
Nancy Lesley- Classified *	Summer Letcher smith- SPED *
Amy Vang- Certificated *	Annaben Kazemi- Principal *
Elizabeth Colglazier- PTA President	Karen Larsen—SSC President
Sola Grantham- Beatification Committee	

- III. ☐ **We have attached Lists 2 and 3 only with checkmarks by all the Needs that we want added to the District's identified needs for our school.**
- IV. **The following are the needs which are the highest priority for our school and brief rationale—maximum 2 sentences. You may enter up to 5 priorities from List 1 (the District identified needs for your school) and from the items that you checked on Lists 2 and 3 (from your School Community Meeting and the Survey results for your school).**

<b>Our Priorities—<u>One Need only</u> for each priority</b>	Maximum 2 sentences per priority of why this is a priority/rationale
<b>New windows</b>	Need to build an infrastructure that will support AC. Original windows are still in place.
<b>Air conditioning/ HVAC</b>	As climate, change creates soring temperatures this has become a top safety concern. Currently, temperatures reach over 85 in classrooms throughout the fall and spring.
<b>Replace Upgrade Flooring</b>	Some classrooms still have carpet. Floors bubble in places.
<b>Upgrade Plumbing</b>	Needs to be upgraded or replaced in order to sustain a healthy environment.
<b>More bathrooms, particularly for staff and visitors</b>	COVID-19 put a particular spot light on the heavy use of the solo adult/visitor bathroom in the office. More toilets are needed to support the health and wellbeing of staff on campus.

**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**GEORGE HALL ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
14		Drinking Water		
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17		Electrical Upgrades		
17B		Upgrade electrical distribution in rooms	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 275,100
20		Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 992,300
26		Heating, Ventilation and Air Conditioning (HVAC)		
28A		HVAC - Add Air Conditioning with Air Filtration	Install new HVAC system where there is no A/C now - remove existing heating system, install new HVAC unit and ductwork. HVAC unit to include air filtration system.	\$ 2,579,000
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 323,800
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
66		Plumbing		
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 900,000
72		Restrooms		
74		Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 291,600
75		Students - Modernize	Full replacement of existing fixtures and finishes.	\$ 2,592,000
89		Sinks		
90A		Add New Sinks	Install new sink with warm and cold water where there is no sink now such as select classrooms, library, office, teacher's workroom, MPR, or other locations.	\$ 108,000
90B		Repair Existing Sinks	Allowance to investigate why sink is not functioning as intended, and repair water line or sink fixture as required.	\$ 6,000
91		Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 405,000

Immediate Priorities Construction Cost Estimate  
Subtotal\*

**\$ 8,548,400**



**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**GEORGE HALL ELEMENTARY SCHOOL**

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Ref#	Item	Assumptions for Costing	Construction Cost
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\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Construction Cost Estimate* section for more information, and see *Total Project Cost Summary* table for project costs.

## HIGHLANDS ELEMENTARY SCHOOL

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Highlands Elementary School  
2320 Newport Street  
San Mateo, CA 94402-3838

### OVERVIEW

#### SITE ACREAGE

6.6 Acres

#### CONSTRUCTION HISTORY

1968	Pods A – O
1968	LGI Building
1997	6 Classrooms at West end, Rooms 19-24
2010-2011	4 Relocatables at North end (Annex)

#### SUBSEQUENT IMPROVEMENT

1996	Ventilation system addition to Buildings 300, 400, and 500
2000	Full campus modernization

#### ENROLLMENT HISTORY

Current	Previous Five Year Enrollment Range	
525	Low: 527	High: 606

#### CURRENT GRADE LEVELS

TK-5

#### SCHOOL FMP TEAM MEMBERS AND ROLES

Lana Fenech, Principal  
Kim Lorton, Teacher (Lower Grades)  
Jennifer Phipps, Teacher (Upper Grades)  
Anet Hershey Forbes, ELAC | DELAC  
Kim Ricket, School Site Council  
Rachael Webster, PTA  
Christine Zamora, Classified  
Nichelle Garcia , Classified

## HIGHLANDS ELEMENTARY SCHOOL



Campus Site Map

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**HIGHLANDS ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
1		ADA Work		
2		General/Misc. Upgrades	Miscellaneous ADA upgrades across campus.	\$ 60,000
3		Upgrade/Replace Ramps	Allowance to make upgrades to existing, add new additional, or completely replace existing pedestrian ramps, as needed.	\$ 16,200
4		Administrative Spaces		
5A		Office - Reconfigure	Minor reconfiguration of existing office space, including measures to allow for social distancing.	\$ 120,000
5B		Office - Expand	Allowance to expand existing administrative space. Allowance does not prescribe where or how expansion might occur, which will need to be studied further in an implementation plan.	\$ 600,000
6B		Staff Room/Lounge - Expand/New	Allowance for expanded staff room such as addition to existing building or added full size portable.	\$ 410,400
10		Classroom/Specialized Uses/Offices		
11B		Add Upper and Lower Cabinets	Allowance for addition of casework, such as upper or lower cabinets.	\$ 30,000
12		Noise Reduction	Allowance to improve classroom acoustics - mitigating sounds transmission between rooms, improving quality of speakers in classrooms where noise occurs, or similar.	\$ 72,000
13		Display Areas	Allowance to repair clay display to feature student work.	\$ 12,000
14		Drinking Water		
15		Repair Drinking Fountains	Investigate why water pressure is low at existing drinking fountains and repair water line or drinking fountain fixture as required.	\$ 6,000
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17		Electrical Upgrades		
17A		Upgrade electrical service to site	Upgrade electrical service to increase overall electrical capacity.	\$ 1,020,000
17B		Upgrade electrical distribution in rooms	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 255,100
18		Fencing - Chain Link	Partially or fully extend or replace fencing on campus, as applies.	\$ 100,000
19		Fire Alarm System Upgrades		
19A		Fire Alarm Upgrade	Remove and replace existing fire alarm detectors and notification system campuswide.	\$ 648,300
20		Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 1,024,000

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**HIGHLANDS ELEMENTARY SCHOOL**

Ref#	Item	Assumptions for Costing	Construction Cost
21	Furniture		
23	Outdoor Seating	Allowance to add or replace outdoor furniture.	\$ 18,000
26	Heating, Ventilation and Air Conditioning (HVAC)		
27A	HVAC - Upgrade/Replace	Replace existing HVAC unit, and rezone controls as required. Reuse existing ductwork, as feasible.	\$ 3,571,300
28B	HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 612,300
30	IT Systems		
32	MDF/IDF Relocation & Upgraded Data	Allowance to: relocate IDF cabinet from inside of classrooms to outside of classrooms, relocate MDF to alternate location in existing building, replace data campuswide including wireless access points in classrooms.	\$ 846,200
33	UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
34	Classroom TV with Wireless Display	Mobile classroom display system including TV on cart, wireless projector, and USB document camera	\$ 114,500
35	Classroom Audio Amplification Systems	Standalone product for voice amplification in classroom.	\$ 99,000
36	Projectors for Large Rooms	Provide new or replace existing projector in MPR, LGI, cafeteria, or similar location. Includes ceiling mounted projector with cage, extend data infrastructure to projector, and automated projection screen.	\$ 16,200
37	Kitchen - Warming Upgrades	At existing warming kitchen - reconfigure equipment layout, replace equipment and fixtures, replace finishes. Provide new mobile serving carts.	\$ 591,600
38	Landscape/Irrigation	Allowance for improvements such as replacing existing planting, repairing broken irrigation lines, replacing or adding trees, or installing new irrigation and controller.	\$ 200,000
39	Library - Modernize	Modernize existing interior of library space, including new finishes. Add additional shelving.	\$ 750,000
46	Modernization Campuswide	Modernize campus including new flooring, lighting, interior and exterior paint, and HVAC upgrades. As applicable, see cost information line items 19, 20, 26-28, 32, 37-42, 43, 48-50, 54-56, 58-64, 67-80, 85-87, 90-92, and 97-104.	\$ -
47	Multi-Purpose Room		
48	Replace Stage Curtains	Remove and replace stage curtains	\$ 10,000
49	Upgrade Sound System	Acoustical mitigation and new sound system.	\$ 72,000

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**HIGHLANDS ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
51		Add New Multi-Purpose Room	Add new multi-purpose room to campus	\$ 9,960,000
52	Outdoor			
55A		Replace Play Equipment	Allowance for replacement of play equipment and structures. Scope to be coordinated to blacktop replacement.	\$ 404,500
57		Turf/Grass Replacement or Addition	Allowance for improvements such as re-grading existing grass and improving irrigation, or removal of grass and/or pavement to be replaced with turf.	\$ 936,000
58	Painting			
59		Exterior Painting	Repaint exterior of buildings throughout campus.	\$ 472,000
60		Interior Painting	Repaint interior of buildings throughout campus	\$ 797,200
61	Paving			
62B		Blacktop Replacement	Remove and replace existing blacktop. Does not include allowance for removal and replacement of play equipment which will be required - see item #55 for allowance for replacement of play equipment, as applicable.	\$ 1,718,700
63B		Parking Lot Repaving	Remove and replace existing asphalt.	\$ 166,100
63C		Parking Lot Reconfiguration	Allowance for expansion of existing parking lot for additional parking spaces. Allowance does not prescribe where or how expansion might occur, which will need to be studied further in an implementation plan.	\$ 486,000
66	Plumbing			
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 900,000
69		Upgrade Site Drainage or Storm Drain	Allowance to investigate, repair, and replace existing storm drain lines throughout campus.	\$ 600,000
70		Shut off Valves	Allowance to add shut off valves for gas and water lines throughout campus.	\$ 60,000
71	Portables/Relocatables			
71A		Modernization Portables/Relocatables	Upgrade exterior paint, interior paint, flooring, and ceiling in existing relocatables	\$ 864,000
72	Restrooms			
73		Staff/Adult - Add	Add new single occupancy staff restroom.	\$ 129,600
74		Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 97,200
75		Students - Modernize	Full replacement of existing fixtures and finishes.	\$ 3,240,000



**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**HIGHLANDS ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
76		Students - Add	Add pair of new multi-occupancy student restrooms	\$ 864,000
78		Roofing		
80A		Replace gutters/downspouts	Remove and replace gutters and downspouts at portables.	\$ 16,200
81		Security/Safety		
83A		Other - Door hardware	Allowance to replace existing door hardware to control automatic locking system from the office.	\$ 125,000
84		Shade Structure		
85		Lunch Area - Add/Replace	Allowance to add shade structure at lunch area.	\$ 240,000
87		Sidewalks	Allowance for repair or replacement of concrete sidewalks at street frontage.	\$ 90,000
88		Signage	Allowance for marquee sign.	\$ 42,000
89		Sinks		
90B		Repair Existing Sinks	Allowance to investigate why sink is not functioning as intended, and repair water line or sink fixture as required.	\$ 6,000
91		Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 360,000
94		Storage	Allowance for miscellaneous storage such as metal storage unit, metal cabinet, shelving, etc.	\$ 9,600
96		Traffic Safety		
96D		Drop off/ Pick up Area	Reconfigure or provide new drop off.	\$ 486,000
97		Walkways		
99		Repair/Replace Canopy	Allowance for repair or replacement of existing walkway canopies, as needed.	\$ 102,000
101		Windows		
103		Add/Replace Window Coverings	Allowance to add new or replace existing curtains/blinds at windows.	\$ 150,000
104		Replace Windows	Remove and replace existing windows.	\$ 800,000

Identified Needs Construction Cost Estimate Subtotal\* \$ 33,934,800

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Cost Estimating Overview* section for more information, and see Executive Summary *Identified Priorities Summary* table for project costs.



## SMFCSD Master Plan for the New Decade School FMP Team Recommendations

- I. School Name: Highlands Elementary School
- II. School FMP Members and Roles (Please asterisk those who participated in this stage of the process)

**All members Participated \***

School Site Council	Kim Ricket
PTA	Rachael Webster
ELAC/DELAC	Anet Hershey Forbes
Teacher (Lower Grades)	Kim Lorton
Teacher (Upper Grades)	Jennifer Phipps
Classified	Christine Zamora & Nichelle Garcia
Principal	Lana Fenech

- III. ☐ We have attached Lists 2 and 3 only with checkmarks by all the Needs that we want added to the District's identified needs for our school.
- IV. The following are the needs which are the highest priority for our school and brief rationale—maximum 2 sentences. You may enter up to 5 priorities from List 1 (the District identified needs for your school) and from the items that you checked on Lists 2 and 3 (from your School Community Meeting and the Survey results for your school).

Our Priorities— <u>One Need only</u> for each priority	Maximum 2 sentences per priority of why this is a priority/rationale
<p><b>1. New MPR/LGI</b></p> <p>New Multipurpose Room with a kitchen and stage that will fit all students. Add a gym which can double as an auditorium and indoor lunch area</p>	<p>Rationale: Currently, our LGI is inadequate for the size of the school. We need an area that can be used for multiple purposes, like those MPR's of Foster City Elementary, Baywood Elementary, etc.</p>

<p><b>2. Office Remodel to be COVID compliant</b></p>	<p>Rationale: Due to COVID-19, or any other illness, students who come into the clinic need to be separated from other sick students. Healthy students need to come into the office for other reasons and are now exposed to illness. The office staff should be protected from those who enter the office. There needs to be more space allotted for social distancing for all.</p>
<p><b>3. Complete School Modernization</b></p>	<p>Rationale: Our Plexiglas windows are old, yellow and ready to crack. The carpeting should be replaced with materials that are easier to clean than carpets. The tiles beneath the carpets should be checked for asbestos and removed if needed. Classrooms need to be painted and upgraded, as has been done at other schools.</p>
<p><b>4. Student &amp; staff bathrooms need to be added</b></p>	<p>Rationale: Now with the COVID restrictions of social distancing, etc. we do not have adequate restrooms for students or staff.</p>
<p><b>5. Playground/Parking Lot Repaving</b></p>	<p>Rationale: Currently, the play yard blacktop is cracked and a safety hazard. Weeds are growing through the cracks. There are tripping hazards. The blacktop in the parking lot has tree roots that are making it difficult to use with the holes and cracks. The surface is not smooth or even, causing issues.</p>

**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**HIGHLANDS ELEMENTARY SCHOOL**

Ref#	Item	Assumptions for Costing	Construction Cost
4	Administrative Spaces		
5A	Office - Reconfigure	Minor reconfiguration of existing office space, including measures to allow for social distancing.	\$ 120,000
14	Drinking Water		
16	Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17	Electrical Upgrades		
17A	Upgrade electrical service to site	Upgrade electrical service to increase overall electrical capacity.	\$ 1,020,000
17B	Upgrade electrical distribution in rooms	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 255,100
20	Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 1,024,000
26	Heating, Ventilation and Air Conditioning (HVAC)		
28B	HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 612,300
30	IT Systems		
33	UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
47	Multi-Purpose Room		
51	Add New Multi-Purpose Room	Add new multi-purpose room to campus	\$ 9,960,000
66	Plumbing		
67	Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68	Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 900,000
72	Restrooms		
74	Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 97,200
75	Students - Modernize	Full replacement of existing fixtures and finishes.	\$ 3,240,000
89	Sinks		
90B	Repair Existing Sinks	Allowance to investigate why sink is not functioning as intended, and repair water line or sink fixture as required.	\$ 6,000
91	Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 360,000

Immediate Priorities Construction Cost Estimate  
Subtotal\*

**\$ 17,670,200**

**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**HIGHLANDS ELEMENTARY SCHOOL**

Ref#	Item	Assumptions for Costing	Construction Cost
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\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Construction Cost Estimate* section for more information, and see *Total Project Cost Summary* table for project costs.

## LAUREL ELEMENTARY SCHOOL

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Laurel Elementary School  
316 W. 36th Avenue  
San Mateo, CA 94403-4204

### OVERVIEW

#### SITE ACREAGE

6.94 Acres

#### CONSTRUCTION HISTORY

1946-1951	Buildings A, B, and C, and Multipurpose Building
1996	Classrooms 19 and 20
1997	Classrooms 21, 22, and 23
1998	Relocatables 24, 25, and 26, and 1 Relocatable Toilet
1999	Children’s Annex Classroom

#### SUBSEQUENT IMPROVEMENT

1997	Interior modernization of (E) Classrooms
1999	Limited voluntary seismic upgrade at Buildings A, B, C, and D
2000	Full campus modernization

#### ENROLLMENT HISTORY

Current	Previous Five Year Enrollment Range	
555	Low: 504	High: 527

#### CURRENT GRADE LEVELS

TK-5

#### SCHOOL FMP TEAM MEMBERS AND ROLES

Christian Rubalcaba, Principal  
Kathleen Petrilla, Certificated Teacher  
Angela Quillen, Certificated Teacher  
Anna Lazar, Certificated Teacher  
Aileen Snodgrass, Classified | Staff Representative  
Elyethe Martinez, Parent | ELAC Representative  
Lisa Azar, Parent | PTA Representative  
Michelle Pauling, Parent

## LAUREL ELEMENTARY SCHOOL



Campus Site Map



**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**LAUREL ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
1		ADA Work		
3		Upgrade/Replace Ramps	Allowance to make upgrades to existing, add new additional, or completely replace existing pedestrian ramps, as needed.	\$ 16,200
4		Administrative Spaces		
5B		Office - Expand	Allowance to expand existing staff work room space. Allowance does not prescribe where or how expansion might occur, which will need to be studied further in an implementation plan.	\$ 600,000
6B		Staff Room/Lounge - Expand/New	Allowance for expanded staff room such as addition to existing building or added full size portable.	\$ 410,400
10		Classroom/Specialized Uses/Offices		
10A		New Additional/Specialized Uses/Offices/Classrooms	Add full size relocatables for auxilliary and traveling staff, and space for art, music, iLAB, and STEAM.	\$ 820,800
14		Drinking Water		
15		Repair Drinking Fountains	Investigate why water pressure is low at existing drinking fountains and repair water line or drinking fountain fixture as required.	\$ 6,000
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17		Electrical Upgrades		
17A		Upgrade electrical service to site	Upgrade electrical service to increase overall electrical capacity.	\$ 1,020,000
17B		Upgrade electrical distribution in rooms	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 272,000
18		Fencing - Chain Link	Partially or fully extend or replace fencing on campus, as applies.	\$ 52,700
19		Fire Alarm System Upgrades		
19A		Fire Alarm Upgrade	Remove and replace existing fire alarm detectors and notification system campuswide.	\$ 688,700
20		Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 1,091,500
21		Furniture		
22		Student furniture - Enhanced	Allowance for additional student furniture such as flexible seating or standing desks.	\$ 36,000
23		Outdoor Seating	Allowance to add or replace outdoor furniture.	\$ 18,000



**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**LAUREL ELEMENTARY SCHOOL**

Ref#	Item	Assumptions for Costing	Construction Cost
26	<b>Heating, Ventilation and Air Conditioning (HVAC)</b>		
27A	HVAC - Upgrade/Replace	Replace existing HVAC unit, and rezone controls as required. Reuse existing ductwork, as feasible.	\$ 1,199,600
28A	HVAC - Add Air Conditioning with Air Filtration	Install new HVAC system where there is no A/C now - remove existing heating system, install new HVAC unit and ductwork. HVAC unit to include air filtration system.	\$ 3,371,700
28B	HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 205,700
30	<b>IT Systems</b>		
31	Technology Devices	Provide new student Chromebooks.	\$ 57,600
32	MDF/IDF Relocation & Upgraded Data	Allowance to: relocate IDF cabinet from inside of classrooms to outside of classrooms, relocate MDF to alternate location in existing building, replace data campuswide including wireless access points in classrooms.	\$ 873,100
33	UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
34	Classroom TV with Wireless Display	Mobile classroom display system including TV on cart, wireless projector, and USB document camera	\$ 103,100
35	Classroom Audio Amplification Systems	Standalone product for voice amplification in classroom.	\$ 90,000
36	Projectors for Large Rooms	Provide new or replace existing projector in MPR, LGI, cafeteria, or similar location. Includes ceiling mounted projector with cage, extend data infrastructure to projector, and automated projection screen.	\$ 16,200
37	Kitchen - Warming Upgrades	At existing warming kitchen - reconfigure equipment layout, replace equipment and fixtures, replace finishes. Provide new mobile serving carts.	\$ 591,600
38	Landscape/Irrigation	Allowance for improvements such as replacing existing planting, repairing broken irrigation lines, replacing or adding trees, or installing new irrigation and controller.	\$ 200,000
39	Library - Modernize	Modernize existing interior of library space, and tech lab.	\$ 1,500,000
46	Modernization Campuswide	Modernize campus including new flooring, lighting, interior and exterior paint, and HVAC upgrades. As applicable, see cost information line items 19, 20, 26-28, 32, 37-42, 43, 48-50, 54-56, 58-64, 67-80, 85-87, 90-92, and 97-104.	\$ -

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**LAUREL ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
47		Multi-Purpose Room		
48		Replace Stage Curtains	Remove and replace stage curtains	\$ 10,000
50		Modernize	Provide new lighting and window shades. See item #34 for additional scope regarding projectors.	\$ 227,500
51		Add New Multi-Purpose Room	Add new multi-purpose room to campus	\$ 9,960,000
52		Outdoor		
55A		Replace Play Equipment	Allowance for replacement of play equipment and structures. Include play structures for students with mobility issues. Scope to be coordinated to blacktop replacement.	\$ 150,000
57		Turf/Grass Replacement or Addition	Allowance for improvements such as re-grading existing grass and improving irrigation, or removal of grass and/or pavement to be replaced with turf.	\$ 1,063,200
58		Painting		
59		Exterior Painting	Repaint exterior of buildings throughout campus.	\$ 472,000
60		Interior Painting	Repaint interior of buildings throughout campus	\$ 849,800
61		Paving		
62B		Blacktop Replacement	Remove and replace existing blacktop. Does not include allowance for removal and replacement of play equipment which will be required - see item #55 for allowance for replacement of play equipment, as applicable.	\$ 1,463,600
63B		Parking Lot Repaving	Remove and replace existing asphalt.	\$ 121,000
63C		Parking Lot Reconfiguration	Allowance for expansion of existing parking lot. Allowance does not prescribe where or how expansion might occur, which will need to be studied further in an implementation plan.	\$ 486,000
66		Plumbing		
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 900,000
69		Upgrade Site Drainage or Storm Drain	Allowance to investigate, repair, and replace existing storm drain lines throughout campus.	\$ 600,000
70		Shut off Valves	Allowance to add shut off valves for gas and water lines throughout campus.	\$ 60,000
71		Portables/Relocatables		
71A		Modernization Portables/Relocatables	Upgrade exterior paint, interior paint, flooring, and ceiling in existing relocatables	\$ 777,600

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**LAUREL ELEMENTARY SCHOOL**

Ref#	Item	Assumptions for Costing	Construction Cost
72	Restrooms		
73	Staff/Adult - Add	Add new single occupancy staff restroom.	\$ 129,600
74	Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 194,400
75	Students - Modernize	Full replacement of existing fixtures and finishes.	\$ 1,944,000
76	Students - Add	Add pair of new multi-occupancy student restrooms	\$ 518,400
78	Roofing		
79	Replace Roofing	Remove and replace existing roofing	\$ 1,434,700
80C	Add gutters	Add gutters to buildings that currently have none, and add required bio-retention area.	\$ 446,400
84	Shade Structure		
85	Lunch Area - Add/Replace	Allowance to add shade structure at lunch area.	\$ 480,000
87	Sidewalks	Allowance for repair or replacement of concrete sidewalks at street frontage.	\$ 90,000
89	Sinks		
90	Add/Repair Sinks		
90B	Repair Existing Sinks	Allowance to investigate why sink is not functioning as intended, and repair water line or sink fixture as required.	\$ 6,000
91	Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 333,000
94	Storage	Allowance for miscellaneous storage such as metal storage unit, metal cabinet, shelving, etc.	\$ 9,600
96	Traffic Safety		
96D	Drop off/ Pick up Area	Reconfigure or provide new drop off.	\$ 486,000
97	Walkways		
99	Repair/Replace Canopy	Allowance for repair or replacement of existing walkway canopies, as needed.	\$ 102,000
100	Repair/Replace Concrete Walkways	Allowance for concrete corridor walkway repair and replacement.	\$ 200,000
101	Windows		
103	Add/Replace Window Coverings	Allowance to add new or replace existing curtains/blinds at windows.	\$ 150,000

Identified Needs Construction Cost Estimate Subtotal\* \$ 36,043,300

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Cost Estimating Overview* section for more information, and see Executive Summary *Identified Priorities Summary* table for project costs.

## SMFCSD Master Plan for the New Decade School FMP Team Recommendations

I. School Name: LAUREL ELEMENTARY SCHOOL

II. School FMP Members and Roles (Please asterisk those who participated in this stage of the process)

-Christian Rubalcaba, Principal* -Angela Quillen, Certificated Teacher* -Anna Lazar, Certificated Teacher* -Kathleen Petrilla, Certificated Teacher* -Aileen Snodgrass, Classified Staff Rep*	-Michelle Pauling, Parent* -Lisa Azar, Parent & PTA Rep* -Elyethe Martinez, Parent & ELAC Rep*
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III. ☐ We have attached Lists 2 and 3 only with checkmarks by all the Needs that we want added to the District's identified needs for our school.

IV. The following are the needs which are the highest priority for our school and brief rationale—maximum 2 sentences. You may enter up to 5 priorities from List 1 (the District identified needs for your school) and from the items that you checked on Lists 2 and 3 (from your School Community Meeting and the Survey results for your school).

Our Priorities— <u>One Need only</u> for each priority	Maximum 2 sentences per priority of why this is a priority/rationale
Increase space	Add 4 classroom portables for students and expand existing staff workroom space for staff to accommodate a growing student enrollment and staff size.
Update bathrooms	Upgrade all bathrooms to accommodate the growing student population and boost the sanitary conditions of the campus.
Addition of play space for students with special needs	Add play structure and equipment to support our special education students to enhance

	their social time in a safe manner.
Update play structure for all students	Replace blacktop to accommodate for more play options for all students (more tetherballs, wall balls, and basketball hoops) to keep all students safe and engaged.
Update the Multipurpose Room (MPR)	Update MPR with new integrated sound and projection technology to bolster community engagement events (i.e., Literacy Night, Family Night, Art in Action exhibit, Art & Science Day, and assemblies).

**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**LAUREL ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
10		<b>Classroom/Specialized Uses/Offices</b>		
10A		New Additional/Specialized Uses/Offices/Classrooms	Add full size relocatables for auxilliary and traveling staff, and space for art, music, iLAB, and STEAM.	\$ 820,800
14		<b>Drinking Water</b>		
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17		<b>Electrical Upgrades</b>		
17A		Upgrade electrical service to site	Upgrade electrical service to increase overall electrical capacity.	\$ 1,020,000
17B		Upgrade electrical distribution in rooms	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 272,000
20		<b>Flooring Replacement</b>	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 1,091,500
26		<b>Heating, Ventilation and Air Conditioning (HVAC)</b>		
28A		HVAC - Add Air Conditioning with Air Filtration	Install new HVAC system where there is no A/C now - remove existing heating system, install new HVAC unit and ductwork. HVAC unit to include air filtration system.	\$ 3,371,700
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 205,700
30		<b>IT Systems</b>		
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
66		<b>Plumbing</b>		
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 900,000
72		<b>Restrooms</b>		
74		Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 194,400
75		Students - Modernize	Full replacement of existing fixtures and finishes.	\$ 1,944,000
89		<b>Sinks</b>		
90B		Repair Existing Sinks	Allowance to investigate why sink is not functioning as intended, and repair water line or sink fixture as required.	\$ 6,000
91		Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 333,000

## CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES

### LAUREL ELEMENTARY SCHOOL

Ref#	Item	Assumptions for Costing	Construction Cost
		Immediate Priorities Construction Cost Estimate Subtotal*	\$ 10,234,700
		*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See <i>Construction Cost Estimate</i> section for more information, and see <i>Total Project Cost Summary</i> table for project costs.	



## LEAD ELEMENTARY SCHOOL (FORMERLY HORRAL ELEMENTARY)

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LEAD Elementary School  
949 Ocean View Avenue  
San Mateo, CA 94401-3462

### OVERVIEW

#### SITE ACREAGE

6.29 Acres

#### CONSTRUCTION HISTORY

1952	Building 1, 2, 3, and 4
1968	LGI Building
1969	Library
1997	2 Relocatables
1999	Admin And Library Building addition, 3 Relocatables (Rooms 23-25), and 1 Relocatable Toilet
2001	8 Classrooms (Rooms 26-33) , 1 Relocatable Toilet, and 1 Classroom relocation (Room 34)

#### SUBSEQUENT IMPROVEMENT

1996	Full campus modernization
1997	Relocatables interior modernization

#### ENROLLMENT HISTORY

Current	Previous Five Year Enrollment Range	
462	Low: 493	High: 530

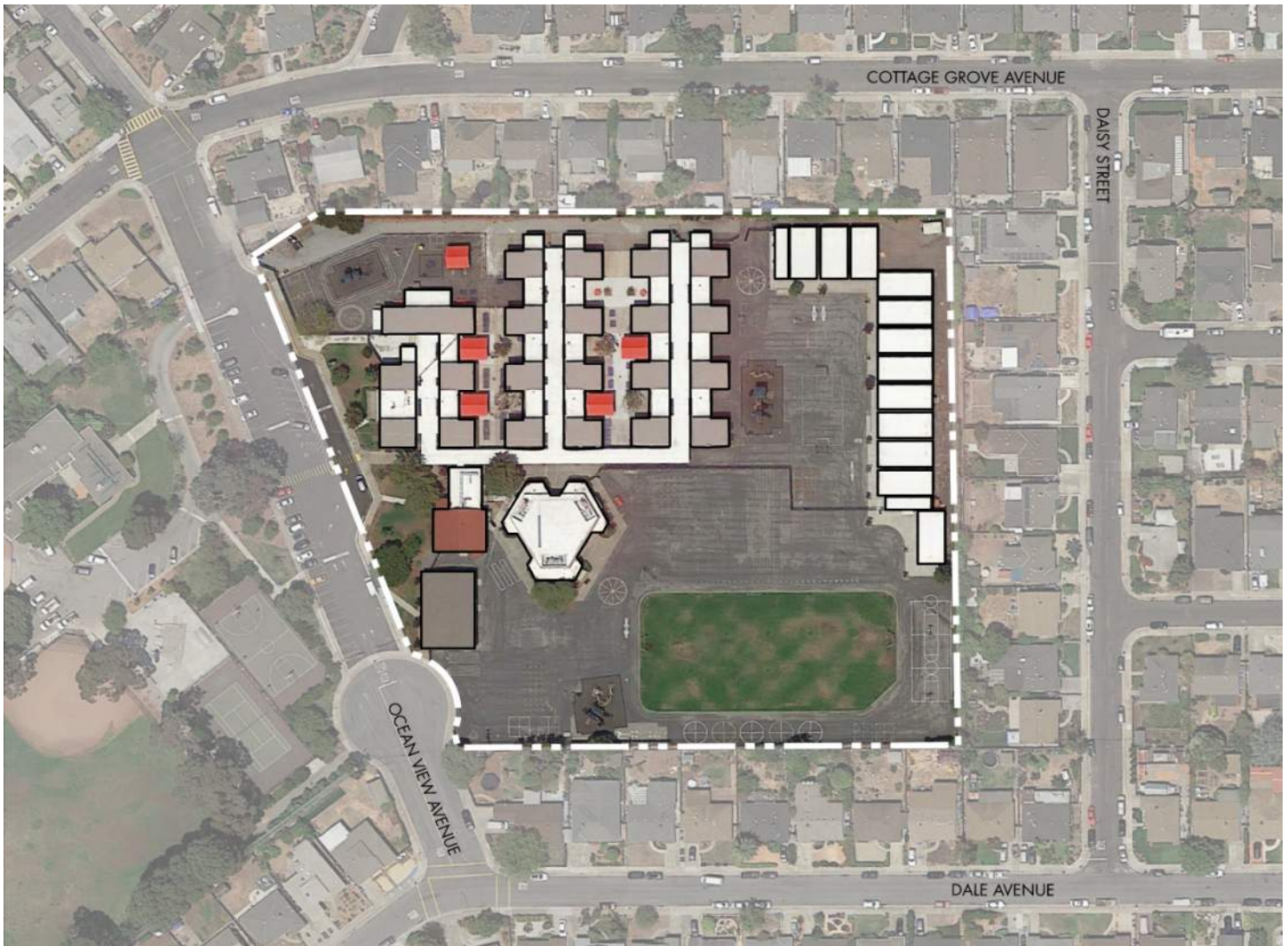
#### CURRENT GRADE LEVELS

Preschool and TK-5

#### SCHOOL FMP TEAM MEMBERS AND ROLES

Chad Slife, Principal  
Marc Lopes, Counselor  
Elisabeth Glikborg, Teacher  
Elisabeth Hawkins, Teacher  
Stacey Moroney, Teacher  
Cara Shpizner, Teacher  
Denora Smith, Administrative Assistant | School Site Council  
Matthew Sullivan, Teacher | School Site Council  
Nicola Cadenas, PTA | School Site Council  
Jessica Drucker, PTA

## LEAD ELEMENTARY SCHOOL (FORMERLY HORRAL ELEMENTARY)



Campus Site Map

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**LEAD ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
4		Administrative Spaces		
5C		Office - Modernization	Modernize existing interior of office space, including new finishes such as paint and flooring.	\$ 312,000
8		Classroom/Specialized Uses/Other		
9		Accordion Walls - Replace with Walls	Remove and replace existing folding partitions with permanent, fixed walls.	\$ 204,000
10		Classroom/Specialized Uses/Offices		
10A		New Additional/Specialized Uses/Offices/Classrooms	Add full size relocatables for Science Lab, Art, Music, computers, and a Maker Space.	\$ 410,400
14		Drinking Water		
15		Repair Drinking Fountains	Investigate why water pressure is low at existing drinking fountains and repair water line or drinking fountain fixture as required.	\$ 6,000
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17		Electrical Upgrades		
17A		Upgrade electrical service to site	Upgrade electrical service to increase overall electrical capacity.	\$ 1,020,000
17B		Upgrade electrical distribution in rooms	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 283,300
18		Fencing - Chain Link	Partially or fully extend or replace fencing on campus, as applies.	\$ 89,300
19		Fire Alarm System Upgrades		
19A		Fire Alarm Upgrade	Remove and replace existing fire alarm detectors and notification system campuswide.	\$ 715,900
20		Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 1,018,600
21		Furniture		
23		Outdoor Seating	Allowance to add or replace outdoor furniture. Include sanitary lunch tables.	\$ 18,000
24		Other	Provide half height wall along length of shared covered corridors, for installation of backpack hooks on both sides.	\$ 41,400
25		Gym - New	Add new gym to campus.	\$ 9,960,000
26		Heating, Ventilation and Air Conditioning (HVAC)		
27A		HVAC - Upgrade/Replace	Replace existing HVAC unit, and rezone controls as required. Reuse existing ductwork, as feasible.	\$ 1,428,000

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**LEAD ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
28A		HVAC - Add Air Conditioning with Air Filtration	Install new HVAC system where there is no A/C now - remove existing heating system, install new HVAC unit and ductwork. HVAC unit to include air filtration system.	\$ 3,335,200
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 244,800
30	IT Systems			
32		MDF/IDF Relocation & Upgraded Data	Allowance to: relocate IDF cabinet from inside of classrooms to outside of classrooms, relocate MDF to alternate location in existing building, replace data campuswide including wireless access points in classrooms.	\$ 891,300
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
34		Classroom TV with Wireless Display	Mobile classroom display system including TV on cart, wireless projector, and USB document camera	\$ 133,600
35		Classroom Audio Amplification Systems	Standalone product for voice amplification in classroom.	\$ 114,000
36		Projectors for Large Rooms	Provide new or replace existing projector in MPR, LGI, cafeteria, or similar location. Includes ceiling mounted projector with cage, extend data infrastructure to projector, and automated projection screen.	\$ 16,200
37	Kitchen - Warming Upgrades		At existing warming kitchen - reconfigure equipment layout, replace equipment and fixtures, replace finishes. Provide new mobile serving carts.	\$ 591,600
38	Landscape/Irrigation		Allowance for improvements such as replacing existing planting, repairing broken irrigation lines, replacing or adding trees, or installing new irrigation and controller.	\$ 200,000
39	Library - Modernize		Modernize existing interior of library space, including new finishes.	\$ 750,000
46	Modernization Campuswide		Modernize campus including new flooring, lighting, interior and exterior paint, and HVAC upgrades. As applicable, see cost information line items 19, 20, 26-28, 32, 37-42, 43, 48-50, 54-56, 58-64, 67-80, 85-87, 90-92, and 97-104.	\$ -
47	Multi-Purpose Room			
48		Replace Stage Curtains	Remove and replace stage curtains	\$ 10,000
51		Add New Multi-Purpose Room	Add new multi-purpose/cafeteria to campus	\$ 9,960,000
52	Outdoor			
54		Replace Play Matting	Remove and replace existing play matting with rubber tiles.	\$ 242,700

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**LEAD ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
55B		Replace Play Equipment	Allowance for additional play structures, selected to comply with universal design.	\$ 120,900
57		Turf/Grass Replacement or Addition	Allowance for improvements such as re-grading existing grass and improving irrigation, or removal of grass and/or pavement to be replaced with turf.	\$ 590,400
58	Painting			
59		Exterior Painting	Repaint exterior of buildings throughout campus.	\$ 472,000
60		Interior Painting	Repaint interior of buildings throughout campus	\$ 885,200
61	Paving			
62B		Blacktop Replacement	Remove and replace existing blacktop. Does not include allowance for removal and replacement of play equipment which will be required - see item #55 for allowance for replacement of play equipment, as applicable.	\$ 1,496,300
63B		Parking Lot Repaving	Remove and replace existing asphalt.	\$ 188,200
66	Plumbing			
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 900,000
69		Upgrade Site Drainage or Storm Drain	Allowance to investigate, repair, and replace existing storm drain lines throughout campus.	\$ 600,000
70		Shut off Valves	Allowance to add shut off valves for gas and water lines throughout campus.	\$ 48,000
71	Portables/Relocatables			
71A		Modernization Portables/Relocatables	Upgrade exterior paint, interior paint, flooring, and ceiling in existing relocatables	\$ 864,000
72	Restrooms			
73		Staff/Adult - Add	Add new single occupancy staff restroom, by relocatables, and one other adult restroom.	\$ 471,600
74		Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 972,000
75		Students - Modernize	Full replacement of existing fixtures and finishes.	\$ 3,240,000
78	Roofing			
80A		Replace gutters/downspouts	Remove and replace gutters and downspouts at portables.	\$ 21,600
84	Shade Structure			
85		Lunch Area - Add/Replace	Allowance to add shade structure at lunch area.	\$ 960,000
86		Play Area - Add	Allowance to add shade structure at play area.	\$ 240,000
87	Sidewalks		Allowance for repair or replacement of concrete sidewalks at street frontage.	\$ 27,000



## CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS

### LEAD ELEMENTARY SCHOOL

Ref#		Item	Assumptions for Costing	Construction Cost
89	Sinks			
90B		Repair Existing Sinks	Allowance to investigate why sink is not functioning as intended, and repair water line or sink fixture as required.	\$ 6,000
91		Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 405,000
93		Solar Power Systems - Add	Install solar panels at existing buildings. Includes allowance for seismic investigation and retrofit, often required due to added weight of solar panel system.	\$ 405,600
94		Storage	Allowance for miscellaneous storage such as metal storage unit, metal cabinet, shelving, etc.	\$ 9,600
97		Walkways		
98		Add Canopy/Awning	Allowance for installation of new freestanding metal walkway canopy structure.	\$ 204,000
100		Repair/Replace Concrete Walkways	Allowance for concrete corridor walkway repair and replacement.	\$ 45,000
101		Windows		
103		Add/Replace Window Coverings	Allowance to add or replace existing roller shades/blinds at windows.	\$ 150,000
104		Replace Windows	Remove and replace existing windows.	\$ 800,000
105		Geese Dropping Abatement	District is studying possible options to minimize impacts of geese and seagulls at campuses. Additional budget will need to be established and allocated to address findings of the study. See items #57 turf installation, #23 outdoor seating, and #85 lunch shade structure for related scope, as applies.	\$ -

Identified Needs Construction Cost Estimate Subtotal\* \$ 44,995,300

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Cost Estimating Overview* section for more information, and see Executive Summary *Identified Priorities Summary* table for project costs.



## SMFCSD Master Plan for the New Decade School FMP Team Recommendations

I. School Name: LEAD School

II. School FMP Members and Roles (Please asterisk those who participated in this stage of the process)

Chad Slife, Principal\*  
Nicola Cadenas, PTA/SSC\*  
Stacey Moroney, Teacher\*  
Denora Smith Administrative Assistant/SSC\*  
Jessica Drucker, PTA\*  
Marc Lopes, Counselor\*  
Cara Shpizner, Teacher  
Matthew Sullivan, Teacher/SSC\*  
Elisabeth Glikborg, Teacher\*  
Elisabeth Hawkins, Teacher\*

III. We have attached Lists 2 and 3 only with checkmarks by all the Needs that we want added to the District's identified needs for our school.

IV. ☐ The following are the needs which are the highest priority for our school and brief rationale—maximum 2 sentences. You may enter up to 5 priorities from List 1 (the District identified needs for your school) and from the items that you checked on Lists 2 and 3 (from your School Community Meeting and the Survey results for your school).

Our Priorities— <u>One Need only</u> for each priority	Maximum 2 sentences per priority of why this is a priority/rationale
New Multipurpose Room	We need an indoor space where the entire school can gather for events and meals on rainy days
Plumbing Upgrades	This is a basic and fundamental need. This includes toilets, faucets and water fountains
Shade structures/overhangs	These would help tremendously with safety (on rainy and hot days) as well as with behavior.
Flooring	Several floors are permanently dirty, damaged and unsafe.



HVAC	Some classrooms have no HVAC. Some rooms go down to 30 degrees Fahrenheit and others go over 90 degrees.
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**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**LEAD ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
14		Drinking Water		
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17		Electrical Upgrades		
17A		Upgrade electrical service to site	Upgrade electrical service to increase overall electrical capacity.	\$ 1,020,000
17B		Upgrade electrical distribution in rooms	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 283,300
20		Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 1,018,600
26		Heating, Ventilation and Air Conditioning (HVAC)		
28A		HVAC - Add Air Conditioning with Air Filtration	Install new HVAC system where there is no A/C now remove existing heating system, install new HVAC unit and ductwork. HVAC unit to include air filtration system.	\$ 3,335,200
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 244,800
30		IT Systems		
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
47		Multi-Purpose Room		
51		Add New Multi-Purpose Room	Add new multi-purpose/cafeteria to campus	\$ 9,960,000
52		Outdoor		
54		Replace Play Matting	Remove and replace existing play matting with rubber tiles.	\$ 242,700
57		Turf/Grass Replacement or Addition	Allowance for improvements such as re-grading existing grass and improving irrigation, or removal of grass and/or pavement to be replaced with turf.	\$ 590,400
66		Plumbing		
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 900,000
72		Restrooms		
74		Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 972,000
75		Students - Modernize	Full replacement of existing fixtures and finishes.	\$ 3,240,000

**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**LEAD ELEMENTARY SCHOOL**

Ref#	Item	Assumptions for Costing	Construction Cost
89	Sinks		
90B	Repair Existing Sinks	Allowance to investigate why sink is not functioning as intended, and repair water line or sink fixture as required.	\$ 6,000
91	Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 405,000
93	Solar Power Systems - Add	Install solar panels at existing buildings. Includes allowance for seismic investigation and retrofit, often required due to added weight of solar panel system.	\$ 405,600
97	Walkways		
98	Add Canopy/Awning	Allowance for installation of new freestanding metal walkway canopy structure.	\$ 204,000
105	Geese Dropping Abatement	District is studying possible options to minimize impacts of geese and seagulls at campuses. Additional budget will need to be established and allocated to address findings of the study. See items #57 turf installation, #23 outdoor seating, and #85 lunch shade structure for related scope, as applies.	\$ -

Immediate Priorities Construction Cost Estimate  
Subtotal\*

**\$ 22,903,200**

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Construction Cost Estimate* section for more information, and see *Total Project Cost Summary* table for project costs.

## MEADOW HEIGHTS ELEMENTARY SCHOOL

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Meadow Heights Elementary School  
2619 Dolores Street  
San Mateo, CA 94403-2644

### OVERVIEW

#### SITE ACREAGE

5.42 Acres

#### CONSTRUCTION HISTORY

1950-1952	Buildings 1, 2, 3, and 4
1959	3 Relocatables and 2 Relocatables removed
1968	LGI Building
2016	Relocatable added

#### SUBSEQUENT IMPROVEMENT

1996	Full campus modernization and electrical upgrades
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#### ENROLLMENT HISTORY

Current	Previous Five Year Enrollment Range	
330	Low: 316	High: 348

#### CURRENT GRADE LEVELS

TK-5

#### SCHOOL FMP TEAM MEMBERS AND ROLES

Stephanie Fraumeni, Principal  
Janine Wrightson, Administrative Assistant  
Carrie Atell, Teacher  
Robyn Eddings, PTA Co-President  
Dianna Harris, PTA Co-President

## MEADOW HEIGHTS ELEMENTARY SCHOOL



Campus Site Map

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**MEADOW HEIGHTS ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
1		ADA Work		
3		Upgrade/Replace Ramps	Allowance to make upgrades to existing, add new additional, or completely replace existing pedestrian ramps, as needed.	\$ 16,200
10		Classroom/Specialized Uses/Offices		
10A		New Additional/Specialized Uses/Offices/Classrooms	Add full size relocatables for Sensory Room and spaces for music and art.	\$ 410,400
10B		New or Expanded Additional/Specialized Uses/Offices/Classrooms	Add half size relocatable for traveling staff	\$ 410,400
11		Storage - Add/Replace		
12		Noise Reduction	Allowance to improve classroom acoustics - mitigating sounds transmission between rooms, improving quality of speakers in classrooms where noise occurs, or similar.	\$ 72,000
14		Drinking Water		
15		Repair Drinking Fountains	Investigate why water pressure is low at existing drinking fountains and repair water line or drinking fountain fixture as required.	\$ 6,000
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17		Electrical Upgrades		
17A		Upgrade electrical service to site	Upgrade electrical service to increase overall electrical capacity.	\$ 1,020,000
17B		Upgrade electrical distribution in rooms	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 190,600
18		Fencing - Chain Link	Partially or fully extend or replace fencing on campus, as applies.	\$ 77,300
19		Fire Alarm System Upgrades		
19A		Fire Alarm Upgrade	Remove and replace existing fire alarm detectors and notification system campuswide.	\$ 493,400
20		Flooring Replacement	Remove and abate flooring and replace with linoleum. Provide acoustical mitigation.	\$ 766,800
21		Furniture		
22		Student furniture - Enhanced	Allowance for additional student furniture such as flexible seating or standing desks.	\$ 72,000
23		Outdoor Seating	Allowance to add or replace outdoor furniture. Includes lunch tables/benches.	\$ 18,000
26		Heating, Ventilation and Air Conditioning (HVAC)		



**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**MEADOW HEIGHTS ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
27A		HVAC - Upgrade/Replace	Replace existing HVAC unit, and rezone controls as required. Reuse existing ductwork, as feasible.	\$ 638,400
28A		HVAC - Add Air Conditioning with Air Filtration	Install new HVAC system where there is no A/C now - remove existing heating system, install new HVAC unit and ductwork. HVAC unit to include air filtration system.	\$ 2,667,300
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 109,500
30	IT Systems			
32		MDF/IDF Relocation & Upgraded Data	Allowance to: relocate IDF cabinet from inside of classrooms to outside of classrooms, relocate MDF to alternate location in existing building, replace data campuswide including wireless access points in classrooms.	\$ 742,900
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
34		Classroom TV with Wireless Display	Mobile classroom display system including TV on cart, wireless projector, and USB document camera	\$ 76,400
35		Classroom Audio Amplification Systems	Standalone product for audio amplification at each classroom	\$ 69,000
36		Projectors for Large Rooms	Provide new or replace existing projector in MPR, LGI, cafeteria, or similar location. Includes ceiling mounted projector with cage, extend data infrastructure to projector, and automated projection screen.	\$ 16,200
37	Kitchen - Warming Upgrades		At existing warming kitchen - reconfigure equipment layout, replace equipment and fixtures, replace finishes. Provide new mobile serving carts.	\$ 591,600
38	Landscape/Irrigation		Allowance for improvements such as replacing existing planting, repairing broken irrigation lines, replacing or adding trees, or installing new irrigation and controller.	\$ 200,000
39	Library - Modernize		Modernize existing interior of library space, including new finishes.	\$ 750,000
46	Modernization Campuswide		Modernize campus including new flooring, lighting, interior and exterior paint, and HVAC upgrades. As applicable, see cost information line items 19, 20, 26-28, 32, 37-42, 43, 48-50, 54-56, 58-64, 67-80, 85-87, 90-92, and 97-104.	\$ -
47	Multi-Purpose Room			
48		Replace Stage Curtains	Remove and replace stage curtains	\$ 10,000



**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**MEADOW HEIGHTS ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
50		Modernize	Provide new lighting and window shades. See item #34 for additional scope regarding projectors.	\$ 227,500
51		Add New Multi-Purpose Room	Add new multi-purpose room to campus. Relocate Kitchen to MPR for closer proximity to the lunch court.	\$ 9,960,000
52	Outdoor			
55A		Replace Play Equipment	Allowance for replacement of play equipment and structures. Scope to be coordinated to blacktop replacement. Include other creative play equipment besides play structures.	\$ 404,500
57		Turf/Grass Replacement or Addition	Allowance for improvements such as re-grading existing grass and improving irrigation, or removal of grass and/or pavement to be replaced with turf.	\$ 614,400
58	Painting			
59		Exterior Painting	Repaint exterior of buildings throughout campus.	\$ 472,000
60		Interior Painting	Repaint interior of buildings throughout campus	\$ 595,500
61	Paving			
62B		Blacktop Replacement	Remove and replace existing blacktop. Does not include allowance for removal and replacement of play equipment which will be required - see item #55 for allowance for replacement of play equipment, as applicable.	\$ 1,023,800
64		Other	Add stairs at hills between Classroom wings.	\$ 300,000
66	Plumbing			
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 900,000
69		Upgrade Site Drainage or Storm Drain	Allowance to investigate, repair, and replace existing storm drain lines throughout campus.	\$ 600,000
70		Shut off Valves	Allowance to add shut off valves for gas and water lines throughout campus.	\$ 36,000
71	Portables/Relocatables			
71A		Modernization Portables/Relocatables	Upgrade exterior paint, interior paint, flooring, and ceiling in existing relocatables	\$ 172,800
72	Restrooms			
73		Staff/Adult - Add	Add new single occupancy staff restroom.	\$ 129,600
74		Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 291,600
75		Students - Modernize	Full replacement of existing fixtures and finishes.	\$ 1,296,000

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**MEADOW HEIGHTS ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
78		Roofing		
80A		Replace gutters/downspouts	Remove and replace gutters and downspouts at portables.	\$ 3,600
84		Shade Structure		
85		Lunch Area - Add/Replace	Allowance to add or replace shade structure at lunch area.	\$ 720,000
87		Sidewalks	Allowance for repair or replacement of concrete sidewalks at street frontage.	\$ 27,000
89		Sinks		
90B		Repair Existing Sinks	Allowance to investigate why sink is not functioning as intended, and repair water line or sink fixture as required.	\$ 6,000
91		Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 270,000
93		Solar Power Systems - Add	Install solar panels at existing buildings. Includes allowance for seismic investigation and retrofit, often required due to added weight of solar panel system.	\$ 275,800
94		Storage	Allowance for miscellaneous storage such as metal storage unit, metal cabinet, shelving, etc.	\$ 9,600
97		Walkways		
100		Repair/Replace Concrete Walkways	Allowance for concrete corridor walkway repair and replacement.	\$ 45,000
101		Windows		
103		Add/Replace Window Coverings	Allowance to add new or replace existing curtains/blinds at windows.	\$ 90,800
104		Replace Windows	Remove and replace existing windows.	\$ 700,000

Identified Needs Construction Cost Estimate Subtotal\* **\$ 27,835,700**

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Cost Estimating Overview* section for more information, and see Executive Summary *Identified Priorities Summary* table for project costs.



## SMFCSD Master Plan for the New Decade School FMP Team Recommendations

- I. School Name: Meadow Heights
- II. School FMP Members and Roles (Please asterisk those who participated in this stage of the process)
- Stephanie Fraumeni, Principal\*
  - Janine Wrightson, Administrative Assistant\*
  - Carrie Atell, Teacher\*
  - Dianna Harris and Robyn Eddings PTA Co-Presidents\*
- III. We have attached Lists 2 and 3 only with checkmarks by all the Needs that we want added to the District's identified needs for our school.
- IV. The following are the needs which are the highest priority for our school and brief rationale—maximum 2 sentences. You may enter up to 5 priorities from List 1 (the District identified needs for your school) and from the items that you checked on Lists 2 and 3 (from your School Community Meeting and the Survey results for your school).

<b>Our Priorities—<u>One Need only</u> for each priority</b>	<b>Maximum 2 sentences per priority of why this is a priority/rationale</b>
1.HVAC school	The climate is getting hotter each year. Teaching and learning are compromised when classrooms reach temperatures of 80 degrees and higher. It also presents a safety issue for students and adults.
2.Window Retrofit	If HVAC is installed school-wide, the windows will need to be retrofitted to keep the cool air inside areas. This will also help with heat and A/C costs to keep room hot or cold.
3.Repair/repave wings in between wings in the school	There is loose gravel which causes a slip hazard for students and adults. The sidewalks are high and present a trip hazard. Students and staff have fallen on the high grade between the wings and have slipped on the loose gravel.

4.Upgrade plumbing/sewer school-wide	The plumbing is old and toilets back up frequently. Pipes are from 1950 and there is rust buildup that is visible on the drinking fountains.
5.Shade structure for Kinder/TK outdoor area	The eating area for K and TK are outside with no shade covering. During hot days, there are no shade options. Other students use this area during other parts of the day so it would benefit more than TK/K students. TK and K have two separate eating areas so this would require 2 separate shade structures.

**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**MEADOW HEIGHTS ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
14		Drinking Water		
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17		Electrical Upgrades		
17A		Upgrade electrical service to site	Upgrade electrical service to increase overall electrical capacity.	\$ 1,020,000
17B		Upgrade electrical distribution in rooms	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 190,600
20		Flooring Replacement	Remove and abate flooring and replace with linoleum. Provide acoustical mitigation.	\$ 766,800
26		Heating, Ventilation and Air Conditioning (HVAC)		
28A		HVAC - Add Air Conditioning with Air Filtration	Install new HVAC system where there is no A/C now - remove existing heating system, install new HVAC unit and ductwork. HVAC unit to include air filtration system.	\$ 2,667,300
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 109,500
30		IT Systems		
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
47		Multi-Purpose Room		
51		Add New Multi-Purpose Room	Add new multi-purpose room to campus. Relocate Kitchen to MPR for closer proximity to the lunch court.	\$ 9,960,000
61		Paving		
64		Other	Add stairs at hills between Classroom wings.	\$ 300,000
66		Plumbing		
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 900,000
72		Restrooms		
74		Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 291,600
75		Students - Modernize	Full replacement of existing fixtures and finishes.	\$ 1,296,000
89		Sinks		
90B		Repair Existing Sinks	Allowance to investigate why sink is not functioning as intended, and repair water line or sink fixture as required.	\$ 6,000

## CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES

### MEADOW HEIGHTS ELEMENTARY SCHOOL

Ref#		Item	Assumptions for Costing	Construction Cost
91		Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 270,000

Immediate Priorities Construction Cost Estimate  
Subtotal\*

\$ 17,853,400

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Construction Cost Estimate* section for more information, and see *Total Project Cost Summary* table for project costs.

## NORTH SHOREVIEW MONTESSORI SCHOOL

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North Shoreview Montessori School  
1301 Cypress Street  
San Mateo, CA 94401-2007

### OVERVIEW

#### SITE ACREAGE

3.79 Acres

#### CONSTRUCTION HISTORY

1948-1953	Buildings A, B, C, and D, and Gym Building
1994	Relocatables added for Children's Annex
2008	1 Relocatable Building

#### SUBSEQUENT IMPROVEMENT

1983	Building A fire reconstruction and repair
1994	Roof repair and alteration at Buildings A, B, C, D, and Gym Building
2000	Full campus modernization
2000	Limited voluntary seismic upgrade at Buildings A, B, C, D, and Gym Building

#### ENROLLMENT HISTORY

Current	Previous Five Year Enrollment Range	
393	Low: 328	High: 394

#### CURRENT GRADE LEVELS

Preschool and K-8

#### SCHOOL FMP TEAM MEMBERS AND ROLES

Rosemary Wood, Principal  
Valerie Barnes, Teacher  
Tina Ghahem, Parent



## NORTH SHOREVIEW MONTESSORI SCHOOL



Campus Site Map

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**NORTH SHOREVIEW MONTESSORI SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
1		ADA Work		
3		Upgrade/Replace Ramps	Allowance to make upgrades to existing, add new additional, or completely replace existing pedestrian ramps, as needed.	\$ 16,200
10		Classroom/Specialized Uses/Offices		
10A		New Additional/Specialized Uses/Offices/Classrooms	Add full size relocatables for Maker Space, Music, and/or Middle School Programming.	\$ 820,800
10C		Upgrade/Expand Science Labs	Upgrade/expand science classrooms to include lab space, teaching space, sinks, and finishes. Allowance does not prescribe where or how upgrades/expansion might occur, which will need to be studied further in an implementation plan along with an updated budget for the upgrades.	\$ 936,000
14		Drinking Water		
15		Repair Drinking Fountains	Investigate why water pressure is low at existing drinking fountains and repair water line or drinking fountain fixture as required.	\$ 6,000
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17		Electrical Upgrades		
17A		Upgrade electrical service to site	Upgrade electrical service to increase overall electrical capacity.	\$ 1,440,000
17B		Upgrade electrical distribution in rooms	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 197,900
18		Fencing - Chain Link	Partially or fully extend or replace fencing on campus, as applies.	\$ 41,000
19		Fire Alarm System Upgrades		
19A		Fire Alarm Upgrade	Remove and replace existing fire alarm detectors and notification system campuswide.	\$ 511,000
19B		Vape detectors	Allowance to install vape detectors in restrooms and select locations throughout campus.	\$ 60,000
20		Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 794,300
21		Furniture		
23		Outdoor Seating	Allowance to add or replace outdoor furniture.	\$ 36,000
26		Heating, Ventilation and Air Conditioning (HVAC)		
27A		HVAC - Upgrade/Replace	Replace existing HVAC unit, and rezone controls as required. Reuse existing ductwork, as feasible. Include addressing classroom temperature controls for heat and air	\$ 411,600

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**NORTH SHOREVIEW MONTESSORI SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
28A		HVAC - Add Air Conditioning with Air Filtration	Install new HVAC system where there is no A/C now - remove existing heating system, install new HVAC unit and ductwork. HVAC unit to include air filtration system.	\$ 3,100,100
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 70,600
30	IT Systems			
32		MDF/IDF Relocation & Upgraded Data	Allowance to: relocate IDF cabinet from inside of classrooms to outside of classrooms, relocate MDF to alternate location in existing building, replace data campuswide including wireless access points in classrooms.	\$ 838,700
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
34		Classroom TV with Wireless Display	Mobile classroom display system including TV on cart, wireless projector, and USB document camera	\$ 76,400
35		Classroom Audio Amplification Systems	Standalone product for voice amplification in classroom.	\$ 69,000
36		Projectors for Large Rooms	Provide new or replace existing projector in MPR, LGI, cafeteria, or similar location. Includes ceiling mounted projector with cage, extend data infrastructure to projector, and automated projection screen.	\$ 16,200
37	Kitchen - Warming Upgrades		At existing warming kitchen - reconfigure equipment layout, replace equipment and fixtures, replace finishes. Provide new mobile serving carts.	\$ 591,600
38	Landscape/Irrigation		Allowance for improvements such as replacing existing planting, repairing broken irrigation lines, replacing or adding trees, or installing new irrigation and controller.	\$ 300,000
39	Library - Modernize		Modernize existing interior of library space, including new finishes.	\$ 750,000
40	Lighting Upgrades			
41		Interior LED Modernization	Remove existing interior light fixtures and replace with LED fixtures.	\$ 791,600
46	Modernization Campuswide		Modernize campus including new flooring, lighting, interior and exterior paint, and HVAC upgrades. As applicable, see cost information line items 19, 20, 26-28, 32, 37-42, 43, 48-50, 54-56, 58-64, 67-80, 85-87, 90-92, and 97-104.	\$ -
47	Multi-Purpose Room			
48		Replace Stage Curtains	Remove and replace stage curtains	\$ 10,000
49		Upgrade Sound System	Acoustical mitigation and new sound system.	\$ 72,000

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**NORTH SHOREVIEW MONTESSORI SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
50		Modernize	Provide new lighting and window shades. See item #34 for additional scope regarding projectors.	\$ 227,500
52		Outdoor		
55A		Replace Play Equipment	Allowance for addition of play equipment appropriate for middle school students. Scope to be coordinated to blacktop replacement.	\$ 404,500
57		Turf/Grass Replacement or Addition	Allowance for improvements such as re-grading existing grass and improving irrigation, or removal of grass and/or pavement to be replaced with turf.	\$ 597,600
58		Painting		
59		Exterior Painting	Repaint exterior of buildings throughout campus.	\$ 472,000
60		Interior Painting	Repaint interior of buildings throughout campus	\$ 618,400
61		Paving		
62B		Blacktop Replacement	Remove and replace existing blacktop. Does not include allowance for removal and replacement of play equipment which will be required - see item #55 for allowance for replacement of play equipment, as applicable.	\$ 1,075,500
63B		Parking Lot Repaving	Remove and replace existing asphalt.	\$ 120,000
66		Plumbing		
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 1,800,000
69		Upgrade Site Drainage or Storm Drain	Allowance to investigate, repair, and replace existing storm drain lines throughout campus.	\$ 1,200,000
70		Shut off Valves	Allowance to add shut off valves for gas and water lines throughout campus.	\$ 48,000
71		Portables/Relocatables		
71A		Modernization Portables/Relocatables	Upgrade exterior paint, interior paint, flooring, and ceiling in existing relocatables	\$ 86,400
72		Restrooms		
74		Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 291,600
75		Students - Modernize	Full replacement of existing fixtures and finishes.	\$ 1,296,000
76		Students - Add	Add pair of new multi-occupancy student restrooms appropriate for middle school students.	\$ 864,000
78		Roofing		
80A		Replace gutters/downspouts	Remove and replace gutters and downspouts at portable.	\$ 1,800



**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**NORTH SHOREVIEW MONTESSORI SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
84		Shade Structure		
86		Play Area - Add	Allowance to add shade structure at play area.	\$ 240,000
87		Sidewalks	Allowance for repair or replacement of concrete sidewalks at street frontage.	\$ 81,000
89		Sinks		
90B		Repair Existing Sinks	Allowance to investigate why sink is not functioning as intended, and repair water line or sink fixture as required.	\$ 6,000
91		Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 270,000
94		Storage	Allowance for miscellaneous storage such as metal storage unit, metal cabinet, shelving, etc.	\$ 19,200
101		Windows		
103		Add/Replace Window Coverings	Allowance to add new or replace existing curtains/blinds at windows.	\$ 90,800
104		Replace Windows	Remove and replace existing windows.	\$ 777,600

Identified Needs Construction Cost Estimate Subtotal\* \$ 21,752,100

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Cost Estimating Overview* section for more information, and see Executive Summary *Identified Priorities Summary* table for project costs.

## SMFCSD Master Plan for the New Decade School FMP Team Recommendations

- I. School Name: North Shore View Montessori
- II. School FMP Members and Roles (Please asterisk those who participated in this stage of the process)
- Rosemary Wood – Principal\*

Valerie Barnes - Teacher

Tina Ghahem - Parent
- III. ☐ We have attached Lists 2 and 3 only with checkmarks by all the Needs that we want added to the District's identified needs for our school.
- IV. The following are the needs which are the highest priority for our school and brief rationale—maximum 2 sentences. You may enter up to 5 priorities from List 1 (the District identified needs for your school) and from the items that you checked on Lists 2 and 3 (from your School Community Meeting and the Survey results for your school).

Our Priorities— <u>One Need only</u> for each priority	Maximum 2 sentences per priority of why this is a priority/rationale
Air conditioning for classrooms.	The weather is changing. More hot days. Classrooms need air conditioning.
Air Filter HVAC unit system upgrade	Air quality has become a concern. The air quality has been impacted by pollution and the fire seasons.
Bottle water refill stations	Clean water is important. Students are using water bottles to stay hydrated in the heat
Flooring replacement	Carpet is difficult to maintain and keep clean- sanitized.
Appropriate additional space for middle school programme	We need specialized facilities to meet the needs of our middle school students and programme.

**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**NORTH SHOREVIEW MONTESSORI SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
10		<b>Classroom/Specialized Uses/Offices</b>		
10C		Upgrade/Expand Science Labs	Upgrade/expand science classrooms to include lab space, teaching space, sinks, and finishes. Allowance does not prescribe where or how upgrades/expansion might occur, which will need to be studied further in an implementation plan along with an updated budget for the upgrades.	\$ 936,000
14		<b>Drinking Water</b>		
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17		<b>Electrical Upgrades</b>		
17A		Upgrade electrical service to site	Upgrade electrical service to increase overall electrical capacity.	\$ 1,440,000
17B		Upgrade electrical distribution in rooms	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 197,900
20		<b>Flooring Replacement</b>	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 794,300
21		<b>Furniture</b>		
23		Outdoor Seating	Allowance to add or replace outdoor furniture.	\$ 36,000
26		<b>Heating, Ventilation and Air Conditioning (HVAC)</b>		
27A		HVAC - Upgrade/Replace	Replace existing HVAC unit, and rezone controls as required. Reuse existing ductwork, as feasible. Include addressing classroom temperature controls for heat and air	\$ 411,600
28A		HVAC - Add Air Conditioning with Air Filtration	Install new HVAC system where there is no A/C now - remove existing heating system, install new HVAC unit and ductwork. HVAC unit to include air filtration system.	\$ 3,100,100
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 70,600
30		<b>IT Systems</b>		
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
52		<b>Outdoor</b>		
57		Turf/Grass Replacement or Addition	Allowance for improvements such as re-grading existing grass and improving irrigation, or removal of grass and/or pavement to be replaced with turf.	\$ 597,600
66		<b>Plumbing</b>		
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 1,800,000



## CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES

### NORTH SHOREVIEW MONTESSORI SCHOOL

Ref#	Item	Assumptions for Costing	Construction Cost
72	Restrooms		
74	Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 291,600
75	Students - Modernize	Full replacement of existing fixtures and finishes.	\$ 1,296,000
89	Sinks		
90B	Repair Existing Sinks	Allowance to investigate why sink is not functioning as intended, and repair water line or sink fixture as required.	\$ 6,000
91	Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 270,000
105	Geese Dropping Abatement	District is studying possible options to minimize impacts of geese and seagulls at campuses. Additional budget will need to be established and allocated to address findings of the study. See items #57 turf installation, #23 outdoor seating, and #85 lunch shade structure for related scope, as applies.	\$ -

Immediate Priorities Construction Cost Estimate Subtotal\*

**\$ 11,323,300**

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Construction Cost Estimate* section for more information, and see *Total Project Cost Summary* table for project costs.

## PARKSIDE MONTESSORI SCHOOL

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Parkside Montessori School  
1685 Eisenhower Street  
San Mateo, CA 94403-1045

### OVERVIEW

#### SITE ACREAGE

6.66 Acres

#### CONSTRUCTION HISTORY

1955-1956	Buildings 1 and 2
1968	LGI Building
1980s	Relocatable Buildings 24, 25, and 26
1997	1 Relocatable Building (Used for Annex)
1998	Classrooms 27, 28, 29, and 30
2000	Modernization
2019	Restroom Relocatable added for staff and students

#### SUBSEQUENT IMPROVEMENT

1993	Repair and modernization of building 1 & 2
1998	Interior modernization of relocatable buildings 24-26
2000	Full campus modernization
2018	Single Toilet Rooms added in Classrooms 27 & 29

#### ENROLLMENT HISTORY

Current	Previous Five Year Enrollment Range	
268	Low: 204	High: 412

#### CURRENT GRADE LEVELS

Preschool and TK-5 (Expanding to TK-8)

#### SCHOOL FMP TEAM MEMBERS AND ROLES

Nima Tahai, Principal  
Shilah Garrigan, Teacher  
Shannon Adams-Ferris, Parent | School Site Council Chair  
Amy Connors, Parent | PTA President

## PARKSIDE MONTESSORI SCHOOL



Campus Site Map

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**PARKSIDE MONTESSORI SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
4		Administrative Spaces		
7		Other	Provide a second kitchen for both onsite lunch program and student cooking.	\$ 540,000
10		Classroom/Specialized Uses/Offices		
10A		New Additional/Specialized Uses/Offices/Classrooms	Add full size relocatables on permanent foundations for Middle Years Program, Culinary Arts, and/or Library	\$ 1,641,600
10C		Upgrade/Expand Science Labs	Upgrade/expand science classrooms to include lab space, teaching space, sinks, and finishes. Allowance does not prescribe where or how upgrades/expansion might occur, which will need to be studied further in an implementation plan along with an updated budget for the upgrades.	\$ 936,000
14		Drinking Water		
15		Repair Drinking Fountains	Investigate why water pressure is low at existing drinking fountains and repair water line or drinking fountain fixture as required.	\$ 6,000
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17		Electrical Upgrades		
17A		Upgrade electrical service to site	Upgrade electrical service to increase overall electrical capacity.	\$ 1,440,000
17B		Upgrade electrical distribution in rooms	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 273,200
18		Fencing - Chain Link	Partially or fully extend or replace fencing on campus, as applies.	\$ 58,000
19		Fire Alarm System Upgrades		
19A		Fire Alarm Upgrade	Remove and replace existing fire alarm detectors and notification system campuswide.	\$ 691,700
19B		Vape detectors	Allowance to install vape detectors in restrooms and select locations throughout campus.	\$ 60,000
20		Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 1,026,300
21		Furniture		
23		Outdoor Seating	Allowance to add or replace outdoor furniture.	\$ 18,000
25		Gym - New	Add new gym to campus.	\$ 13,992,000
26		Heating, Ventilation and Air Conditioning (HVAC)		
27A		HVAC - Upgrade/Replace	Replace existing HVAC unit, and rezone controls as required. Reuse existing ductwork, as feasible.	\$ 966,000

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**PARKSIDE MONTESSORI SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
28A		HVAC - Add Air Conditioning with Air Filtration	Install new HVAC system where there is no A/C now - remove existing heating system, install new HVAC unit and ductwork. HVAC unit to include air filtration system.	\$ 3,757,000
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 165,600
30		IT Systems		
32		MDF/IDF Relocation & Upgraded Data	Allowance to: relocate IDF cabinet from inside of classrooms to outside of classrooms, relocate MDF to alternate location in existing building, replace data campuswide including wireless access points in classrooms.	\$ 875,100
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
34		Classroom TV with Wireless Display	Mobile classroom display system including TV on cart, wireless projector, and USB document camera	\$ 114,500
35		Classroom Audio Amplification Systems	Standalone product for audio amplification at each classroom	\$ 99,000
36		Projectors for Large Rooms	Provide new or replace existing projector in MPR, LGI, cafeteria, or similar location. Includes ceiling mounted projector with cage, extend data infrastructure to projector, and automated projection screen.	\$ 16,200
37		Kitchen - Warming Upgrades	At existing warming kitchen - reconfigure equipment layout, replace equipment and fixtures, replace finishes. Provide new mobile serving carts.	\$ 591,600
38		Landscape/Irrigation	Allowance for improvements such as replacing existing planting, repairing broken irrigation lines, replacing or adding trees and natural elements, and/or installing new irrigation and controller.	\$ 200,000
39		Library - Modernize	Modernize existing interior of library space, including new finishes.	\$ 750,000
46		Modernization Campuswide	Modernize campus including new flooring, lighting, interior and exterior paint, and HVAC upgrades. As applicable, see cost information line items 19, 20, 26-28, 32, 37-42, 43, 48-50, 54-56, 58-64, 67-80, 85-87, 90-92, and 97-104.	\$ -
47		Multi-Purpose Room		
49		Upgrade Sound System	Upgrade sound system in LGI	\$ 72,000
50		Modernize	Provide new lighting and window shades. See item #34 for additional scope regarding projectors.	\$ 227,500
51		Add New Multi-Purpose Room	Add new multi-purpose room to campus	\$ 9,960,000



**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**PARKSIDE MONTESSORI SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
52		Outdoor		
55A		Replace Play Equipment	Allowance for addition of play equipment appropriate for middle school students. Scope to be coordinated to blacktop replacement.	\$ 404,500
57		Turf/Grass Replacement or Addition	Allowance for improvements such as re-grading existing grass and improving irrigation, or removal of grass and/or pavement to be replaced with turf.	\$ 703,200
58		Painting		
59		Exterior Painting	Repaint exterior of buildings throughout campus.	\$ 472,000
60		Interior Painting	Repaint interior of buildings throughout campus	\$ 853,700
61		Paving		
62B		Blacktop Replacement	Remove and replace existing blacktop. Does not include allowance for removal and replacement of play equipment which will be required - see item #55 for allowance for replacement of play equipment, as applicable.	\$ 1,712,400
63B		Parking Lot Repaving	Remove and replace existing asphalt.	\$ 233,300
66		Plumbing		
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 1,800,000
69		Upgrade Site Drainage or Storm Drain	Allowance to investigate, repair, and replace existing storm drain lines throughout campus.	\$ 1,200,000
70		Shut off Valves	Allowance to add shut off valves for gas and water lines throughout campus.	\$ 36,000
71		Portables/Relocatables		
71A		Modernization Portables/Relocatables	Upgrade exterior paint, interior paint, flooring, and ceiling in existing relocatables	\$ 604,800
72		Restrooms		
74		Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 388,800
75		Students - Modernize	Full replacement of existing fixtures and finishes.	\$ 1,296,000
76		Students - Add	Add pair of new multi-occupancy student restrooms for middle school students.	\$ 864,000
78		Roofing		
80A		Replace gutters/downspouts	Remove and replace gutters and downspouts at portables.	\$ 12,600
81		Security/Safety		
83D		Other - Safety Tools	Improve school/office security at front entrance.	\$ 15,600

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**PARKSIDE MONTESSORI SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
84		Shade Structure		
85		Lunch Area - Add/Replace	Allowance to add shade structure at lunch area.	\$ 240,000
86		Play Area - Add	Allowance to add shade structure at play area.	\$ 240,000
87		Sidewalks	Allowance for repair or replacement of concrete sidewalks at street frontage.	\$ 27,000
88		Signage	Allowance for marquee sign.	\$ 42,000
89		Sinks		
90A		Add New Sinks	Install new sink with warm and cold water where there is no sink now such as select classrooms, library, office, teacher's workroom, MPR, or other locations.	\$ 126,000
90B		Repair Existing Sinks	Allowance to investigate why sink is not functioning as intended, and repair water line or sink fixture as required.	\$ 6,000
91		Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 360,000
94		Storage	Allowance for miscellaneous storage such as metal storage unit, metal cabinet, shelving, etc.	\$ 9,600
101		Windows		
103		Add/Replace Window Coverings	Allowance to add new or replace existing curtains/blinds at windows.	\$ 136,100
104		Replace Windows	Remove and replace existing windows.	\$ 1,166,400

Construction Cost Estimate Subtotal\* \$ 50,200,400

Identified Needs Construction Cost Estimate Subtotal\*

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Cost Estimating Overview* section for more information, and see Executive Summary *Identified Priorities Summary* table for project costs.





## SMFCSD Master Plan for the New Decade School FMP Team Recommendations

- I. School Name: Parkside Montessori (TK-8)
- II. School FMP Members and Roles (Please asterisk those who participated in this stage of the process)

Nima Tahai, Principal \*

Shilah Garrigan, Teacher \*

Shannon Adams-Ferris, Parent and SSC Chair \*

Amy Connors, Parent and PTA President \*

- III. ☐ We have attached Lists 2 and 3 only with checkmarks by all the Needs that we want added to the District's identified needs for our school.
- IV. The following are the needs which are the highest priority for our school and brief rationale—maximum 2 sentences. You may enter up to 5 priorities from List 1 (the District identified needs for your school) and from the items that you checked on Lists 2 and 3 (from your School Community Meeting and the Survey results for your school).

Our Priorities— <u>One Need only</u> for each priority	Maximum 2 sentences per priority of why this is a priority/rationale
<b>New, Larger Multi-Purpose Room</b>	We currently have a small LGI room. With our expansion to middle school we need a larger Multi-Purpose room - for large student and parent gatherings, including a stage and the projection system, speakers and a screen for this space as well as an indoor space for PE when necessary.
<b>Air Quality System - Air Conditioning and Filtration</b>	Parkside classrooms are becoming unbearably hot for students and teachers and we need a central air system for student safety. We also need an air filtration system to provide clean air in all classrooms - especially during the increasingly longer fire season.

<b>Additional and Larger Bathrooms designed for Middle School Students</b>	As Parkside expands to be TK-8, we need additional bathrooms designed for the body size and age appropriate needs (disposal of feminine hygiene products) of our 6th, 7th and 8th graders.
<b>Blacktop Renovations/School Yard Renovations</b>	Parkside is due to have our blacktop redone. We'd like to work with district staff to complete this project in a way that promotes essential elements of Montessori, including natural play space with more plants, trees, bushes, rocks, logs, and green areas for our students.
<b>Lunch Structure Extension</b>	Parkside currently has a structure that provides coverage for shade and rain protection for only 2/3 of the tables in our lunch area. We need this structure extended over all tables and with our growing number of students we need to confirm we have seats for all children.

**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**PARKSIDE MONTESSORI SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
10		<b>Classroom/Specialized Uses/Offices</b>		
10C		Upgrade/Expand Science Labs	Upgrade/expand science classrooms to include lab space, teaching space, sinks, and finishes. Allowance does not prescribe where or how upgrades/expansion might occur, which will need to be studied further in an implementation plan along with an updated budget for the upgrades.	\$ 936,000
14		<b>Drinking Water</b>		
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17		<b>Electrical Upgrades</b>		
17A		Upgrade electrical service to site	Upgrade electrical service to increase overall electrical capacity.	\$ 1,440,000
17B		Upgrade electrical distribution in rooms	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 273,200
20		<b>Flooring Replacement</b>	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 1,026,300
26		<b>Heating, Ventilation and Air Conditioning (HVAC)</b>		
27A		HVAC - Upgrade/Replace	Replace existing HVAC unit, and rezone controls as required. Reuse existing ductwork, as feasible.	\$ 966,000
28A		HVAC - Add Air Conditioning with Air Filtration	Install new HVAC system where there is no A/C now remove existing heating system, install new HVAC unit and ductwork. HVAC unit to include air filtration system.	\$ 3,757,000
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 165,600
30		<b>IT Systems</b>		
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
47		<b>Multi-Purpose Room</b>		
51		Add New Multi-Purpose Room	Add new multi-purpose room to campus	\$ 9,960,000
66		<b>Plumbing</b>		
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 1,800,000
72		<b>Restrooms</b>		
74		Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 388,800
75		Students - Modernize	Full replacement of existing fixtures and finishes.	\$ 1,296,000

**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**PARKSIDE MONTESSORI SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
81		Security/Safety		
83D		Other - Safety Tools	Improve school/office security at front entrance.	\$ 15,600
89		Sinks		
90A		Add New Sinks	Install new sink with warm and cold water where there is no sink now such as select classrooms, library, office, teacher's workroom, MPR, or other locations.	\$ 126,000
90B		Repair Existing Sinks	Allowance to investigate why sink is not functioning as intended, and repair water line or sink fixture as required.	\$ 6,000
91		Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 360,000

Immediate Needs Construction Cost Estimate Subtotal\* **\$ 22,592,100**

Immediate Priorities Construction Cost Estimate  
Subtotal\*



## SAN MATEO PARK ELEMENTARY SCHOOL

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San Mateo Park Elementary School  
161 Clark Drive  
San Mateo, CA 94402-1002

### OVERVIEW

#### SITE ACREAGE

4.03 Acres

#### CONSTRUCTION HISTORY

1953	Kindergarten Building
1968	Classroom Building added (After original 1 <sup>st</sup> -5 <sup>th</sup> Grade Building was demolished because of Field Act challenges)
1997	Classrooms 33 – 37
1998	LGI and Preschool Building

#### SUBSEQUENT IMPROVEMENT

2002	Library Modernization as part of school modernization
2004	Classroom Modernization (Including adding walls to classroom spaces in 1 (perhaps 2) pod areas)

#### ENROLLMENT HISTORY

Current	Previous Five Year Enrollment Range	
385	Low: 387	High: 453

#### CURRENT GRADE LEVELS

Preschool and TK-5

#### SCHOOL FMP TEAM MEMBERS AND ROLES

Lisa Warren, PTA President  
Shelly D'Souza, PTA Secretary  
Tomasi Toki, PTA Treasurer  
Erin Cardenas, Parliamentarian

## SAN MATEO PARK ELEMENTARY SCHOOL



Campus Site Map



**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**SAN MATEO PARK ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
1		ADA Work		
2		General/Misc. Upgrades	Improve ADA access.	\$ 60,000
3		Upgrade/Replace Ramps	Allowance to make upgrades to existing, add new additional, or completely replace existing pedestrian ramps, as needed.	\$ 16,200
4		Administrative Spaces		
6A		Staff Room/Lounge - Modernize	Modernize existing staff room with new finishes.	\$ 312,000
8		Classroom/Specialized Uses/Other		
9		Accordion Walls - Replace with Walls	Remove and replace existing folding partitions with permanent, fixed walls.	\$ 2,028,000
10		Classroom/Specialized Uses/Offices		
10B		New or Expanded Additional/Specialized Uses/Offices/Classrooms	Update classrooms to provide more space for individual student desks.	\$ 410,400
11A		Add Teaching Walls	Add teaching wall casework to rooms with none.	\$ 79,900
12		Noise Reduction	Allowance to improve classroom acoustics - mitigating sounds transmission between rooms, improving quality of speakers in classrooms where noise occurs, or similar.	\$ 72,000
14		Drinking Water		
15		Repair Drinking Fountains	Investigate why water pressure is low at existing drinking fountains and repair water line or drinking fountain fixture as required.	\$ 6,000
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17		Electrical Upgrades		
17A		Upgrade electrical service to site	Upgrade electrical service to increase overall electrical capacity.	\$ 1,020,000
17B		Upgrade electrical distribution in rooms	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 242,800
18		Fencing - Chain Link	Partially or fully extend or replace fencing on campus, as applies.	\$ 34,400
19		Fire Alarm System Upgrades		
19A		Fire Alarm Upgrade	Remove and replace existing fire alarm detectors and notification system campuswide.	\$ 618,600
20		Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 822,600
21		Furniture		
23		Outdoor Seating	Allowance to add or replace outdoor furniture.	\$ 18,000
24		Other	Add cubbies for students where needed.	\$ 100,000
26		Heating, Ventilation and Air Conditioning (HVAC)		



**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**SAN MATEO PARK ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
27A		HVAC - Upgrade/Replace	Replace existing HVAC unit, and rezone controls as required. Reuse existing ductwork, as feasible.	\$ 3,007,700
28A		HVAC - Add Air Conditioning with Air Filtration	Install new HVAC system where there is no A/C now - remove existing heating system, install new HVAC unit and ductwork. HVAC unit to include air filtration system.	\$ 513,400
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 515,600
30		IT Systems		
32		MDF/IDF Relocation & Upgraded Data	Allowance to: relocate IDF cabinet from inside of classrooms to outside of classrooms, relocate MDF to alternate location in existing building, replace data campuswide including wireless access points in classrooms.	\$ 826,400
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
34		Classroom TV with Wireless Display	Mobile classroom display system including TV on cart, wireless projector, and USB document camera	\$ 103,100
35		Classroom Audio Amplification Systems	Standalone product for audio amplification at each classroom	\$ 84,000
36		Projectors for Large Rooms	Provide new or replace existing projector in MPR, LGI, cafeteria, or similar location. Includes ceiling mounted projector with cage, extend data infrastructure to projector, and automated projection screen.	\$ 16,200
37		Kitchen - Warming Upgrades	At existing warming kitchen - reconfigure equipment layout, replace equipment and fixtures, replace finishes. Provide new mobile serving carts.	\$ 391,600
38		Landscape/Irrigation	Allowance for improvements such as replacing existing planting, repairing broken irrigation lines, replacing or adding trees, or installing new irrigation and controller.	\$ 75,000
39		Library - Modernize	Modernize existing interior of library space such as lighting and acoustical treatment.	\$ 291,600
46		Modernization Campuswide	Modernize campus including new flooring, lighting, interior and exterior paint, and HVAC upgrades. As applicable, see cost information line items 19, 20, 26-28, 32, 37-42, 43, 48-50, 54-56, 58-64, 67-80, 85-87, 90-92, and 97-104.	\$ -

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**SAN MATEO PARK ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
52		Outdoor		
57		Turf/Grass Replacement or Addition	Allowance for improvements such as re-grading existing grass and improving irrigation, or removal	\$ 746,400
58		Painting		
59		Exterior Painting	Repaint exterior of buildings throughout campus.	\$ 472,000
60		Interior Painting	Repaint interior of buildings throughout campus	\$ 758,600
61		Paving		
62B		Blacktop Replacement	Remove and replace existing blacktop. Include striping. Does not include allowance for removal and replacement of play equipment which will be required - see item 55 for allowance for replacement of play equipment, as applicable.	\$ 650,200
63B		Parking Lot Repaving	Remove and replace existing asphalt.	\$ 75,900
63C		Parking Lot Reconfiguration	Allowance for expansion of existing parking. Allowance does not prescribe where or how expansion might occur, which will need to be studied further in an implementation plan.	\$ 486,000
66		Plumbing		
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 900,000
69		Upgrade Site Drainage or Storm Drain	Allowance to investigate, repair, and replace existing storm drain lines throughout campus.	\$ 600,000
70		Shut off Valves	Allowance to add shut off valves for gas and water lines throughout campus.	\$ 24,000
71		Portables/Relocatables		
71A		Modernization Portables/Relocatables	Upgrade exterior paint, interior paint, flooring, and ceiling in existing relocatables	\$ 691,200
72		Restrooms		
73		Staff/Adult - Add	Add new single occupancy staff restroom.	\$ 129,600
74		Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 194,400
75		Students - Modernize	Full replacement of existing fixtures and finishes.	\$ 648,000
76		Students - Add	Add four new single occupancy student restrooms for Kindergarten/TK.	\$ 518,400
78		Roofing		
80A		Replace gutters/downspouts	Remove and replace gutters and downspouts at portables.	\$ 9,000
81		Security/Safety		
83C		Other - Security cameras	Install additional security cameras.	\$ 14,400

## CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS

### SAN MATEO PARK ELEMENTARY SCHOOL

Ref#		Item	Assumptions for Costing	Construction Cost
87		Sidewalks	Allowance for repair or replacement of concrete sidewalks at street frontage.	\$ 135,000
88		Signage	Allowance for marquee sign.	\$ 42,000
89		Sinks		
90B		Repair Existing Sinks	Allowance to investigate why sink is not functioning as intended, and repair water line or sink fixture as required.	\$ 6,000
91		Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 333,000
94		Storage	Allowance for miscellaneous storage such as metal storage unit, metal cabinet, shelving, etc.	\$ 9,600
101		Windows		
102		Add Additional Windows	Install additional windows at existing classrooms. Includes allowance for seismic investigation and retrofit, which will be required in order to add new penetrations.	\$ 1,296,000
103		Add/Replace Window Coverings	Allowance to add new or replace existing curtains/blinds at windows.	\$ 122,500
104		Replace Windows	Remove and replace existing windows.	\$ 1,049,800

Identified Needs Construction Cost Estimate Subtotal\* \$ 19,184,800

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Cost Estimating Overview* section for more information, and see Executive Summary *Identified Priorities Summary* table for project costs.



## SMFCSD Master Plan for the New Decade School FMP Team Recommendations

**School: San Mateo Park**

**School FMP Members and Roles who are making the recommendations:**

- Lisa Warren - PTA President\*
- Shelly D'Souza - PTA Secretary\*
- Tomasi Toki - PTA Treasurer\*
- Erin Cardenas - Parliamentarian\*

✓ We have attached Lists 1-3 with checkmarks by all the Needs that we want on the SMFCSD Master Plan for our school (please do not check duplicate items).

The following are the needs which are the highest priority for our school and brief rationale—maximum 2 sentences. You may enter up to 5 priorities from your combined checked lists of needs.

<b>Our Priorities</b>	<b>Maximum 2 sentences per priority of why this is a priority/rationale</b>
Classrooms - add walls to make individual classrooms	In order to make teaching and learning more effective, teachers need classrooms that are closed off from other classrooms. Students get very distracted by what is going on in other classrooms.
Classrooms - add teaching walls	When Park School was remodeled, teaching walls were not installed. Teachers in the pods do not have enough storage space and they need it!
Classrooms - natural light	Classrooms in the pods have very little natural light, if any at all. Windows need to be installed in classrooms to allow for natural light since it is conducive to learning in a classroom.
Classrooms - air conditioning in kindergarten rooms or replace rooms 30-32 with new classrooms	Classrooms 30-32 do not have air conditioning and it is a problem for students when learning on hot days. There is no way to cool the classrooms down.

More staff parking	Parking is an issue at Park School. Since the staff parking lot is so small, staff must park on the side streets where the parents need to park to drop off their children. We need more staff parking spaces since as of right now there are only about 15 spots and we have 35 staff members!
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**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**SAN MATEO PARK ELEMENTARY SCHOOL**

Ref#	Item	Assumptions for Costing	Construction Cost
8	Classroom/Specialized Uses/Other		
9	Accordion Walls - Replace with Walls	Remove and replace existing folding partitions with permanent, fixed walls.	\$ 2,028,000
10	Classroom/Specialized Uses/Offices		
11A	Add Teaching Walls	Add teaching wall casework to rooms with none.	\$ 79,900
14	Drinking Water		
16	Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17	Electrical Upgrades		
17A	Upgrade electrical service to site	Upgrade electrical service to increase overall electrical capacity.	\$ 1,020,000
17B	Upgrade electrical distribution in rooms	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 242,800
20	Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 822,600
26	Heating, Ventilation and Air Conditioning (HVAC)		
27A	HVAC - Upgrade/Replace	Replace existing HVAC unit, and rezone controls as required. Reuse existing ductwork, as feasible.	\$ 3,007,700
28A	HVAC - Add Air Conditioning with Air Filtration	Install new HVAC system where there is no A/C now - remove existing heating system, install new HVAC unit and ductwork. HVAC unit to include air filtration system.	\$ 513,400
28B	HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 515,600
30	IT Systems		
33	UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
66	Plumbing		
67	Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68	Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 900,000
72	Restrooms		
74	Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 194,400
75	Students - Modernize	Full replacement of existing fixtures and finishes.	\$ 648,000
89	Sinks		
90B	Repair Existing Sinks	Allowance to investigate why sink is not functioning as intended, and repair water line or sink fixture as required.	\$ 6,000

## CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES

### SAN MATEO PARK ELEMENTARY SCHOOL

Ref#		Item	Assumptions for Costing	Construction Cost
91		Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 333,000

Immediate Priorities Construction Cost Estimate Subtotal\*

\$ 10,387,000

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Construction Cost Estimate* section for more information, and see *Total Project Cost Summary* table for project costs.





## SUNNYBRAE ELEMENTARY SCHOOL

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Sunnybrae Elementary School  
1031 South Delaware Street  
San Mateo, CA 94402-1885

### OVERVIEW

#### SITE ACREAGE

4.98 Acres

#### CONSTRUCTION HISTORY

1945-1948	Buildings 1, 2, 3, and 4, and Kindergarten Building
1968	LGI Building
1999	Demolition of all but the LGI and Kindergarten Buildings Construction of Buildings 1000, 2000, 3000, and 400

#### SUBSEQUENT IMPROVEMENT

1999	Modernization of LGI and installation of fire protection system
2020	Planning underway to add a Multipurpose Room, Instructional Spaces for small groups, and Offices for support staff

#### ENROLLMENT HISTORY

Current	Previous Five Year Enrollment Range
411	Low: 408      High: 413

#### CURRENT GRADE LEVELS

TK-5

#### SCHOOL FMP TEAM MEMBERS AND ROLES

Aleyda Barrera Cruz, Principal  
Wynne Hegarty, IB Coordinator  
Lynn Azzopardi, TK Teacher  
Soana Paini, School Site Council  
Molly Reidy, PTA Member  
Lauren Roan, Parent

## SUNNYBRAE ELEMENTARY SCHOOL



### Campus Site Map

Not included are the new Multipurpose Room and Instructional Spaces being planned for Sunnybrae as part of Measure X Phase II.

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**SUNNYBRAE ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
4		<b>Administrative Spaces</b>		
6A		Staff Room/Lounge - Modernize	Modernize existing staff room with new finishes.	\$ 312,000
6B		Staff Room/Lounge - Expand/New	Allowance for expanded staff room such as addition to existing building or added full size portable.	\$ 410,400
11		Storage - Add/Replace		
14		<b>Drinking Water</b>		
15		Repair Drinking Fountains	Investigate why water pressure is low at existing drinking fountains and repair water line or drinking fountain fixture as required.	\$ 6,000
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17		<b>Electrical Upgrades</b>		
17A		Upgrade electrical service to site	Upgrade electrical service to increase overall electrical capacity.	\$ 1,020,000
17B		Upgrade electrical distribution in rooms	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 280,100
18		Fencing - Chain Link	Partially or fully extend or replace fencing on campus, as applies.	\$ 35,900
19		<b>Fire Alarm System Upgrades</b>		
19A		Fire Alarm Upgrade	Remove and replace existing fire alarm detectors and notification system campuswide.	\$ 708,100
20		Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 947,300
21		<b>Furniture</b>		
23		Outdoor Seating	Allowance to add or replace outdoor furniture.	\$ 18,000
26		<b>Heating, Ventilation and Air Conditioning (HVAC)</b>		
27B		HVAC - Testing/Balancing	Allowance to conduct testing and balancing, replace existing controls in kind, or similar maintenance.	\$ 30,000
28A		HVAC - Add Air Conditioning with Air Filtration	Install new HVAC system where there is no A/C now - remove existing heating system, install new HVAC unit and ductwork. HVAC unit to include air filtration system.	\$ 309,200
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 672,100
30		<b>IT Systems</b>		

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**SUNNYBRAE ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
32		MDF/IDF Relocation & Upgraded Data	Allowance to: relocate IDF cabinet from inside of classrooms to outside of classrooms, relocate MDF to alternate location in existing building, replace data campuswide including wireless access points in classrooms.	\$ 886,100
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
34		Classroom TV with Wireless Display	Mobile classroom display system including TV on cart, wireless projector, and USB document camera	\$ 122,200
35		Classroom Audio Amplification Systems	Standalone product for audio amplification at each classroom	\$ 99,000
36		Projectors for Large Rooms	Provide new or replace existing projector in MPR, LGI, cafeteria, or similar location. Includes ceiling mounted projector with cage, extend data infrastructure to projector, and automated projection screen.	\$ 16,200
38		Landscape/Irrigation	Allowance for improvements such as replacing existing planting, repairing broken irrigation lines, replacing or adding trees, or installing new irrigation and controller.	\$ 200,000
39		Library - Modernize	Modernize existing interior of library space.	\$ 375,000
46		Modernization Campuswide	Modernize campus including new flooring, lighting, interior and exterior paint, and HVAC upgrades. As applicable, see cost information line items 19, 20, 26-28, 32, 37-42, 43, 48-50, 54-56, 58-64, 67-80, 85-87, 90-92, and 97-104.	\$ -
47		Multi-Purpose Room		
48		Replace Stage Curtains	Remove and replace stage curtains	\$ 7,000
49		Upgrade Sound System	Acoustical mitigation and new sound system. Improve acoustics and sound system in the LGI building.	\$ 72,000
50		Modernize	Provide new lighting and window shades. See item #34 for additional scope regarding projectors.	\$ 75,000
52		Outdoor		
55A		Replace Play Equipment	Allowance for replacement of play equipment. Scope to be coordinated to blacktop replacement.	\$ 60,000
57		Turf/Grass Replacement or Addition	Remove and replace grass with turf, and partial removal of asphalt to be replaced with turf for Kindergarten.	\$ 408,000
58		Painting		
59		Exterior Painting	Repaint exterior of buildings throughout campus.	\$ 472,000



**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**SUNNYBRAE ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
60		Interior Painting	Repaint interior of buildings throughout campus	\$ 875,100
61		Paving		
62A		Blacktop Sealing and Restriping	Sealcoat and restripe existing blacktop. Does not include allowance for removal and replacement of play equipment which will be required - see item #55 for allowance for replacement of play equipment, as applies.	\$ 430,500
63A		Parking Lot Sealing and Restriping	Sealcoat and restripe existing parking lot.	\$ 95,100
66		Plumbing		
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 900,000
69		Upgrade Site Drainage or Storm Drain	Allowance to investigate, repair, and replace existing storm drain lines throughout campus.	\$ 600,000
70		Shut off Valves	Allowance to add shut off valves for gas and water lines throughout campus.	\$ 36,000
72		Restrooms		
74		Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 194,400
75		Students - Modernize	Full replacement of existing fixtures and finishes.	\$ 1,944,000
76		Students - Add	Add one single occupancy student restroom.	\$ 129,600
78		Roofing		
80C		Add gutters	Add gutters to buildings that currently have none, and add required bio-retention area.	\$ 50,000
84		Shade Structure		
86		Play Area - Add	Allowance to add shade structure at play area.	\$ 600,000
87		Sidewalks	Allowance for repair or replacement of concrete sidewalks at street frontage.	\$ 27,000
89		Sinks		
90B		Repair Existing Sinks	Allowance to investigate why sink is not functioning as intended, and repair water line or sink fixture as required.	\$ 6,000
91		Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 378,000
94		Storage	Allowance for miscellaneous storage such as metal storage unit, metal cabinet, shelving, etc.	\$ 9,600

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**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**SUNNYBRAE ELEMENTARY SCHOOL**

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Ref#		Item	Assumptions for Costing	Construction Cost
101		Windows		
103		Add/Replace Window Coverings	Allowance to add new or replace existing curtains/blinds at windows.	\$ 145,200

Identified Needs Construction Cost Estimate Subtotal\* \$ 13,892,500

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Cost Estimating Overview* section for more information, and see Executive Summary *Identified Priorities Summary* table for project costs.

## SMFCSD Master Plan for the New Decade School FMP Team Recommendations

- I. **School Name:** Sunnybrae Elementary
- II. **School FMP Members and Roles** (Please asterisk those who participated in this stage of the process)
- Aleyda Barrera Cruz- Principal\*

Wynne Hegarty- IB Coordinator\*

Lynn Azzopardi- TK Teacher\*

Molly Reidy- PTA member\*

Lauren Roan- Parent\*

Soana Painsi- SSC chair (could not attend the 5/11/20 meeting)
- III. ☐ We have attached Lists 2 and 3 only with checkmarks by all the Needs that we want added to the District's identified needs for our school.
- IV. The following are the needs which are the highest priority for our school and brief rationale—maximum 2 sentences. You may enter up to 5 priorities from List 1 (the District identified needs for your school) and from the items that you checked on Lists 2 and 3 (from your School Community Meeting and the Survey results for your school).

Our Priorities— <u>One Need only</u> for each priority	Maximum 2 sentences per priority of why this is a priority/rationale
<b>Kindergarten playground</b>	The current playground does not meet the needs of the students. It's too small for all kindergarten students.
<b>Adding green space: shade, repairing the field</b>	Our students do not have enough shade during hot days. Many students get hurt by playing on the current field.
<b>Updating the Bathrooms &amp; Sinks</b>	Adding a bathroom upstairs for the older students so that they have more instructional time. Warm water in all bathrooms and sinks. Fixing the plumbing.



<b>New floors for all classrooms</b>	Our students have to sit on carpet that is not properly cleaned and can have different kinds of germs.
<b>Updating the school library: tables, seating areas, shelves, removing the separation from the old computer lab</b>	It serves over 400 students and it would be great if more students can use it at the same time. More teachers can access it for collaboration. Students can use it during lunchtime.

**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**SUNNYBRAE ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
14		Drinking Water		
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17		Electrical Upgrades		
17A		Upgrade electrical service to site	Upgrade electrical service to increase overall electrical capacity.	\$ 1,020,000
17B		Upgrade electrical distribution in rooms	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 280,100
20		Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 947,300
26		Heating, Ventilation and Air Conditioning (HVAC)		
27B		HVAC - Testing/Balancing	Allowance to conduct testing and balancing, replace existing controls in kind, or similar maintenance.	\$ 30,000
28A		HVAC - Add Air Conditioning with Air Filtration	Install new HVAC system where there is no A/C now - remove existing heating system, install new HVAC unit and ductwork. HVAC unit to include air filtration system.	\$ 309,200
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 672,100
30		IT Systems		
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
66		Plumbing		
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 900,000
72		Restrooms		
74		Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 194,400
75		Students - Modernize	Full replacement of existing fixtures and finishes.	\$ 1,944,000
89		Sinks		
90B		Repair Existing Sinks	Allowance to investigate why sink is not functioning as intended, and repair water line or sink fixture as required.	\$ 6,000

**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**SUNNYBRAE ELEMENTARY SCHOOL**

Ref#		Item	Assumptions for Costing	Construction Cost
91		Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 378,000

Immediate Priorities Construction Cost Estimate  
Subtotal\*

\$ 6,756,700

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Construction Cost Estimate* section for more information, and see *Total Project Cost Summary* table for project costs.

## TURNBULL CHILDREN'S CENTER

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Turnbull Children's Center  
715B Indian Avenue  
San Mateo, CA 94401-1768

### OVERVIEW

#### SITE ACREAGE

1.50 Acres

#### CONSTRUCTION HISTORY

2010                  New 17 Modular Classroom Buildings

#### SUBSEQUENT IMPROVEMENT

No Changes

#### ENROLLMENT HISTORY

Turnbull houses the majority of the District's preschool programs

#### SCHOOL FMP TEAM MEMBERS AND ROLES

Karrie Haselton, Principal

Lisa Truong, AA for Fee-Based Preschool Programs

Suzi Riley, Coordinator Student Services

Mari Duarte, AA for State Subsidized Preschool Programs

## TURNBULL CHILDREN'S CENTER



Campus Site Map

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**TURNBULL CHILDREN'S CENTER**

Ref#		Item	Assumptions for Costing	Construction Cost
14		Drinking Water		
15		Repair Drinking Fountains	Investigate why water pressure is low at existing drinking fountains and repair water line or drinking fountain fixture as required.	\$ 6,000
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
18		Fencing - Chain Link	Partially or fully extend or replace fencing on campus, including gates near the playground and office for security.	\$ 21,700
19		Fire Alarm System Upgrades		
19A		Fire Alarm Upgrade	Minor updates to fire alarm system.	\$ 200,000
20		Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 655,000
21		Furniture		
23		Outdoor Seating	Allowance to add or replace outdoor furniture.	\$ 18,000
26		Heating, Ventilation and Air Conditioning (HVAC)		
27A		HVAC - Upgrade/Replace	Replace existing HVAC unit, and rezone controls as required. Reuse existing ductwork, as feasible.	\$ 2,284,400
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC.	\$ 391,700
30		IT Systems		
32		MDF/IDF Relocation & Upgraded Data	Allowance to: relocate IDF cabinet from inside of classrooms to outside of classrooms, relocate MDF to alternate location in existing building, replace data campuswide including wireless access points in classrooms.	\$ 699,100
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
34		Classroom TV with Wireless Display	Mobile classroom display system including TV on cart, wireless projector, and USB document camera	\$ 68,700
35		Classroom Audio Amplification Systems	Standalone product for voice amplification in classroom	\$ 57,000
36		Projectors for Large Rooms	Provide new or replace existing projector in MPR, LGI, cafeteria, or similar location. Includes ceiling mounted projector with cage, extend data infrastructure to projector, and automated projection screen.	\$ 16,200
38		Landscape/Irrigation	Allowance for improvements such as replacing existing planting, repairing broken irrigation lines, replacing or adding trees, or installing new irrigation and controller.	\$ 200,000

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**TURNBULL CHILDREN'S CENTER**

Ref#		Item	Assumptions for Costing	Construction Cost
40		Lighting Upgrades		
41		Interior LED Modernization	Remove existing interior light fixtures and replace with LED fixtures.	\$ 652,700
58		Painting		
59		Exterior Painting	Repaint exterior of buildings throughout campus.	\$ 472,000
60		Interior Painting	Repaint interior of buildings throughout campus	\$ 510,000
61		Paving		
62A		Blacktop Sealing and Restriping	Sealcoat and restripe existing blacktop. Does not include allowance for removal and replacement of play equipment which will be required - see item #55 for allowance for replacement of play equipment, as applies.	\$ 279,200
63B		Parking Lot Repaving	Remove and replace existing asphalt.	\$ 249,600
63C		Parking Lot Reconfiguration	Allowance for major upgrade of Turnbull parking lot at corner of N. Humbolt and Indian Ave. to include full asphaltting and striping. See item 63A for related additional sealing and striping scope, and see item 82 for addition of keypad at back gate.	\$ 486,000
66		Plumbing		
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
70		Shut off Valves	Allowance to add shut off valves for gas and water lines throughout campus.	\$ 24,000
72		Restrooms		
74		Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 972,000
75		Students - Modernize	Allowance for minor update to restrooms	\$ 1,944,000
81		Security/Safety		
82		Fencing Gates/Fencing	Fix the back gate into large parking lot so it can be used as an entrance with a keypad. See item 18 for upgrade of gates near the playground and office for security.	\$ 4,500
83A		Other - Door hardware	Allowance to replace existing door hardware.	\$ 24,000
83C		Other - Security cameras	Install additional security cameras.	\$ 14,400
87		Sidewalks	Allowance for repair or replacement of concrete sidewalks at street frontage.	\$ 27,000
89		Sinks		
91		Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 252,000



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**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**TURNBULL CHILDREN'S CENTER**

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Ref#		Item	Assumptions for Costing	Construction Cost
101		Windows		
103		Add/Replace Window Coverings	Allowance to add new or replace existing curtains/blinds at windows.	\$ 75,000

Identified Needs Construction Cost Estimate Subtotal\* \$ 10,604,800

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Cost Estimating Overview* section for more information, and see Executive Summary *Identified Priorities Summary* table for project costs.



## SMFCSD Master Plan for the New Decade School FMP Team Recommendations

**School: Turnbull Children's Center**

**School FMP Members and Roles who are making the recommendations:**

Karrie Haselton, Principal\*

Lisa Truong, AA for Fee-based Preschool Programs\*

Suzi Riley, Coordinator Student Services\*

Mari Duarte, AA for State Subsidized Preschool Programs\*



**We have attached Lists 1-3 with checkmarks by all the Needs that we want on the SMFCSD Master Plan for our school (please do not check duplicate items).**

**The following are the needs which are the highest priority for our school and brief rationale—maximum 2 sentences. You may enter up to 5 priorities from your combined checked lists of needs.**

<b>Our Priorities</b>	<b>Maximum 2 sentences per priority of why this is a priority/rationale</b>
Reconfigure the front door and parent entry area	The front door area is so small that the front door has injured children and adults when either exit the office. We need to widen the front area and move the finger printing system away from the front door to make this area safe. (this project has already begun)
Upgrade back gate access to meet ADA regulations and add finger print system	The back gate access is not ADA-compliant and is unsafe for families and staff to use as an entrance and exit area. (Currently it is only used for emergency purposes.) Having access would allow people to enter the campus near the back parking lot instead of walking around the campus to enter, which

	would encourage families and staff to park in the back parking lot instead of fighting over parking in the front lot.
Reconfigure and/or expand administrative space	We are adding a new administrator and need to relook at how the office area is designed to allow for enough space for all office staff, conference area, and staff area.
Upgrade heater/AC systems and air filtration	Per licensing, we need to keep our classrooms within a limited temperature range. The office system keeps some areas too hot and other too cold and teachers have commented that the classrooms temperature fluctuates as well. The air filters also need updating given the annual fire season and unhealthy air quality.
Updating gates near the playground	The gates near the playground need updated hardware to ensure they close properly. (Bob Price knows about this project)

**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**TURNBULL CHILDREN'S CENTER**

Ref#	Item	Assumptions for Costing	Construction Cost
14	Drinking Water		
16	Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
18	Fencing - Chain Link	Partially or fully extend or replace fencing on campus, including gates near the playground and office for security.	\$ 21,700
20	Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 655,000
26	Heating, Ventilation and Air Conditioning (HVAC)		
28B	HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC.	\$ 391,700
30	IT Systems		
33	UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
61	Paving		
63B	Parking Lot Repaving	Remove and replace existing asphalt.	\$ 249,600
63C	Parking Lot Reconfiguration	Allowance for major upgrade of Turnbull parking lot at corner of N. Humbolt and Indian Ave. to include full asphaltting, striping, and entry to the campus with keypad.	\$ 486,000
66	Plumbing		
67	Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
72	Restrooms		
74	Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 972,000
75	Students - Modernize	Allowance for minor update to restrooms	\$ 1,944,000
81	Security/Safety		
82	Fencing Gates/Fencing	Upgrade gates near the playground and office for security. Fix the back gate into large parking lot so it can be used as an entrance with a keypad.	\$ 4,500
89	Sinks		
91	Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 252,000

Immediate Priorities Construction Cost Estimate  
Subtotal\*

**\$ 5,052,100**

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Construction Cost Estimate* section for more information, and see *Total Project Cost Summary* table for project costs.



## CENTRAL KITCHEN / WAREHOUSE

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San Mateo – Foster City School District Central Kitchen  
1140 19th Avenue  
San Mateo, CA 94403

### OVERVIEW

#### SITE ACREAGE

1.20 Acres

#### CONSTRUCTION HISTORY

1990s Building constructed.

## CENTRAL KITCHEN / WAREHOUSE



Site Map

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**CENTRAL KITCHEN / WAREHOUSE**

Ref#		Item	Assumptions for Costing	Construction Cost
18		Fencing - Chain Link	Partially or fully extend or replace fencing on campus, as applies. Provide gate to FGIS for food delivery and automate exterior gates.	\$ 14,300
19		Fire Alarm System Upgrades		
19A		Fire Alarm Upgrade	Remove and replace existing fire alarm detectors and notification system campuswide.	\$ 186,700
21		Furniture		
24		Other	Install one new row of pallet shelving and reconfigure 5 existing rows of pallet shelving.	\$ 29,000
30		IT Systems		
32		MDF/IDF Relocation & Upgraded Data	Allowance to: relocate IDF cabinets, relocate MDF to alternate location in existing building, replace data campuswide including wireless access points.	\$ 150,000
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
34		Classroom TV with Wireless Display	Mobile display system including TV on cart, wireless projector, and USB document camera	\$ 3,900
37		Kitchen - Warming Upgrades	Reconfigure equipment layout, replace equipment and fixtures, replace finishes.	\$ 591,600
40		Lighting Upgrades		
41		Interior LED Modernization	Remove existing interior light fixtures and replace with LED fixtures.	\$ 251,100
42		Exterior LED Modernization	Remove existing exterior light fixtures and replace with LED fixtures.	\$ 62,800
43		Add/Extend Parking Lot Lighting	Add pole lighting to parking lot.	\$ 61,100
44		Add/Extend Exterior Site Lighting	Add additional site lighting (other than parking lot).	\$ 10,000
58		Painting		
59		Exterior Painting	Repaint exterior of buildings.	\$ 250,000
60		Interior Painting	Repaint interior of buildings.	\$ 100,000
61		Paving		
63B		Parking Lot Repaving	Remove and replace existing asphalt.	\$ 140,200
66		Plumbing		
67		Repairs/Upgrade	Miscellaneous plumbing upgrades.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines.	\$ 200,000
70		Shut off Valves	Allowance to add shut off valves for gas and water lines throughout campus.	\$ 6,000
72		Restrooms		
73		Staff/Adult - Add	Add new single occupancy staff restroom.	\$ 129,600
74		Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 60,000



## CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS

### CENTRAL KITCHEN / WAREHOUSE

Ref#		Item	Assumptions for Costing	Construction Cost
78		Roofing		
79		Replace Roofing	Remove and replace existing roofing	\$ 250,000
81		Security/Safety		
82		Fencing Gates/Fencing	Two automated chain link gates.	\$ 100,000
93		Solar Power Systems - Add	Install solar panels at existing buildings. Includes allowance for seismic investigation and retrofit, often required due to added weight of solar panel system.	\$ 96,900
94		Storage	Allowance for miscellaneous storage such as metal storage unit, metal cabinet, shelving, etc.	\$ 25,000
97		Walkways		
98		Add Canopy/Awning	Allowance for installation of new freestanding metal walkway canopy structure.	\$ 250,000
101		Windows		
102		Add Additional Windows	Install additional windows. Includes allowance for seismic investigation and retrofit, which will be required in order to add new penetrations.	\$ 200,000

Identified Needs Construction Cost Estimate Subtotal\* \$ 2,766,200

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Cost Estimating Overview* section for more information, and see Executive Summary *Identified Priorities Summary* table for project costs.

## Central Kitchen/Warehouse Priorities

Priority	Rationale
Automate exterior gates	Automating the exterior gates will provide better security for palettes that are left outside to be unpacked and stored inside and improve efficiency for SMFCSD delivery trucks when entering and leaving the site.
Additional outside LED lighting	More outside lighting is needed for security and for the safety of the staff especially during the winter time when many are starting to work when it's still dark.
Provide gate to FGIS for food delivery	The meal deliveries to FGIS would be more efficient and time-saving by making a direct route to the kitchen rather than having to drive from the Warehouse to enter the FGIS campus. There would be increased safety for students on campus also.
Additional bathroom in front office area	The staff has increased since the central kitchen/warehouse were built necessitating a need for one more single occupancy restroom.
Additional windows or skylights in food prep area to allow for outside light	Everyone needs natural light to do their best work.

**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**CENTRAL KITCHEN / WAREHOUSE**

Ref#	Item	Assumptions for Costing	Construction Cost
18	Fencing - Chain Link	Partially or fully extend or replace fencing on campus, as applies. Provide gate to FGIS for food delivery and automate exterior gates.	\$ 14,300
30	IT Systems		
33	UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
66	Plumbing		
67	Repairs/Upgrade	Miscellaneous plumbing upgrades.	\$ 6,000
68	Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines.	\$ 200,000
72	Restrooms		
74	Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 60,000
81	Security/Safety		
82	Fencing Gates/Fencing	Two automated chain link gates.	\$ 100,000

Immediate Priorities Construction Cost Estimate  
Subtotal\*

**\$ 422,300**

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Construction Cost Estimate* section for more information, and see *Total Project Cost Summary* table for project costs.



## CENTRAL OFFICE

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San Mateo – Foster City School District Administrative Office  
1170 Chess Drive  
Foster City, CA 94404

### OVERVIEW

#### SITE ACREAGE

1.20 Acres

#### CONSTRUCTION HISTORY

2006 Building purchased to be used as a Central Office

#### SUBSEQUENT IMPROVEMENT

2007 Entire building renovated to house District Administration

## CENTRAL OFFICE



Site Map

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**CENTRAL OFFICE**

Ref#		Item	Assumptions for Costing	Construction Cost
4		<b>Administrative Spaces</b>		
5A		Office - Reconfigure	Minor reconfiguration of existing office space to incorporate small conference rooms	\$ 129,600
5C		Office - Modernization	Partial modernization of existing office space, including new finishes such as paint and carpet.	\$ 200,000
7		Other	Reconfigure workspace for nursing staff at all schools.	\$ 27,600
14		<b>Drinking Water</b>		
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 6,900
20		Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 818,900
21		<b>Furniture</b>		
24		Other	Allowance for new or replacement furniture and equipment such as payroll, board room, filing, standing desks, or copiers.	\$ 36,000
26		<b>Heating, Ventilation and Air Conditioning (HVAC)</b>		
27A		HVAC - Upgrade/Replace	Replace existing HVAC unit, and rezone controls as required. Reuse existing ductwork, as feasible.	\$ 2,041,200
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 350,000
30		<b>IT Systems</b>		
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
34		Classroom TV with Wireless Display	Mobile display system including TV on cart, wireless projector, and USB document camera	\$ 19,100
35		Classroom Audio Amplification Systems	Standalone product for indoor voice amplification.	\$ 12,000
36		Projectors for Large Rooms	Provide new or replace existing projector including ceiling mounted projector, extend data infrastructure to projector, and automated projection screen.	\$ 80,900
38		<b>Landscape/Irrigation</b>	Allowance for improvements such as replacing existing planting, repairing broken irrigation lines, replacing or adding trees, or installing new irrigation and controller.	\$ 50,000
40		<b>Lighting Upgrades</b>		
42		Exterior LED Modernization	Remove existing exterior light fixtures and replace with LED fixtures.	\$ 145,800

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**CENTRAL OFFICE**

Ref#		Item	Assumptions for Costing	Construction Cost
58		Painting		
59		Exterior Painting	Repaint exterior of buildings throughout campus.	\$ 120,000
61		Paving		
63B		Parking Lot Repaving	Remove and replace existing asphalt.	\$ 326,400
64		Other	Meadow heights - paving between classrooms District facilities - Add electric car charging stations. (three assumed)	\$ 90,000
66		Plumbing		
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines.	\$ 300,000
70		Shut off Valves	Allowance to add shut off valves for gas and water lines throughout campus.	\$ 3,000
72		Restrooms		
74		Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 583,200
78		Roofing		
79		Replace Roofing	Partial replacement of existing roofing	\$ 200,000
81		Security/Safety		
83C		Other - Security cameras	Install additional security cameras.	\$ 14,400
87		Sidewalks	Allowance for repair or replacement of concrete sidewalks at street frontage.	\$ 27,000
93		Solar Power Systems - Add	Install solar panels at existing buildings. Includes allowance for seismic investigation and retrofit, often required due to added weight of solar panel system.	\$ 213,200
94		Storage	Allowance for miscellaneous storage such as metal storage unit, metal cabinet, shelving, etc.	\$ 9,600
96		Traffic Safety		
96C		Streetfront Signage	Allowance for installation of new pole mounted signage.	\$ 3,000
97		Walkways		
100		Repair/Replace Concrete Walkways	Allowance for concrete corridor walkway repair and replacement.	\$ 20,000



**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**CENTRAL OFFICE**

Ref#		Item	Assumptions for Costing	Construction Cost
101		Windows		
102		Add Additional Windows	Install additional windows. Includes allowance for seismic investigation and retrofit, which will be required in order to add new penetrations.	\$ 200,000

Identified Needs Construction Cost Estimate Subtotal\* \$ 5,855,800

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Cost Estimating Overview* section for more information, and see Executive Summary *Identified Priorities Summary* table for project costs.

**CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES**  
**CENTRAL OFFICE**

Ref#		Item	Assumptions for Costing	Construction Cost
14		Drinking Water		
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 6,900
20		Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 818,900
26		Heating, Ventilation and Air Conditioning (HVAC)		
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 350,000
30		IT Systems		
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
66		Plumbing		
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines.	\$ 300,000
72		Restrooms		
74		Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 583,200
93		Solar Power Systems - Add	Install solar panels at existing buildings. Includes allowance for seismic investigation and retrofit, often required due to added weight of solar panel system.	\$ 213,200

Immediate Priorities Construction Cost Estimate  
Subtotal\*

**\$ 2,320,200**

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Construction Cost Estimate* section for more information, and see *Total Project Cost Summary* table for project costs.



## M & O WAREHOUSE

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Maintenance and Operations Warehouse  
1410 South Amphlett Blvd.  
San Mateo, CA 94402

### OVERVIEW

#### SITE ACREAGE

0.6 Acre

#### CONSTRUCTION HISTORY

1950s      Building constructed.

## M & O WAREHOUSE



Site Map

## CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS

### MAINTENANCE & OPERATIONS

Ref#		Item	Assumptions for Costing	Construction Cost
14		Drinking Water		
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle filler adjacent to existing water line. Fixture required to dispense cold water.	\$ 6,900
18		Fencing - Chain Link	Partially or fully extend or replace fencing, as applies.	\$ 1,200
19		Fire Alarm System Upgrades		
19A		Fire Alarm Upgrade	Add fire alarm detectors and notification system. Includes wiring and conduits.	\$ 222,500
26		Heating, Ventilation and Air Conditioning (HVAC)		
27A		HVAC - Upgrade/Replace	Replace existing HVAC unit, and rezone controls as required. Reuse existing ductwork, as feasible.	\$ 60,000
28B		HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 10,300
30		IT Systems		
32		MDF/IDF Relocation & Upgraded Data	Allowance to: relocate IDF cabinets, relocate MDF to alternate location in existing building, replace data campuswide including wireless access points.	\$ 150,000
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
34		Classroom TV with Wireless Display	Mobile classroom display system including TV on cart, wireless projector, and USB document camera	\$ 3,900
40		Lighting Upgrades		
41		Interior LED Modernization	Remove existing interior light fixtures and replace with LED fixtures.	\$ 50,000
58		Painting		
59		Exterior Painting	Repaint exterior of buildings.	\$ 100,000
61		Paving		
63B		Parking Lot Repaving	Remove and replace existing asphalt, as well as striping	\$ 46,100
64		Other	Add 3 electric car charging stations for District vehicles.	\$ 5,000
66		Plumbing		
67		Repairs/Upgrade	Miscellaneous plumbing upgrades	\$ 6,000
70		Shut off Valves	Allowance to add shut off valves for gas and water lines.	\$ 1,000
72		Restrooms		
74		Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 250,000

## CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS

### MAINTENANCE & OPERATIONS

Ref#		Item	Assumptions for Costing	Construction Cost
78		Roofing		
79		Replace Roofing	Remove and replace existing roofing, including new insulation at garage roofs and hazmat abatement.	\$ 250,000
81		Security/Safety		
82		Fencing Gates/Fencing	Replace fencing at North area parking with new chainlink with smaller grid and barbed wire on top.	\$ 10,600
87		Sidewalks	Allowance for repair or replacement of concrete sidewalks at street frontage.	\$ 27,000
89		Sinks		
90B		Repair Existing Sinks	Allowance to investigate why sink is not functioning as intended, and repair water line or sink fixture as required.	\$ 6,000
93		Solar Power Systems - Add	Install solar panels at existing buildings. Includes allowance for seismic investigation and retrofit, often required due to added weight of solar panel system.	\$ 117,800
94		Storage	Allowance for miscellaneous storage such as metal storage unit, secured storage, etc.	\$ 9,600
101		Windows		
103		Add/Replace Window Coverings	Allowance to add new or replace existing curtains/blinds at windows.	\$ 9,100
104		Replace Windows	Remove and replace existing windows.	\$ 38,900

Identified Needs Construction Cost Estimate Subtotal\* \$ 1,375,900

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Cost Estimating Overview* section for more information, and see Executive Summary *Identified Priorities Summary* table for project costs.

## Additional Facilities Needs M&O Warehouse

### Recommended Priorities

Paving in north parking area and striping

New fencing at north area parking – for security reasons. Replace with stronger fencing, chain link with smaller grid, and barb wire on top.

Replace existing lights in the garages into LED

Additional Secured Storage

Upgrade toilet rooms



## CONSTRUCTION COST ESTIMATE - IMMEDIATE PRIORITIES MAINTENANCE & OPERATIONS

Ref#	Item	Assumptions for Costing	Construction Cost
14	Drinking Water		
16	Add Bottle Fillers/Hand Wash Stations	Add new bottle filler adjacent to existing water line. Fixture required to dispense cold water.	\$ 6,900
26	Heating, Ventilation and Air Conditioning (HVAC)		
28B	HVAC - Add Air Filtration at Existing HVAC	Add air purification to classroom, as integral feature in HVAC or standalone system.	\$ 10,300
30	IT Systems		
33	UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000
66	Plumbing		
67	Repairs/Upgrade	Miscellaneous plumbing upgrades	\$ 6,000
72	Restrooms		
74	Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 250,000
89	Sinks		
90B	Repair Existing Sinks	Allowance to investigate why sink is not functioning as intended, and repair water line or sink fixture as required.	\$ 6,000

Immediate Priorities Construction Cost Estimate  
Subtotal\*

**\$ 321,200**

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Construction Cost Estimate* section for more information, and see *Total Project Cost Summary* table for project costs.



## KNOLLS (CLOSED SITE)

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525 West 42nd Avenue  
San Mateo, CA 94403

### OVERVIEW

#### SITE ACREAGE

9.5 Acres

#### CONSTRUCTION HISTORY

1952	Administration and Classroom Wings
1959	Classroom Building addition
1984	Site Closed
1985-1998	Leased
1998-2004	Used as Interim Housing for schools being modernized
2004 -	Currently Leased

## KNOLLS (CLOSED SITE)



Campus Site Map

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**KNOLLS (CLOSED SITE)**

Ref#		Item	Assumptions for Costing	Construction Cost
1		ADA Work		
2		General/Misc. Upgrades	Miscellaneous ADA upgrades across campus.	\$ 60,000
3		Upgrade/Replace Ramps	Allowance to make upgrades to existing, add new additional, or completely replace existing pedestrian ramps, as needed.	\$ 16,200
4		Administrative Spaces		
5A		Office - Reconfigure	Minor reconfiguration of existing office space.	\$ 120,000
5B		Office - Expand	Allowance to expand existing administrative space. Allowance does not prescribe where or how expansion might occur, which will need to be studied further in an implementation plan.	\$ 600,000
14		Drinking Water		
15		Repair Drinking Fountains	Investigate why water pressure is low at existing drinking fountains and repair water line or drinking fountain fixture as required.	\$ 6,000
16		Add Bottle Fillers/Hand Wash Stations	Add new bottle fillers adjacent to where existing water line is today. Fixture to require water line only and no electrical - ie no chiller or LED screen. Also add new freestanding handwash stations.	\$ 27,600
17		Electrical Upgrades		
17A		Upgrade electrical service to site	Upgrade electrical service to increase overall electrical capacity.	\$ 1,020,000
17B		Upgrade electrical distribution in rooms	Allowance for upgrades within classroom such as additional outlets in room, reconfigured light switches, or similar.	\$ 132,600
18		Fencing - Chain Link	Partially or fully extend or replace fencing on campus, as applies.	\$ 102,500
19		Fire Alarm System Upgrades		
19A		Fire Alarm Upgrade	Remove and replace existing fire alarm detectors and notification system campuswide.	\$ 383,600
20		Flooring Replacement	Remove flooring and replace with linoleum. Provide acoustical mitigation.	\$ 393,100
26		Heating, Ventilation and Air Conditioning (HVAC)		
28A		HVAC - Add Air Conditioning with Air Filtration	Install new HVAC system where there is no A/C now - remove existing heating system, install new HVAC unit and ductwork. HVAC unit to include air filtration system.	\$ 2,439,900
29		HVAC - Boiler Removal	Remove existing boiler equipment that is no longer in use. Associated utility pathways or other systems to remain.	\$ 36,000
30		IT Systems		
33		UPS Replacement	Upgrade duration of UPS, including upgrading HVAC.	\$ 42,000

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**KNOLLS (CLOSED SITE)**

Ref#		Item	Assumptions for Costing	Construction Cost
34		Classroom TV with Wireless Display	Mobile classroom display system including TV on cart, wireless projector, and USB document camera	\$ 64,900
35		Classroom Audio Amplification Systems	Standalone product for voice amplification in classroom.	\$ 60,000
36		Projectors for Large Rooms	Provide new or replace existing projector in MPR, LGI, cafeteria, or similar location. Includes ceiling mounted projector with cage, extend data infrastructure to projector, and automated projection screen.	\$ 16,200
37	Kitchen - Warming Upgrades		At existing warming kitchen - reconfigure equipment layout, replace equipment and fixtures, replace finishes. Provide new mobile serving carts.	\$ 591,600
38	Landscape/Irrigation		Allowance for improvements such as replacing existing planting, repairing broken irrigation lines, replacing or adding trees, or installing new irrigation and controller.	\$ 200,000
39	Library - Modernize		Modernize existing interior of library space, including new finishes.	\$ 750,000
40	Lighting Upgrades			
41		Interior LED Modernization	Remove existing interior light fixtures and replace with LED fixtures.	\$ 530,400
42		Exterior LED Modernization	Remove existing exterior light fixtures and replace with LED fixtures.	\$ 132,600
43		Add/Extend Parking Lot Lighting	Add pole lighting to parking lot.	\$ 61,100
44		Add/Extend Exterior Site Lighting	Add additional site lighting (other than parking lot).	\$ 36,000
46	Modernization Campuswide		Modernize campus including new flooring, lighting, interior and exterior paint, and HVAC upgrades. As applicable, see cost information line items 19, 20, 26-28, 32, 37-42, 43, 48-50, 54-56, 58-64, 67-80, 85-87, 90-92, and 97-104.	\$ -
47	Multi-Purpose Room			
48		Replace Stage Curtains	Remove and replace stage curtains	\$ 7,000
51		Add New Multi-Purpose Room	Add new multi-purpose room to campus	\$ 9,960,000
57		Turf/Grass Replacement or Addition	Allowance for improvements such as re-grading existing grass and improving irrigation, or removal of grass and/or pavement to be replaced with turf.	\$ 715,200
58	Painting			
59		Exterior Painting	Repaint exterior of buildings throughout campus.	\$ 606,800
60		Interior Painting	Repaint interior of buildings throughout campus	\$ 414,400
61	Paving			

**CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS**  
**KNOLLS (CLOSED SITE)**

Ref#		Item	Assumptions for Costing	Construction Cost
62B		Blacktop Replacement	Remove and replace existing blacktop. Does not include allowance for removal and replacement of play equipment which will be required - see item #55 for allowance for replacement of play equipment, as applicable.	\$ 854,000
63B		Parking Lot Repaving	Remove and replace existing asphalt.	\$ 513,600
63C		Parking Lot Reconfiguration	Allowance for expansion of existing parking lot. Allowance does not prescribe where or how expansion might occur, which will need to be studied further in an implementation plan.	\$ 486,000
66	Plumbing			
67		Repairs/Upgrade	Miscellaneous plumbing upgrades across campus.	\$ 6,000
68		Upgrade Sanitary Sewer Lines	Allowance to investigate, repair, and replace existing sanitary sewer lines throughout campus.	\$ 900,000
69		Upgrade Site Drainage or Storm Drain	Allowance to investigate, repair, and replace existing storm drain lines throughout campus.	\$ 600,000
70		Shut off Valves	Allowance to add shut off valves for gas and water lines throughout campus.	\$ 54,000
72	Restrooms			
73		Staff/Adult - Add	Add new single occupancy staff restroom.	\$ 129,600
74		Single Occupancy Staff/Adult/Student /TK/K-Modernize	Full replacement of existing fixtures and finishes.	\$ 388,800
75		Students - Modernize	Full replacement of existing fixtures and finishes.	\$ 3,240,000
78	Roofing			
80A		Replace gutters/downspouts	Remove and replace gutters and downspouts at portables.	\$ 5,400
84	Shade Structure			
85		Lunch Area - Add/Replace	Allowance to add shade structure at lunch area.	\$ 240,000
87	Sidewalks		Allowance for repair or replacement of concrete sidewalks at street frontage.	\$ 27,000
89	Sinks			
91		Add Hot Water	Install instant electric water heater and new faucet at existing sink locations that are currently cold water only.	\$ 243,000
94	Storage		Allowance for miscellaneous storage such as metal storage unit, metal cabinet, shelving, etc.	\$ 9,600
97	Walkways			
99		Repair/Replace Canopy	Allowance for repair or replacement of existing walkway canopies, as needed.	\$ 102,000
100		Repair/Replace Concrete Walkways	Allowance for concrete corridor walkway repair and replacement.	\$ 45,000

## CONSTRUCTION COST ESTIMATE - IDENTIFIED NEEDS

### KNOLLS (CLOSED SITE)

Ref#		Item	Assumptions for Costing	Construction Cost
101		Windows		
104		Replace Windows	Remove and replace existing windows.	\$ 750,000

Identified Needs Construction Cost Estimate Subtotal\* \$ 27,872,900

\*Note: Construction cost does not include all associated project costs such as soft costs and escalation. See *Cost Estimating Overview* section for more information, and see Executive Summary *Identified Priorities Summary* table for project costs.





## SECTION V

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# APPENDICES



**SAN MATEO–  
FOSTER CITY**  
SCHOOL DISTRICT

## SCHOOL COMMUNITY MEETINGS

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### SAMPLE PRESENTATION



# Facilities Master Plan: Overview of Development and Opportunity for Borel Middle School Input

FEBRUARY 24, 2020

SAN MATEO-FOSTER CITY SCHOOL DISTRICT

# Outcomes for today's meeting

- ▶ What a Facilities Master Plan is
- ▶ What's been accomplished under the current Plan
- ▶ Process for developing a new plan
- ▶ School and District responsibilities
- ▶ Opportunities for input
- ▶ Timeline



# Overview of Facilities Master Plans (FMP)



## ▶ **What are Facilities Master Plans?**

- ▶ Listing of facilities needs and priorities
- ▶ Guide for planning needed improvement projects

## ▶ **What are the Goals for a Facilities Master Planning process?**

- ▶ Identify facility needs along with general cost estimates
- ▶ Ensure a comprehensive review
- ▶ Provide for equity considerations
- ▶ Expand understanding of need across the School District
- ▶ Provide priorities and direction

# FMP Overview—cont.

## ▶ **How school districts fund FMP projects?**

- ▶ Local partnerships/grants
- ▶ Limited District facility maintenance funding
- ▶ Federal/State funding for specific kinds of projects
- ▶ State and Local bond funding

# Borel Middle's Completed Master Plan Projects in the last decade

- ▶ New classrooms (7)
- ▶ New gym and locker rooms (IP)
- ▶ Classroom furniture replacement
- ▶ Technology infrastructure upgrades
- ▶ Security measures such a new locking system, cameras and fencing
- ▶ New integrated public address, bells and clocks system
- ▶ Exterior painting
- ▶ New roof
- ▶ Energy Management System (EMS)
- ▶ Exterior LED lighting



# Developing SMFCSD's Facilities Master Plan for the New Decade

STARTING POINT—PRELIMINARY IDENTIFICATION OF  
DISTRICTWIDE NEEDS FOR **SOME/ALL SCHOOLS SUCH**  
**AS:**

- AIR CONDITIONING
- UTILITIES INFRASTRUCTURE (E.G. PLUMBING, ELECTRICAL)
- TECHNOLOGY INFRASTRUCTURE CHANGES
- CLASSROOM TECHNOLOGY UPGRADES
- HARDSCAPE AND PLAYFIELD REPLACEMENT/REPAIR
- SOLAR PANELS/SYSTEMS
- SCHOOL MODERNIZATIONS
- IMPROVED ACCESS (AMERICANS WITH DISABILITIES ACT-  
ADA)

# Some initial needs identified for Borel

- ▶ Air conditioning
- ▶ Acoustical and electrical upgrades
- ▶ New outdoor PE and play equipment, lunch tables and benches
- ▶ Landscaping/irrigation improvements
- ▶ Technology upgrades
- ▶ Gym (current) curtain replacement
- ▶ Current gym upgrades/usable space
- ▶ Staff and student restroom improvements
- ▶ Interior LED lighting
- ▶ Repair/paving of play yards and parking lots
- ▶ Sidewalk repairs
- ▶ ADA access improvements
- ▶ Drinking fountain repairs/and addition of water bottle fillers
- ▶ Library improvements
- ▶ Chain link fencing repairs
- ▶ HVAC upgrades/replacement
- ▶ Plumbing/sewer repairs
- ▶ Warming kitchen upgrade
- ▶ Locker reface/replace
- ▶ Lunch structure
- ▶ Window replacement

# School site process--



- ▶ School holds School-Community Meeting about the Master Plan development process and for school input about school facility needs
- ▶ District provides Survey for school staff and parent input about facility needs
- ▶ Principal comprises a School Facilities Master Plan Team (School FMP Team) of staff and parent representatives
- ▶ School FMP Team reviews all identified school needs and recommends the needs to be included on the FMP and priorities to the District Facilities Advisory Committee

# Borel's FMP School Team

- ▶ Kenyetta Cook, Principal
- ▶ Jessica Notte, Assistant Principal
- ▶ Alyssa Goldrath, Teacher
- ▶ Russell Klinger, Teacher
- ▶ Annie Pendergast, Teacher
- ▶ Lisa Shirley, Co-PTA President
- ▶ Jennifer Wilcox, PTA Executive Board Member



# Your input about school facility needs at Borel Middle School



- ▶ Take a few moments to jot down your ideas about what the facility needs are—both ones on the initial list and additional needs
- ▶ Contribute your ideas while listening to others
- ▶ When all ideas have been recorded, use the card you've been given to identify what you believe are the three biggest priorities for your school to assist your School's Facilities Master Plan Team

# In Closing--Next Steps

- ▶ Borel Middle School's FMP Team considers all input and makes recommendations projects to be included in the FMP and your school's highest priorities.
- ▶ Independent firm compiles draft Plan based on reviews of past plan and understanding of new needs, and makes cost estimates
- ▶ District's Facilities Advisory Committee (FAC) reviews draft Plan with general costs and provides input/direction
- ▶ FAC finalizes Facilities Master Plan including priorities
- ▶ Superintendent recommends Facilities Master Plan to the Board for review, approval and direction
- ▶ District holds community meetings to share SMFCSD's Master Plan for the New Decade

# Working Timeline for Development of the SMFSD Master Plan for the New Decade

- ▶ School meetings and opportunity for input January-February 2020
- ▶ School Master Plan Facilities Team review and recommendations March
- ▶ District Facilities Advisory Committee work April - May/June
- ▶ Board of Trustees' review, direction and approval Late May-June
- ▶ Board consideration of next steps for implementation Summer-Fall



If you have additional suggestions:

[www.surveymonkey.com/r/smfcsdfacilityneeds](http://www.surveymonkey.com/r/smfcsdfacilityneeds)

or

[www.surveymonkey.com/r/enespanol](http://www.surveymonkey.com/r/enespanol)



SAN MATEO–  
FOSTER CITY  
SCHOOL DISTRICT

## SURVEY FOR INPUT ON FACILITIES NEEDS

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SHOWN IN ENGLISH BUT ALSO PROVIDED IN SPANISH

# School and Community Input into the SMFCSD Facilities Master Plan for the New Decade

## Introduction

Dear SMFCSD Staff, Parents and Guardians, and Students,

The San Mateo-Foster City School District is seeking your input regarding facility needs at your school or other SMFCSD site. The input will be used by School Teams and the District's Facilities Advisory Committee in the development of the District's Facilities Master Plan for the New Decade.

The Plan, once developed, will include both infrastructure needs, such as plumbing and electrical upgrades as well as other facility repairs and improvements. The Facilities Master Plan once completed and reviewed and approved by the District's Board of Trustees by early summer will serve as a guide for the facility needs that will be addressed as facilities funding is secured over the next ten years.

While many projects were completed under the 2010 and 2013 Facilities Master Plan as funding such as Measure L and State funding were obtained, many projects from the last Plans still need to be done and will be part of the development of the new Facilities Master Plan.

Note: If you are interested in providing input about facilities needs at more than one school site, please do a new Survey for each site so that we are able to develop individual lists of facility needs for each school or other District facilities.

Thank you for your time in providing your input.

The SMFCSD Facilities Master Plan Development Team

### Question Title

\*1. Please select the name of the school or another District facility for which you are providing input about facility needs for that site. If you want to provide input on more than one school's needs, please do a Survey for each.

- ☐ Abbott
- ☐ Audubon
- ☐ Bayside Academy
- ☐ Baywood
- ☐ Beresford

- ☐ Brewer Island
- ☐ Borel
- ☐ Bowditch
- ☐ College Park
- ☐ Fiesta Gardens
- ☐ Foster City
- ☐ George Hall
- ☐ Highlands
- ☐ Laurel
- ☐ LEAD
- ☐ Meadow Heights
- ☐ North Shoreview Montessori
- ☐ Parkside Montessori
- ☐ San Mateo Park
- ☐ Sunnybrae
- ☐ Turnbull Children's Center
- ☐ SMFCSD Administrative Offices
- ☐ SMFCSD Maintenance and Operations
- ☐ SMFCSD Central Kitchen and Warehouse

### Question Title

2. Please tell us your role in the District?

- ☐ Parent/Guardian
- ☐ SMFCSD Staff member--administrator, teacher, classified or other
- ☐ Student

### Question Title

\*3. In case further information/clarification is needed about your input, please provide your first or last name and the way that you'd prefer that we contact you.

I prefer to be contacted BY PHONE: enter number

I prefer to be contacted BY TEXT: enter cell number

I prefer to be contacted BY EMAIL: enter email address

### Question Title

\*4. Please provide your input about the facility needs at the school or site you checked in the previous question.

**Question Title**

5. What are your top priorities (up to 3) from the list of needs that you provided?

My priority is:

My priority is:

My priority is:

**Question Title**

6. Is there any other comment that you'd like to make?

THANK YOU FOR YOUR INPUT ABOUT YOUR SCHOOL OR OTHER DISTRICT FACILITY

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## ADDITIONAL NEEDS FROM SITE TEAMS

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### ADDITIONAL NEEDS IDENTIFIED BY EACH SITE FACILITIES MASTER PLAN TEAM FOR INCLUSION IN THE FACILITIES MASTER PLAN FOR THE NEW DECADE

Additional Facilities Needs were developed by School Teams based on each Team's review of the input from the School Community Meeting and Survey Input for its respective site and the Team's discussions. Each site-identified need has been incorporated along with the District-identified needs into the list of Identified Priorities for the site that are contained in the Facilities Master Plan for the New Decade.

## Additional Facilities Needs Abbott Middle School

Water fountains upgraded to be able to fill up water bottles

Bathroom updates, including doors that close properly and have no big visual gaps

Anyone can enter campus through the gate near the office - this is dangerous

Concern about the lack of space the kids have to run around/play basketball, no grassy area

Blacktop improvements for kids to enjoy at lunch.

Our bike cage needs to be moved to the blacktop entrance and not hide behind the classrooms.

A/C in all classrooms

Portable replacement in west campus due to heating and plumbing problems

Add meeting room spaces

Add vaping detectors in all bathrooms and campus

More storage for textbooks

Standardize computers in the Library

Number the lunch windows (1, 2, 3, 4) in order to provide more clear instructions to students

Anchor bookshelves, cabinets, etc. into the walls that are not anchored—earthquake proofing

Window coverings/shades for all windows that are not covered (eg. Library entrance doors)

Upgrade Wifi and internet connectivity

Add a sink to the library and sanitizer dispenser at library doors (2)

Add sink and sanitizer station at the front, in the office

Add sanitizing stations and sinks for students to clean up



## **Additional Facilities Needs**

### **School: Audubon School**

Add facilities for Art in Action, Makers' Space, Music

Replace/increase the size of the older portables in the back of the site

Improve drinking fountains/add water bottle fillers

Add improved sound and av system to Multipurpose Room

Add warm/hot water to all sinks for students and staff

Add solar

Improve plumbing system and water quality for drinking

Provide full sun protection for grade 2-5 lunch structure

Add portable mic and speakers at 2-5 lunch structure

Add shade structure for 1<sup>st</sup> grade lunch area

Improve student bathrooms

Improve play area and grass

Add grass to the K-1 play area

Provide centralized storage

Improve signage and safety at entry to parking lot (eg. Speed bump, removable chain link to stop parents from driving into staff parking area for pick ups/drop offs

Improve audio quality for speakers in classrooms that need it

Improve crosswalk safety

Add thermostat controls to all rooms which don't have them

Add equipment/software to automate parent/visitor sign in/out in office

Remove concrete seating on south side of Multipurpose Room/lunch area for safety

Expand Children's Annex facility

Geese abatement

Update the clinic in the office (eg furniture)

Add an adult only restroom to the office so that Clinic restroom is for Clinic use only

Replace interior lights with LED lights

Improve classroom acoustics in the pod classrooms

Improve air filtration/circulation in the pod classrooms

Add windows to the pod classrooms

Repair/repave play areas

Improve security

Modernize older parts of campus

Replace/repair K play matting that is curling

Replace flooring

More storage

Tech upgrades

## **Additional Facilities Needs Identified by School**

### **School: Bayside Academy**

Improve staff bathrooms including ventilation

Improve student bathrooms (except newer K-5 bathrooms)

Improve air quality in classrooms/ventilation improvements and dust reduction

Repave play yards and parking areas

Vision panels for all doors

Eliminate/reduce goose droppings

Acoustical—reduce noise between some classroom walls—suggest relocating speakers from common walls to walls adjacent to doors

Repair sidewalks

Improve plumbing (bathrooms and classroom sinks)

Fix sporadic heat/climate control

Repair sidewalks

Add classrooms

Add shade to common areas—trees, awnings, etc.

Add warm water to all sinks

Provide safety tools for quick lockdowns

Add water fountains to classrooms which don't have them

Replace plastic drainpipes with metal ones and repair where there's standing water after it rains

Add storage

Add more security cameras especially in blind spots

## **Additional Facilities Needs**

### **Site: Bayside Theater**

New mechanical units at the main audience space and lobby

Replace floor finishes at lobby and theater

New fire proof curtains

Toilet Room Modernization for the Men's and Women's at the Lobby

Provide parking area

Roofing

Interior/Exterior Painting

State of the Art Sound System and control system that controls stage lighting, and house lighting

Fix drainage system at the front by ticket window

Upgrade Landscaping and irrigation system

Larger "Green Room"

Toilet room in the Green Room.

## **Additional Facilities Needs**

### **School: Baywood School**

Additional bathrooms

Add shade structure at play and pe areas

Add more solar panels

Improve/increase play space

Add shade to play area

More greenery/green space/turf

Add ADA access to all classrooms and courtyards

Upgrade doors and hardware in older buildings

Window replacement in older buildings

Upgrade primary student bathrooms/add more stalls in single bathrooms as space permit

Upgrade staff room

Upgrade HVAC—heating and climate control

Add air conditioning

Update outdoor facilities

Lighting Upgrade—interior LED replacement

Additional parking lot lighting

Add lunch structure

Full campus modernization

Add staff/adult restrooms

Repair/replace walkway canopy

Flooring replacement

## **Additional School Identified Needs**

### **School: Beresford School**

Add air conditioning/repair heating in MPR/Gym

Drinking fountain repairs

Add water bottle fillers with filtered water

Replace bathroom floor tiles

Add shade in play area

Improve drainage on upper playground

Landscape improvements--add grass/greenery to campus

## **Additional Facilities Needs**

### **School: Borel Middle School**

Replace grass with artificial turf

Improve irrigation in landscaped area on east side of gym

Replace window curtains/coverings

Modernize school

Refresh classrooms

Add Air conditioning

Flooring replacement

Modernize student restrooms

Improve landscaping and outside clean up

Refresh classrooms

Increase classroom space and storage

Add/improve landscaping including irrigation

Interior painting

Plumbing repairs/upgrading

Modernize student restrooms

5-2020



## **Additional Facilities Needs**

### **School: Bowditch Middle School**

Add a new gym

Add new lockers/storage space for large backpacks and rolling back packs

Add a performing arts facility (not as part of the gym)

Improve grass field/replace with turf

Improve landscaping

Asphalt repairs

Walkways—extend or make larger and cover areas that get muddy

Review/correct settlement issues in classroom foundations on the east of the campus

Add exterior signage including Improved exterior signage for gym for visitors

Add windows in classrooms

Improve Tech room next to Library/Media Center

Add more science labs to accommodate all science offerings

Update building design

Renovate restrooms

Repair/replace asphalt on basketball court

New lunch structure or add metal roof to lunch structure

Upgrade warming kitchen

Add mobile lunch serving cart

Expand covered lunch area

Relocate bike racks closer to Swordfish

Geese/bird abatement/droppings

Add play equipment for lunch activities

Complete air conditioning in all buildings (Admin and Music buildings need HVAC)

Update office

Add a new academic building

Update building systems

Expand display spaces for student work (eg., art, projects) throughout the school

Provide for volume control for speaker system by individual classrooms

Replace flooring

Irrigation for school/student gardens (esp. needed during the summer)

Add storage for drama

Add light switches near interior entrance/exit doors for safety

Redo classroom lighting system so that half of the lights can be turned off while half are left on

## **Additional School Identified Needs**

### **School: Brewer Island**

HVAC Upgrades/improved air quality/air filtration

Equitable play structures—ADA compliant

Replace all lunch shade structures so that bird droppings don't come through

Powerwash lunch area—accumulated bird droppings

Landscape improvements—add trees; repair sprinklers

Redesign field to flatten the hill in it/eliminate dirt piled on grass area

Improve security: Improve visibility at side entryway that leads to park/needs a panic bar/eliminate blind spot with a camera; add additional security to all doors such as magnets, slide blinds, sleeves; add doorbell to front office; reconfigure front office to eliminate blind spots and make more welcoming; add security fencing behind rear doors in Classrooms 41, 42 and 43

Replace portables with permanent buildings

Add outdoor storage by classrooms

Address infected trees that drip sap two times a year

Improve security at doors—magnets, slide blinds; sleeves

Add solar panel system in staff parking lot

Staff nursing room

Add water bottle refillers with filtered water

Add walkway canopies

Improve staff restroom/s near portables

New exterior painting

## **Additional Facilities Needs**

### **School: College Park School**

Air conditioning/improved air quality (air filtration, air intake)

Add composting program/separation of trash/compost

Add solar panels

Add shade to kindergarten play area

Add air conditioning

Provide flexible furniture/flexible seating

Technology upgrades—eg. Add computer lab, infrastructure, computers, software, chrome books

Add landscaping and green space (eg. mulberry tree)

Gym furniture and benches

Add shade structures for all grades

Improve security and cameras including in classrooms

Update the restrooms

Increase College Park parking by fixing Turnbull CC's parking lot

Add covered walkway from Rooms 1, 2 and 3 to gym

Add hot/warm water to all sinks

Protection from seagulls for students and lunches

Add gardens in courtyards

Repair playground asphalt for safety

Add an indoor lunch cafeteria

Replace classroom furniture with flexible furniture

Improve landscaping on campus

Provide shaded areas on the playground

## Additional Facilities Needs

School: Fiesta Gardens International School

Provide shade for playground area

Add shade structure for extended lunch tables

Repair grass playfield to eliminate gopher holes

Add water bottle refillers and filtered water stations

Provide proper compost and recycling area and equipment

Improve perimeter landscaping

Provide adjustable temperature controls for school to control HVAC

Provide back gate security near Annex

Add another MPR or common area

Repair/replace Kindergarten play matting

Rehang white boards in classrooms for full access to storage behind them

Replace/reglue carpet squares in classrooms

Improve lighting, audio and sound in the MPR

Upgrade technology/provide more Chrome Books

Reduce glare in office

Improve library

Provide extra storage

Repair/repave asphalt play area

Add office space for auxillary/travelling staff

Upgrade/replace portables

Add speed bumps/traffic calming/additional signage on frontage road behind school

## **Additional Facilities Needs**

### **School: Foster City School**

Facility for STEM/Makers' space

Clear parking signage

More storage

Replace bathroom floors (gritty)

Play area—reseal/restripe

Add air conditioning to rooms that don't have it

Replace grass area/s with turf

Improve Multipurpose Room—add black out shades, enlarge MPR door on west side; improve lighting; decrease background noise from HVAC

Classroom technology

Add parking

Add/improve landscaping between buildings

Add water fountains/water bottle fillers to all play areas and fields

Improve acoustics to reduce echoing in classrooms

Improve drainage—drains are easily clogged which results in large puddles

## **Additional Facilities Needs**

### **School: George Hall School**

Air conditioning and improved ventilation

Improve heating in classrooms/portables

Replace windows

Better kitchen facilities

Add sensory room/space

Window replacement

Add bathrooms in TK/kindergarten classrooms

Improve plumbing

Provide inclusion/interactive spaces in design

Additional staff bathrooms

Add bathrooms in office

Improve play area—playground equipment, basketball standards; redo play area and striping

Improve grass area/irrigation and drainage/or replace with turf

Improve exterior lighting—i.e. exterior lighting from Curtis to the LGI and hallway lighting

Flooring replacement

Fix tripping hazards on sidewalks/walkways

Make sure ADA pathways are compliant

Add ADA-compliant adaptive playground equipment/structures

Incorporate “universal design” principles for inclusivity for all

Add/improve sensory structures

Add additional space for counselors, auxiliary and traveling personnel



Upgrade technology

Add shade areas to campus

Add hand washing stations throughout campus

Provide dedicated therapy rooms (speech and occupational therapy)

Repair/replace asphalt

## **Additional Facilities Needs**

### **School: Highlands School**

New Multipurpose Room with a kitchen and stage that will fit all students

Provide a staff room kitchen with hot water

Paving and striping improvements

Improve security with doors with automatic lockdown capability

Improve/add staff bathrooms

Add enough bathrooms for students

Sewer upgrades

Schoolwide modernization

Reconfigure pickup/ drop off area for parents

Expand on-site parking

Expand irrigation for gardens

AV tech upgrade in LGI

Add a covered lunch/snack and outdoor activity area at the Children's Annex

More storage for school use and for disaster supplies

Add basketball hoops and pe equipment

Repair/replace play area asphalt

Improved grass area and drainage

New windows

Acoustical upgrades

Floor replacement

Add water bottle fillers

Repair clay displays on exterior walls (students' art)

Replace marquee with illuminated sign

Expand library space

Add shelving to the library

Technology upgrades

ADA compliant play structures

## **Additional Facilities Needs**

### **School: Laurel School**

Add hot water/warm water to restrooms and classrooms

When making technology changes in classrooms, get teacher input/improve collaboration between teachers and tech staff Districtwide

Upgrade computer lab

Add furniture, equipment and play structures for increased enrollment

Add specialized equipment (outdoor and indoor) for Moderate and Severe SDC students

Expand spaces/equipment due to impact of increased enrollment and staff (eg. Copiers, staff room size)

Add a second Multipurpose Room

Add four classroom portables for increased enrollments

Add staff workroom space

Add and remodel bathrooms for TK/K classrooms that don't have them

Add walkway for students being picked up east of the multipurpose room/adjacent to the parking lot

Improve/add play structures that are safe for students with mobility issues

Add metal lunch structure

Fix gaps in toilet partitions

Make general bathroom improvements including new floors

Add separate, dedicated spaces for service providers

Add rooms for art, music, iLAB, STEAM

Improve parking drop for parents—consider drive-through

Update Library, Multipurpose Room, and Front Office

Update/enlarge staff room—too small to hold all of our staff

Add parking

## **Additional Facilities Needs**

### **School: LEAD**

Expand lunch shade structure

Add shade structures –we have no trees

Solar panels on roofs

Add trees/landscaping

Geese abatement

Add covered walkways from office to library and to and from portable wing

Plumbing upgrades

Add hot/warm water in classrooms

Drinking fountain repairs/water bottle fillers

Provide sanitary lunch tables/covered with bird droppings

Add restroom/s for volunteers

Improve traffic/parking lot management

Add roller shades for windows instead of vinyl curtains

Upgrade adult bathrooms (eg-add hot water)

Upgrade office—eg. Replace carpeting

Need real cafeteria with stage for all students at one time

Keep LGI/add new Multipurpose Room with capacity for all students

Add gym area for PE

Add turf on kindergarten and primary playground

Add dedicated spaces for art, music, computers, maker space

Add a science lab for 4<sup>th</sup> and 5<sup>th</sup> graders

Replace lunch structure with metal roof

Modernize campus

Parking lot repairs

Repair/replace concrete walkways

Add/replace classroom accordion walls

Update plumbing

Provide a solution for goose droppings on the play yard

Update HVAC

Interior painting

More storage

Add staff restroom to portables wing

Add a Multipurpose Room--gym, cafeteria, stage

Drinking water improvements/water bottle fillers

Replace turf and matting on playgrounds and field

Add covered areas for back packs

Add covered location/shade for PE

## **Additional Facilities Needs**

### **School: Meadow Heights**

Flooring Replacement

Add Air Conditioning

Add other creative play equipment besides play structures

Repair/repave area between wings for safety/ Add stairs at hills between classroom wings

Improve HVAC and windows at the same time for better ventilation

Add a sensory room

New Multipurpose Room

Relocate kitchen to MPR so it's next to the lunch court

Add space for traveling staff

Add a play structure to TK area appropriate for TK students

Add solar panels on any new buildings

Upgrade student and staff restrooms

Add shade structures for Kindergarten and TK students

Upgrade plumbing and sewer

Update grass area for more usage/ replace or improve irrigation

New lunch structure

Add solar panels

Paint classrooms

Do acoustical and electrical upgrades

Renovate portables

Add more lunch tables/benches

Repair water fountains and add water bottle refillers



Add warm water to all sinks

Upgrade heating system

Add classrooms/space for music and art

Add more storage—eg pe and music equipment

Add standing desks

Renovate school

## **Additional Facilities Needs**

### **School: North Shoreview Montessori**

Air conditioning

Air quality/circulation/ventilation

Classroom temperature controls for heat and air

Window replacement

Flooring replacement

Sewer and electrical inspections and replacements if needed

Space for middle school programming—eg. Science lab, interior classroom spaces made suitable for middle school program

Audio-visual system improvements in the gym

Grass/turf upgrade

More storage

Bathroom renovations including fixing gaps in bathroom stall doors

New appropriate bathrooms for middle school students

Play structure/shaded area/hang out spot for middle school students

Additional spaces for Makers' space, music, art, etc.

Basketball hoops/courts for middle school students

Tech updates

Water bottle refillers

## **List 2: School Community Meeting Input on Facilities Master Plan**

### **School: Parkside Montessori**

Improve air quality in the classrooms including window replacement and better ventilation

New LGI with larger space, stage, screen, projector

Improvements/additions to facilities for Middle Years Program

New paper towel and soap dispensers in classrooms--child (age-appropriate and at their height)

Improve sound system/AV/screen in LGI

Expand the lunch structure for all students to be in shade

Provide additional lunch tables

Make gym/multipurpose room larger to accommodate all students

Add facility for on-site food/lunch preparation

Replace hallway flooring so it's easier to maintain

Add natural elements to the play area (eg. Logs, rocks and dirt) to implement Montessori philosophy outside

Replace monument sign at front of school to include "Montessori" in school name

Replace flooring

Replace grass area

Add/improve bathrooms for grades 6-8

Add shade over play structures and field areas

Add trees

Improve office security- secure entrance to school from office (buzzer system)

Interior painting

Air conditioning for staff and student comfort/air filters

Natural playscape/trees

Interior painting

Add bathrooms appropriate for older students

Add additional rooms for library, science lab, etc.

Provide for on-site food preparation for lunches and for instructional activities

Provide sinks for all areas that don't have them

Replace black top

Add air conditioning

Repair sidewalks including those on the street

Replace outdoor sign with new sign with full school name—Parkside Montessori School

## **Additional Facilities Needs**

### **School: San Mateo Park School**

Larger parking lot for staff

Restriping of play area

Updated classrooms with room for individual student desks

Accoustical upgrades to sound-proof walls between classrooms

Add classroom walls for individual spaces remaining pod

Add natural light/windows

Add teaching walls to classrooms that don't have them

Add classroom storage

New HVAC

Air conditioning in the kindergarten building

Improve teachers' lounge

Increase PTA storage area

Replace the marquee sign with a new one (digital)

Provide support for facilities needs that SM Park School and other schools have which their PTAs don't have the budgets/fundraising capacity to provide

ADA access improvement

Dedicated restrooms for kindergarten and younger children

More staff bathrooms

Update safety measures (cameras, window coverings)

Repaint lines on the upper playground

Add outside storage/shelving to store recess and PE equipment in primary yard

Improve interior lighting with LED lights

Repair sidewalks around the perimeter of the campus

Add cubbies for students

## **Additional Facilities Needs**

### **School: Sunnybrae**

Plumbing and sewer upgrades

General restroom improvements (eg. Seat covers)

Improve staff room

Enlarge teachers' room/ lounge to accommodate larger staff

Upgrade playfield – (holes)/ add goals/lines/stripping fields

New Multipurpose Room

Landscaping and irrigation improvements

Grass area for kindergarten

Improve air quality--HVAC and air

Replace flooring

Add trees on the blacktop for shade

Add water bottle fillers

Add filtered water stations

Upgrade window shades to create more daylight

Add student restrooms upstairs

Improve acoustics/sound in the LGI

Add hand dryers to staff restrooms

Add another lunch structure so that all students can be shaded

Improve library

Technology upgrades

Make acoustical and electrical upgrades throughout the school

Provide new outdoor play and pe equipment

**Additional Facilities Needs**  
**School: Turnbull Children's Center**

Front door and parent entry area are unsafe

Fix back gate into large parking lot so it can be used as an entrance—add security system

Better air filtration

Upgrade HVAC in classrooms and office

Upgrade gates near playground



# **Additional Facilities Needs**

## **Site: Central Kitchen/Warehouse**

### **Exterior**

Automate exterior gates

Increase height of exterior fence on side of park area for building and staff security

Additional outside LED lighting

Provide gate to FGIS for food delivery

Expand coverage over entry ways

Repair sinking asphalt on the driveway

Add/extend awnings over the three bays to protect foodstuffs when delivered

More covered area for pallets

### **Interior**

Reorganization of space/shelving to create more space for turning forklift in the aisles

Additional shelving in warehouse

More automation for food prep

Additional bathroom in front office area

Additional windows or skylights in food prep area to allow for outside light

## **Additional Facilities Needs**

### **Site: Central Office**

HVAC System upgrade—Balanced system; heat on cold days/more ventilation

Need for more parking

Paving and striping of the parking lot

Solar panels

Electric car charging

Repair cracks and sidewalk separation (all sites)

Adequate work space for nursing staff (at all schools)

Replace carpeting

Add cement walkway to pull generator up during emergency

Security camera system for building if an irate person comes in

More room/work space to put proper work desk and document storing (Payroll)

New furniture—stand up desks, filing cabinets, filing cabinets, new Board Room chairs

More copiers—color and black and white

Sunlights to bring in outside light

HVAC upgrades--balanced HVAC system

More rooms for meetings

More storage

Redesign lobby to provide space for children's play area and computer kiosks for parents/guardians

Add speed bumps to parking lot

Add a P.A. box near the Superintendent's Reception area/hallway between Communications and Enrollment Offices

Remove planter boxes in parking lot—tripping hazard

## **Additional Facilities Needs**

### **Site: M&O Warehouse**

Paving in north parking area and striping

New fencing at north area parking – for security reasons. Replace with stronger fencing, chain link with smaller grid, and barb wire on top

Insulation at roof in garages

Replace existing lights in the garages into LED

Fix plumbing for sink in the M&O conference room at the back. Drain is not connected to a sewer line

Add solar

Charging station for possible District electric vehicles

Additional Secured Storage

Re-roof entire building

Bottle filler that dispenses cold water

Upgrade toilet rooms with new finishes

Replace Windows and add window coverings