

OLIVEIRA ELEMENTARY

FREMONT UNIFIED SCHOOL DISTRICT

OLIVEIRA ELEMENTARY SCHOOL

4180 ALDER AVE., FREMONT, CA 94536

EXISTING SITE INFORMATION

Grade Levels	TK-5
Site Size (acres)	9
Year Constructed	1962
Total No. Classrooms	29
Current Enrollment	573
Owned Portable Classrooms	10
Leased Portable Classrooms	4
Age of Portable Classrooms	16-31 yrs.

SITE OVERVIEW

Oliveira Elementary School is a neighborhood school that serves students in grades TK-5. The school was originally built with three (3) permanent buildings in 1962. They are used for administrative, kindergarten, multi-use and classroom purposes. From 1993-2008, ten (10) portable classrooms were added to the campus for library, classroom and instruction purposes.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Asbestos abatement
- Mold and dry rot abatement where present
- Upgrade door hardware to classroom safety function locks
- Restroom Renovations
- Air condition all classroom, shop and lab spaces
- Roofing replacement
- Upgrade emergency lighting
- Exterior lighting installation
- Repair moderate risk buildings
- Fire Alarm upgrades
- Replace/reconfigure playground equipment
- Chemical storage facilities added/repared/replaced at Science Lab
- Upgrade emergency communication system

CONSTRUCTION, 2005-2008

- Resurface/replace asphalt
- Parking and drop off upgrades
- Grade and irrigate turf areas
- Concrete/asphalt repair or replacement

CONSTRUCTION, 2017-2019

- Removal of asbestos tiles and mastic; replace with new flooring.
- Playground paving upgrades
- Replacement of roof top mechanical units at MPR
- Replace panic hardware at MPR
- Sewer line replacement
- Site improvements
- Installation of shade structure
- Exterior lighting upgrades
- ADA Upgrades in parking lot

IDENTIFIED NEEDS

Category	Identified Needs	Description
Site		
Shade	Metal Shade Structure	Install Metal Roof Shade Structure.
Paving	Playcourts Modernizations	Replace asphalt playcourts and assess site furnishings for replacement.
Field	Grass Playfield Modernizations	Repair and upgrade grass play areas. Upgrade irrigation for improved coverage. Assess for reconfiguration for improved program use.
Equipment	Playstructure Upgrades	Replace aging playstructures and assess relocation for improved program use.
Entry	Pick-Up/Drop-Off Modernizations	Pick-Up, Drop-Off and Parking Lot Improvements.
Security		
New Fence	Security Fencing	Install perimeter security fencing. If possible, create single point of entry through main office.
Lighting	Exterior Lighting Upgrades	Install new campus wide exterior lighting & parking lot lighting.
Camera	Site Security Cameras	Install campus wide security cameras.
MEP		
HVAC	HVAC Replacement	HVAC replacement (in-kind) for permanent buildings.
Roof		
Roof	Roof Upgrades	Roofing Upgrades For Permanent Buildings.
Maintenance		
Interior	Flooring Replacement	Flooring replacement for permanent buildings.
Exterior	Exterior Dry Rot Repairs & Painting	Repair exterior dry rot, fascia, siding and trim and exterior painting.
Facilities		
Restroom	Restroom Modernizations	Staff & student restrooms modernizations.
Program		
Portable Replacement	Remove Leased Portables	Remove leased portables from site.
Portable Replacement	Replace Portables With New Buildings	Replace Portables with New Classroom Building(s).
Food	Food Service Upgrades	Reconfigure and upgrade kitchen area.
TK	TK-K Expansion	New classrooms for TK-K Expansion program.
MUR	New MUR	New MUR building.
Tech		
Tech	IT Modernizations	Address IT infrastructure outages, upgrade projectors and screens.

RECOMMENDED PROJECTS

The recommended projects identified and budgeted from the site Master Plan represent a long range scope of work. These projects are expected to be phased in over time and as funding becomes available.

PHASE 1A • Building Modernization

HVAC, Roofing, Flooring, Lunch Shelter, Security Cameras

PHASE 1B • New MPR, Admin, Library & Classroom Replacement

Construction of a new MPR, administration, library and classroom building with five (5) TK/K classrooms and two (2) standard classrooms. Remove aging MPR, administration, library, classrooms and portable buildings.

PHASE 2 • Classroom Replacement

Construct a new classroom building with 22 standard classrooms. Remove aging classroom and portable buildings.



COST SUMMARY

Building Modernization	\$4,225,000.00
MPR, Admin, Library & Classroom Replacement	\$25,171,000.00
Classroom Replacement	\$26,072,000.00
Total Estimated Cost	\$55,468,000.00*

*based on 2024 costs & does not include escalation; includes soft costs

		RECOMMENDED PROJECTS		
		Phase 1A - Building Modernization	Phase 1B - New MPR, Admin, Library and Classroom Replacement	Phase 2 - Classroom Replacement
NEEDS ADDRESSED	Metal Shade Structure	✓	✓	
	New Digital Marquee		✓	✓
	Playcourts Modernizations		✓	✓
	Grass Playfield Improvements		✓	✓
	Play Structure Upgrades		✓	
	Pick-Up/Drop-Off Modernizations		✓	
	Security Fencing		✓	
	Exterior Lighting Upgrades		✓	✓
	Security Cameras	✓	✓	✓
	HVAC	✓	✓	✓
	Roof	✓	✓	✓
	Flooring	✓	✓	✓
	Exterior Dry Rot & Painting		✓	✓
	Restroom Modernizations		✓	✓
	Remove Leased Portables		✓	✓
	Remove Portables with New Buildings		✓	✓
	Food Service Upgrades		✓	
	TK-K Expansion		✓	
	New MUR		✓	
	IT Upgrades		✓	✓

BUILDING AGE SITE PLAN



LEGEND - BLDG AGE

- BLDGS BUILT BEFORE 1960
- BLDGS BUILT BETWEEN 1960 - 1969
- BLDGS BUILT BETWEEN 1970 - 1979
- BLDGS BUILT BEFORE 1980 - 1989
- BLDGS BUILT BETWEEN 1990 - 1999
- BLDGS BUILT BETWEEN 2000 - 2009
- BLDGS BUILT AFTER 2010 - LESS THAN 14 YRS

LEGEND - MODULAR /PORTABLES BLDG AGE

- OWNED PORTABLE/MODULAR BUILDING
- LEASED PORTABLE BUILDING

EXISTING SITE PLAN



LEGEND

 EXISTING BUILDINGS

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. KINDERGARTEN
- 4. MULTI-PURPOSE ROOM
- 5. LIBRARY
- 6. KINDERGARTEN PLAY AREA
- 7. CLASSROOMS
- 8. HARD COURT

PROPOSED SITE PLAN



LEGEND

- PHASE 1 BUILDINGS
- PHASE 1 OUTDOOR COVERED DINING
- PHASE 2 BUILDINGS

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. KINDERGARTEN
- 4. MULTI-PURPOSE ROOM
- 5. LIBRARY
- 6. KINDERGARTEN PLAY AREA

- 7. CLASSROOMS
- 8. HARD COURTS
- 9. FRONT DROP-OFF / PARKING
- 10. OUTDOOR COVERED DINING
- 11. GRASS PLAY AREA

PARKMONT ELEMENTARY

FREMONT UNIFIED SCHOOL DISTRICT

PARKMONT ELEMENTARY SCHOOL

2601 PARKSIDE DRIVE, FREMONT, CA 94536

EXISTING SITE INFORMATION

Grade Levels	TK-5
Site Size (acres)	10
Year Constructed	1963
Total No. Classrooms	31
Current Enrollment	771
Owned Portable Classrooms	10
Leased Portable Classrooms	0
Age of Portable Classrooms	15-25 yrs.

SITE OVERVIEW

Parkmont Elementary School serves students of grades TK-5 and has no special day programs. The school was built in 1963. Five (5) permanent buildings were built from 1963-1994 for administration, multi-purpose and library uses. There are several modular classroom buildings that were added to the campus between 1998 and 2008. Between 2015-2018, the site received flooring and technology upgrades.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Asbestos abatement
- Replace/reconfigure playground equipment
- Chemical storage facilities added/repared/replaced at Science Lab
- Upgrade emergency communication system

CONSTRUCTION, 2005-2008

- Fire Alarm upgrades
- Mold or dry rot abatement
- Upgrade door hardware to classroom safety function locks
- Restroom renovations
- Roofing replacement
- Classroom electrical upgrades
- Upgrade emergency lighting
- Repair moderate risk buildings
- Expansion of eating areas
- Grade and irrigate turf areas
- Concrete/asphalt repair or replacement

CONSTRUCTION, 2015-2018

- Removal of asbestos tiles and mastic; replace with new flooring
- IT Upgrades

IDENTIFIED NEEDS

Category	Identified Needs	Description
Site		
Paving	Playcourts Modernizations	Replace asphalt playcourts and assess site furnishing for replacement.
Field	Grass Playfield Modernizations	Repair and upgrade turf play area. Upgrade irrigation for improved coverage. Assess for reconfiguration for improved program use.
Equipment	Playstructure Upgrades	Replace aging playstructures and assess relocation for improved program use.
Entry	Pick-Up/Drop-off Modernizations	Pick-up, drop-off and parking lot improvements.
Maintenance		
Interior	Flooring Replacement	Flooring replacement for permanent buildings.
Interior	Interior Modernizations	Many ceiling tiles damages from water leaks and need to be replaced.
Exterior	Exterior Dry Rot Repairs & Painting	Repair exterior dry rot, fascia, siding, and trim and exterior painting.
Exterior	Window Replacement	Replace damaged window blinds and provide new window blinds. Windows aren't opening. Replace operable windows.
Security		
New Fence	Security Fencing	Install perimeter security fencing. If possible, create single point of entry through main office
Lighting	Exterior Lighting Upgrades	Install new campus wide exterior lighting and parking lot lighting.
Cameras	Site Security Cameras	Install campus wide security cameras.
Other	Door Modernizations	Replace doors with doors with peepholes campus wide
MEP		
Electrical	Electrical Service Modernizations	Assess electrical service and add outlets in each classroom to meet the sites current needs.
HVAC	HVAC Replacement	HVAC replacement (in-kind) for permanent buildings.
Plumbing	Plumbing Upgrades	Replace aging fixtures, sewer, gas and water line.
Program		
Portable Replacement	Replace Portables with New Buildings	Replace aging portables with new classroom building(s).
Food	Food Service Upgrades	Reconfigure and upgrade kitchen area.
MUR	New MUR	New MUR building
TK	TK-K Expansion	New classrooms for TK-K Expansion program.
Facility		
Restroom	Restroom Modernizations	Staff and students restrooms modernizations.
Roof		
Roof	Roof Upgrades	Roofing replacement for permanent buildings.

RECOMMENDED PROJECTS

The recommended projects identified and budgeted from the site Master Plan represent a long range scope of work. These projects are expected to be phased in over time and as funding becomes available.

PHASE 1A • Group 3 • Classroom Modernization
HVAC, Roofing, Flooring, Lunch Shelter, Security Cameras

PHASE 1B • New Administration and MPR Building
Construction of a new MPR and Administration Building

PHASE 1C • Classroom Replacement
Construction of a new classroom building with seven (7) TK/K classrooms and seven (7) standard classrooms. Remove aging portable buildings.

PHASE 2 • Classroom Replacement
Construct new classroom building with 17 standard classrooms. Remove aging portable buildings.



COST SUMMARY

Classroom Modernization	\$3,587,923.00
New Admin & MPR	\$12,356,000.00
Classroom Replacement (Ph1C)	\$19,801,000.00
Classroom Replacement (Ph2)	\$19,636,000.00
Total Estimated Cost	\$55,380,923.00*
*based on 2024 costs & does not include escalation; includes soft costs	

		RECOMMENDED PROJECTS			
		Phase 1A - Group 3 - Classroom Modernization	Phase 1B - New Admin & MPR Building	Phase 1C - Classroom Replacement	Phase 2 - Classroom Replacement
NEEDS ADDRESSED	Playcourts Modernizations				✓
	Grass Playfield Improvements				✓
	Play Structure Upgrades		✓		✓
	Pick-Up/Drop-Off Modernizations		✓	✓	✓
	Flooring	✓	✓	✓	✓
	Interior Modernization		✓	✓	✓
	Exterior Dry Rot & Painting		✓	✓	✓
	Window Replacement		✓	✓	✓
	Security Fencing		✓	✓	✓
	Exterior Lighting Upgrades		✓	✓	✓
	Security Cameras	✓	✓	✓	✓
	Door Modernizations		✓	✓	✓
	Electrical Services Modernizations		✓	✓	✓
	HVAC	✓	✓	✓	✓
	Plumbing Upgrades		✓	✓	✓
	Replace Portables with New Buildings		✓	✓	✓
	Food Service Upgrades		✓		
	Restroom Modernizations		✓	✓	✓
	TK-K Expansion			✓	
	Roof	✓	✓	✓	✓

BUILDING AGE SITE PLAN



LEGEND - BLDG AGE

- BLDGs BUILT BEFORE 1960
- BLDGs BUILT BETWEEN 1960 - 1969
- BLDGs BUILT BETWEEN 1970 - 1979
- BLDGs BUILT BEFORE 1980 - 1989
- BLDGs BUILT BETWEEN 1990 - 1999
- BLDGs BUILT BETWEEN 2000 - 2009
- BLDGs BUILT AFTER 2010 - LESS THAN 14 YRS

LEGEND - MODULAR /PORTABLES BLDG AGE

- OWNED PORTABLE/MODULAR BUILDING
- LEASED PORTABLE BUILDING

EXISTING SITE PLAN



LEGEND

 EXISTING BUILDINGS

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. KINDERGARTEN
- 4. MULTI-PURPOSE ROOM
- 5. LIBRARY
- 6. KINDERGARTEN PLAY AREA
- 7. CLASSROOMS
- 8. HARD COURT
- 9. FRONT DROP-OFF / PARKING
- 10. OUTDOOR COVERED DINING

PROPOSED SITE PLAN



LEGEND

- PHASE 1A MODERNIZATION
- PHASE 1B BUILDING
- PHASE 1C BUILDING
- PHASE 2 BUILDING
- OUTDOOR COVERED DINING
- EXISTING BUILDINGS

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. KINDERGARTEN
- 4. MULTI-PURPOSE ROOM
- 5. LIBRARY
- 6. KINDERGARTEN PLAY AREA

- 7. CLASSROOMS
- 8. HARD COURTS
- 9. OUTDOOR COVERED DINING
- 10. DROP-OFF / PARKING
- 11. GRASS PLAY AREA

PATTERSON ELEMENTARY

FREMONT UNIFIED SCHOOL DISTRICT

PATTERSON ELEMENTARY SCHOOL

35521 CABRILLO DR., FREMONT, CA 94536

EXISTING SITE INFORMATION

Grade Levels	TK-5
Site Size (acres)	10
Year Constructed	1963
Total No. Classrooms	36
Current Enrollment	620
Owned Portable Classrooms	14
Leased Portable Classrooms	0
Age of Portable Classrooms	16-26 yrs.

SITE OVERVIEW

Patterson Elementary School serves students in grades TK-5. The school was built in 1963. Five (5) permanent buildings were constructed from 1963-1994 for administration, multi-use and library uses. Between 1998-2008, several portable buildings were added to the campus. In 2018, a new two-story classroom building was constructed. The site also received new flooring and IT upgrades between 2015 and 2018.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Asbestos abatement
- Replace/reconfigure playground equipment
- Chemical storage facilities added/repared/replaced at Science Lab
- Upgrade emergency communication system

CONSTRUCTION, 2005-2008

- Fire Alarm upgrades
- Mold or dry rot abatement
- Upgrade door hardware to classroom safety function locks
- Restroom Renovations
- Roofing replacement
- Classroom electrical upgrades
- Upgrade emergency lighting
- Exterior lighting installation
- Repair moderate risk buildings
- Expansion of eating areas
- Grade and irrigate turf areas
- Concrete/asphalt repair or replacement

CONSTRUCTION, 2015-2018

- Removal of asbestos tiles and mastic; replace with new flooring.
- IT Upgrades
- New two-story classroom building

IDENTIFIED NEEDS

Category	Identified Needs	Description
Site		
Paving	Playcourts Modernizations	Replace asphalt playcourts and assess site furnishings for replacement.
Field	Grass Playfield Modernizations	Repair and upgrade grass play areas. Upgrade irrigation for improved coverage. Assess for reconfiguration for improved program use.
Equipment	Playstructure Upgrades	Replace aging playstructures and assess relocation for improved program use.
Entry	Pick-Up/Drop-Off Modernizations	Pick-Up, Drop-Off and Parking Lot Improvements.
Security		
New Fence	Security Fencing	Install perimeter security fencing. If possible, create single point of entry through main office.
Lighting	Exterior Lighting Upgrades	Install new campus wide exterior lighting & parking lot lighting.
Camera	Site Security Cameras	Install campus wide security cameras.
MEP		
HVAC	HVAC Replacement	HVAC replacement (in-kind) for permanent buildings.
Roof		
Roof	Roof Upgrades	Roofing Upgrades For Permanent Buildings.
Maintenance		
Interior	Flooring Replacement	Flooring replacement for permanent buildings.
Interior	Interior Finishes Modernizations	Interior room finishes and painting of classrooms are in need of upgrades.
Exterior	Exterior Dry Rot Repairs & Painting	Repair exterior dry rot, fascia, siding and trim and exterior painting.
Exterior	Window Modernizations	Windows are largely inoperable and in need of replacement.
Facilities		
Restroom	Restroom Modernizations	Staff & student restrooms modernizations.
Program		
Portable Replacement	Replace Portables With New Buildings	Replace Portables with New Classroom Building(s).
Food	Food Service Upgrades	Reconfigure and upgrade kitchen area.
TK	TK-K Expansion	New classrooms for TK-K Expansion program.
Tech		
Tech	IT Modernizations	Address IT infrastructure outages, upgrade projectors and screens.

RECOMMENDED PROJECTS

The recommended projects identified and budgeted from the site Master Plan represent a long range scope of work. These projects are expected to be phased in over time and as funding becomes available.

PHASE 1A • Group 3 • Classroom Modernization

HVAC, Roofing, Flooring, Security Cameras

PHASE 1B • New MPR, Administration, Library & Classroom Replacement

Construction of a new MPR, administration, library and classroom building with five (5) TK/K classrooms and five (5) standard classrooms. Remove aging MPR, administration, library, classrooms and portable buildings.

PHASE 2 • Classroom Replacement

Construct a new classroom building with 18 standard classrooms. Remove aging classroom and portable buildings.



COST SUMMARY

Classroom Modernization	\$3,471,267.00
MPR, Admin, Library & Classroom Replacement	\$28,471,000.00
Classroom Replacement	\$20,736,000.00
Total Estimated Cost	\$52,678,267.00*
*based on 2024 costs & does not include escalation; includes soft costs	

		RECOMMENDED PROJECTS		
		Phase 1A - Group 3 - Classroom Modernization	Phase 1B - New MPR, Admin, Library and Classroom Replacement	Phase 2 - Classroom Replacement
NEEDS ADDRESSED	Playcourts Modernizations		✓	✓
	Grass Playfield Improvements		✓	✓
	Play Structure Upgrades		✓	
	Pick-Up/Drop-Off Modernizations		✓	
	Security Fencing		✓	✓
	Exterior Lighting Upgrades		✓	✓
	Security Cameras	✓	✓	✓
	HVAC	✓	✓	✓
	Roof	✓	✓	✓
	Flooring	✓	✓	✓
	Exterior Dry Rot & Painting		✓	✓
	Window Modernizations		✓	✓
	Restroom Modernizations		✓	✓
	Replace Portables with New Buildings		✓	✓
	Food Service Upgrades		✓	
	TK-K Expansion		✓	
	Interior Finishes Modernizations		✓	✓
	IT Upgrades		✓	✓

BUILDING AGE SITE PLAN



LEGEND - BLDG AGE

- BLDGS BUILT BEFORE 1960
- BLDGS BUILT BETWEEN 1960 - 1969
- BLDGS BUILT BETWEEN 1970 - 1979
- BLDGS BUILT BEFORE 1980 - 1989
- BLDGS BUILT BETWEEN 1990 - 1999
- BLDGS BUILT BETWEEN 2000 - 2009
- BLDGS BUILT AFTER 2010 - LESS THAN 14 YRS

LEGEND - MODULAR /PORTABLES BLDG AGE

- OWNED PORTABLE/MODULAR BUILDING
- LEASED PORTABLE BUILDING

EXISTING SITE PLAN



LEGEND

 EXISTING BUILDINGS

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. KINDERGARTEN
- 4. MULTI-PURPOSE ROOM
- 5. LIBRARY
- 6. KINDERGARTEN PLAY AREA
- 7. CLASSROOMS
- 8. HARD COURT

PROPOSED SITE PLAN



LEGEND

- PHASE 1 BUILDINGS
- PHASE 1A OUTDOOR COVERED DINING
- PHASE 2 BUILDINGS
- EXISTING BUILDINGS

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. KINDERGARTEN
- 4. MULTI-PURPOSE ROOM
- 5. LIBRARY
- 6. KINDERGARTEN PLAY AREA

- 7. CLASSROOMS
- 8. HARD COURTS
- 9. FRONT DROP-OFF / PARKING
- 10. OUTDOOR COVERED DINING
- 11. GRASS PLAY AREA

VALLEJO MILL ELEMENTARY

FREMONT UNIFIED SCHOOL DISTRICT

VALLEJO MILL ELEMENTARY SCHOOL

38569 CANYON HEIGHTS DR., FREMONT, CA 94536

EXISTING SITE INFORMATION

Grade Levels	TK-5
Site Size (acres)	13
Year Constructed	1955
Total No. Classrooms	25
Current Enrollment	355
Owned Portable Classrooms	5
Leased Portable Classrooms	0
Age of Portable Classrooms	13-34 yrs.

SITE OVERVIEW

Vallejo Mill Elementary School serves students in grades TK-5. The school was built in 1955 and has six (6) permanent buildings consisting of Kindergarten, library, multi-use and standard classrooms. Five (5) portable classrooms that were added to the campus in 1990-2001.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Asbestos abatement
- Chemical storage facilities added/repaired/replaced at Science Lab
- Upgrade emergency communication system
- Concrete/asphalt repair or replacement

CONSTRUCTION, 2005-2008

- Fire Alarm upgrades
- Upgrade door hardware to classroom safety function locks
- Restroom Renovations
- Roofing replacement
- Classroom electrical upgrades
- Upgrade emergency lighting
- Roof rehabilitation
- Parking and drop off upgrades
- Grade and irrigate turf areas

CONSTRUCTION, 2015-2018

- Removal of asbestos tiles and mastic; replace with new flooring.
- IT Upgrades

IDENTIFIED NEEDS

Category	Identified Needs	Description
Site		
Shade	Metal Shade Structure	Install metal shade structure.
Paving	Playcourts Modernizations	Replace asphalt playcourts and assess site furnishings for replacement.
Field	Grass Playfield Modernizations	Repair and upgrade grass play areas. Upgrade irrigation for improved coverage. Assess for reconfiguration for improved program use.
Equipment	Playstructure Upgrades	Replace aging playstructures and assess relocation for improved program use.
Equipment	Fire Alarm Modernizations	Review existing fire alarm control panel for issues and upgrade as needed.
Entry	Pick-Up/Drop-Off Modernizations	Pick-Up, Drop-Off and Parking Lot Improvements.
Other	Plumbing Upgrades	Sewer main line is in need of repairs due to tree roots.
Security		
New Fence	Security Fencing	Install perimeter security fencing. If possible, create single point of entry through main office.
Lighting	Exterior Lighting Upgrades	Install new campus wide exterior lighting & parking lot lighting.
Camera	Site Security Cameras	Install campus wide security cameras.
MEP		
HVAC	HVAC Replacement	HVAC replacement (in-kind) for permanent buildings.
Electrical	Electrical Service Modernizations	Electrical service, distribution panels, and transformers. Upgrade as needed to support program use.
Plumbing	Plumbing Upgrades	Replace aging fixtures, sewer, gas and water lines.
Roof		
Roof	Roof Upgrades	Roofing Upgrades For Permanent Buildings.
Maintenance		
Interior	Flooring Replacement	Flooring replacement for permanent buildings.
Exterior	Exterior Dry Rot Repairs & Painting	Repair exterior dry rot, fascia, siding and trim and exterior painting.
Exterior	Window Modernizations	Putty missing on windows.
Exterior	Door Modernizations	Doors are rotting and termite damage, especially back doors on half the classrooms.
Facilities		
Restroom	Restroom Modernizations	Staff & student restrooms modernizations.
Restroom	Restroom Addition	Assess usage for possible additions of new restrooms, especially for special ed students.
Program		
Portable Replacement	Replace Portables With New Buildings	Replace Portables with New Classroom Building(s).
Food	Food Service Upgrades	Reconfigure and upgrade kitchen area.
TK	TK-K Expansion	New classrooms for TK-K Expansion program.
MUR	New MUR	New MUR building
Tech		
Tech	IT Modernizations	Low voltage upgrade to classrooms only.

RECOMMENDED PROJECTS

The recommended projects identified and budgeted from the site Master Plan represent a long range scope of work. These projects are expected to be phased in over time and as funding becomes available.

PHASE 1A • Group 1 • Classroom Modernization
HVAC, Roofing, Flooring, Lunch Shelter, Security Cameras

PHASE 1B • New MPR, Administration, Library & Classroom Replacement
Construction of a new MPR, admin, library, and classroom building with four (4) TK/K classrooms. Remove aging MPR, administration, library, classrooms and portable buildings.

PHASE 2 • Classroom Replacement
Construction of a new classroom building with 21 standard classrooms. Remove aging classroom and portable buildings.



COST SUMMARY

Classroom Modernization	\$5,100,000.00
MPR, Admin, Library & Classroom Replacement	\$21,376,000.00
Classroom Replacement	\$24,036,000.00
Total Estimated Cost	\$50,512,000.00*

*based on 2024 costs & does not include escalation; includes soft costs

		RECOMMENDED PROJECTS		
		Phase 1A - Group 1 - Classroom Modernization	Phase 1B - New MPR, Admin, Library & Classroom Replacement	Phase 2 - Classroom Replacement
NEEDS ADDRESSED	Playcourts Modernizations		✓	✓
	Metal Shade Structure	✓	✓	✓
	Grass Playfield Improvements		✓	✓
	Play Structure Upgrades		✓	✓
	Pick-Up/Drop-Off Modernizations		✓	✓
	Security Fencing		✓	✓
	Exterior Lighting Upgrades		✓	✓
	Security Cameras	✓	✓	✓
	HVAC	✓	✓	✓
	Roof	✓	✓	✓
	Flooring	✓	✓	✓
	Door Modernizations		✓	✓
	Exterior Dry Rot & Painting		✓	✓
	Window Replacement		✓	✓
	Restroom Modernizations		✓	✓
	Replace Portables with New Buildings		✓	✓
	Food Service Upgrades		✓	
	Electrical Service Modernizations		✓	
	Plumbing Upgrades		✓	
	Fire Alarm Modernizations		✓	
	Restroom Additions		✓	
	New MUR		✓	
	TK-K Expansion		✓	
	IT Upgrades		✓	✓

BUILDING AGE SITE PLAN



LEGEND - BLDG AGE

- BLDGS BUILT BEFORE 1960
- BLDGS BUILT BETWEEN 1960 - 1969
- BLDGS BUILT BETWEEN 1970 - 1979
- BLDGS BUILT BEFORE 1980 - 1989
- BLDGS BUILT BETWEEN 1990 - 1999
- BLDGS BUILT BETWEEN 2000 - 2009
- BLDGS BUILT AFTER 2010 - LESS THAN 14 YRS

LEGEND - MODULAR /PORTABLES BLDG AGE

- OWNED PORTABLE/MODULAR BUILDING
- LEASED PORTABLE BUILDING

EXISTING SITE PLAN



LEGEND

EXISTING BUILDINGS

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. KINDERGARTEN
- 4. MULTI-PURPOSE ROOM
- 5. LIBRARY
- 6. KINDERGARTEN PLAY AREA
- 7. CLASSROOMS
- 8. HARD COURT



- | | | | |
|---|--------------------------------|---------------------------|-----------------------------|
|  | PHASE 1 BUILDINGS | 1. MAIN ENTRANCE | 7. CLASSROOMS |
|  | PHASE 2 OUTDOOR COVERED DINING | 2. ADMINISTRATION | 8. HARD COURTS |
|  | PHASE 2 BUILDINGS | 3. KINDERGARTEN | 9. FRONT DROP-OFF / PARKING |
| | | 4. MULTI-PURPOSE ROOM | 10. GRASS PLAY AREA |
| | | 5. LIBRARY | 11. OUTDOOR COVERED DINING |
| | | 6. KINDERGARTEN PLAY AREA | |

WARM SPRINGS ELEMENTARY

FREMONT UNIFIED SCHOOL DISTRICT

WARM SPRINGS ELEMENTARY SCHOOL

47370 WARM SPRINGS BLVD., FREMONT, CA 94536

EXISTING SITE INFORMATION

Grade Levels	3-5
Site Size (acres)	12
Year Constructed	1937
Total No. Classrooms	50
Current Enrollment	638
Owned Portable Classrooms	18
Leased Portable Classrooms	0
Age of Portable Classrooms	14-34 yrs.

SITE OVERVIEW

Warm Springs Elementary School serves students in grades 3-5. The school was originally built in 1937 with one permanent building for multipurpose, administration and classrooms. In 1964-1965, three (3) permanent buildings were added and numerous modulares from 1990-2000. In 2009, a two-story classroom building was constructed. In 2016, another two-story classroom building was constructed.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Asbestos abatement
- Resurface/replace asphalt
- Chemical storage facilities added/repared/replaced at Science Lab
- Upgrade emergency communication system
- Concrete/asphalt repair or replacement
- Replace/reconfigure playground equipment

CONSTRUCTION, 2005-2008

- Fire Alarm upgrades
- Upgrade door hardware to classroom safety function locks
- Restroom Renovations
- Air condition all classroom, shop and lab spaces
- Electrical service upgrades
- Upgrade emergency lighting
- Repair moderate risk buildings
- Roof rehabilitation
- Expansion of eating areas
- Grade and irrigate turf areas

CONSTRUCTION, 2009

- New two-story classroom building

CONSTRUCTION, 2015-2019

- Removal of asbestos tiles and mastic; replace with new flooring.
- IT Upgrades
- New two-story classroom building (2016)

IDENTIFIED NEEDS

Category	Identified Needs	Description
Site		
Paving	Playcourts Modernizations	Replace asphalt playcourts and assess site furnishings for replacement.
Paving	Site Concrete Modernizations	Campus wide site concrete pathways replacement.
Field	Grass Playfield Modernizations	Repair and upgrade grass play areas. Upgrade irrigation for improved coverage. Assess for reconfiguration for improved program use.
Equipment	Playstructure Upgrades	Replace aging playstructures and assess relocation for improved program use.
Entry	Pick-Up/Drop-Off Modernizations	Pick-Up, Drop-Off and Parking Lot Improvements.
Security		
New Fence	Security Fencing	Install security fencing to create single point of entry through front office.
Lighting	Exterior Lighting Upgrades	Install new campus wide exterior lighting & parking lot lighting.
Camera	Site Security Cameras	Install campus wide security cameras.
MEP		
HVAC	HVAC Replacement	HVAC replacement (in-kind) for permanent buildings.
HVAC	Staff Lounge HVAC Install	Install new HVAC unit in staff lounge.
Electrical	Interior Lighting Upgrades	Interior lighting and lighting control upgrades.
Plumbing	Plumbing Upgrades	Replace aging fixtures, sewer, gas and water lines.
Roof		
Roof	Roof Upgrades	Roofing Upgrades For Permanent Buildings.
Maintenance		
Interior	Flooring Replacement	Flooring replacement for permanent buildings.
Exterior	Exterior Dry Rot Repairs & Painting	Repair exterior dry rot, fascia, siding and trim and exterior painting.
Exterior	Window Replacement	Window are largely inoperable and in need of replacement.
Facilities		
Restroom	Restroom Modernizations	Staff & student restrooms modernizations.
Other	New Handicap Lift	Install new handicap lift for main building.
Other	Addition of Staff Kitchen	Add kitchen to staff lounge.
Other	Assess Settling Issues	Review settling of new building.
Program		
Portable Replacement	Replace Portables With New Buildings	Replace Portables with New Classroom Building(s).
Food	Food Service Upgrades	Reconfigure and upgrade kitchen area.
MUR	New MUR	New MUR building

RECOMMENDED PROJECTS

The recommended projects identified and budgeted from the site Master Plan represent a long range scope of work. These projects are expected to be phased in over time and as funding becomes available.

PHASE 1A • Building Modernization
HVAC, Roofing, Flooring, Security Cameras

PHASE 1B • New MPR, Admin, Library and Classroom Replacement
Construction of new MPR, administration, library and four (4) classroom building. Remove aging portable buildings.

PHASE 2A • Classroom Replacement
Construction of a new classroom building with 27 standard classrooms. Remove aging classroom and portable buildings.

PHASE 2B • Building Renovation
Renovate and repurpose main Historical Building.



COST SUMMARY

Building Modernization	\$4,225,000.00
MPR, Admin, Library, & Classroom Replacement	\$19,396,000.00
Classroom Replacement	\$30,636,000.00
Building Renovation	\$4,440,000.00
Total Estimated Cost	\$58,697,000.00*
*based on 2024 costs & does not include escalation; includes soft costs	

		RECOMMENDED PROJECTS			
		Phase 1A - Building Modernization	Phase 1B - New MPR, Admin, Library and Classroom Replacement	Phase 2A - Classroom Replacement	Phase 2B - Building Renovation
NEEDS ADDRESSED	Playcourts Modernizations		✓	✓	✓
	Site Concrete Modernizations		✓	✓	✓
	Grass Playfield Improvements		✓	✓	✓
	Play Structure Upgrades		✓	✓	✓
	Pick-Up/Drop-Off Modernizations		✓		
	Security Fencing		✓	✓	✓
	Exterior Lighting Upgrades		✓	✓	✓
	Interior Lighting Upgrades		✓	✓	✓
	Security Cameras	✓	✓	✓	✓
	HVAC	✓	✓	✓	✓
	Plumbing Upgrades		✓	✓	✓
	Roof	✓	✓	✓	✓
	Flooring	✓	✓	✓	✓
	Exterior Dry Rot & Painting		✓	✓	✓
	Window Replacement		✓	✓	✓
	New Handicap Lift		✓		
	Staff Kitchen Addition		✓	✓	✓
	Remove Leased Portables		✓		
	Replace Portables with New Buildings		✓	✓	
	Staff Lounge HVAC Install		✓		
	Food Service Upgrades		✓		
	Restroom Modernizations		✓		✓
	New MUR		✓		

BUILDING AGE SITE PLAN



LEGEND - BLDG AGE

- BLDGs BUILT BEFORE 1960
- BLDGs BUILT BETWEEN 1960 - 1969
- BLDGs BUILT BETWEEN 1970 - 1979
- BLDGs BUILT BEFORE 1980 - 1989
- BLDGs BUILT BETWEEN 1990 - 1999
- BLDGs BUILT BETWEEN 2000 - 2009
- BLDGs BUILT AFTER 2010 - LESS THAN 14 YRS

LEGEND - MODULAR /PORTABLES BLDG AGE

- OWNED PORTABLE/MODULAR BUILDING
- LEASED PORTABLE BUILDING

EXISTING SITE PLAN



LEGEND



EXISTING BUILDINGS

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. MULTIPURPOSE ROOM
- 4. LIBRARY
- 5. CLASSROOMS
- 6. HARD COURT

PROPOSED SITE PLAN



LEGEND

- PHASE 1 BUILDINGS
- PHASE 2 OUTDOOR COVERED DINING
- PHASE 2 BUILDINGS
- EXISTING BUILDINGS

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. MULTIPURPOSE ROOM
- 4. LIBRARY
- 5. CLASSROOMS
- 6. HARD COURT

- 7. FRONT DROP-OFF/PARKING
- 8. OUTDOOR COVERED DINING
- 9. STAFF PARKING LOT

WARWICK ELEMENTARY

FREMONT UNIFIED SCHOOL DISTRICT

WARWICK ELEMENTARY SCHOOL

3375 WARWICK RD., FREMONT, CA 94555

EXISTING SITE INFORMATION

Grade Levels	TK-5
Site Size (acres)	10
Year Constructed	1978
Total No. Classrooms	38
Current Enrollment	732
Owned Portable Classrooms	17
Leased Portable Classrooms	0
Age of Portable Classrooms	22-35 yrs.

SITE OVERVIEW

Warwick Elementary School serves students in grades TK-5. The campus has six (6) permanent and 17 modular classroom buildings. The campus was built in 1978, during which three (3) permanent buildings were constructed. Several modulars and permanent buildings were added during the period 1988-2001. Between 2016-2018, the site received flooring and technology upgrades.

PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

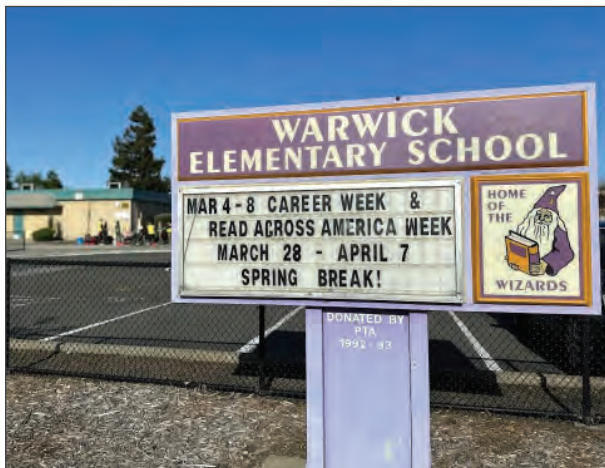
- Fire Alarm upgrades
- Chemical storage facilities added/repared/replaced at Science Lab
- Upgrade emergency communication system
- Grade and irrigate turf areas

CONSTRUCTION, 2005-2008

- Resurface/replace asphalt
- Upgrade door hardware to classroom safety function locks
- Restroom Renovations
- Roofing replacement
- Upgrade emergency lighting
- Parking and drop off upgrades
- Concrete/asphalt repair or replacement

CONSTRUCTION, 2016-2018

- Removal of asbestos tiles and mastic; replace with new flooring
- IT Upgrades



IDENTIFIED NEEDS

Category	Identified Needs	Description
Site		
Shade	Metal Shade Structure	Install metal roof shade structure.
Paving	Playcourts Modernizations	Replace asphalt playcourts and assess site furnishing for replacement.
Field	Grass Playfield Modernizations	Repair and upgrade grass play areas. Upgrade irrigation for improved coverage. Assess for reconfiguration for improved program use.
Equipment	Playstructure Upgrades	Replace aging playstructures and assess relocation for improved program use.
Entry	Pick-Up/Drop-off Modernizations	Pick-up, drop-off and parking lot improvements
Maintenance		
Interior	Flooring Replacement	Flooring replacement for permanent buildings.
Interior	Replace Ceiling Tiles	Repair/replace broken and damaged ceiling tiles
Exterior	Exterior Dry Rot Repairs & Painting	Repair exterior dry rot, fascia, siding, and trim and exterior painting
Security		
New Fence	Security Fencing	Install perimeter security fencing. If possible, create single point of entry through main office
Lighting	Exterior Lighting Upgrades	Install new campus exterior lighting and parking lot lighting.
Cameras	Site Security Cameras	Install campus wide security cameras.
MEP		
Electrical	Electrical Service Modernizations	Electrical service, distribution panels, and transformers. Upgrade as needed to support program use. We still have capacity issue where the breaker will trip.
Electrical	Classroom Electrical Upgrades	Add/upgrade electrical outlets to all classrooms.
HVAC	HVAC Replacement	HVAC replacement (in-kind) for permanent buildings.
Plumbing	Plumbing Upgrades	Replace aging fixtures, sewer, gas and water lines.
Program		
Portable Replacement	Replace Portables with New Buildings	Replace aging portables with new classroom building(s)
Food	Food Service Upgrades	Reconfigure and upgrade kitchen area.
Library/Comp	Library Modernizations	Staff/library building are dated and in need to upgrades
TK	TK-K Expansion	New classrooms for TK-K expansion program.
Facility		
Restroom	Restroom Modernizations	Staff and students restrooms modernizations.
Roof		
Roof	Roof Upgrades	Roofing replacement for permanent buildings.
Tech		
Tech	New Digital Marquee	Existing marquee is a backlit letterboard sign. Install new digital marquee.

RECOMMENDED PROJECTS

The recommended projects identified and budgeted from the site Master Plan represent a long range scope of work. These projects are expected to be phased in over time and as funding becomes available.

PHASE 1A • Group 2 • Classroom Modernization

HVAC, Roofing, Flooring, Lunch Shelter, Security Cameras

PHASE 1B • New TK/K Classroom Building

Construction of a new classroom building with seven (7) TK/K classrooms. Remove aging classrooms buildings. Relocate library and staff lounge to older kindergarten rooms.

PHASE 2 • New Classroom Building

Construction of a new classroom building with 22 standard classrooms. Remove aging classroom and portable buildings.



COST SUMMARY

Classroom Modernization	\$5,018,701.00
TK/K Classroom Building	\$12,565,000.00
New Classroom Building	\$25,136,000.00
Total Estimated Cost	\$42,719,701.00*
*based on 2024 costs & does not include escalation; includes soft costs	

		RECOMMENDED PROJECTS		
		Phase 1A - Group 2 - Classroom Modernization	Phase 1B - New TK/K Classroom Building	Phase 2 - New Classroom Building
NEEDS ADDRESSED	Metal Shade Structure	✓		
	Playcourts Modernizations		✓	✓
	Grass Playfield Improvements			✓
	Play Structure Upgrades		✓	✓
	Asphalt Parking Lot Improvements			✓
	Security Fencing		✓	✓
	Security Cameras	✓	✓	✓
	Exterior Lighting Upgrades		✓	✓
	HVAC	✓		✓
	Roof	✓		✓
	Flooring	✓	✓	✓
	Restroom Modernizations		✓	✓
	Food Service Upgrades			
	New Digital Marquee			✓
	Exterior Dry Rot & Painting		✓	✓
	Replace Portables with New Buildings		✓	✓
	Library Modernizations			✓
	Electrical Service Modernizations			✓
	Plumbing Upgrades		✓	✓
	Replace Ceiling Tiles		✓	✓
	Classroom Electrical Upgrades		✓	✓
	New MUR			✓
	TK-K Expansion		✓	

BUILDING AGE SITE PLAN



LEGEND - BLDG AGE

- BLDGS BUILT BEFORE 1960
- BLDGS BUILT BETWEEN 1960 - 1969
- BLDGS BUILT BETWEEN 1970 - 1979
- BLDGS BUILT BEFORE 1980 - 1989
- BLDGS BUILT BETWEEN 1990 - 1999
- BLDGS BUILT BETWEEN 2000 - 2009
- BLDGS BUILT AFTER 2010 - LESS THAN 14 YRS

LEGEND - MODULAR /PORTABLES BLDG AGE

- OWNED PORTABLE/MODULAR BUILDING
- LEASED PORTABLE BUILDING

EXISTING SITE PLAN



LEGEND

 EXISTING BUILDINGS

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. KINDERGARTEN
- 4. MULTI-PURPOSE ROOM
- 5. LIBRARY
- 6. KINDERGARTEN PLAY AREA
- 7. CLASSROOMS
- 8. HARD COURT
- 9. FRONT DROP-OFF / PARKING
- 10. OUTDOOR COVERED DINING

PROPOSED SITE PLAN



LEGEND

- PHASE 1A BUILDINGS
- PHASE 1B MODERNIZATION
- PHASE 1 OUTDOOR COVERED DINING
- PHASE 2 BUILDING
- EXISTING BUILDINGS

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. KINDERGARTEN
- 4. MULTI-PURPOSE ROOM
- 5. LIBRARY
- 6. KINDERGARTEN PLAY AREA

- 7. CLASSROOMS
- 8. HARD COURTS
- 9. FRONT DROP-OFF / PARKING
- 10. OUTDOOR COVERED DINING

WEIBEL ELEMENTARY

FREMONT UNIFIED SCHOOL DISTRICT

WEIBEL ELEMENTARY SCHOOL

45135 SOUTH GRIMMER BLVD., FREMONT, CA 94539

EXISTING SITE INFORMATION

Grade Levels	K-5
Site Size (acres)	9
Year Constructed	1985
Total No. Classrooms	33
Current Enrollment	397
Owned Portable Classrooms	33
Leased Portable Classrooms	0
Age of Portable Classrooms	26-36 yrs.

SITE OVERVIEW

Weibel Elementary School houses students in grades K-5. The campus was built in 1985 and has 17 buildings that are used for administrative, multi-use and instructional purposes. The only permanent structure is the MPR. Some portable classrooms were added in 1987 and the rest of them were added intermittently through 1990-1997.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Asbestos abatement
- Fire Alarm upgrades
- Roofing replacement
- Chemical storage facilities added/repared/replaced at Science Lab
- Emergency communication system upgrade to reliably access 911
- Replace/reconfigure playground equipment

CONSTRUCTION, 2005-2008

- Resurface/replace asphalt
- Upgrade door hardware to classroom safety function locks
- Restroom Renovations
- Replace inefficient heating and air conditioning systems
- Upgrade emergency lighting
- Install exterior lighting
- Parking and drop off upgrades
- Grade and irrigate turf areas
- Concrete/asphalt repair or replacement

CONSTRUCTION, 2015-2019

- IT Upgrades

IDENTIFIED NEEDS

Category	Identified Needs	Description
Site		
Shade	Metal Shade Structure	Install metal roof shade structure
Paving	Playcourts Modernizations	Replace asphalt playcourts and assess site furnishings for replacement.
Field	Grass Playfield Modernizations	Repair and upgrade grass play areas. Upgrade irrigation for improved coverage. Assess for reconfiguration for improved program use.
Equipment	Playstructure Upgrades	Replace aging playstructures and assess relocation for improved program use.
Entry	Pick-Up/Drop-Off Modernizations	Pick-Up, Drop-Off and Parking Lot Improvements.
Security		
New Fence	Security Fencing	Install perimeter security fencing. If possible, create single point of entry through main office.
Camera	Site Security Cameras	Install campus wide security cameras.
MEP		
HVAC	HVAC Replacement	HVAC replacement (in-kind) for permanent buildings.
Roof		
Roof	Roof Upgrades	Roofing Upgrades For Permanent Buildings.
Maintenance		
Interior	Flooring Replacement	Flooring replacement for permanent buildings.
Exterior	Exterior Dry Rot Repairs & Painting	Repair exterior dry rot, fascia, siding and trim and exterior painting.
Facilities		
Restroom	Restroom Modernizations	Staff & student restrooms modernizations.
Program		
Food	Food Service Upgrades	Reconfigure and upgrade kitchen area.
Tech		
Tech	New Digital Marquee	Existing marquee is a backlit letterboard sign. Install new digital marquee.

RECOMMENDED PROJECTS

The recommended projects identified and budgeted from the site Master Plan represent a long range scope of work. These projects are expected to be phased in over time and as funding becomes available.

PHASE 1A • Building Modernization

HVAC, Roofing, Flooring, Lunch Shelter, Security Cameras

PHASE 1B • New MPR, Admin, Library and Classroom Replacement

Construction of a new MPR, administration, library and classroom building with two (2) TK/K classrooms and six (6) standard classrooms. Remove aging MPR, administration, library, classroom and portable buildings.

PHASE 2 • Classroom Replacement

Construction of a new classroom building with 31 standard classrooms. Remove aging classroom and portable buildings.



COST SUMMARY

Building Modernization	\$4,225,000.000
MPR, Admin, Library, & Classroom Replacement	\$24,786,000.00
Classroom Replacement	\$29,372,000.00
Total Estimated Cost	\$58,383,000.00*

*based on 2024 costs & does not include escalation; includes soft costs

		RECOMMENDED PROJECTS		
		Phase 1A - Building Modernization	Phase 1B - New MPR, Admin, Library and Classroom Replacement	Phase 2 - Classroom Replacement
NEEDS ADDRESSED	Metal Shade Structure	✓		
	Playcourts Modernizations		✓	✓
	Grass Playfield Improvements		✓	✓
	Play Structure Upgrades		✓	✓
	Pick-Up/Drop-Off Modernizations		✓	✓
	Security Fencing		✓	✓
	Security Cameras	✓	✓	✓
	HVAC	✓	✓	✓
	Roof	✓	✓	✓
	Flooring	✓	✓	✓
	Exterior Dry Rot & Painting		✓	✓
	Restroom Modernizations		✓	✓
	Food Service Upgrades		✓	
	New Digital Marquee		✓	✓
	Replace Portables with New Buildings		✓	✓
	Door Modernizations		✓	✓

BUILDING AGE SITE PLAN



LEGEND - BLDG AGE

- BLDGS BUILT BEFORE 1960
- BLDGS BUILT BETWEEN 1960 - 1969
- BLDGS BUILT BETWEEN 1970 - 1979
- BLDGS BUILT BEFORE 1980 - 1989
- BLDGS BUILT BETWEEN 1990 - 1999
- BLDGS BUILT BETWEEN 2000 - 2009
- BLDGS BUILT AFTER 2010 - LESS THAN 14 YRS

LEGEND - MODULAR /PORTABLES BLDG AGE

- OWNED PORTABLE/MODULAR BUILDING
- LEASED PORTABLE BUILDING

EXISTING SITE PLAN



LEGEND

EXISTING BUILDINGS

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. KINDERGARTEN
- 4. MULTI-PURPOSE ROOM
- 5. LIBRARY
- 6. KINDERGARTEN PLAY AREA
- 7. CLASSROOMS
- 8. HARD COURT
- 9. FRONT DROP-OFF / PARKING
- 10. GRASS PLAY AREA

PROPOSED SITE PLAN



LEGEND

- PHASE 1 BUILDINGS
- PHASE 2 OUTDOOR COVERED DINING
- PHASE 2 BUILDINGS

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. KINDERGARTEN
- 4. MULTI-PURPOSE ROOM
- 5. LIBRARY
- 6. KINDERGARTEN PLAY AREA

- 7. CLASSROOMS
- 8. HARD COURTS
- 9. FRONT DROP-OFF / PARKING LOT
- 10. GRASS PLAY AREA
- 11. OUTDOOR COVERED DINING

CENTERVILLE MIDDLE SCHOOL

FREMONT UNIFIED SCHOOL DISTRICT

CENTERVILLE MIDDLE SCHOOL

37720 FREMONT BLVD., FREMONT, CA 94536

EXISTING SITE INFORMATION

Grade Levels	6-8
Site Size (acres)	17
Year Constructed	1955
Total No. Classrooms	59
Current Enrollment	1451
Owned Portable Classrooms	9
Leased Portable Classrooms	0
Age of Portable Classrooms	19-31 yrs.

SITE OVERVIEW

Centerville Middle School serves students in grades 6-8. The school has no remaining buildings that are original to the campus from the 1930s. The existing buildings were added in 1955, 1986, 1994 and 2007. In 2023, the Middle School Conversion project, which was part of the Measure E Bond program, was completed adding a new building and modernization of existing classroom buildings, and sixth grade was introduced.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Asbestos abatement
- Building repairs
- Parking and drop off upgrades
- Concrete/asphalt repair or replacement
- Chemical storage facilities added/repaired/replaced at Science Lab; eye wash and shower units added/repaired/replaced; Fume hoods and ducting added/repaired/replaced
- Upgrade emergency communication system

CONSTRUCTION, 2005-2008

- Fire Alarm upgrades
- Upgrade door hardware to classroom safety function locks
- Restroom renovations
- Roofing replacement
- Upgrade emergency lighting
- Repair moderate risk buildings
- Roof rehabilitation
- Grade and irrigate turf areas

CONSTRUCTION, 2023

- New two-story classroom and admin building
- Modernization to existing classroom buildings
- Fire alarm upgrades
- IT upgrades
- New exterior painting
- Site work, landscaping, planting & paving
- ADA upgrades
- New metal shade structure

IDENTIFIED NEEDS

Category	Identified Needs	Description
Site		
Entry	Parking Lot Modernizations	Repair or replace damaged asphalt surfaces in staff parking lot.
Security		
Cameras	Site Security Cameras	Install campus wide security cameras.
Roof		
Roof	Roof Upgrades	Roofing upgrades for permanent buildings.
Maintenance		
Interior	Flooring Replacement	Flooring replacement for permanent buildings.
Program		
Food	Food Service Upgrades	Reconfigure and upgrade kitchen area.
Portable Replacement	Replace Portables with New Buildings	Replace portables with new classroom building(s).

RECOMMENDED PROJECTS

The recommended projects identified and budgeted from the site Master Plan represent a long range scope of work. These projects are expected to be phased in over time and as funding becomes available.

PHASE 1 • Asphalt Improvements

Asphalt improvements in staff parking lot.

PHASE 2 • Building Modernization

Roofing, flooring, security cameras, reconfigure kitchen and serving line.

PHASE 3 • Classroom Replacement

Construction of a new classroom building with four (4) classrooms. Remove aging portables.



COST SUMMARY

Asphalt Improvements	\$721,000.00
Building Modernization	\$6,153,940.00
Building Replacement	\$5,672,940.00
Total Estimated Cost	\$12,547,880.00*

*based on 2024 costs & does not include escalation; includes soft costs

		RECOMMENDED PROJECTS		
		Phase 1 - Asphalt Improvements	Phase 2 - Building Modernization	Phase 3 - Classroom Replacement
NEEDS ADDRESSED	Parking Lot Asphalt Improvements	✓		
	Security Cameras		✓	✓
	Roof Upgrades		✓	✓
	Floor Replacement		✓	✓
	Food Service Upgrades		✓	
	Replace Portables with New Buildings			✓

BUILDING AGE SITE PLAN



LEGEND - BLDG AGE

- BLDGs BUILT BEFORE 1960
- BLDGs BUILT BETWEEN 1960 - 1969
- BLDGs BUILT BETWEEN 1970 - 1979
- BLDGs BUILT BEFORE 1980 - 1989
- BLDGs BUILT BETWEEN 1990 - 1999
- BLDGs BUILT BETWEEN 2000 - 2009
- BLDGs BUILT AFTER 2010 - LESS THAN 14 YRS

LEGEND - MODULAR /PORTABLES BLDG AGE

- OWNED PORTABLE/MODULAR BUILDING
- LEASED PORTABLE BUILDING

EXISTING SITE PLAN



LEGEND



EXISTING BUILDINGS

- | | |
|----------------------|-----------------------|
| 1. MAIN ENTRANCE | 7. SCIENCE / LABS |
| 2. ADMINISTRATION | 8. COMPUTER LABS |
| 3. CLASSROOMS | 9. PARKING / DROP-OFF |
| 4. LIBRARY | 10. PARKING LOT |
| 5. MULTIPURPOSE ROOM | 11. HARD COURT |
| 6. PE CLASSROOMS | 12. GRASS PLAY AREA |



7. SCIENCE / LABS
8. COMPUTER LAB
9. PARKING / DROP OFF
10. PARKING LOT
11. HARDCOURT
12. GRASS PLAY FIELDS

HOPKINS MIDDLE SCHOOL

FREMONT UNIFIED SCHOOL DISTRICT

HOPKINS MIDDLE SCHOOL

600 DRISCOLL ROAD., FREMONT, CA 94539

EXISTING SITE INFORMATION

Grade Levels	6-8
Site Size (acres)	24
Year Constructed	1962
Total No. Classrooms	50
Current Enrollment	1417
Owned Portable Classrooms	7
Leased Portable Classrooms	0
Age of Portable Classrooms	25-26 yrs.

SITE OVERVIEW

Hopkins Middle School serves students in grades 6-8. There are portable buildings that are used for a variety of instructional purposes including science, special education, language and math. Most of the permanent buildings were built in 1962 and more were added in 1965-66 for administrative, gymnasium, theater and some instructional purposes. In 2023, the Middle School Conversion project, which was part of the Measure E Bond program, was completed adding two (2) new buildings and sixth grade was introduced.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Asbestos abatement
- Fire Alarm upgrades
- Resurface/replace asphalt
- Upgrade door hardware to classroom safety function locks
- Restroom renovations
- Replace inefficient louvered windows
- Roofing replacement
- Upgrade ventilation
- Classroom Electrical Upgrades
- Electrical service upgrades
- Upgrade emergency lighting
- Repair moderate risk buildings
- Building repairs
- Chemical storage facilities added/repared/replaced at Science Lab; eye wash and shower units added/repared/replaced; fume hood and ducting added/repared/replaced
- Upgrade emergency communication system
- Concrete/asphalt repair or replacement

CONSTRUCTION, 2005-2008

- Mold or dry rot abatement
- Expansion of eating areas

CONSTRUCTION, 2023

- Parking lot improvements
- Modernization of existing buildings
- New two-story classroom
- Admin Office Reconfiguration
- New MPR & Kitchen
- IT Upgrades
- Lighting upgrades
- Exterior Painting
- Roof upgrades
- MEP Upgrades

IDENTIFIED NEEDS

Category	Identified Needs	Description
Site		
Paving	Playcourts Modernizations	Replace asphalt playgrounds and assess site furnishings for replacement.
Field	Grass Playfield Modernizations	Repair and upgrade turf play areas and assess for reconfiguration for improved program use.
Security		
New Fence	Security Fencing	Install security fencing in the rear of the campus to complete perimeter fencing.
Cameras	Site Security Cameras	Install campus wide security cameras.
Roof		
Roof	Roof Upgrades	Roofing upgrades for permanent buildings.
Program		
Portable Replacement	Replace Portables with New Buildings	Replace portables with new classroom building(s).

RECOMMENDED PROJECTS

The recommended projects identified and budgeted from the site Master Plan represent a long range scope of work. These projects are expected to be phased in over time and as funding becomes available.

PHASE 1A • Playfield and Asphalt Improvements

Replace asphalt surfacing, repair grass fields, and install security fencing at rear of campus.

PHASE 1B • Portables Replacement

Remove portables and replace with new classroom building with six (6) standard classrooms, and install campus wide security cameras.

PHASE 2 • Roofing Upgrades

Campus wide roofing upgrades.



COST SUMMARY

Playfield & Asphalt Improvements	\$6,989,840.00
Portables Replacement	\$7,199,140.00
Roofing Upgrades	\$3,133,390.00
Total Estimated Cost	\$17,322,370.00*
*based on 2024 costs & does not include escalation; includes soft costs	

		RECOMMENDED PROJECTS		
		Phase 1A - Playfield & Asphalt Improvements	Phase 1B - Portables Replacement	Phase 2- Roofing Upgrades
NEEDS ADDRESSED	Playcourts Modernization	✓		
	Grass Playfield Modernization	✓		
	Security Fencing		✓	
	Security Cameras		✓	
	Roof		✓	✓
	Replace Portables with New Buildings		✓	

BUILDING AGE SITE PLAN



LEGEND - BLDG AGE

- BLDGs BUILT BEFORE 1960
- BLDGs BUILT BETWEEN 1960 - 1969
- BLDGs BUILT BETWEEN 1970 - 1979
- BLDGs BUILT BEFORE 1980 - 1989
- BLDGs BUILT BETWEEN 1990 - 1999
- BLDGs BUILT BETWEEN 2000 - 2009
- BLDGs BUILT AFTER 2010 - LESS THAN 14 YRS

LEGEND - MODULAR /PORTABLES BLDG AGE

- OWNED PORTABLE/MODULAR BUILDING
- LEASED PORTABLE BUILDING

EXISTING SITE PLAN



LEGEND

 EXISTING BUILDINGS

- | | |
|----------------------|-----------------------|
| 1. MAIN ENTRANCE | 7. LOCKER ROOMS |
| 2. ADMINISTRATION | 8. SCIENCE / LABS |
| 3. CLASSROOMS | 9. PARKING / DROP-OFF |
| 4. LIBRARY | 10. HARD COURT |
| 5. MULTIPURPOSE ROOM | 11. GRASS PLAY FIELDS |
| 6. GYMNASIUM | |

PROPOSED SITE PLAN



LEGEND

- NEW CLASSROOM BUILDING TO REPLACE PORTABLES
- EXISTING BUILDINGS

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. KINDERGARTEN
- 4. MULTI-PURPOSE ROOM
- 5. LIBRARY
- 6. KINDERGARTEN PLAY AREA

- 7. CLASSROOMS
- 8. HARD COURTS
- 9. OUTDOOR COVERED DINING
- 10. DROP-OFF / PARKING
- 11. GRASS PLAY AREA

HORNER MIDDLE SCHOOL

FREMONT UNIFIED SCHOOL DISTRICT

HORNER MIDDLE SCHOOL

4350 IRVINGTON AVE., FREMONT, CA 94538

EXISTING SITE INFORMATION

Grade Levels	6-8
Site Size (acres)	18
Year Constructed	2021
Total No. Classrooms	60
Current Enrollment	1585
Owned Portable Classrooms	9
Leased Portable Classrooms	8
Age of Portable Classrooms	24-33 yrs.

SITE OVERVIEW

Horner Middle School has a student enrollment of grades 6-8. The existing campus was demolished and rebuilt as part of the Middle School Conversion project. It was completed in 2021, as part of the Measure E Bond program, adding four (4) new permanent buildings for administration, instructional, library, multi-use, and gymnasium uses. Sixth grade was also introduced upon project completion.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Asbestos abatement
- Resurface/replace asphalt
- Chemical storage facilities added/repared/replaced at Science Lab; eye wash and shower units added/repared/replaced; fume hoods and ducting added/repared/replaced
- Expansion of eating areas
- Upgrade emergency communication system
- Parking and drop off upgrades

CONSTRUCTION, 2005-2008

- Upgrade door hardware to classroom safety function locks
- Restroom Renovations
- Air condition all classroom, shop and lab spaces
- Upgrade emergency lighting
- Repair moderate risk buildings
- Roof rehabilitation
- Grade and irrigation turf areas as needed
- Concrete/asphalt repair or replacement

CONSTRUCTION, 2021

- New two-story admin, classroom, science building
- New two-story library and classroom building
- New MPR and kitchen
- New locker rooms
- New fields
- New playcourts

IDENTIFIED NEEDS

Category	Identified Needs	Description
Site		
Shade	Metal Shade Structure	Install metal shade structure.
Security		
Cameras	Site Security Cameras	Install campus wide security cameras.
Other	Security Fencing	Allowance for new gates at security fencing.
Roof		
Roof	Roof Upgrades	Replace old gym shingle roofing.
Maintenance		
Exterior	New Interior Wall Protections	Install FRL or other resilient paneling system along corridor wall and corner guards to protect walls from damage.
Program		
Other	IT Modernizations	Install projector screen in MPR.
Other	MPR Modernizations	Install basketball hoops along sides of MPR.
Portable Replacement	Replace Portables with New Buildings	Replace portables with new classroom building(s).
Other	Build New Electives Building	Remove leased portables from site. Assess usage and install new classroom building.
Facilities		
Other	Drama Room Modernizations	Install new stage curtains.

RECOMMENDED PROJECTS

The recommended projects identified and budgeted from the site Master Plan represent a long range scope of work. These projects are expected to be phased in over time and as funding becomes available.

PHASE 1A • Building Modernization

Install projector, screen, stage curtains and basketball hoops in new gym, shade structure and roofing on old gym.

PHASE 1B • Portables Replacement

Remove portables and replace with new classroom building with 17 standard classrooms.

PHASE 2 • Campus Modernization

Install security cameras and fencing around the campus and wall protection in the main corridors.

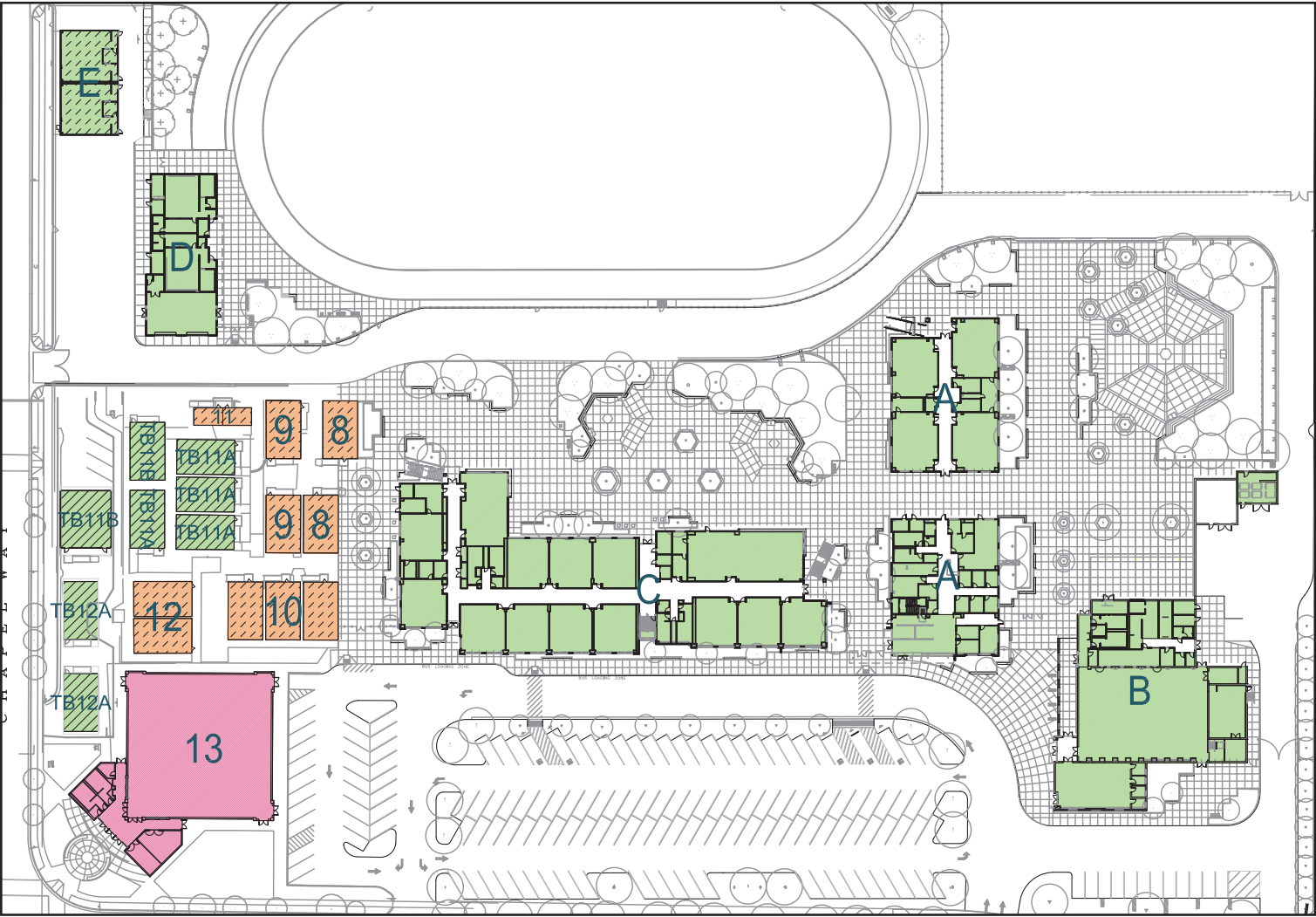


COST SUMMARY

Building Modernization	\$709,150.00
Portables Replacement	\$24,641,500.00
Campus Modernization	\$387,660.00
Total Estimated Cost	\$25,738,310.00*
*based on 2024 costs & does not include escalation; includes soft costs	

		RECOMMENDED PROJECTS		
		Phase 1A - Building Modernization	Phase 1B - Portables Replacement	Phase 2 - Campus Modernization
NEEDS ADDRESSED	Metal Shade Structure	✓		✓
	Security Cameras	✓	✓	✓
	Security Fencing		✓	✓
	Roof	✓	✓	✓
	Interior Wall Protection		✓	✓
	Project Screen in MPR	✓		
	Basketball hoops in MPR	✓		
	New Stage Curtains	✓		
	Replace Portables with New Buildings		✓	
	New Electives Building		✓	

BUILDING AGE SITE PLAN



LEGEND - BLDG AGE

- BLDGS BUILT BEFORE 1960
- BLDGS BUILT BETWEEN 1960 - 1969
- BLDGS BUILT BETWEEN 1970 - 1979
- BLDGS BUILT BEFORE 1980 - 1989
- BLDGS BUILT BETWEEN 1990 - 1999
- BLDGS BUILT BETWEEN 2000 - 2009
- BLDGS BUILT AFTER 2010 - LESS THAN 14 YRS

LEGEND - MODULAR /PORTABLES BLDG AGE

- OWNED PORTABLE/MODULAR BUILDING
- LEASED PORTABLE BUILDING

EXISTING SITE PLAN



LEGEND

EXISTING BUILDINGS

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. CLASSROOMS
- 4. LIBRARY
- 5. MULTIPURPOSE ROOM
- 6. GYMNASIUM
- 7. LOCKER ROOMS
- 8. SCIENCE / LABS
- 9. PE CLASSROOM
- 10. PARKING / DROP-OFF
- 11. HARD COURT
- 12. GRASS PLAY FIELDS

PROPOSED SITE PLAN



LEGEND

- PHASE 1 BUILDINGS
- EXISTING BUILDINGS
- EXISTING TWO STORY BUILDING

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. CLASSROOMS
- 4. LIBRARY
- 5. MULTIPURPOSE ROOM
- 6. GYMNASIUM
- 7. LOCKER ROOMS
- 8. SCIENCE / LABS
- 9. PE CLASSROOM
- 10. PARKING / DROP OFF
- 11. HARD COURT
- 12. GRASS PLAY FIELDS

THORNTON MIDDLE SCHOOL

FREMONT UNIFIED SCHOOL DISTRICT

THORNTON MIDDLE SCHOOL

4357 THORNTON AVE., FREMONT, CA 94536

EXISTING SITE INFORMATION

Grade Levels	6-8
Site Size (acres)	17
Year Constructed	1963
Total No. Classrooms	70
Current Enrollment	1854
Owned Portable Classrooms	14
Leased Portable Classrooms	9
Age of Portable Classrooms	20-34 yrs.

SITE OVERVIEW

Thornton Middle School serves students enrolled in graded 6-8. The school was originally built in 1963. Nine permanent were added in 1963-1964 and were used for administrative, multi-use, locker, library and instruction purposes. Additional portable classroom buildings were added in 1990-2004, and a new gym was added in 2007. In 2023, the Middle School Conversion project, which was part of the Measure E Bond program, was completed adding two (2) classroom buildings and sixth grade was introduced.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Asbestos abatement
- Fire Alarm upgrades
- Resurface/replace asphalt
- Upgrade door hardware to classroom safety function locks
- Restroom Renovations
- Roofing replacement
- Mold or dry rot abatement
- Upgrade emergency lighting
- Building repairs
- Chemical storage facilities added/repared/replaced at Science Lab; eye wash and shower unites added/repared/replaced; fume hoods and ducting added/repared/replaced
- Upgrade emergency communication system
- Construction expanded student dining facilities

CONSTRUCTION, 2005-2008

- Roof rehabilitation
- Parking and drop off upgrades
- Grade and irrigate turf areas
- Concrete/asphalt repair or replacement

CONSTRUCTION, 2023

- New two-story classroom building
- New two-story admin & library building
- Modernization of all existing buildings
- Campus wide HVAC upgrades
- New site parking & courtyards
- New track & field
- New asphalt hardcourts

IDENTIFIED NEEDS

Category	Identified Needs	Description
Security		
Cameras	Security Cameras	Install campus wide security cameras.
Fencing	Security Fencing	Install security fencing throughout campus to complete perimeter fencing.
Program		
Food	Food Service Upgrades	Reconfigure and upgrade kitchen area.
Portable Replacement	Replace Portables with New Buildings	Replace portables with new classroom building(s).
MUR	New MUR	New MUR Building

RECOMMENDED PROJECTS

The recommended projects identified and budgeted from the site Master Plan represent a long range scope of work. These projects are expected to be phased in over time and as funding becomes available.

PHASE 1 • Portables Replacement

Remove portables and replace with new classroom building with 23 standard classrooms.

PHASE 2 • New MPR Building

Remove old small MPR building and construct new MPR building.

PHASE 3 • Campus Wide Security Upgrades

Install campus wide security cameras and perimeter fencing.



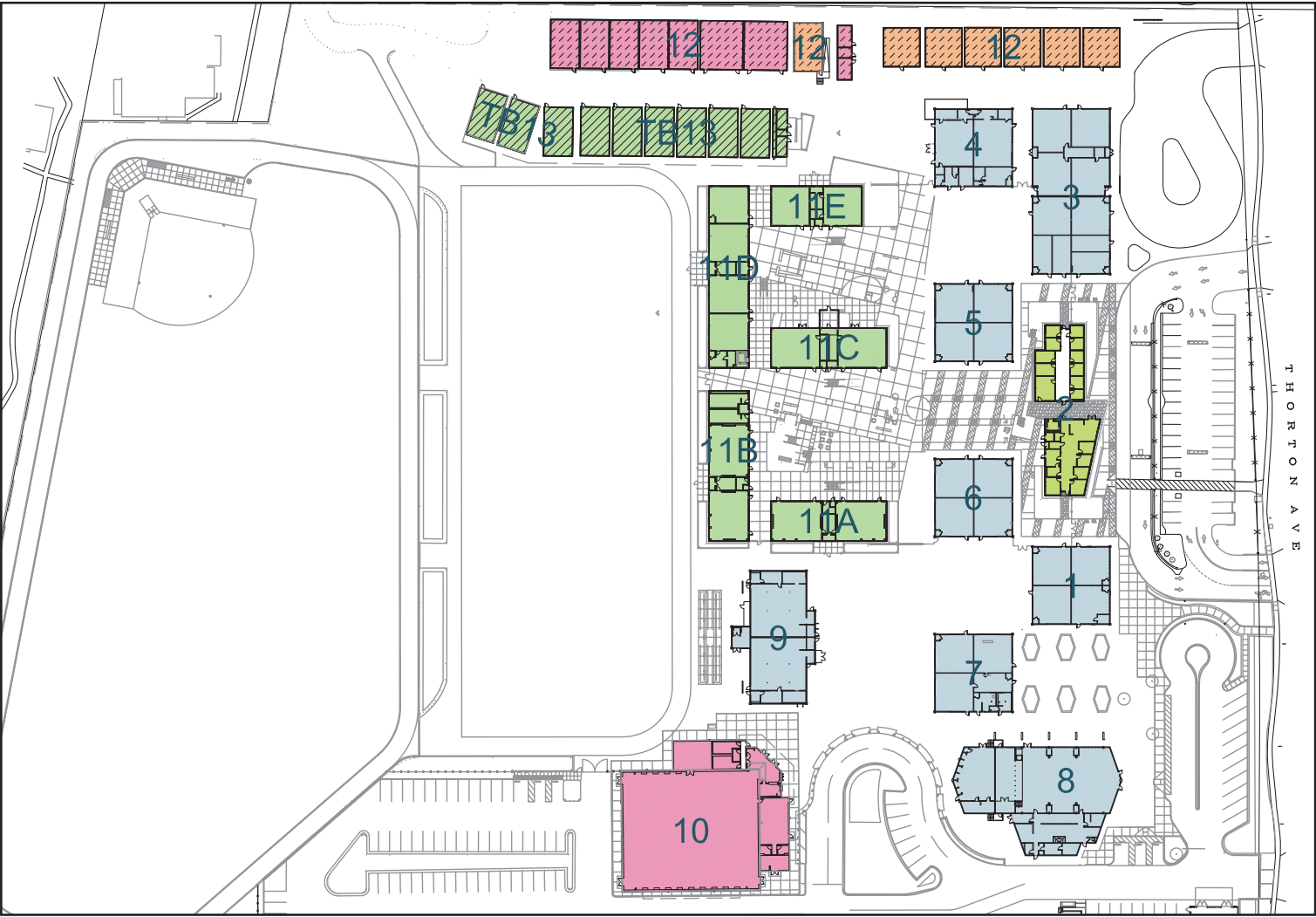
COST SUMMARY

Portables Replacement	\$30,603,170.00
MPR Building	\$11,396,450.00
Security Upgrades	\$645,190.00
Total Estimated Cost	\$42,644,810.00*

*based on 2024 costs & does not include escalation; includes soft costs

		RECOMMENDED PROJECTS		
		Phase 1 - Portable Replacement	Phase 2- New MPR Building	Phase 3 - Campus Wide Security Upgrades
NEEDS ADDRESSED	Security Cameras	✓	✓	✓
	Security Fencing	✓	✓	✓
	Food Service Upgrades		✓	
	Replace Portables with New Buildings	✓		
	New MUR		✓	

BUILDING AGE SITE PLAN



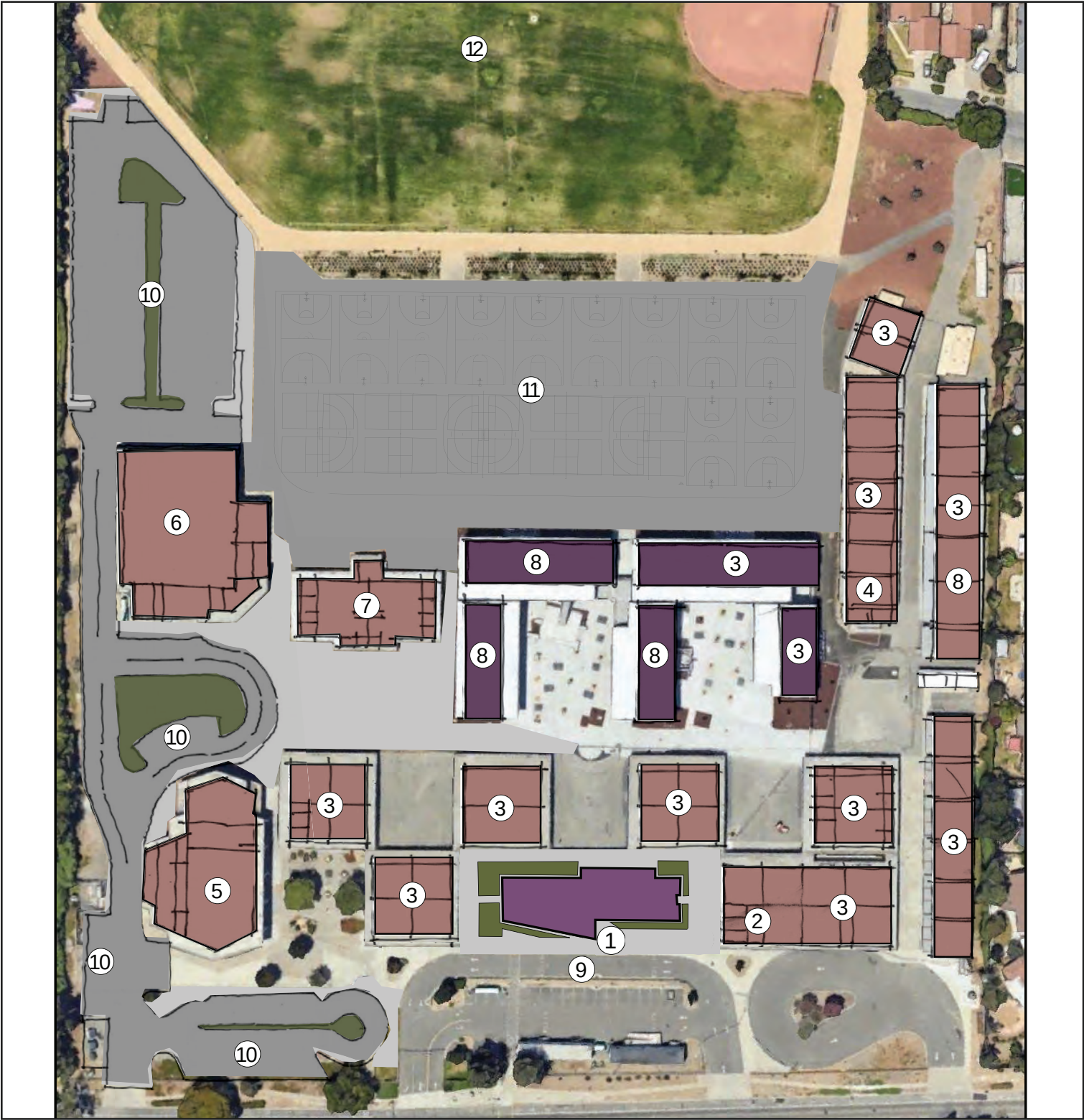
LEGEND - BLDG AGE

- BLDGS BUILT BEFORE 1960
- BLDGS BUILT BETWEEN 1960 - 1969
- BLDGS BUILT BETWEEN 1970 - 1979
- BLDGS BUILT BEFORE 1980 - 1989
- BLDGS BUILT BETWEEN 1990 - 1999
- BLDGS BUILT BETWEEN 2000 - 2009
- BLDGS BUILT AFTER 2010 - LESS THAN 14 YRS

LEGEND - MODULAR /PORTABLES BLDG AGE

- OWNED PORTABLE/MODULAR BUILDING
- LEASED PORTABLE BUILDING

EXISTING SITE PLAN

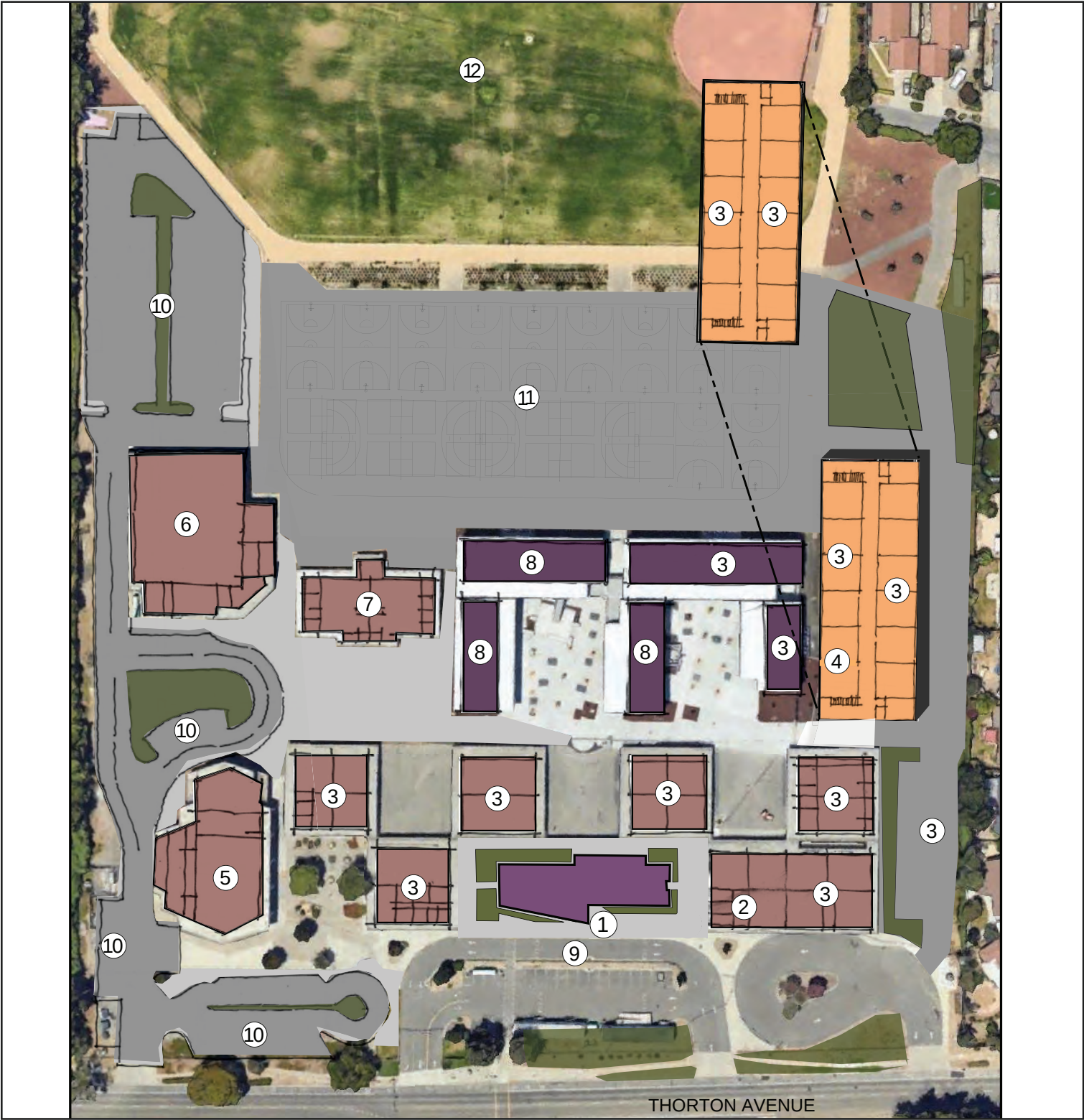


LEGEND

- EXISTING BUILDINGS
- EXISTING TWO STORY BUILDING

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. CLASSROOMS
- 4. LIBRARY
- 5. MULTIPURPOSE ROOM
- 6. GYMNASIUM
- 7. LOCKER ROOMS
- 8. SCIENCE / LABS
- 9. PARKING / DROP-OFF
- 10. PARKING LOTS
- 11. HARD COURT
- 12. GRASS PLAY FIELDS

EXISTING SITE PLAN



LEGEND

- NEW TWO STORY CLASSROOM BUILDING
- EXISTING BUILDINGS
- EXISTING TWO STORY BUILDING

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. CLASSROOMS
- 4. LIBRARY
- 5. MULTIPURPOSE ROOM
- 6. GYMNASIUM

- 7. LOCKER ROOMS
- 8. SCIENCE / LABS
- 9. PARKING / DROP-OFF
- 10. PARKING LOTS
- 11. HARD COURT
- 12. GRASS PLAY FIELDS

WALTERS

MIDDLE SCHOOL

FREMONT UNIFIED SCHOOL DISTRICT

WALTERS MIDDLE SCHOOL

39600 LOGAN DRIVE, FREMONT, CA 94538

EXISTING SITE INFORMATION

Grade Levels	6-8
Site Size (acres)	24
Year Constructed	1960
Total No. Classrooms	55
Current Enrollment	1154
Owned Portable Classrooms	0
Leased Portable Classrooms	0

SITE OVERVIEW

Walters Middle School has a student enrollment of grades 6-8. The campus was built in 1960-1961, during which five (5) permanent buildings were added for administrative, locker, multi-use, science and instruction classroom purposes. An additional four (4) buildings were added in 1967, which included a library and more classrooms. All buildings are permanent structures. In 2019, the Middle School Conversion project, which was part of the Measure E Bond, was completed adding three (3) additional classroom buildings and sixth grade was introduced.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Asbestos abatement
- Mold or dry rot abatement
- Resurface/replace asphalt
- Chemical storage facilities added/repared/replaced at science lab; eye wash and shower units added/repared/replaced
- Upgrade emergency communication system

CONSTRUCTION, 2005-2008

- Upgrade door hardware to classroom safety function locks
- Restroom Renovations
- Roofing replacement
- Upgrade ventilation
- Upgrade emergency lighting
- Repair moderate risk buildings
- Grade and irrigate turf areas

MIDDLE SCHOOL CONVERSION, 2016-2020

New Classroom Building

- Construction of two (2) two-story classroom buildings
- Construction of one (1) one-story classroom building

Modernization

- Modernization of existing Buildings 1-6 and 9-10
- New underground utilities and site work
- Installation of new lunch shelter
- Parking lot expansion
- ADA upgrades to parking stalls

IDENTIFIED NEEDS

Category	Identified Needs	Description
Site		
Paving	Playcourts Modernizations	Replace asphalt playcourts and assess site furnishings for replacement.
Field	Grass Playfield Modernizations	Repair and upgrade turf play areas and assess for reconfiguration for improved program use.
Maintenance		
Exterior	Window Modernizations	Windows were not replaced as part of last modernization project.
Exterior	Campus Wide Door Modernizations	Door hardware and lock cylinders were not replaced as part of last modernization project.
Security		
Cameras	Site Security Cameras	Install campus wide security cameras
Fencing	Security Fencing	Install security fencing throughout the campus to complete perimeter fencing
MEP		
Electrical	Electrical Services Modernizations	Electrical service, distribution panels, and transformers. Upgrade as needed to support program use.
Plumbing	Plumbing Upgrades	Replace aging fixtures, sewer, gas and water line.
Program		
Gym	New Gym/MPR	New MPR/Gym building.
Office	New Admin Building	Additional office space required for admin offices.
Class	Additional Rooms for Special ED	Additional rooms and offices needed for special ed, including change rooms that are separate from PE.
Library/Comp	New RFID Tags & Gates for Library	RFID tags and gates needed at library.
Facility		
Restrooms	Restroom Modernization	Staff & student restroom modernizations.
Other	New Site Storage Buildings	Additional storage space needed on site.

RECOMMENDED PROJECTS

The recommended projects identified and budgeted from the site Master Plan represent a long range scope of work. These projects are expected to be phased in over time and as funding becomes available.

PHASE 1A • Playfield and Asphalt Improvements

Upgrade and reconfigure play fields and hardcourts.

PHASE 1B • New Gymnasium Building

Construction of a new two-court gymnasium facility,

PHASE 1C • Two-Story Classroom, Administration, and Library Building

Construction of a new two-story building with 25 classrooms, administration and library. Remove existing classroom. library and admin buildings.

PHASE 2A • New Multi-Purpose Room (MPR) and Kitchen

Construction of new multi-purpose building with stage and kitchen facilities. Remove aging gymnasium and kitchen building.

PHASE 2B • New Music Classroom and Locker Rooms

Construction of a new music room addition on the multi-purpose building and locker rooms onto the new gymnasium building.

PHASE 3 • Additional Classroom Building

Construction of a new two-story classroom building with 12 classrooms adjacent to new two-story building to replace remaining aging buildings and enrollment changes.



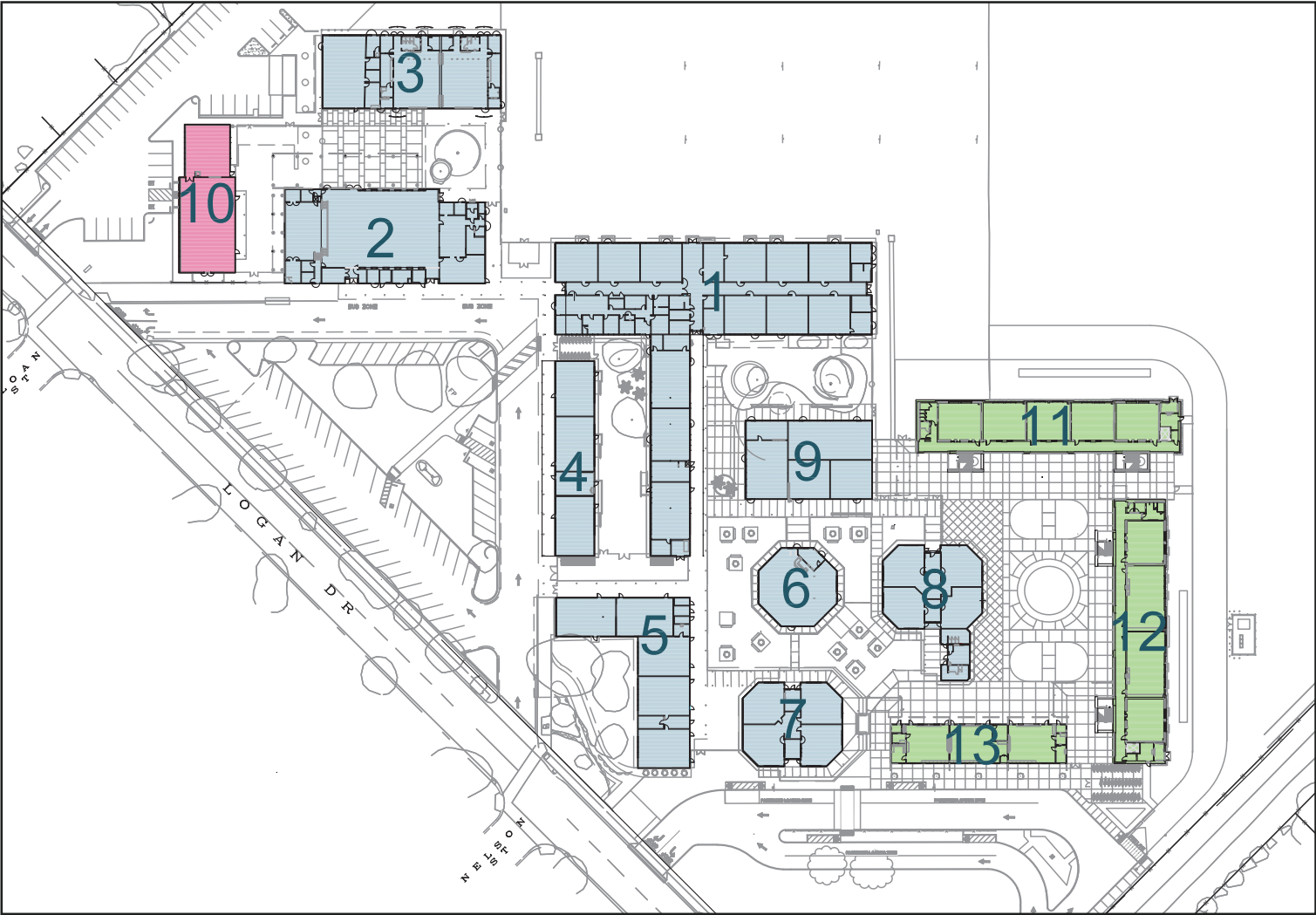
COST SUMMARY

Playfield & Asphalt Upgrades	\$5,960,958.00
Gymnasium	\$12,120,000.00
Two-Story CR, Admin, & Library Building	\$40,857,000.00
MPR & Kitchen	\$9,706,000.00
Music & Locker Rooms	\$9,350,000.00
Additional CR Bldg	\$15,336,000.00
Total Estimated Cost	\$93,329,958.00*

*based on 2024 costs & does not include escalation; includes soft costs

		RECOMMENDED PROJECTS					
		Phase 1A - Playfield & Asphalt Improvements Project	Phase 1B - New Gymnasium	Phase 1C - Two-Story Classroom, Admin, & Library Building	Phase 2A - New MPR & Kitchen	Phase 2B - New Music & Lockers Rooms	Phase 3 - Additional Classroom Building
NEEDS ADDRESSED	Playcourts Modernizations	✓					
	Grass Playfield Improvements	✓					
	Windows Replacement		✓	✓	✓	✓	✓
	Door Hardware Replacement		✓	✓	✓	✓	✓
	Security Cameras		✓	✓	✓	✓	✓
	Security Fencing	✓		✓		✓	
	Electrical Services Modernizations			✓		✓	✓
	Plumbing Upgrades			✓	✓	✓	✓
	New Gym/MPR		✓		✓		
	New Admin Building			✓			
	Additional Rooms for SPED			✓			
	RFID Tags & Gate			✓			
	Restroom Modernizations			✓	✓	✓	✓
	Additional Storage Space			✓	✓	✓	✓

BUILDING AGE SITE PLAN



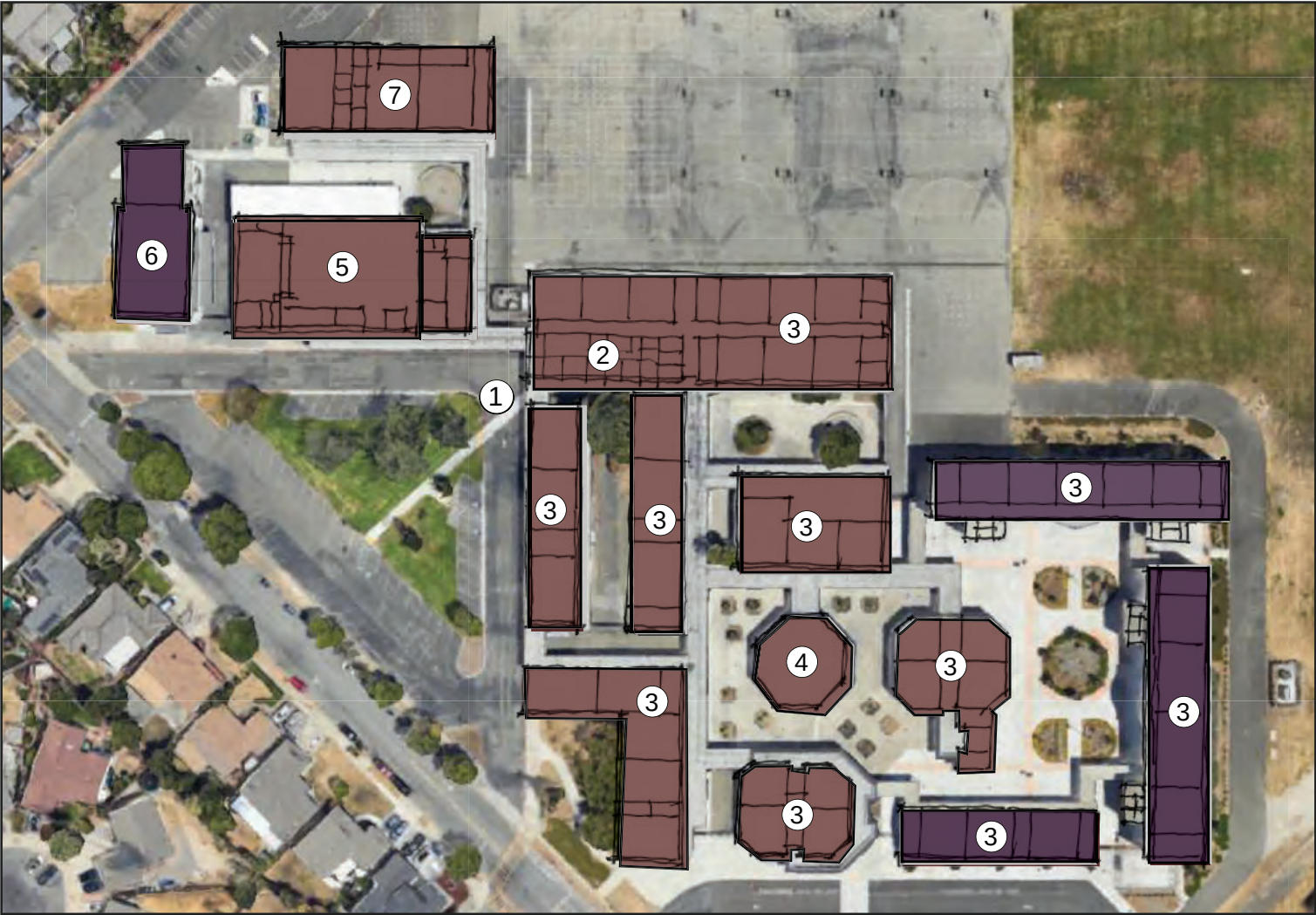
LEGEND - BLDG AGE

- BLDGS BUILT BEFORE 1960
- BLDGS BUILT BETWEEN 1960 - 1969
- BLDGS BUILT BETWEEN 1970 - 1979
- BLDGS BUILT BEFORE 1980 - 1989
- BLDGS BUILT BETWEEN 1990 - 1999
- BLDGS BUILT BETWEEN 2000 - 2009
- BLDGS BUILT AFTER 2010 - LESS THAN 14 YRS

LEGEND - MODULAR /PORTABLES BLDG AG

- OWNED PORTABLE/MODULAR BUILDING
- LEASED PORTABLE BUILDING

EXISTING SITE PLAN



LEGEND

- NEWER EXISTING BUILDINGS
- OLD EXISTING BUILDINGS (60 YEARS)

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. CLASSROOMS
- 4. LIBRARY
- 5. MULTI-PURPOSE ROOM
- 6. SMALL GYM
- 7. LOCKER ROOMS

PROPOSED SITE PLAN



LEGEND

- PHASE 1 BUILDING
- PHASE 2 BUILDING
- PHASE 2 OUTDOOR COVERED DINING
- PHASE 3 BUILDING
- NEWER EXISTING BUILDINGS

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. CLASSROOMS
- 4. LIBRARY
- 5. MULTIPURPOSE ROOM
- 6. SMALL GYMNASIUM

- 7. LOCKER ROOMS
- 8. GYMNASIUM
- 9. OUTDOOR COVERED DINING
- 10. MUSIC
- 11. P.E. HARD COURTS
- 12. POSSIBLE LOCATION FOR PORTABLE CLASSROOMS IF NEEDED

AMERICAN HIGH SCHOOL

FREMONT UNIFIED SCHOOL DISTRICT

AMERICAN HIGH SCHOOL

36300 FREMONT BLVD., FREMONT, CA 94536

EXISTING SITE INFORMATION

Grade Levels	9-12
Site Size (acres)	43
Year Constructed	1972
Total No. Classrooms	106
Current Enrollment	2587
Owned Portable Classrooms	13
Leased Portable Classrooms	15
Age of Portable Classrooms	14-22 yrs.

SITE OVERVIEW

American High School serves grades 9-12. There are a total of eleven (11) permanent buildings, nine (9) of which are original to the campus and were renovated in 2007-2008. The other permanent buildings were built in 2001 and 2009. The campus has seven (7) portable classroom buildings that were added in 2001 and 2009. In 2016-2019, a new two-story science classroom building was constructed and the existing main building was modernized with a new HVAC system, technology upgrades, and roof restoration.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Asbestos abatement
- Fire Alarm upgrades
- Resurface/replace asphalt
- Chemical storage facilities added/repared/replaced at Science Lab; eyewash and shower units added/repared/replaced
- Upgrade emergency communication system
- Grade and irrigate turf areas
- Upgrade door hardware to classroom safety function locks
- Restroom renovations
- Replace inefficient louvered windows
- Upgrade ventilation
- Electrical service upgrades
- Upgrade emergency lighting
- Install exterior lighting
- Repair moderate risk buildings

CONSTRUCTION, 2005-2008

- Roof rehabilitation
- Construct expanded student dining facilities
- Concrete/asphalt repair or replacement

CONSTRUCTION, 2016-2019

- Two New 2-story science buildings
- New modular classroom building and new restroom building
- New HVAC in classrooms, science labs, and admin offices.
- New chiller
- IT upgrades
- Roof restoration at main building and gym.

IDENTIFIED NEEDS

Category	Identified Needs	Description
Site		
Shade	Metal Shade Structure	Install metal roof shade structure.
Paving	Playcourts Modernizations	Replace asphalt playcourts and assess site furnishings for replacement.
Paving	Tennis Courts Modernizations	Replace tennis court surface and install new fencing and concrete mow band for easier maintenance. Assess for reconfiguration for improved program use.
Field	Grass Playfield Modernizations	Repair and upgrade grass play areas. Upgrade irrigation for improved coverage
Entry	Parking Lot Modernizations	Reconfigure main campus entrance. New visitor and staff parking. Refocus main entrance of school.
Entry	Pick-Up/Drop-Off Modernizations	Pick-up, drop-off and parking lot improvements.
Equipment	Fire Alarm Modernizations	Review existing fire alarm control panel for issues and upgrades as needed.
MEP		
HVAC	HVAC Replacement	HVAC replacement (in-kind) for permanent buildings.
Maintenance		
Interior	Flooring Replacement	Flooring replacement for permanent buildings.
Exterior	Exterior Dry Rot Repairs & Painting	Repair exterior dry rot, fascia, siding and trim and exterior painting.
Security		
New Fence	Security Fencing	Install security fencing to create single point of entry through front office.
Cameras	Site Security Cameras	Install campus wide security cameras throughout campus.
Program		
Lab	New Science Lab Partitions	Science Classrooms in main building are open-concept and walls are needed to separate into different rooms. Site assessment required for future use of space.
Portable Replacement	Replace Portables with New Buildings	Replace portables with new classroom building(s).
Gym	New Gym	New larger gym, current gym is too small for campus.
Office	Office Modernizations	Renovate office to include counseling/wellness areas.
Facility		
Other	Pool Modernizations	Pool equipment has recently been replaced, but concrete walkways need to be repaired or replaced and pool need to be replastered.
Other	Campus Wide Moderate Modernizations	Moderate Modernization: interior finished, HVAC upgrades, painting and dry rot repair, restroom renovations, lighting and electrical upgrades.
Tech		
Tech	Campus Wide IT Upgrades	Campus wide wi-fi upgrades.

RECOMMENDED PROJECTS

The recommended projects identified and budgeted from the site Master Plan represent a long range scope of work. These projects are expected to be phased in over time and as funding becomes available.

PHASE 1 • New Classroom and Administration Building

Construction of a new two-story building with 32 classrooms and administration. Remove existing portable classroom buildings.

PHASE 2 • New Gymnasium, Locker Room Building, and Rotunda Upgrades

Construction of a new gymnasium and locker room building. Renovate central rotunda on main building and repurpose existing locker rooms.

PHASE 3A • New Classroom Building and Performing Arts Center

Removal of main building and construction of new two-story classroom building with 44 classrooms and a Performing Arts Theater, Music, Band, and Workshop.

PHASE 3B • Athletic Facilities Upgrades

Upgrades to all practice, baseball, and softball fields, tennis courts, hardcourts, and adjacent areas.



COST SUMMARY

Two-Story CR & Admin Building	\$49,764,000.00
Gymnasium, Locker Room, & Rotunda Upgrades	\$36,535,000.00
CR Building & Performing Arts Center	\$80,242,000.00
Athletic Facilities Upgrades	\$16,384,750.00
Total Estimated Cost	\$182,925,750.00*
*based on 2024 costs & does not include escalation; includes soft costs	

		RECOMMENDED PROJECTS			
		Phase 1 - New Classroom & Admin Building	Phase 2 - New Gym & Locker Room Building, and Rotunda Upgrades	Phase 3A - New Classroom Building & Performing Arts Center	Phase 3B - Athletic Facilities Upgrades
NEEDS ADDRESSED	Metal Shade Structure				✓
	Playcourts Modernization				✓
	Tennis Courts Modernizations				✓
	Grass Playfield Modernizations				✓
	Parking Lot Modernizations	✓	✓		✓
	Pick-Up/Drop-Off Modernizations	✓	✓		✓
	Fire Alarm Modernization	✓	✓	✓	✓
	HVAC	✓	✓	✓	✓
	Flooring	✓	✓	✓	✓
	Exterior Dry Rot & Painting			✓	✓
	Security Fencing	✓	✓	✓	✓
	Security Cameras	✓	✓	✓	✓
	New Science Lab Partitions	✓		✓	
	Replace Portables with New Buildings	✓			
	New Gym		✓		
	Office Modernizations	✓			✓
	Pool Modernizations				✓
	IT Upgrades	✓	✓	✓	

BUILDING AGE SITE PLAN



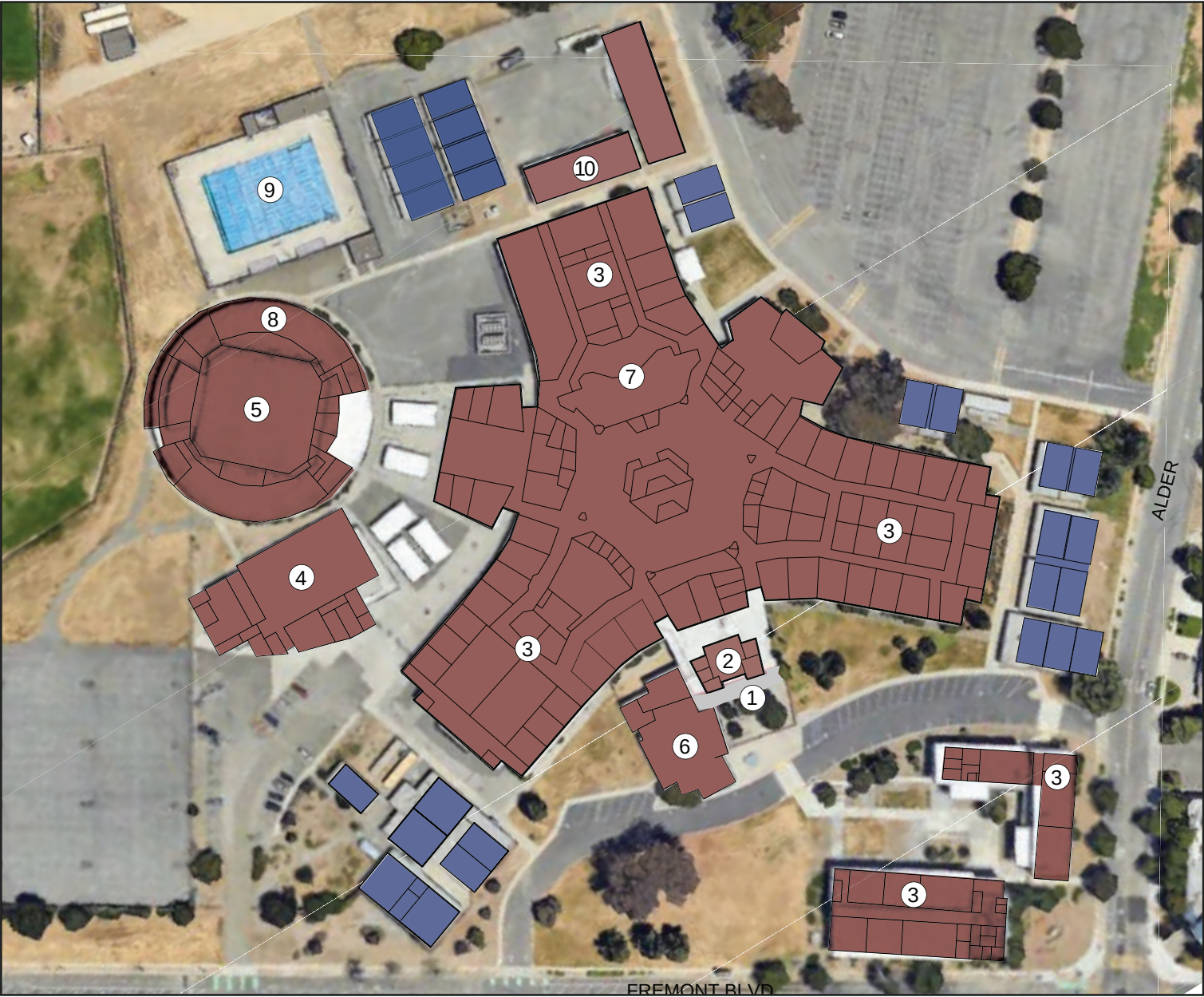
LEGEND - BLDG AGE

- BLDGS BUILT BEFORE 1960
- BLDGS BUILT BETWEEN 1960 - 1969
- BLDGS BUILT BETWEEN 1970 - 1979
- BLDGS BUILT BEFORE 1980 - 1989
- BLDGS BUILT BETWEEN 1990 - 1999
- BLDGS BUILT BETWEEN 2000 - 2009
- BLDGS BUILT AFTER 2010 - LESS THAN 14 YRS

LEGEND - MODULAR /PORTABLES BLDG AGE

- OWNED PORTABLE/MODULAR BUILDING
- LEASED PORTABLE BUILDING

EXISTING SITE PLAN



LEGEND

- EXISTING BUILDINGS
- EXISTING RELOCATABLE BUILDINGS TO BE REMOVED

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. CLASSROOMS
- 4. CAFETERIA
- 5. GYMNASIUM
- 6. LIBRARY
- 7. THEATER
- 8. LOCKER ROOMS
- 9. POOL
- 10. WEIGHT ROOM

PROPOSED SITE PLAN



LEGEND

- EXISTING BUILDINGS
- PHASE 1 BUILDING
- PHASE 2 BUILDINGS
- PHASE 3A & 3B BUILDINGS
- COVERED WALKWAYS & SHADE STRUCTURES

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. CLASSROOMS
- 4. CAFETERIA
- 5. PRACTICE GYMNASIUM
- 6. LIBRARY
- 7. THEATER

- 8. REPURPOSE EXISTING LOCKER ROOMS
- 9. POOL
- 10. MUSIC
- 11. NEW DROP OFF / PARKING
- 12. NEW GYMNASIUM / LOCKERS
- 13. DINING COURT
- 14. CENTRAL QUAD

IRVINGTON HIGH SCHOOL

FREMONT UNIFIED SCHOOL DISTRICT

IRVINGTON HIGH SCHOOL

41800 BLACOW RD., FREMONT, CA 94538

EXISTING SITE INFORMATION

Grade Levels	9-12
Site Size (acres)	47
Year Constructed	1959
Total No. Classrooms	105
Current Enrollment	2161
Owned Portable Classrooms	8
Leased Portable Classrooms	8
Age of Portable Classrooms	23-25 yrs.

SITE OVERVIEW

Irvington High School is the district magnet school for visual and performing arts serving students grades 9-12. The school was built in 1959 and has one main building and numerous separate buildings for the theater, cafeteria, multi-use, library and auxiliary gym that were added to the campus from 1959-1967. Portable buildings are used for classroom and instruction uses and were built between 1998-2000. In 2007, the cafeteria and kitchen building was constructed in 2016, as part of the Measure E Bond.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Asbestos abatement
- Upgrade door hardware to classroom safety function locks
- Restroom renovations
- Replace inefficient louvered windows
- Roofing replacement
- Upgrade emergency lighting
- Exterior lighting installation
- Chemical storage facilities added/repared/replaced at Science Lab; eye wash and shower units added/repared/replaced
- Resurface/replace asphalt

CONSTRUCTION, 2005-2008

- Add restrooms for Valhalla
- Construction expanded student dining facilities
- Roof rehabilitation
- Grade and irrigate turf areas
- Concrete/asphalt repair or replacement

CONSTRUCTION, 2013-2015

- HVAC replacement serving Library & Music Rooms
- Marquee sign replacement
- Flooring removal and replacement
- Abatement of all asbestos floor tile and mastic; replace with new flooring
- IT Upgrades

NEW CLASSROOM BUILDING, 2016

- New 2-story classroom building with 4 science classrooms, 8 small classrooms, 6 toilet rooms, 1 prep room, 1 lobby, 1 electrical room & 1 data room

IDENTIFIED NEEDS

Category	Identified Needs	Description
Site		
Field	Grass Playfield Modernizations	Repair and upgrade grass play areas. Upgrade irrigation for improved coverage. Assess for improved program use.
Field	Baseball Field Modernizations	Backstop of baseball field may need to be upgraded per a foul ball trajectory study performed. Assess usage and orientation of the grass playfields and tracks for possible reconfiguration of baseball field.
Field	New Track	Install new rubberized track
Shade	Metal Shade Structure	Install metal roof shade structure.
Paving	Tennis Court Modernizations	Replace tennis court surface and install new fencing and concrete mow band for easier maintenance.
Paving	Playcourts Modernizations	Replace asphalt playcourts and assess site furnishings for replacement.
Entry	Pick-Up/Drop-Off Modernizations	Pick-up, Drop-off and parking lot improvements.
Security		
New Fence	Security Fencing	Install security fencing to create single point of entry through front office.
Lighting	Exterior Lighting Upgrades	Install new campus wide exterior lighting & parking lot lighting.
Cameras	Site Security Cameras	Install campus wide security cameras.
Equipment	Fire Alarm Modernization	Review existing fire alarm control panel for issues and upgrades as needed. 3030 panel can be consolidated.
MEP		
HVAC	HVAC Replacement	HVAC replacement (in-kind) for permanent buildings.
Electrical	Electrical Service Modernizations	Old transformers and panels in electrical room needs to be updated and repaired/replaced.
Electrical	Classroom Electrical Upgrades	Install additional electrical outlets for each classroom.
Roof		
Roof	Roof Upgrades	Roofing upgrades for permanent buildings.
Maintenance		
Exterior	Exterior Dry Rot Repairs & Painting	Repair fascia, siding and trim and exterior painting.
Exterior	Lock Replacement	Replace damaged locks throughout campus.
Interior	Interior Painting	Paint walls in small gym to brighten up the space
Interior	Interior Lighting Upgrades	Interior lighting and lighting controls upgrades.
Interior	Flooring Replacement	Flooring replacement for permanent buildings.
Facilities		
Restroom	Restroom Modernizations	Staff and student restrooms modernizations.
Program		
Portable Replacement	Remove Leased Portables	Remove leased portables from site
Portable Replacement	Replace Portables with New Buildings	Replace portables with new classrooms building(s).
Gym	New MUR	New MUR building.
Other	New Performing Arts Centre	New Performing Arts Center
Other	New Pool	New pool complex

RECOMMENDED PROJECTS

The recommended projects identified and budgeted from the site Master Plan represent a long-range scope of work. These projects are expected to be phased in over time and as funding becomes available

PHASE 1 • New Classroom, Administration, and Library Building
Construction of a new two-story classroom building with 72 classrooms, administration and library. Remove existing classroom, library and admin buildings.

PHASE 2A • New Performing Arts Center
Construction of new Performing Arts Center with choir/band and workshop classrooms.

PHASE 2B • New Gymnasium, Locker Rooms, and Pool
Construction of new gymnasium and locker room building and pool.

PHASE 3 • Athletic Facilities Upgrades
Upgrades to all practice, baseball, and softball fields, tennis courts, hardcourts, and adjacent areas.



COST SUMMARY

Two-Story Classroom, Admin, & Library Building	\$103,294,000.00
Performing Arts Center	\$23,356,000.00
Gym, Locker Rooms, & Pool	\$43,535,000.00
Athletic Facilities Upgrades	\$22,687,230.00
Total Estimated Cost	\$192,872,230.00*
*based on 2024 costs & does not include escalation; includes soft costs	

		RECOMMENDED PROJECTS			
		Phase 1 - New Classroom, Admin, & Library Building	Phase 2A - New Performing Arts Center	Phase 2B - New Gym, Locker Rooms & Pool	Phase 3 - Athletic Facilities Upgrades
NEEDS ADDRESSED	Metal Shade Structure	✓			
	Grass Playfield Modernizations				✓
	Baseball Field Modernizations				✓
	New Track				✓
	Tennis Court Modernizations				✓
	Playcourts Modernizations				✓
	Pick-Up/Drop-Off Modernizations	✓			
	Security Fencing	✓	✓	✓	
	Exterior & Interior Lighting Upgrades	✓	✓	✓	
	Security Cameras	✓	✓	✓	
	Fire Alarm Modernizations	✓	✓	✓	
	HVAC	✓	✓	✓	
	Electrical Service Modernizations	✓	✓	✓	
	Roof	✓	✓	✓	
	Exterior Dry Rot & Painting	✓	✓	✓	
	Lock Replacement	✓	✓	✓	
	Interior Painting	✓	✓	✓	
	Flooring	✓	✓	✓	
	Restroom Modernizations	✓	✓	✓	
	Remove Leased Portables	✓			
	Replace Portables with New Buildings	✓			
	New MUR			✓	
	Classroom Electrical Upgrades	✓	✓		
	New Performing Arts Center		✓		✓
	New Pool			✓	✓

BUILDING AGE SITE PLAN



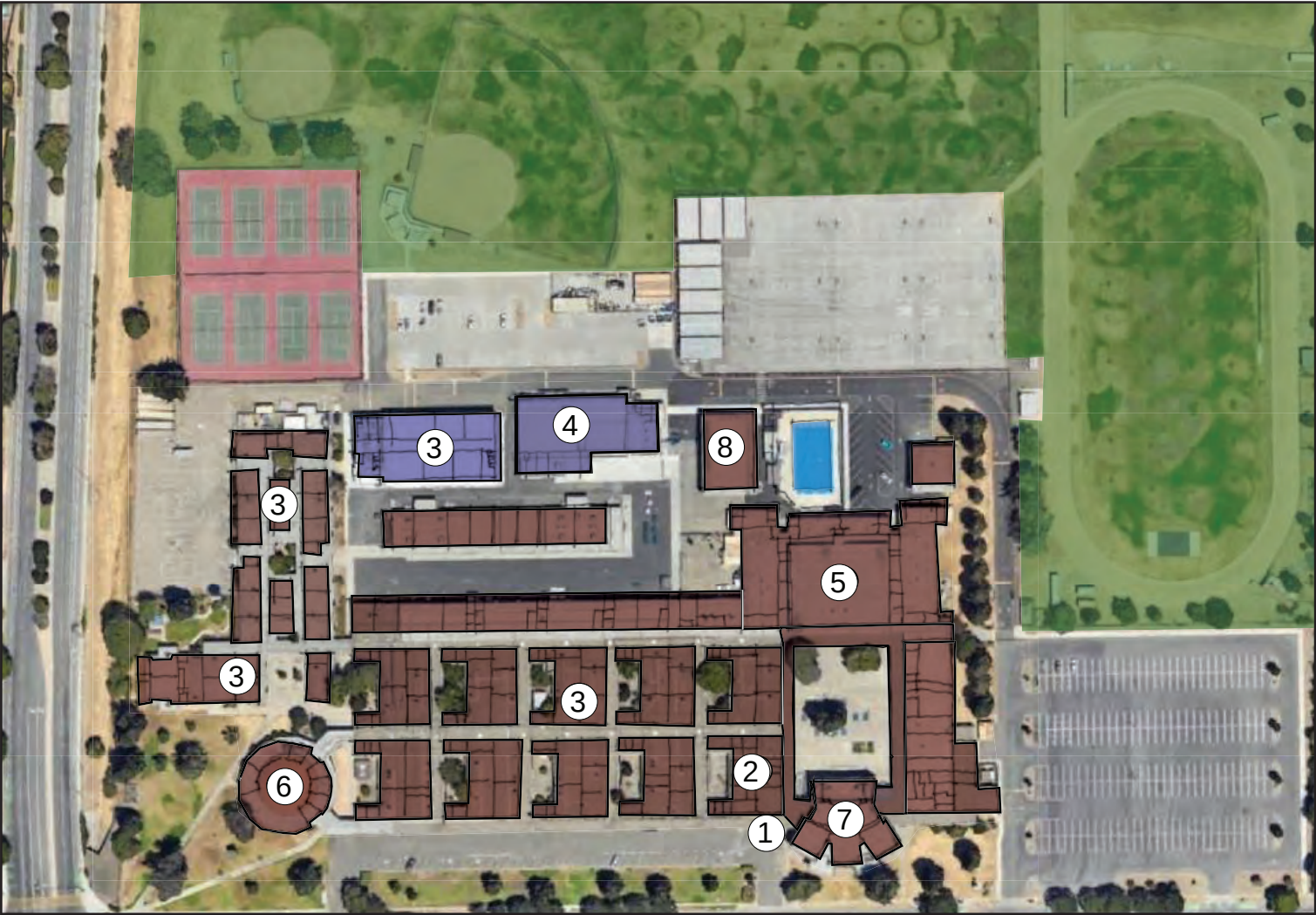
LEGEND - BLDG AGE

- BLDGS BUILT BEFORE 1960
- BLDGS BUILT BETWEEN 1960 - 1969
- BLDGS BUILT BETWEEN 1970 - 1979
- BLDGS BUILT BEFORE 1980 - 1989
- BLDGS BUILT BETWEEN 1990 - 1999
- BLDGS BUILT BETWEEN 2000 - 2009
- BLDGS BUILT AFTER 2010 - LESS THAN 14 YRS

LEGEND - MODULAR /PORTABLES BLDG AGE

- OWNED PORTABLE/MODULAR BUILDING
- LEASED PORTABLE BUILDING

EXISTING SITE PLAN



LEGEND

- NEWER EXISTING BUILDINGS
- OLD EXISTING BUILDINGS (60 YEARS)

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. CLASSROOMS
- 4. CAFETERIA
- 5. NEW POOL
- 6. LIBRARY
- 7. THEATER
- 8. SMALL GYMNASIUM
- 9. POOL

PROPOSED SITE PLAN



LEGEND

- PHASE 1 NEW BUILDING
- PHASE 1 NEW COVERED WALKWAYS
- PHASE 2 NEW BUILDING
- NEWER EXISTING BUILDINGS
- OLD EXISTING BUILDINGS (60 YEARS)

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. CLASSROOMS
- 4. CAFETERIA
- 5. NEW POOL
- 6. LIBRARY
- 7. THEATER
- 8. EXISTING SMALL GYMNASIUM
- 9. PERFORMING ARTS CENTER
- 10. DINING COURT
- 11. CENTRAL QUAD
- 12. NEW TENNIS COURTS
- 13. FRONT DROP-OFF / PARKING
- 14. NEW GYMNASIUM
- 15. NEW LOCKER ROOMS
- 16. NEW PARKING

KENNEDY HIGH SCHOOL

FREMONT UNIFIED SCHOOL DISTRICT

KENNEDY HIGH SCHOOL

39999 BLACOW ROAD, FREMONT, CA 94536

EXISTING SITE INFORMATION

Grade Levels	9-12
Site Size (acres)	33
Year Constructed	1964
Total No. Classrooms	64
Current Enrollment	1253
Owned Portable Classrooms	10
Leased Portable Classrooms	12*
Age of Portable Classrooms	22-26 yrs.

*Interim housing for current Modernization project

SITE OVERVIEW

Kennedy High School serves a student enrollment for grades 9-12. The campus was built in 1964 with several permanent, concrete block buildings for administrative, amphitheater, multi-use and instruction purposes. As the school expanded, modular buildings were added from 1997-2001 primarily for classroom and instruction needs. The more recent additions on campus are the mini gym and the cafeteria building in 2002 and 2009 respectively. The buildings were modernized in 2003; the main gym was upgraded more recently in 2007. The site is currently being modernized to update HVAC, roofing, restrooms, and various site improvements throughout the site.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Asbestos abatement
- Fire Alarm upgrades
- Resurface/replace asphalt and needed
- Upgrade door hardware to classroom safety function locks
- Air condition all classroom, shop and lab spaces
- Roofing replacement
- Upgrade emergency lighting
- Exterior lighting installation
- Building repairs
- Chemical storage facilities added/repared/replaced at Science Lab; eye wash and shower units added/repared/replaced; fume hoods and ducting added/repared/replaced
- Upgrade emergency communication system
- Construction of new mini gymnasium

CONSTRUCTION, 2005-2008

- Construct expanded student dining facilities
- Grade and irrigate turf areas
- Concrete/asphalt repair or replacements as needed.

CONSTRUCTION, 2014-2015

- IT upgrades
- Abatement of asbestos flooring and mastic; replace with new flooring

CONSTRUCTION, 2022-2024

Modernization

- HVAC replacement in Buildings 1-9, and related ceiling & lighting upgrades
- Roofing improvements
- Restroom and drinking fountain upgrades
- Path of travel upgrades
- Acoustical, audio visual and interior upgrades in Building 2
- Site & site utility upgrades including site grading, parking lot, site lighting upgrades, and sewer line replacement
- Planting & irrigation upgrades
- Demo of existing auto shop classroom building

IDENTIFIED NEEDS

Category	Identified Needs	Description
Site		
Paving	Playcourts Modernizations	Replace asphalt playcourts and assess site furnishing for replacement.
Paving	Tennis Courts Modernizations	Repair and resurface tennis courts. Assess for reconfiguration for improved program use.
Paving	Site Concrete Modernizations	Campus wide site concrete pathways replacement.
Field	Grass Playfield Modernizations	Repair and upgrade grass play areas. Upgrade irrigation for improved coverage. Assess for reconfiguration for improved program use.
Field	Grass Playfield Modernizations	Install new synthetic turf field.
Field	New Running Track	Install new rubberized track
Field	Baseball Field Modernizations	Assess backstop and fencing. Repair infield and outfield grass and irrigation. Re-grade infield dirt.
Entry	Pick-Up/Drop-off Modernizations	Pick-up, drop-off and parking lot improvements.
Maintenance		
Interior	Flooring Replacement	Flooring replacement for permanent buildings.
Exterior	Exterior Dry Rot Repairs & Painting	Repair exterior dry rot, fascia, siding, and trim and exterior painting.
Security		
New Fence	Security Fencing	Install perimeter security fencing. If possible, create single point of entry through main office.
Cameras	Site Security Cameras	Install campus wide security cameras.
MEP		
Plumbing	Plumbing Upgrades	Replace aging fixtures, sewer, gas and water lines.
Program		
Portable Replacement	Replace Portables with New Buildings	Replace aging portables with new classroom building(s).
Food	Food Service Upgrades	Reconfigure and upgrade kitchen area.
Gym	Locker Room Modernizations	Locker rooms are aging and need of major renovations and possible reconfiguration.
Lab	Science Lab Modernizations	Upgrade math and science buildings.
Library/Comp	Library Modernizations	Current library does not have the space required to house required number of books. Renovations needed.
Facility		
Other	New Pool	Pool is undersized and aging. The concrete deck shows signs of spawling. Assess athletic and physical educational needs and construction a new pool to meet program needs.
Tech		
Tech	IT Upgrades	Campus wide wi-fi upgrades.

RECOMMENDED PROJECTS

The recommended projects identified and budgeted from the site Master Plan represent a long range scope of work. These projects are expected to be phased in over time and as funding becomes available.

PHASE 1A - New Classroom Building

Construction of a new two-story building with 20 classrooms. Remove existing classroom buildings.

PHASE 1B - New Gymnasium Building, Locker Room & Pool Facility

Construction of a new gymnasium, locker rooms and 25 x 35 meter pool complex. Demolish existing locker room and pool and install new hardcourts.

PHASE 2A - New Classroom, Library & Administration Building

Construction of a new two-story classroom building with 34 classrooms and staff and student restrooms, administration office, and library building. Remove existing classroom buildings, administration and library buildings.

PHASE 2B - New Performing Arts Center

Construction of a new Performing Arts Center with music/band and workshop classrooms.

PHASE 3 - Athletic Facilities Upgrades

Upgrades to all practice, baseball, and softball fields, tennis courts, hardcourts, and adjacent areas.



COST SUMMARY

Two-Story CR Building	\$26,772,000.00
Gymnasium, Locker Room, & Pool Facility	\$45,985,000.00
Two-Story, Admin, and Library Building	\$54,958,000.00
Performing Arts Center	\$23,356,000.00
Athletic Facilities Upgrades	\$17,186,930.00
Total Estimated Cost	\$168,257,930.00*
*based on 2024 costs & does not include escalation; includes soft costs	

		RECOMMENDED PROJECTS				
		Phase 1A - New Classroom Building	Phase 1B - New Gym Building, Locker Room & Pool Facility	Phase 2A -New Classroom, Library & Admin Building	Phase 2B - New Performing Arts Center	Phase 3 - Athletic Facilities Upgrades
NEEDS ADDRESSED	Site Concrete Modernizations	✓	✓	✓	✓	
	Grass Playfield Modernizations					✓
	Baseball Field Modernizations					✓
	New Track					✓
	Tennis Court Modernizations					✓
	Playcourts Modernizations					✓
	Pick-Up/Drop-Off Modernizations	✓				✓
	Security Fencing	✓	✓	✓	✓	✓
	Food Service Upgrades		✓			
	Security Cameras	✓	✓	✓	✓	✓
	Locker Room Modernizations		✓			
	HVAC	✓	✓	✓	✓	
	Plumbing Upgrades	✓	✓	✓	✓	✓
	Science Lab Modernizations	✓		✓		
	Exterior Dry Rot & Painting	✓		✓	✓	✓
	IT Upgrades	✓	✓	✓	✓	
	Library Modernizations			✓		
	Flooring	✓		✓	✓	✓
	Replace Portables with New Buildings	✓				

BUILDING AGE SITE PLAN



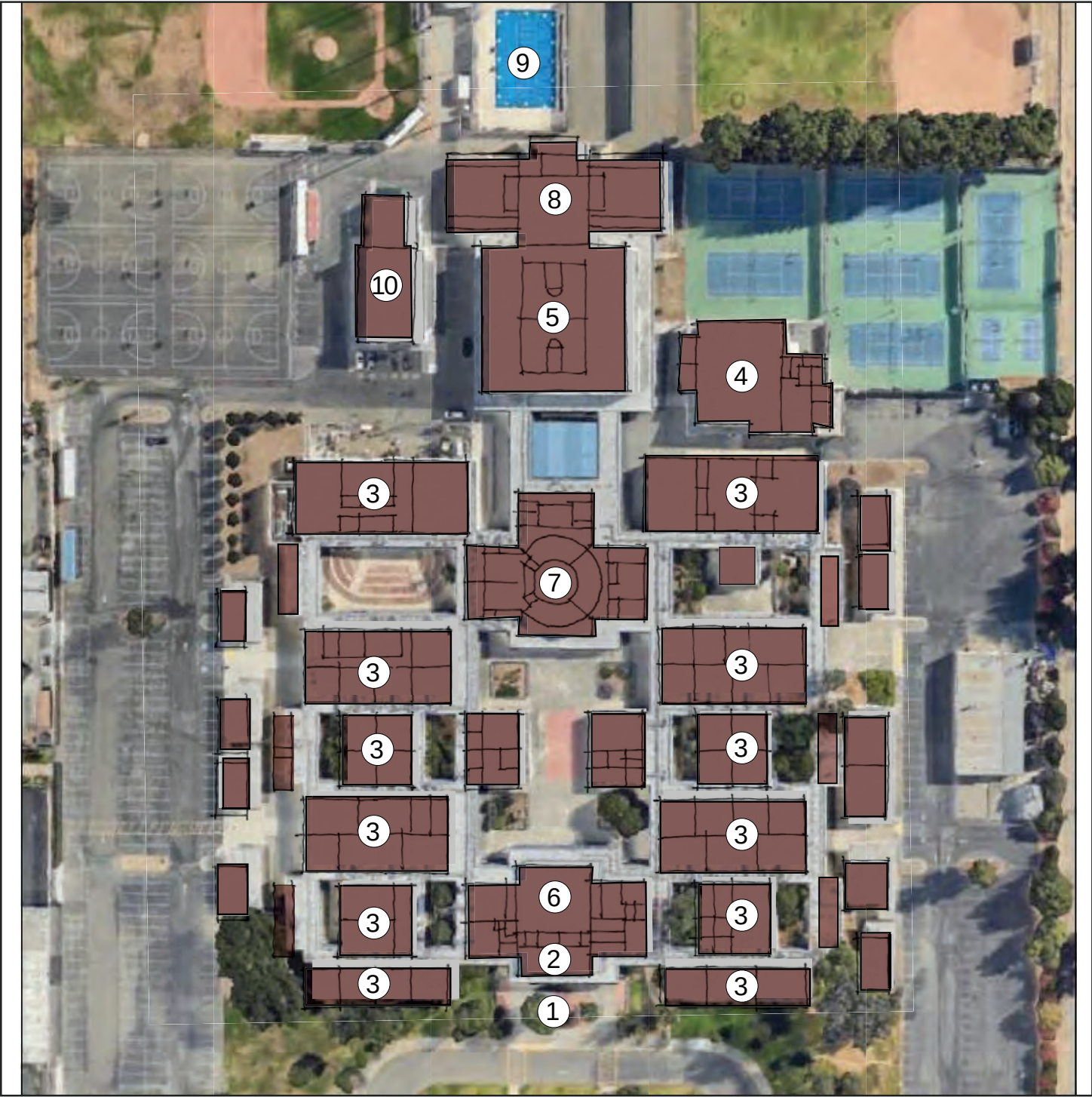
LEGEND - BLDG AGE

- BLDGS BUILT BEFORE 1960
- BLDGS BUILT BETWEEN 1960 - 1969
- BLDGS BUILT BETWEEN 1970 - 1979
- BLDGS BUILT BEFORE 1980 - 1989
- BLDGS BUILT BETWEEN 1990 - 1999
- BLDGS BUILT BETWEEN 2000 - 2009
- BLDGS BUILT AFTER 2010 - LESS THAN 14 YRS

LEGEND - MODULAR /PORTABLES BLDG AGE

- OWNED PORTABLE/MODULAR BUILDING
- LEASED PORTABLE BUILDING

EXISTING SITE PLAN



LEGEND

EXISTING BUILDINGS

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. CLASSROOMS
- 4. CAFETERIA
- 5. GYMNASIUM
- 6. LIBRARY
- 7. THEATER
- 8. LOCKER ROOMS
- 9. POOL
- 10. SMALL GYMNASIUM

PROPOSED SITE PLAN



LEGEND

- PHASE 1 BUILDINGS
- PHASE 2 BUILDINGS
- PHASE 2 OVERHANGS / CANOPIES
- EXISTING BUILDINGS

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. CLASSROOMS
- 4. CAFETERIA
- 5. GYMNASIUM
- 6. LIBRARY
- 7. THEATER
- 8. LOCKER ROOMS
- 9. POOL
- 10. SMALL GYMNASIUM
- 11. NEW GYMNASIUM
- 12. NEW DROP-OFF / PARKING LOT
- 13. NEW DINING COURT
- 14. NEW HARD COURTS
- 15. NEW PERFORMING ARTS
- 16. NEW THEATER
- 17. NEW CAREER TECH
- 18. NEW CENTRAL QUAD

MISSION SAN JOSE HIGH SCHOOL

FREMONT UNIFIED SCHOOL DISTRICT

MISSION SAN JOSE HIGH SCHOOL

41717 PALM AVE., FREMONT, CA 94539

EXISTING SITE INFORMATION

Grade Levels	9-12
Site Size (acres)	42
Year Constructed	1964
Total No. Classrooms	84
Current Enrollment	1822
Owned Portable Classrooms	7
Leased Portable Classrooms	0
Age of Portable Classrooms	21-27 yrs.

SITE OVERVIEW

Mission San Jose High School serves students in grades 9-12 and is a magnet school for Japanese. The school was built in 1964 during which eleven (11) permanent buildings were added with administration, locker, gym, library, outdoor stage facilities. Three years later, a few more permanent structures were added for theater and science purposes. The campus has many modular buildings that were used primarily for classroom and instruction. A multi-use/classroom building was built in 2009. The most recent classroom addition is a new two-story classroom building constructed in 2014. In 2019, various lighting, flooring, and technology upgrades to the site were completed and a new pool was constructed.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Asbestos abatement
- Upgrade door hardware to classroom safety function locks
- Restroom Renovations
- Replace inefficient louvered windows
- Air condition all classroom, shop and lab spaces
- Roofing replacement
- Mold or dry rot abatement
- Upgrade emergency lighting
- Exterior lighting installation
- Repair moderate risk buildings
- Building repairs
- Chemical storage facilities added/repared/replaced at Science Lab; eye wash and shower units added/repared/replaced; fume hoods and ducting added/repared/replaced
- Upgrade emergency communication system
- Concrete/asphalt repair or replacement

CONSTRUCTION, 2005-2008

- Construct expanded student dining facilities

CONSTRUCTION, 2011-2014

- Construction of new two-story classroom building

CONSTRUCTION, 2017-2019

- Abatement of asbestos flooring and mastic; replace with new flooring
- IT upgrades & lighting upgrades
- New pool, pool deck, and restroom building
- New mechanical system in new fenced and roofed enclosure for new pool.

IDENTIFIED NEEDS

Category	Identified Needs	Description
Site		
Shade	Metal Shade Structure	Install metal roof shade structure.
Paving	Playcourts Modernizations	Replace asphalt playcourts and assess site furnishings for replacement.
Paving	Tennis Court Modernizations	Replace tennis court surface and install new fencing and concrete mow band for easier maintenance. Assess for reconfiguration for improved program use.
Paving	Site Concrete Modernizations	Campus wide site concrete pathways replacements.
Field	Grass Playfield Modernizations	Repair and upgrade grass play areas. Upgrade irrigation for improved coverage. Assess for reconfiguration for improved program use. Assess site for possible inclusion of Cricket Pitch/Field.
Field	New Track	Upgrade track with new rubberized track
Entry	Pick-Up/Drop-Off Modernizations	Pick-Up, Drop-Off and parking lot improvements.
Maintenance		
Exterior	Exterior Dry Rot Repairs & Painting	Repair exterior dry rot, fascia, siding and trim and exterior painting.
Interior	Interior Lighting Upgrades	Interior lighting and lighting controls upgrades.
Interior	Interior Painting	Paint walls in small gym to brighten up the space
Interior	Flooring Replacement	Flooring replacement for permanent buildings.
Interior	Door Hardware Upgrades	New and improved door hardware
Security		
Cameras	Site Security Cameras	Install campus wide security cameras.
Fencing	Security Fencing	Install security fencing to create single point of entry through front office.
Lighting	Exterior Lighting	Install new campus wide exterior lighting and parking lot lighting.
MEP		
HVAC	HVAC Replacement	HVAC replacements (in-kind) for permanent buildings.
Plumbing	Plumbing Upgrades	Replace aging fixtures, sewer, gas and water lines.
Electrical	Electrical Upgrades	Update electrical in classrooms, additional outlets needed
Program		
Portable Replacement	Replace Portables with New Buildings	Replace aging portables with new classroom building(s).
Library/Comp	Library Modernizations	Update library shelving and counters
Other	New Arts Center	Build new performing arts center
Other	Music Room Modernizations	Modernize music facilities, currently there is insufficient lighting, no acoustics and no storage.
Facility		
Restroom	Restroom Modernizations	Staff and student restroom modernizations.
Roof		
Roof	Roof Upgrades	Roofing upgrades for permanent buildings.
Tech		
Tech	Campus Wide IT Upgrades	Campus wide wi-fi upgrades.

RECOMMENDED PROJECTS

The recommended projects identified and budgeted from the site Master Plan represent a long range scope of work. These projects are expected to be phased in over time and as funding becomes available.

PHASE 1 - New Classroom, Administration, and Library Building

Construction of a new two-story classroom building with 40 classrooms, administration and library. Remove existing classroom, library and admin buildings.

PHASE 2A - New Gymnasium, Locker Rooms, & Classroom Replacement

Construction of a new gymnasium and locker room facility. Construction of a new two-story classroom building with 18 classrooms. Remove aging buildings.

PHASE 2B - New Performing Arts Center

Construction of a new Performing Arts Center with music/band and workshop classrooms.

PHASE 3 - Athletic Facilities Upgrades

Upgrades to all practice, baseball and softball fields, tennis courts, hardcourts, and adjacent areas.



COST SUMMARY

Two-Story, Admin, and Library Building	\$63,994,000.00
Gym, Locker Room, and CR Replacement	\$63,021,000.00
Performing Arts Center	\$23,356,000.00
Athletic Facilities Upgrades	\$20,796,770.00
Total Estimated Cost	\$171,167,770.00*
*based on 2024 costs & does not include escalation; includes soft costs	

		RECOMMENDED PROJECTS			
		Phase 1 - New Classroom, Admin, & Library Building	Phase 2A - New Gym, Locker Rooms, & Classroom Replacement	Phase 2B - New Performing Arts Center	Phase 3 - Athletic Facilities Upgrades
NEEDS ADDRESSED	Metal Shade Structure	✓	✓		
	Playcourts Modernization				✓
	Tennis Courts Modernizations				✓
	Site Concrete Modernizations	✓	✓	✓	
	Grass Playfield Modernizations				✓
	New Track				✓
	Pick-Up/Drop-Off Modernizations	✓	✓		
	Exterior Dry Rot & Painting	✓	✓	✓	
	Exterior & Interior Lighting Upgrades	✓	✓	✓	
	Interior Painting	✓	✓	✓	
	Flooring	✓	✓	✓	✓
	Door Hardware Upgrades	✓	✓	✓	
	Security Cameras	✓	✓	✓	
	Security Fencing	✓	✓	✓	
	HVAC	✓	✓	✓	
	Plumbing Upgrades	✓	✓		
	Electrical Upgrades	✓	✓	✓	
	Replace Portables with New Buildings	✓	✓		
	Library Modernization	✓			
	Music Room Modernization		✓		
	Restroom Modernizations	✓	✓	✓	
	Roof	✓	✓	✓	
	New Performing Arts Center			✓	
	IT Upgrades	✓	✓	✓	

BUILDING AGE SITE PLAN



LEGEND - BLDG AGE

- BLDGS BUILT BEFORE 1960
- BLDGS BUILT BETWEEN 1960 - 1969
- BLDGS BUILT BETWEEN 1970 - 1979
- BLDGS BUILT BEFORE 1980 - 1989
- BLDGS BUILT BETWEEN 1990 - 1999
- BLDGS BUILT BETWEEN 2000 - 2009
- BLDGS BUILT AFTER 2010 - LESS THAN 14 YRS

LEGEND - MODULAR /PORTABLES BLDG AGE

- OWNED PORTABLE/MODULAR BUILDING
- LEASED PORTABLE BUILDING

EXISTING SITE PLAN



LEGEND

 EXISTING BUILDINGS

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. CLASSROOMS
- 4. CAFETERIA
- 5. GYMNASIUM
- 6. LIBRARY
- 7. LECTURE HALL
- 8. THEATER / MUSIC
- 9. POOL
- 10. LOCKER ROOMS

PROPOSED SITE PLAN



LEGEND

- PHASE 1 BUILDINGS
- PHASE 2 BUILDINGS
- EXISTING BUILDINGS

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. CLASSROOMS
- 4. NEW CAFETERIA
- 5. NEW GYMNASIUM
- 6. LIBRARY
- 7. SECOND GYMNASIUM
- 8. NEW THEATER
- 9. POOL
- 10. LOCKER ROOMS
- 11. OUTDOOR COVERED DINING
- 12. CENTRAL COURTYARD
- 13. MUSIC
- 14. NEW HARD COURTS
- 15. GRASS PLAY FIELDS

ROBERTSON HIGH SCHOOL

FREMONT UNIFIED SCHOOL DISTRICT

ROBERTSON HIGH SCHOOL

4455 SENECA PARK AVE., FREMONT, CA 94538

EXISTING SITE INFORMATION

Grade Levels	9-12
Site Size (acres)	6
Year Constructed	1964
Total No. Classrooms	24
Current Enrollment	169
Owned Portable Classrooms	1
Leased Portable Classrooms	0
Age of Portable Classrooms	15 yrs.

SITE OVERVIEW

Robertson High School is an alternative high school with grades 9-12 and for students 16 years of age and older. The school campus includes self-paced independent study high school. The campus comprises of four (4) permanent wood framed building that are original to the school since 1967. These buildings are used for administrative, multi-use and instruction uses. A modular building was added in 2008 for classroom and instruction purposes. In 2016, the site received flooring and technology upgrades.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Asbestos abatement
- Resurface/replace asphalt
- Upgrade door hardware to classroom safety function locks
- Restroom Renovations
- Replace inefficient louvered windows
- Roofing replacement
- Upgrade ventilation
- Classroom Electrical Upgrades
- Electrical service upgrades
- Upgrade emergency lighting
- Exterior lighting installation. Chemical storage facilities added/repared/replaced at Science Lab; eye wash and shower units added/repared/replaced; fume hoods and ducting added/repared/replaced
- Upgrade emergency communication system

CONSTRUCTION, 2005-2008

- Expansion of eating areas
- Mold or dry rot abatement
- Concrete/asphalt repair or replacement

CONSTRUCTION, 2016

- Removal of asbestos tiles and mastic; replace with new flooring.
- IT Upgrades

IDENTIFIED NEEDS

Category	Identified Needs	Description
Site		
Paving	Playcourts Modernizations	Replace asphalt playcourts and assess site furnishings for replacement.
Paving	Site Concrete Modernizations	Campus wide site concrete pathways replacement.
Field	Landscaping Modernizations	Repair and upgrade grass and frontage areas. Upgrade irrigation for improved coverage. Assess for reconfiguration for improved program use and security.
Entry	Pick-Up/Drop-Off Modernizations	Pick-up, drop-off, and parking lot improvements.
Maintenance		
Interior	Flooring Replacement	Flooring replacement for permanent buildings.
Interior	Interior Modernizations	Existing ceiling tiles are in bad condition in classrooms. Replace with new Acoustic Ceiling Tiles.
Interior	Interior Lighting Upgrades	Interior lighting and lighting controls upgrades.
Exterior	Window Modernizations	Glazing of windows needs to be replaced.
Exterior	Exterior Dry Rot Repairs & Painting	Repair exterior dry rot, fascia, siding and trim and exterior painting.
Exterior	Plumbing Upgrades	Rain gutters are leaking .
Security		
Fencing	Security Fencing	Install security fencing to create single point of entry through front office.
Cameras	Site Security Cameras	Install campus wide security cameras.
Lighting	Exterior Lighting Upgrades	Install new campus wide exterior lighting and parking lot lighting.
MEP		
HVAC	HVAC Replacement	HVAC replacement (in-kind) for permanent buildings.
Program		
Portables Replacement	Replace Portables with New Buildings	Replace aging portables with new classroom building(s).
Gym	New Gym/MPR	New MPR/Gym Building
Library/Comp	Library Modernizations	Staff/library building are dated and in need of upgrades.
Facility		
Restroom	Restroom Modernizations	Staff and Student restroom modernizations.
Roof		
Roof	Roof Upgrades	Roofing upgrades for permanent buildings.

RECOMMENDED PROJECTS

The recommended projects identified and budgeted from the site Master Plan represent a long range scope of work. These projects are expected to be phased in over time and as funding becomes available.

PHASE 1A • New Classroom, Administration, & Library Building

Construction of new two-story classroom, administration, and library building with 24 classrooms along with a new courtyard and hard courts. Remove aging classroom and portable buildings.

PHASE 1B • New MPR Building

Construction of one new MPR building.



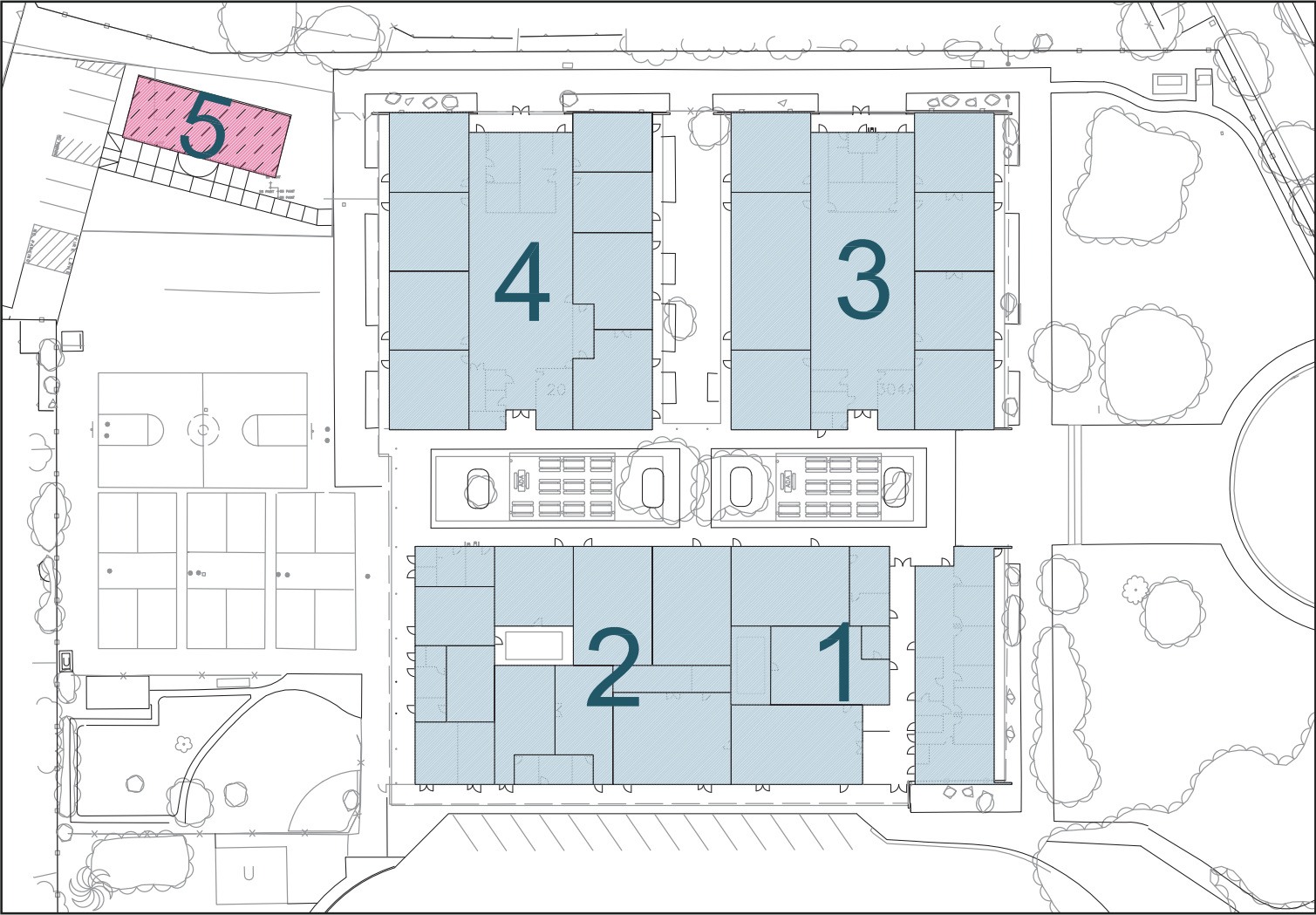
COST SUMMARY

Two-Story Classroom, Admin, & Library Building	\$37,016,000.00
MPR Building	\$8,120,000.00
Total Estimated Cost	\$45,136,000.00*

*based on 2024 costs & does not include escalation; includes soft costs

		RECOMMENDED PROJECTS	
		Phase 1A - New Classroom, Admin & Library Building	Phase 1B - New MPR Building
NEEDS ADDRESSED	Playcourts Modernization	✓	
	Site Concrete Modernizations	✓	
	Landscaping Modernizations	✓	
	Pick-Up/Drop-Off Modernizations	✓	
	Flooring	✓	✓
	Ceiling Tiles Replacement	✓	✓
	Exterior & Interior Lighting Upgrades	✓	✓
	Window Modernization	✓	✓
	Exterior Dry Rot & Painting	✓	✓
	Security Fencing	✓	✓
	Security Cameras	✓	✓
	Plumbing Upgrades	✓	✓
	HVAC	✓	✓
	Portable Replacement	✓	✓
	New MPR/Gym		✓
	Library Modernization	✓	
	Restroom Modernizations	✓	✓
	Roof	✓	✓

BUILDING AGE SITE PLAN



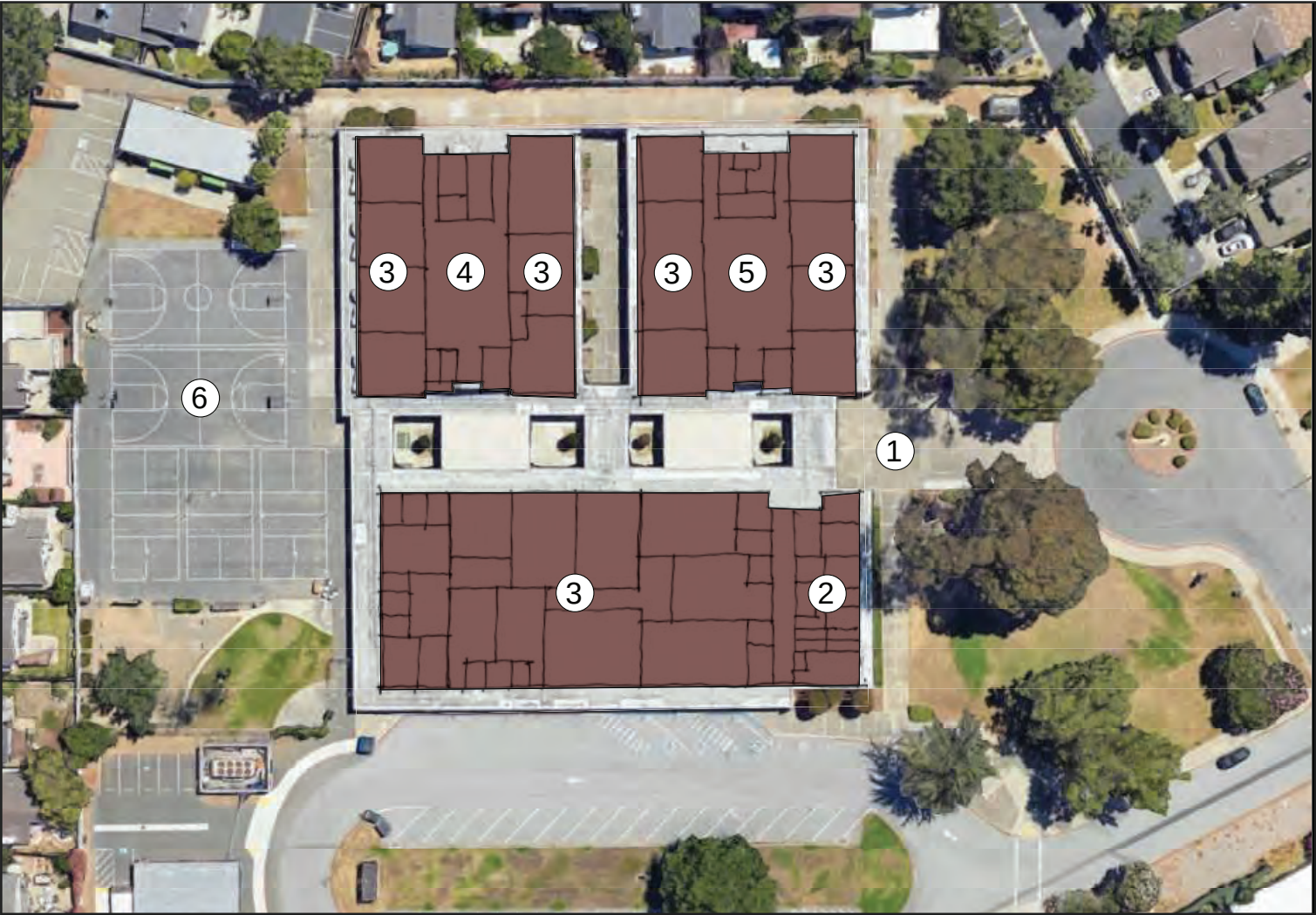
LEGEND - BLDG AGE

- BLDGs BUILT BEFORE 1960
- BLDGs BUILT BETWEEN 1960 - 1969
- BLDGs BUILT BETWEEN 1970 - 1979
- BLDGs BUILT BEFORE 1980 - 1989
- BLDGs BUILT BETWEEN 1990 - 1999
- BLDGs BUILT BETWEEN 2000 - 2009
- BLDGs BUILT AFTER 2010 - LESS THAN 14 YRS

LEGEND - MODULAR /PORTABLES BLDG AGE

- OWNED PORTABLE/MODULAR BUILDING
- LEASED PORTABLE BUILDING

EXISTING SITE PLAN



LEGEND

 EXISTING BUILDINGS

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. CLASSROOMS
- 4. MULTIPURPOSE ROOM
- 5. VISTA ROOM
- 6. HARD COURT

PROPOSED SITE PLAN



LEGEND

- PHASE 1 BUILDING
- PHASE 2 BUILDING

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. CLASSROOMS
- 4. MULTIPURPOSE ROOM
- 5. VISTA ROOM
- 6. HARD COURT
- 7. LIBRARY
- 8. RECONFIGURED DROP-OFF
- 9. GYMNASIUM

WASHINGTON HIGH SCHOOL

FREMONT UNIFIED SCHOOL DISTRICT

WASHINGTON HIGH SCHOOL

38442 FREMONT BLVD., FREMONT, CA 94536

EXISTING SITE INFORMATION

Grade Levels	9-12
Site Size (acres)	40
Year Constructed	1936
Total No. Classrooms	84
Current Enrollment	1901
Owned Portable Classrooms	4
Leased Portable Classrooms	0
Age of Portable Classrooms	14-32 yrs.

SITE OVERVIEW

Washington High School serves students in grades 9-12. It is located next to the District's Tak Fudenna Memorial Stadium, which is the common sports facility for the five high schools. Parking is shared with the stadium. The oldest building was built in 1936. Five other permanent buildings were added between 1951-1964. In 1992-1998, buildings were constructed and used for science, gym, and food service purposes. The portable buildings that are used primarily for classroom, instruction and MPR were added during 1991-2001. Some buildings were modernized in 2007 and again in 2015. The most recent addition to the site was the two-story science classroom building and the Husky Theater was modernized in 2022



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Asbestos abatement
- Fire Alarm upgrades
- Chemical storage facilities added/repared/replaced at Science lab; eye wash and shower nits added/repared/replaced
- Grade and irrigate turf areas

CONSTRUCTION, 2005-2008

- Upgrade door hardware to classroom safety function locks
- Restroom Renovations
- Air condition all classroom, shop and lab spaces
- Upgrade ventilation
- Classroom Electrical Upgrades
- Upgrade emergency lighting
- Exterior lighting installation
- Repair moderate risk buildings
- Roof rehabilitation
- Construction expanded student dining facilities
- Concrete/asphalt repair or replacement

CONSTRUCTION, 2015-2022

- Removal of asbestos tiles and mastic; replace with new flooring.
- IT upgrades
- New two-story science classroom building
- Interior renovation of Husky Theater
- Site improvements: asphalt & concrete paving, landscaping (plants & irrigation), utilities (electrical, storm, fire, sewer and water).

IDENTIFIED NEEDS

Category	Identified Needs	Description
Site		
Paving	Playcourts Modernizations	Replace asphalt playcourts and assess site furnishings for replacement.
Paving	Tennis Courts Modernizations	Replace tennis court surface and install new fencing and concrete mow band for easier maintenance. Assess for reconfiguration for improved program use.
Paving	Site Concrete Modernizations	Campus wide site concrete pathways replacement.
Field	Grass Playfield Modernizations	Repair and upgrade grass play areas. Upgrade irrigation for improved coverage. Assess site for possible inclusion of Cricket Pitch/Field
Entry	Pick-Up/Drop-off Modernizations	Pick-up, drop-off and parking lot improvements.
Maintenance		
Exterior	Exterior Dry Rot Repairs & Painting	Repair exterior dry rot, fascia, siding, and trim and exterior painting.
Exterior	Window Modernizations	Windows are old and need to be replaced in older classrooms
Security		
New Fence	Security Fencing	Install security fencing to create single point of entry through front office
Lighting	Exterior Lighting Upgrades	Install new campus wide exterior lighting & parking lot lighting.
Cameras	Site Security Cameras	Install campus wide security cameras.
MEP		
HVAC	HVAC Replacement	HVAC replacement (in-kind) for permanent building
Plumbing	Plumbing Upgrades	Replace aging fixtures, sewer, gas and water lines.
Electrical	Electrical Services Modernizations	Upgrade electrical service distribution across campus
Facility		
Restroom	Restroom Modernizations	Staff and student restroom modernizations.
Other	New Pool	Construct new pool complex in location of old classroom buildings.
Roof		
Roof	Roof Upgrades	Roofing upgrades for permanent buildings.
Program		
Office	Admin Office Renovations	Renovate admin office, more office space needed.
Other	New Arts Center	New performing arts theater.

RECOMMENDED PROJECTS

The recommended projects identified and budgeted from the site Master Plan represent a long range scope of work. These projects are expected to be phased in over time and as funding becomes available.

PHASE 1A • New Classroom Building

Construction of a new two-story classroom building with 36 classrooms. Remove aging classroom and portable buildings.

PHASE 1B • New Pool and Site Work

Construction of a new pool complex with 25 x 35 meter pool.

PHASE 2 • New Administration, Library, and Performing Arts Center

Construction of a new administration, library, and Performing Arts Center with music/band and workshop classrooms.

PHASE 3 • Athletic Facilities Upgrades

Upgrades to all athletic fields, track, tennis courts, hard courts, and adjacent areas.



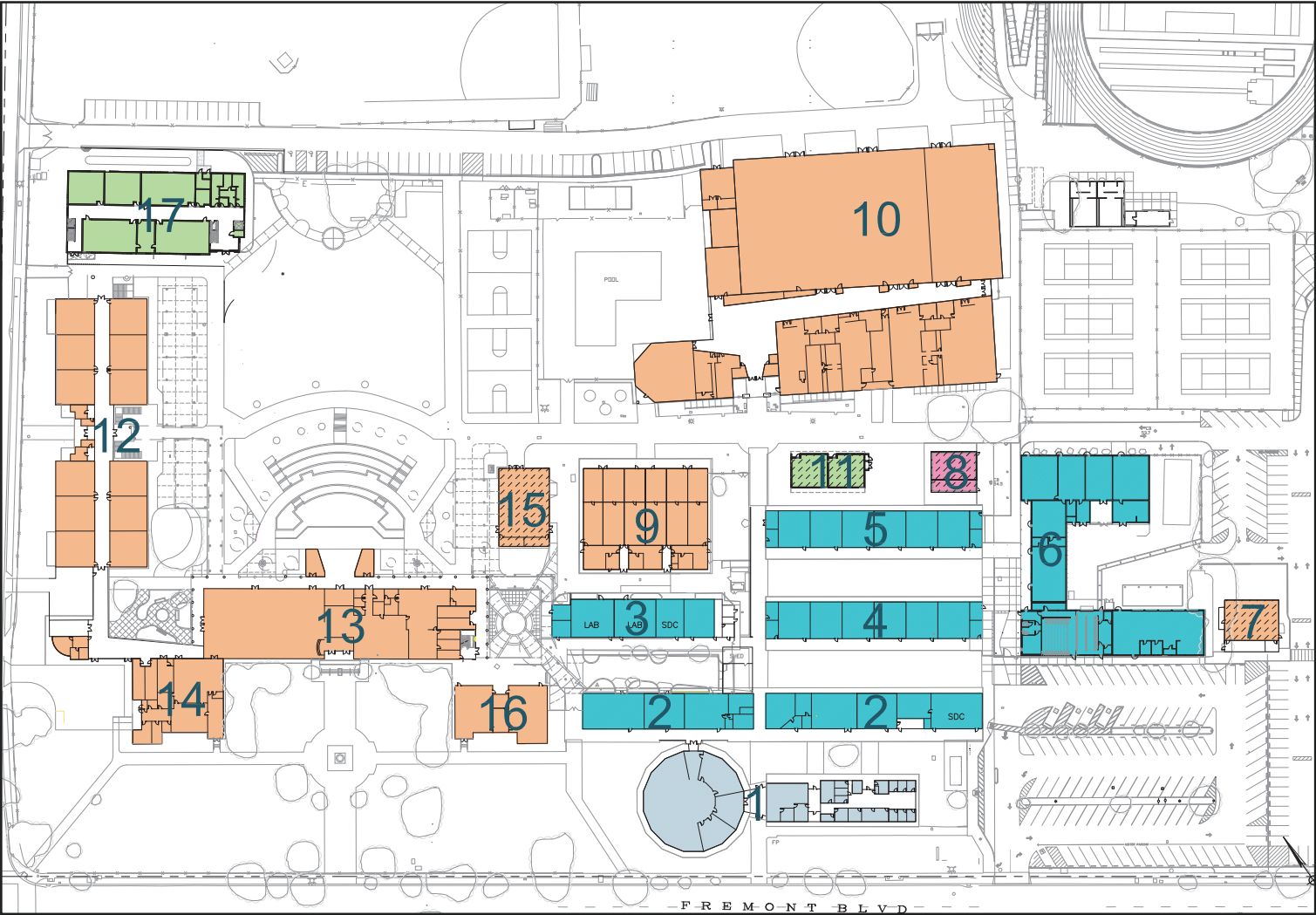
COST SUMMARY

Two-Story Classroom Building	\$46,872,000.00
Pool Facility & Site Work	\$14,950,000.00
Admin, Library and Performing Arts Center	\$35,606,000.00
Athletic Facilities Upgrades	\$12,508,990.00
Total Estimated Cost	\$109,936,990.00*

*based on 2024 costs & does not include escalation; includes soft costs

		RECOMMENDED PROJECTS			
		Phase 1A - New Classroom Building	Phase 1B - New Pool & Site Work	Phase 2 - New Admin, Library & Performing Arts Center	Phase 3 - Athletic Facilities Upgrade
NEEDS ADDRESSED	Playcourts Modernization		✓		✓
	Tennis Courts Modernization		✓		✓
	Site Concrete Modernizations	✓	✓	✓	
	Grass Playfield Modernizations		✓		✓
	Pick-Up/Drop-Off Modernizations		✓		
	Exterior Dry Rot & Painting	✓	✓	✓	
	Windows Replacement	✓	✓	✓	
	Security Fencing	✓	✓	✓	
	Exterior Lighting Upgrades	✓	✓	✓	
	Security Cameras	✓	✓	✓	
	HVAC	✓	✓	✓	
	Plumbing Upgrades	✓	✓	✓	
	Electrical Service Modernizations	✓	✓	✓	
	Restroom Modernizations	✓	✓	✓	
	New Pool		✓		
	Roof	✓	✓	✓	
	Admin Office Renovations		✓	✓	
	New Performing Arts Center		✓	✓	

BUILDING AGE SITE PLAN



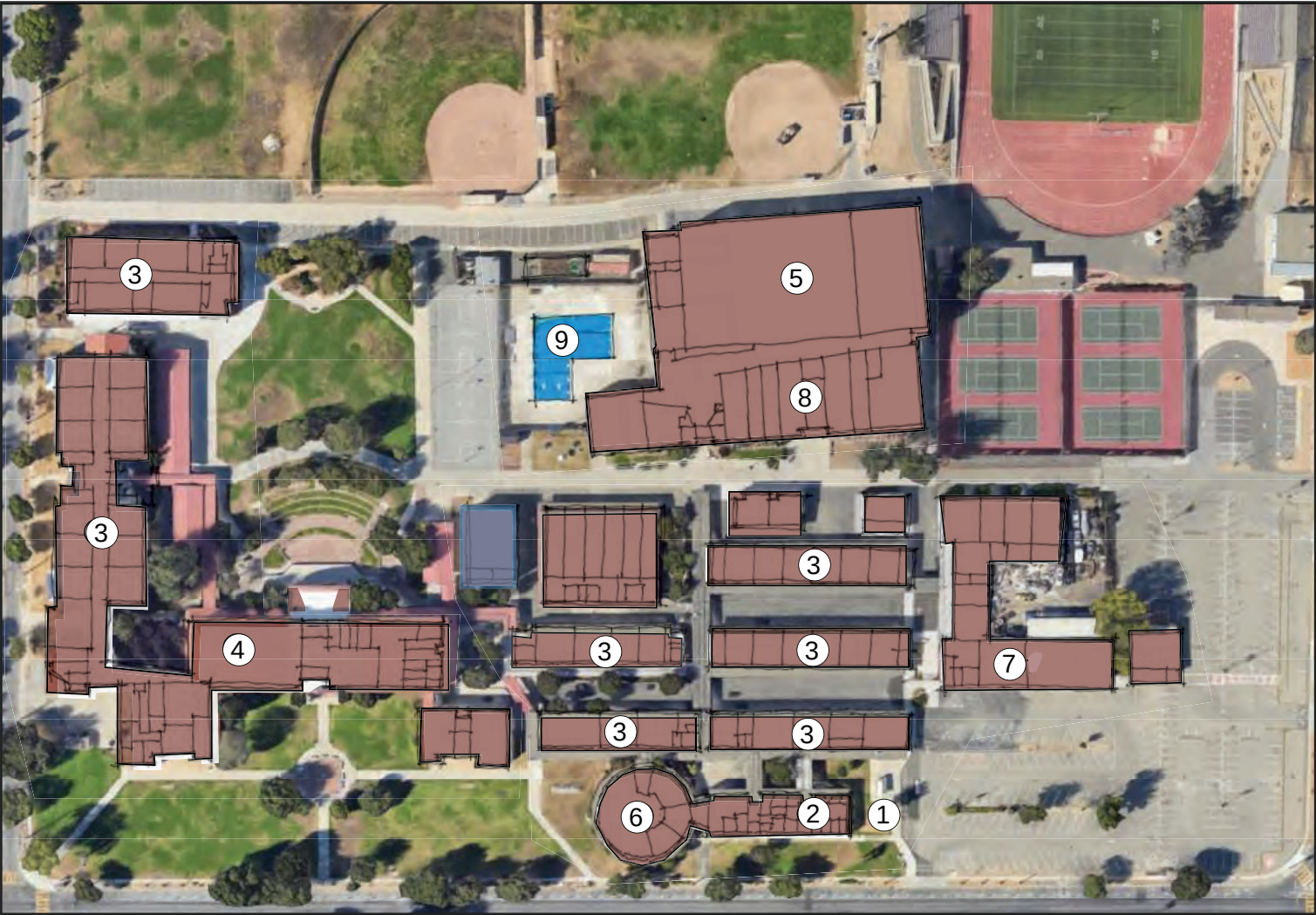
LEGEND - BLDG AGE

- BLDGs BUILT BEFORE 1960
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- BLDGs BUILT BETWEEN 1970 - 1979
- BLDGs BUILT BEFORE 1980 - 1989
- BLDGs BUILT BETWEEN 1990 - 1999
- BLDGs BUILT BETWEEN 2000 - 2009
- BLDGs BUILT AFTER 2010 - LESS THAN 14 YRS

LEGEND - MODULAR /PORTABLES BLDG AGE

- OWNED PORTABLE/MODULAR BUILDING
- LEASED PORTABLE BUILDING

EXISTING SITE PLAN



LEGEND

 EXISTING BUILDINGS

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. CLASSROOMS
- 4. CAFETERIA
- 5. GYMNASIUM
- 6. LIBRARY
- 7. THEATER
- 8. LOCKER ROOMS
- 9. POOL

PROPOSED SITE PLAN



LEGEND

- EXISTING BUILDINGS
- PHASE 1 - TWO STORY CLASSROOM BUILDING
- PHASE 2 - NEW BUILDINGS
- PHASE 2- NEW COVERED WALKWAYS

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. CLASSROOMS
- 4. CAFETERIA
- 5. GYMNASIUM
- 6. LIBRARY
- 7. THEATER
- 8. LOCKER ROOMS
- 9. RENOVATED POOL
- 10. BAND / MUSIC
- 11. DRAMA
- 12. DROP-OFF / PARKING
- 13. PARENTS / VISITORS

GLANKLER EARLY LEARNING

FREMONT UNIFIED SCHOOL DISTRICT

GLANKLER EARLY LEARNING

39207 SUNDALE DRIVE, FREMONT, CA 94538

EXISTING SITE INFORMATION

Grade Levels	Preschool
Site Size (acres)	2
Year Constructed	1971
Total No. Classrooms	13
Owned Portable Classrooms	5
Leased Portable Classrooms	0
Age of Portable Classrooms	16-31yrs.

SITE OVERVIEW

Glankler Early Learning Center shares a common site with Brier Elementary School. It is a state preschool for kids with moderate to severe disabilities and is independently operated. The facility has one (1) permanent and three (3) modular classroom buildings built at different times from 1971-2011.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2004-2007

- Dry rot repair
- Fire alarm replacement
- Modernization to Admin office, MPR, and classroom buildings
- Door, hardware, and locks replacement
- New exhaust fan
- Lighting upgrades
- Plumbing upgrades
- Removal of existing play structure and installation of new play structure and rubber matting surfacing.

CONSTRUCTION, 2010

- Installation of one modular classroom building with three (3) classrooms and three (3) accessible toilet rooms.

IDENTIFIED NEEDS

Category	Identified Needs	Description
Site		
Shade	Metal Shade Structure	Install metal roof shade structure.
Paving	Playcourts Modernizations	Replace asphalt playcourts and assess site furnishings for replacement.
Paving	Site Concrete Modernizations	Campus wide site concrete pathways replacement.
Field	Grass Playfield Modernizations	Repair and upgrade grass play areas. Upgrade irrigation for improved coverage. Assess for reconfiguration for improved program use.
Equipment	Playstructure Upgrades	Replace aging playstructures and assess relocation for improved program use.
Equipment	Fire Alarm Modernizations	The site uses Brier’s FACP. Consider separating the two sites and upgrade each system.
Entry	Pick-Up/Drop-off Modernizations	Pick-up, drop-off and parking lot improvements.
Maintenance		
Interior	Flooring Inspections	Carpet and VCT is aging and in need of replacement. Assess all rooms for needs.
Exterior	Exterior Dry Rot Repairs	Repair exterior dry rot, fascia, siding and trim, and exterior painting.
Security		
New Fence	Security Fencing	Install security fencing to create single point of entry through front office. Fence needed to separate Brier from Glankler.
Lighting	Exterior Lighting Upgrades	Install new campus wide exterior lighting & parking lot lighting.
Cameras	Site Security Cameras	Install campus wide security cameras.
MEP		
HVAC	HVAC Replacement	HVAC replacement (in-kind) for permanent buildings.
Electrical	Interior Lighting Upgrades	Interior lighting and lighting controls upgrade.
Program		
Portable Replacement	Replace Portables with New Buildings	Replace portables with new classrooms building(s).
MUR	New MUR	New MUR Building
Facility		
Restroom	Restroom Modernizations	Staff & student restrooms modernizations.
Roof		
Roof	Roof Upgrades	Roofing upgrades for permanent buildings.
Tech		
Tech	New Digital Marquee	Existing marquee is a backlit letterboard sign. Install new digital marquee.

RECOMMENDED PROJECTS

The recommended projects identified and budgeted from the site Master Plan represent a long range scope of work. These projects are expected to be phased in overtime and as funding becomes available.

PHASE 1 - Administration and Classroom Replacement

Construction of new classroom building with administration and flex space.

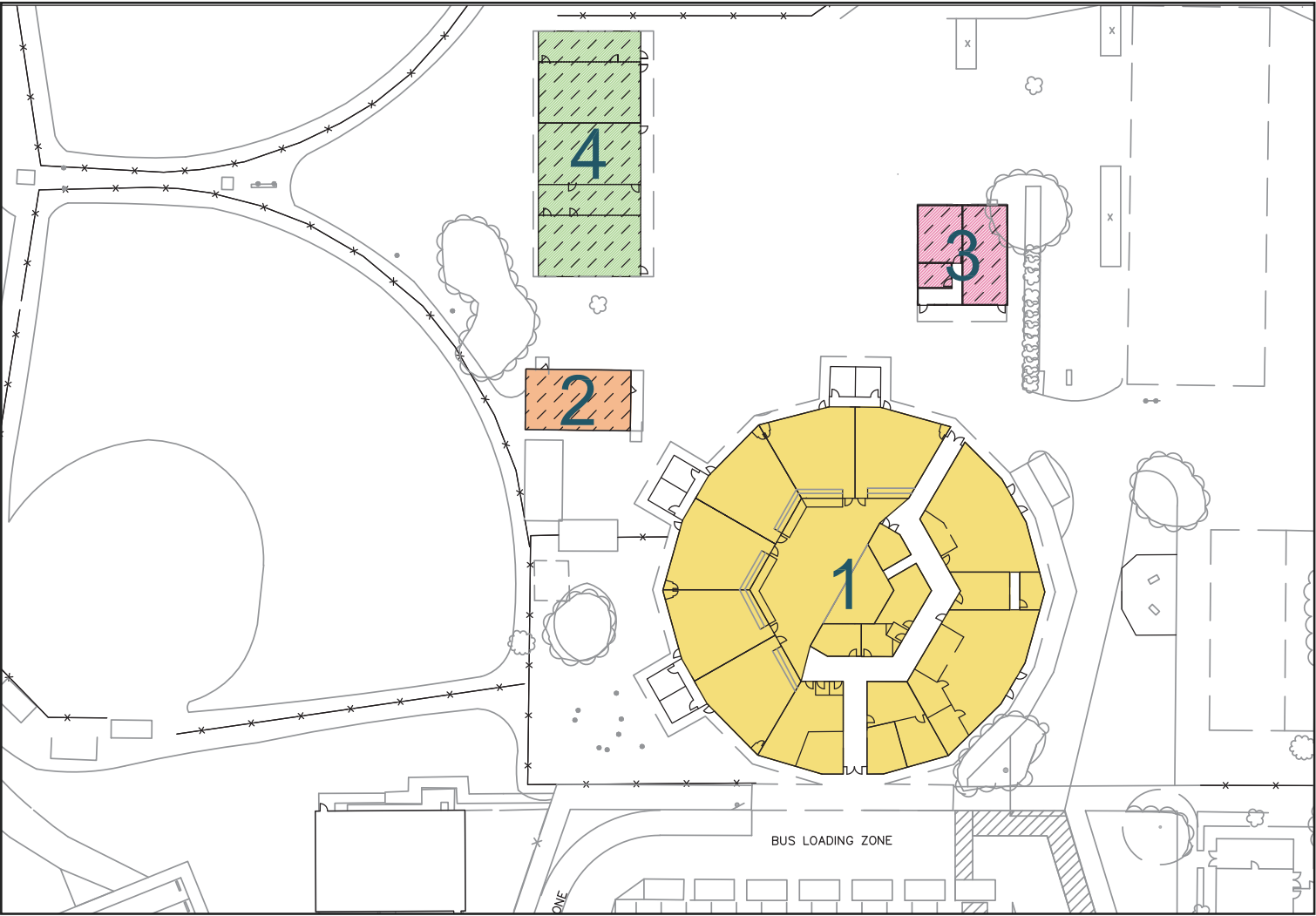


COST SUMMARY

Admin & Classroom Replacement	\$23,061,000.000
Total Estimated Cost	\$23,061,000.00*
*based on 2024 costs & does not include escalation; includes soft costs	

		RECOMMENDED PROJECTS
		Phase 1 - Admin and Classroom Replacement
NEEDS ADDRESSED	Metal Shade Structure	✓
	Playcourts Modernization	✓
	Site Concrete Modernizations	✓
	Grass Playfield Modernizations	✓
	Playstructure Upgrades	✓
	Fire Alarm Modernizations	✓
	Flooring	✓
	Exterior Dry Rot & Painting	✓
	Security Fencing	✓
	Exterior & Interior Lighting	✓
	Security Cameras	✓
	HVAC	✓
	Replace Portables with New Buildings	✓
	New MUR	✓
	Restroom Modernization	✓
	Roof	✓
	Digital Marquee	✓

BUILDING AGE SITE PLAN



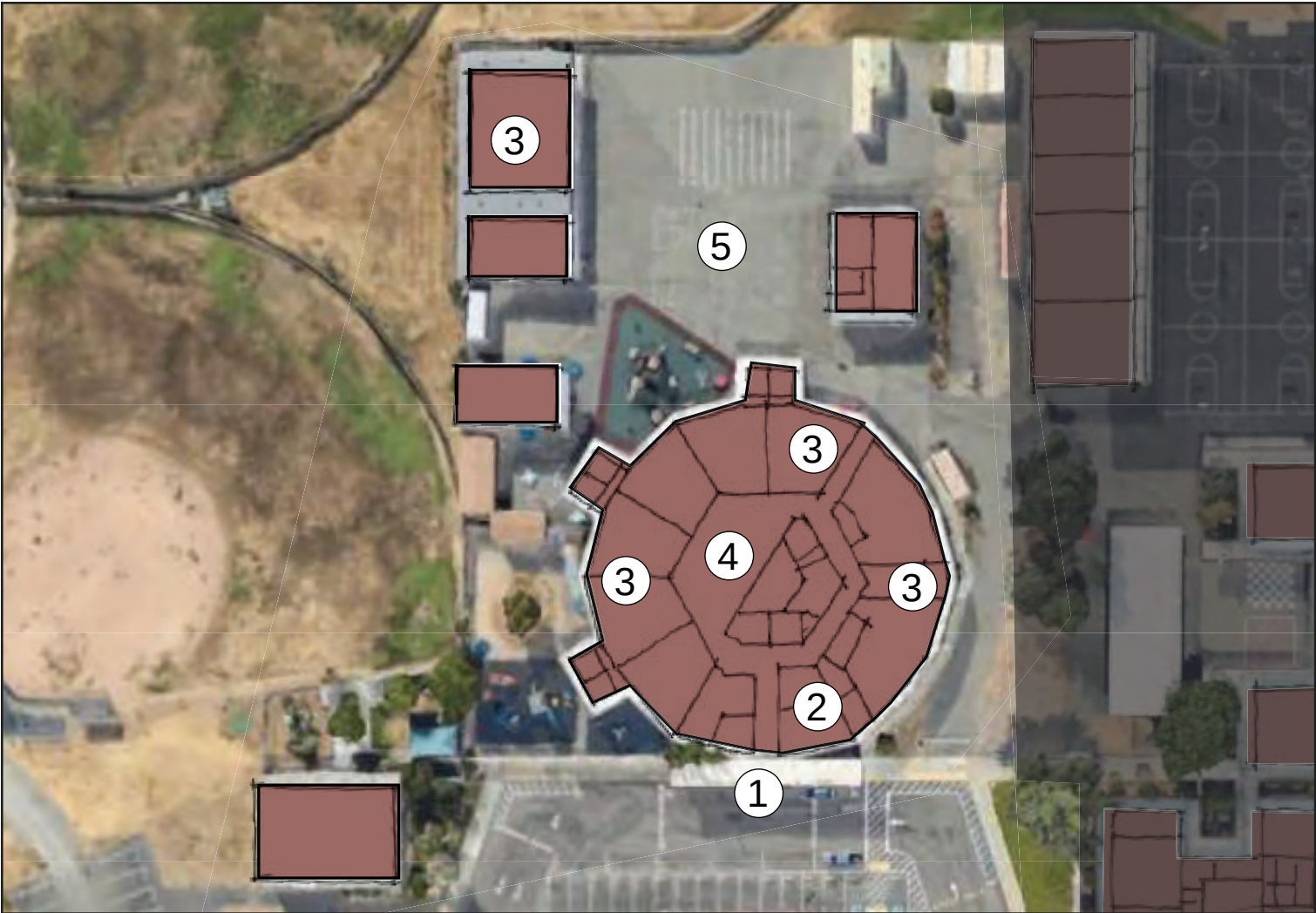
LEGEND - BLDG AGE

- BLDGS BUILT BEFORE 1960
- BLDGS BUILT BETWEEN 1960 - 1969
- BLDGS BUILT BETWEEN 1970 - 1979
- BLDGS BUILT BEFORE 1980 - 1989
- BLDGS BUILT BETWEEN 1990 - 1999
- BLDGS BUILT BETWEEN 2000 - 2009
- BLDGS BUILT AFTER 2010 - LESS THAN 14 YRS

LEGEND - MODULAR /PORTABLES BLDG AGE

- OWNED PORTABLE/MODULAR BUILDING
- LEASED PORTABLE BUILDING

EXISTING SITE PLAN



LEGEND

- EXISTING BUILDINGS
- EXISTING BRIER ELEMENTARY SCHOOL CAMPUS
1. MAIN ENTRANCE
2. ADMINISTRATION
3. KINDERGARTEN / PRESCHOOL / SDC CLASSROOM
4. MULTI-USE ROOM
5. PLAY AREA

PROPOSED SITE PLAN



LEGEND

- PHASE 1 BUILDINGS
- OUTDOOR COVERED SPACES

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. KINDERGARTEN / PRESCHOOL / SDC CLASSROOM
- 4. MULTI-USE ROOM / FLEX SPACE
- 5. PLAY AREA
- 6. SMALL KITCHEN
- 7. OUTDOOR COVERED DINING

RIX-GLANKLER EARLY LEARNING

FREMONT UNIFIED SCHOOL DISTRICT

RIX-GLANKLER EARLY LEARNING

43100 ISLE ROYAL ST., FREMONT, CA 94538

EXISTING SITE INFORMATION

Grade Levels	Preschool
Site Size (acres)	2.59
Year Constructed	1963
Total No. Classrooms	13
Owned Portable Classrooms	0
Leased Portable Classrooms	0
Age of Portable Classrooms	n/a

SITE OVERVIEW

Rix-Glankler Early Learning Center is a preschool for students with special needs. In the 1960s, FUSD built the Rix School, originally an elementary school, and sold property to Kidango in 1985. In 2017, FUSD acquired the property back to address the overcrowding issues at Glankler Early Learning Center. In 2019, it was renamed from Timothy Rix to Rix-Glankler Early Learning Center. The site consists of six (6) permanent buildings and are used for administration and instructional purposes. The site was modernized between 2021-2023, and, most recently, in 2024, removal of existing playstructures and installation of two new play structures.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2021-2023

- Classroom improvements
- Convert pods to classroom storage
- ADA restrooms in all classrooms
- Electrical upgrades
- Plumbing upgrades
- Concrete work in playground
- New Shade structure
- New interior paint
- IT upgrades
- Flooring replacement
- Add ADA restroom in each classroom
- Staff restroom reconfiguration for ADA compliance
- Reconfigure kitchen
- New additional staff parking
- Security fencing at drop-off area
- Hazmat abatement

CONSTRUCTION, 2024

- Removal of existing playgrounds and installation of two new playstructures.

IDENTIFIED NEEDS

Category	Identified Needs	Description
Site		
Shade	Metal Shade Structure	Install metal roof shade structure.
Equipment	Playstructure Upgrades	There are four (4) playground spaces at this site. Each space needs asphalt and concrete repairs along with playstructure fall surfacing repairs. Two of the play-structures are in disrepair and not age appropriate.
Entry	Pick-Up/Drop-Off Modernizations	Pick-Up, Drop-Off and Parking Lot Improvements.
Security		
New Fence	Security Fencing	Install security fencing to create single point of entry through front office.
Camera	Site Security Cameras	Install campus wide security cameras.
MEP		
HVAC	HVAC Replacement	HVAC replacement (in-kind) for permanent buildings.
Roof		
Roof	Roof Upgrades	Roofing Upgrades For Permanent Buildings.

RECOMMENDED PROJECTS

The recommended projects identified and budgeted from the site Master Plan represent a long range scope of work. These projects are expected to be phased in over time and as funding becomes available.

PHASE 1 • Building Modernization

Roofing and HVAC

PHASE 2 • Security Fencing

Install new security fencing around the entire campus.

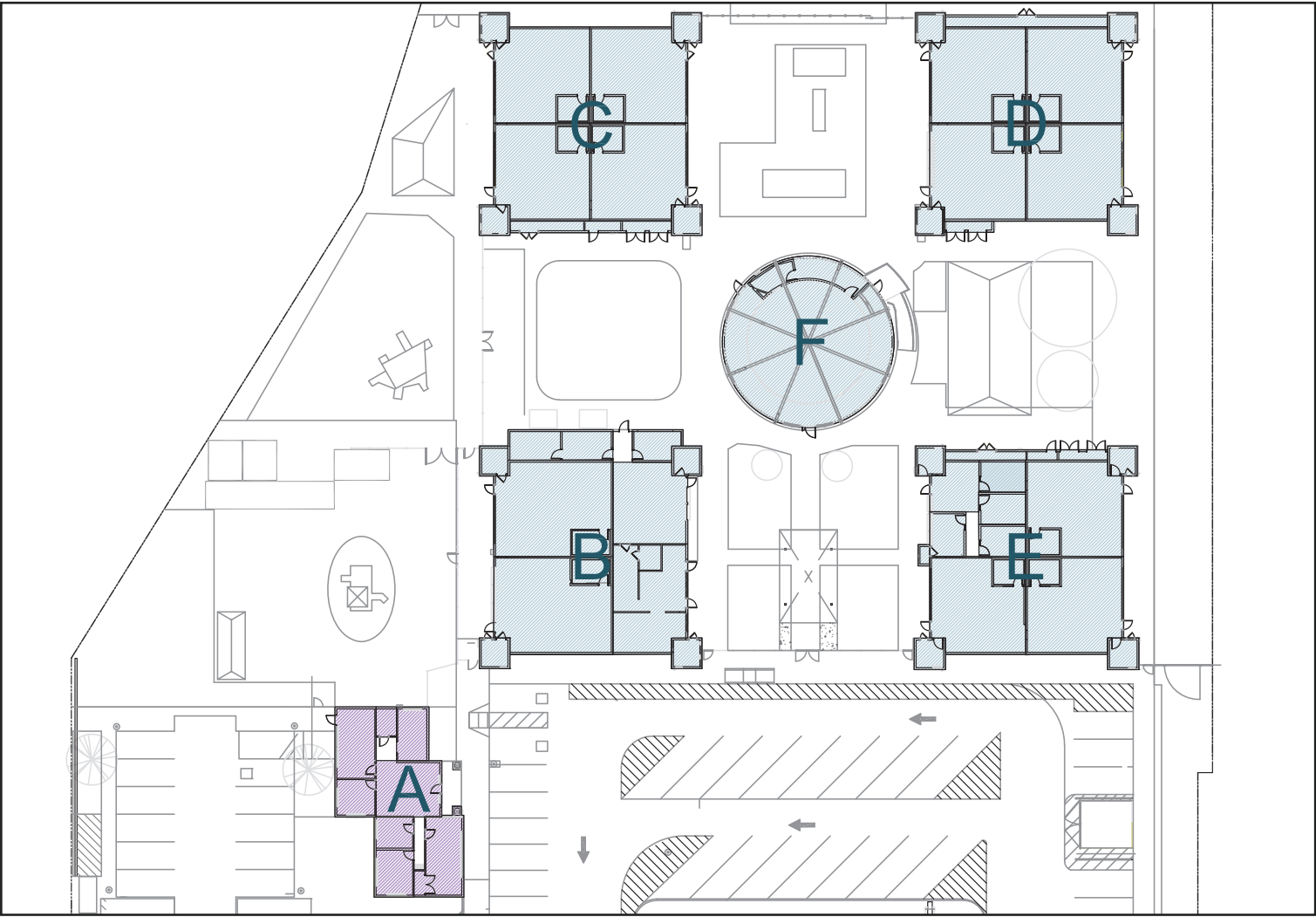


COST SUMMARY

Building Modernization	\$1,983,670.00
Security Fencing	\$469,820.00
Total Estimated Cost	\$2,453,490.00*
*based on 2024 costs & does not include escalation; includes soft costs	

		RECOMMENDED PROJECTS	
		Phase 1 - Building Modernization	Phase 2 - Security Fencing
NEEDS ADDRESSED	Metal Shade Structure	✓	
	Playstructure Upgrades	✓	
	Pick-Up/Drop-off Modernizations	✓	
	Security Fencing		✓
	Security Cameras	✓	
	HVAC	✓	
	Roof	✓	

BUILDING AGE SITE PLAN



LEGEND - BLDG AGE

- BLDGS BUILT BEFORE 1960
- BLDGS BUILT BETWEEN 1960 - 1969
- BLDGS BUILT BETWEEN 1970 - 1979
- BLDGS BUILT BEFORE 1980 - 1989
- BLDGS BUILT BETWEEN 1990 - 1999
- BLDGS BUILT BETWEEN 2000 - 2009
- BLDGS BUILT AFTER 2010 - LESS THAN 14 YRS

LEGEND - MODULAR /PORTABLES BLDG AGE

- OWNED PORTABLE/MODULAR BUILDING
- LEASED PORTABLE BUILDING

EXISTING SITE PLAN



LEGEND

EXISTING BUILDINGS

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. PRESCHOOL CLASSROOMS
- 4. MULTI-USE ROOM
- 5. CHILDCARE
- 6. PLAY AREA
- 7. CHILD CARE PLAY AREA
- 8. DROP-OFF / PARKING LOT

TAK FUDENNA MEMORIAL STADIUM

FREMONT UNIFIED SCHOOL DISTRICT

TAK FUDENNA MEMORIAL STADIUM

38442 FREMONT BLVD., FREMONT, CA 94536

EXISTING SITE INFORMATION

Site Size (acres) 7
Year Constructed 1972

SITE OVERVIEW

Tak Fudenna Memorial Stadium is a sports stadium constructed in 1972. It is located adjacent to Washington High School and is the common sports facility for all five comprehensive high schools in the District. It consists of a football field and track, bleachers for 5,000 spectators, ADA accessible press box, concession stands, new entry and ticket booth, restrooms, field lighting, sound system, and a team locker-shower facility. Between 2004-2008, the stadium received modernizations including the installation of an all-weather track and synthetic turf field. Most recently, the turf was replaced in 2023. Currently, the track replacement and ADA upgrades project is in progress.

PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2004-2008

- Restroom renovations
- Add additional restrooms
- Grade and irrigate turf areas
- Electrical service upgrades
- Light fixture replacement
- New Press box
- New Ticket booth/entry gate
- Renovated Team Rooms
- New Restroom Buildings
- New Concession Buildings
- New All-weather track
- New Synthetic turf field

CONSTRUCTION, 2023-2024

- Turf replacement
- Track replacement
- ADA upgrades
- Restroom upgrades



IDENTIFIED NEEDS

Category	Identified Needs	Description
Site		
Equipment	Scoreboard Modernizations	Scoreboard is aging and does not service all sports adequately. Replace scoreboard to accommodate multiple sports.
Drainage	Erosion Control	Hillsides around the stadium are eroding and causing excessive sediment to run across sidewalks and track surface. Implement permanent sediment and erosion control.
Other	Bleacher Modernization	Bleachers are original and in need of upgrades. Recommend replacing wood surfaces with aluminum. Assess possibility of replacing entire structures with new.
Other	Speaker System Modernization	Assess current speaker system and upgrade to meet current needs.
Paving	Site Concrete Modernizations	Campus Wide Site Concrete Pathways Replacement.
Other	Shot Put Modernizations	Shot put area is faded and needs to be restriped.
Field	Track Modernizations	Rubberized Track is at end of life and needs to be re-surfaced.
Security		
Lighting	Stadium Lighting	Lighting is aging and soon to be obsolete. Replace stadium lighting system on existing poles if possible.
Roof		
Roof	Press Box Modernizations	Press box is aging and in need of repairs. Replace roofing and upgrade interior surfaces.
Program		
Portable Replacement	Team Room Modernizations	Existing Team room is in disrepair and requires major upgrades. Recommend building replacement and reconfiguration to meet current and future needs.

RECOMMENDED PROJECTS

The recommended projects identified and budgeted from the site Master Plan represent a long range scope of work. These projects are expected to be phased in over time and as funding becomes available.

PHASE 1A - Stadium Improvements

Replace scoreboard, stadium lighting, bleacher seats and site work.

PHASE 1B - Field House Replacement

Construct a new field house facility and remove existing.



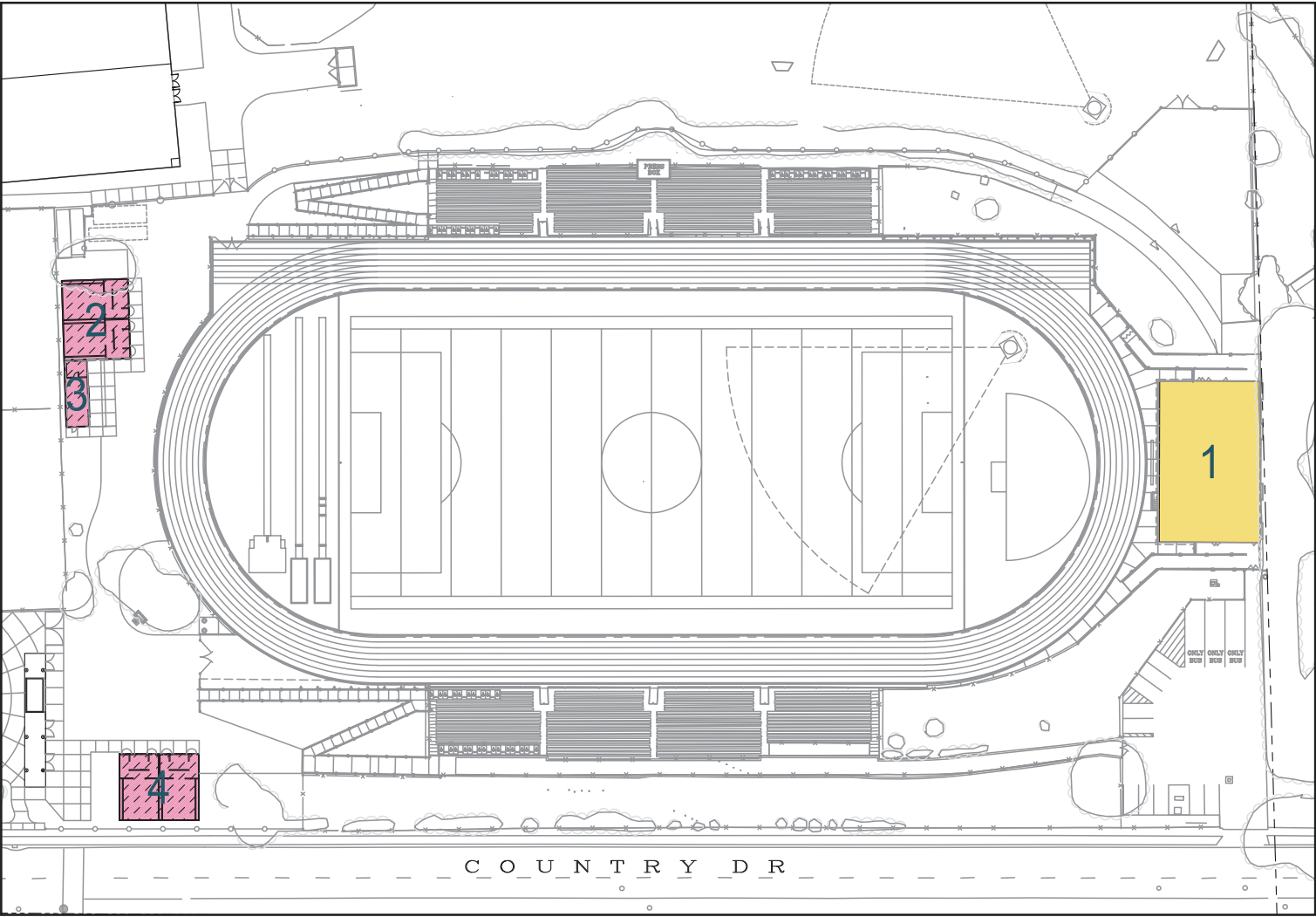
COST SUMMARY

Stadium Improvements	\$2,957,891.00
Field House Replacement	\$3,967,600.00
Total Estimated Cost	\$6,925,491.00*

*based on 2024 costs & does not include escalation; includes soft costs

		RECOMMENDED PROJECTS	
		Phase 1A - Stadium Improvements	Phase 1B - Field House Replacement
NEEDS ADDRESSED	Scoreboard Modernizations	✓	
	Erosion Control	✓	
	Bleacher Modernization	✓	
	Speaker System Modernization	✓	
	Site Concrete Modernizations	✓	
	Shot Put Modernizations	✓	
	Track Modernizations	✓	
	Stadium Lighting	✓	
	Press Box Modernizations	✓	
	Team Room Modernizations		✓

BUILDING AGE SITE PLAN



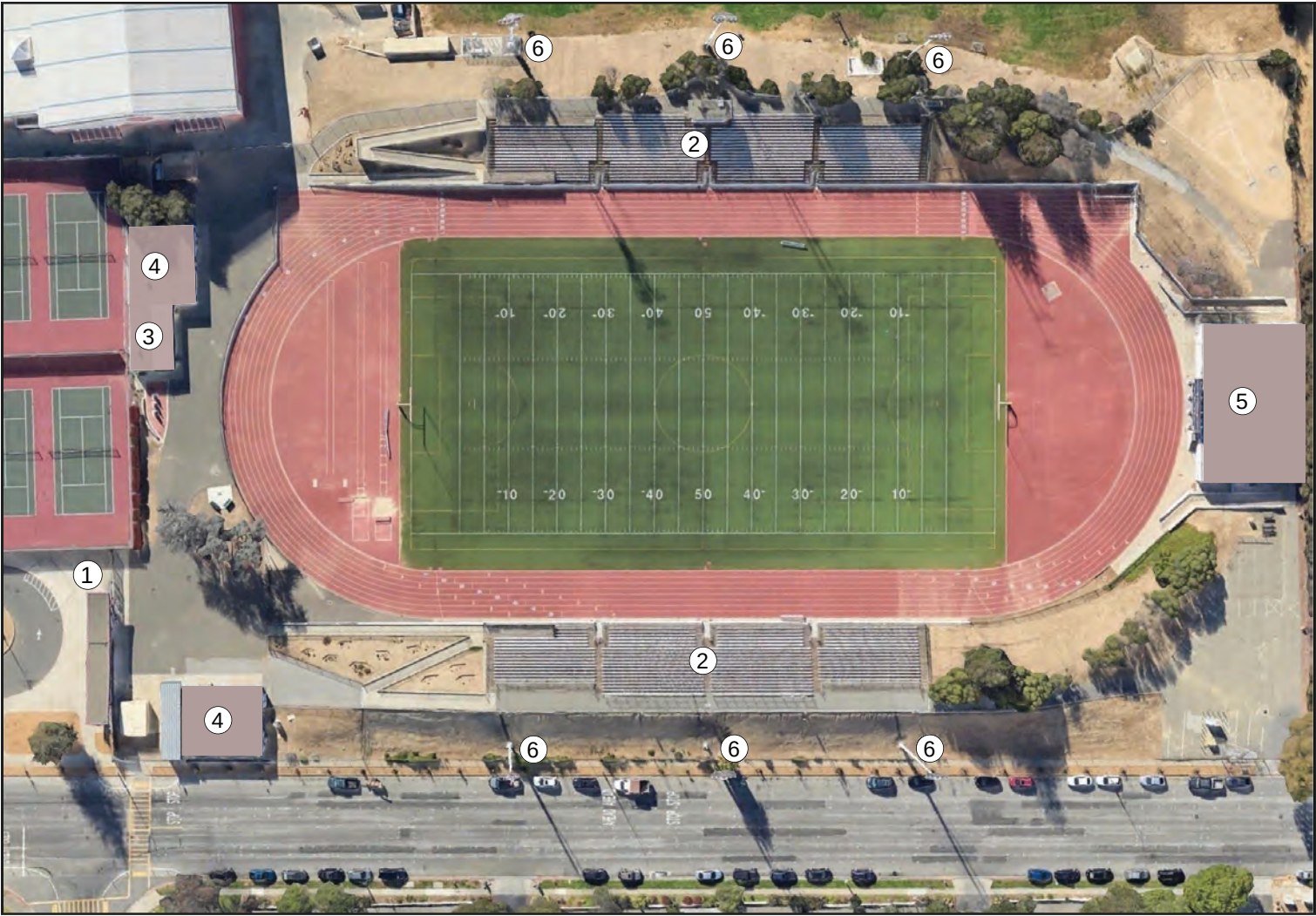
LEGEND - BLDG AGE

- BLDGs BUILT BEFORE 1960
- BLDGs BUILT BETWEEN 1960 - 1969
- BLDGs BUILT BETWEEN 1970 - 1979
- BLDGs BUILT BEFORE 1980 - 1989
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- BLDGs BUILT BETWEEN 2000 - 2009
- BLDGs BUILT AFTER 2010 - LESS THAN 14 YRS

LEGEND - MODULAR /PORTABLES BLDG AGE

- OWNED PORTABLE/MODULAR BUILDING
- LEASED PORTABLE BUILDING

EXISTING SITE PLAN



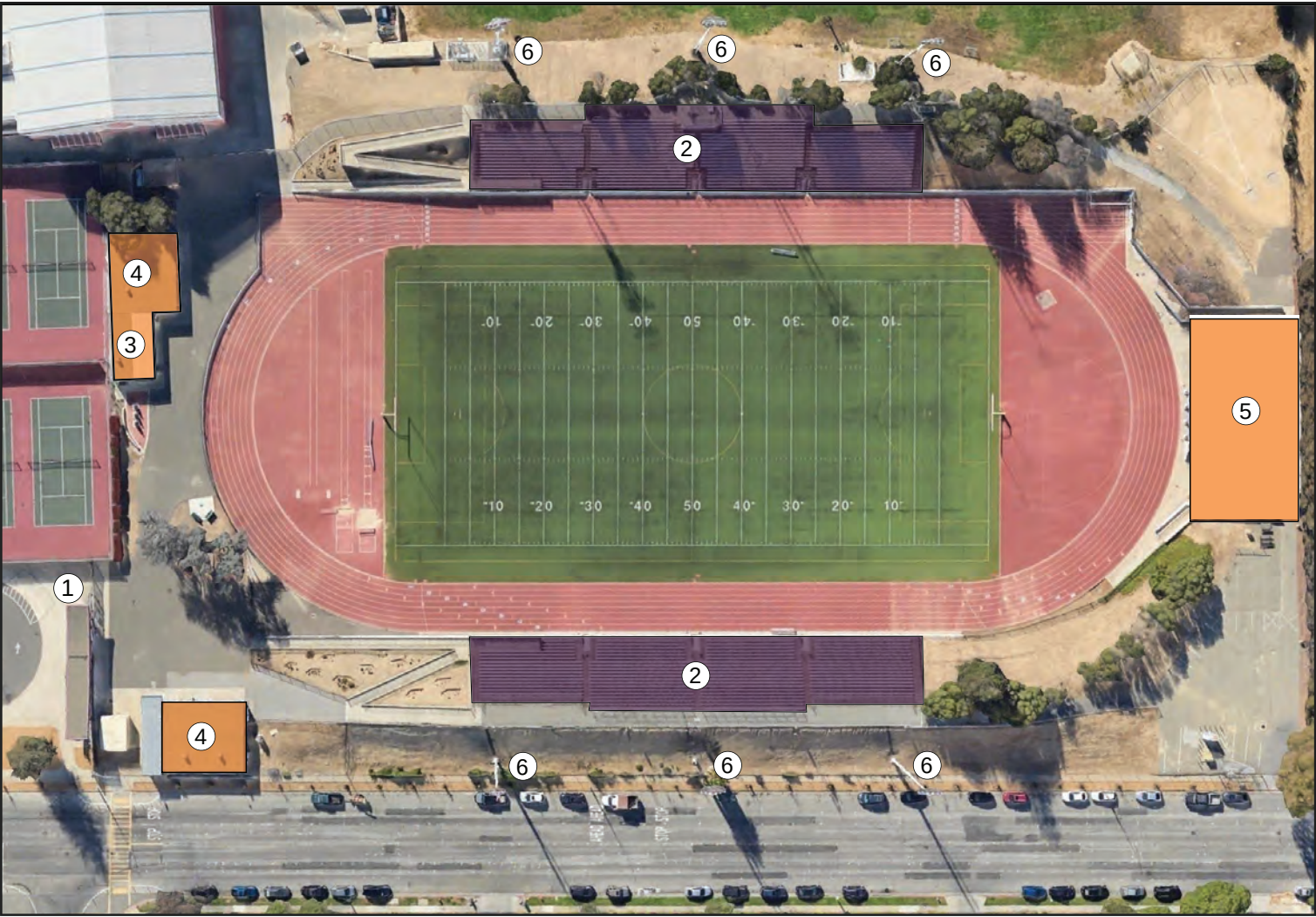
LEGEND



EXISTING BUILDINGS

- 1. MAIN ENTRANCE
- 2. BLEACHERS
- 3. CONCESSIONS BUILDING
- 4. RESTROOM BUILDINGS
- 5. FIELD HOUSE BUILDING
- 6. STADIUM LIGHTING

PROPOSED SITE PLAN



LEGEND

- RENOVATE / MODERNIZE / REPLACE BUILDINGS
- RENOVATE BLEACHER SEATS

- 1. MAIN ENTRANCE
- 2. RENOVATE BLEACHER SEATS
- 3. RENOVATE CONCESSIONS
- 4. RENOVATE RESTROOMS
- 5. RENOVATE FIELD HOUSE
- 6. REPLACE STADIUM LIGHTING

FREMONT ADULT SCHOOL

FREMONT UNIFIED SCHOOL DISTRICT

FREMONT ADULT SCHOOL

4700 CALAVERAS AVE., FREMONT, CA 94539

EXISTING SITE INFORMATION

Grade Levels	N/A
Site Size (acres)	11
Year Constructed	1963
Total No. Classrooms	30
Owned Portable Classrooms	7
Leased Portable Classrooms	1
Age of Portable Classrooms	19-25 yrs.

SITE OVERVIEW

Fremont Adult School was constructed in 1963 and consists of two (2) permanent buildings. In 2004, the multipurpose building was constructed. Between 1999-2005, multiple portable classroom buildings were constructed. The site is also home to a child care center and Circle of Independent Learning (COIL).



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Asbestos abatement
- Fire Alarm upgrades
- New MPR
- Resurface/replace asphalt
- Chemical storage facilities added/repared/replaced at Science Lab
- Upgrade emergency communication system
- New MPR

CONSTRUCTION, 2005-2008

- Upgrade door hardware to classroom safety function locks
- Restroom Renovations
- Replace inefficient louvered windows
- Roofing replacement
- Upgrade ventilation
- Classroom electrical upgrades
- Repair moderate risk buildings
- Concrete/asphalt repair or replacement

CONSTRUCTION, 2017-2021

- Abatement of asbestos flooring as mastic; replace with new flooring
- IT & VoIP Upgrades

IDENTIFIED NEEDS

Category	Identified Needs	Description
Site		
Equipment	Portables Replacement	Assess and replace portables with new classroom buildings.
Equipment	Fire Alarm Modernizations	Review existing fire alarm control panel for issues and upgrade as needed. Re-view panel requirements for Hyman Building.
MEP		
HVAC	HVAC Replacement	HVAC Replacement (in-kind) for permanent buildings.
Roof		
Roof	Roof Upgrades	Roofing upgrades for permanent buildings.
Maintenance		
Interior	Flooring Replacement	Flooring replacement for permanent buildings.
Facilities		
Other	Campus Wide Moderate Modernizations	Main building in need of moderate to major modernization

RECOMMENDED PROJECTS

The recommended projects identified and budgeted from the site Master Plan represent a long range scope of work. These projects are expected to be phased in over time and as funding becomes available.

PHASE 1A • Building Modernization
HVAC, Roofing, Flooring, Security Cameras

PHASE 1B • Administration and Classroom Replacement
Construction of a new administration and classroom building with 30 standard classrooms. Remove aging administration and portable buildings.



COST SUMMARY

Building Modernization	\$4,225,000.00
Admin & Classroom Building	\$40,812,000.00
Total Estimated Cost	\$45,037,000.00*

*based on 2024 costs & does not include escalation; includes soft costs

		RECOMMENDED PROJECTS	
		Phase 1A - Building Modernization	Phase 1B - Admin & Classroom Replacement
NEEDS ADDRESSED	Replace Portables with New Buildings		✓
	Fire Alarm Modernizations		✓
	HVAC	✓	✓
	Roof	✓	✓
	Floor	✓	✓
	Campus Wide Modernization		✓

BUILDING AGE SITE PLAN



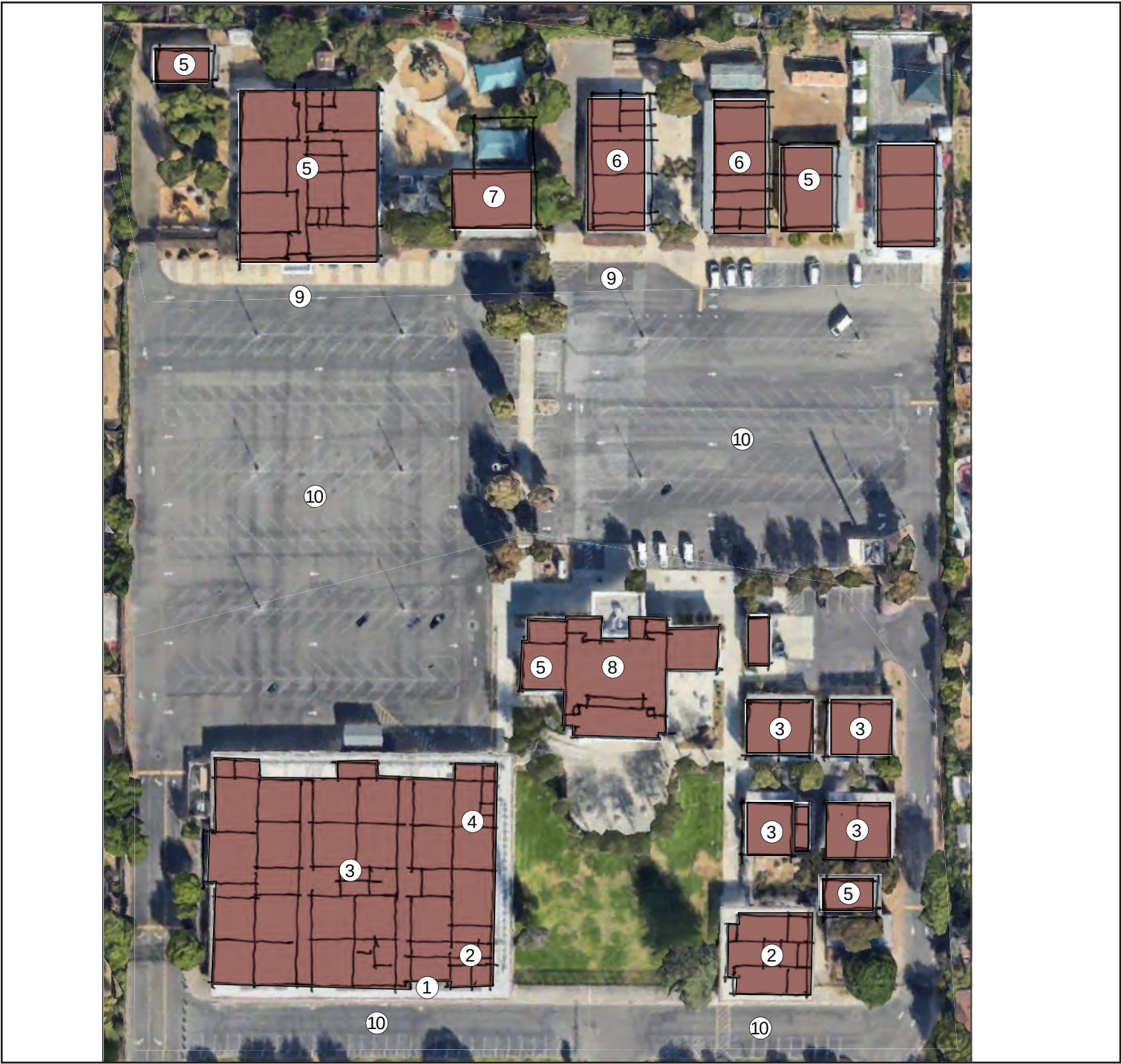
LEGEND - BLDG AGE

- BLDGS BUILT BEFORE 1960
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- BLDGS BUILT AFTER 2010 - LESS THAN 14 YRS

LEGEND - MODULAR /PORTABLES BLDG AGE

- OWNED PORTABLE/MODULAR BUILDING
- LEASED PORTABLE BUILDING

EXISTING SITE PLAN



LEGEND

EXISTING BUILDINGS

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. ADULT ED PROGRAM
- 4. NATIVE AMERICAN PROGRAM
- 5. COIL CHARTER SCHOOL
- 6. KNOLL CENTER
- 7. KIDANGO / SHARON JONES CENTER
- 8. MULTIPURPOSE ROOM
- 9. DROP OFF
- 10. PARKING

PROPOSED SITE PLAN



LEGEND

- NEW TWO STORY BUILDING
- EXISTING BUILDINGS

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. ADULT ED PROGRAM
- 4. NATIVE AMERICAN PROGRAM
- 5. COIL CHARTER SCHOOL
- 6. KNOLL CENTER
- 7. KIDANGO / SHARON JONES CENTER
- 8. MULTIPURPOSE ROOM
- 9. DROP-OFF
- 10. PARKING
- 11. OPEN SPACE / GRASS AREA

MISSION VALLEY ROP

FREMONT UNIFIED SCHOOL DISTRICT

MISSION VALLEY ROP

5019 STEVENSON BLVD., FREMONT, CA 94538

EXISTING SITE INFORMATION

Grade Levels	9-12
Site Size (acres)	10
Year Constructed	2007

SITE OVERVIEW

Mission Valley Regional Occupation Program, also known as the MVROP Center Campus, serves students in grades 9-12. It is a center that provides career technical training (CTE) for high-tech, high demand professions for Fremont, Newark and New Haven School districts. The two-story building was constructed in 2007, and consists of administrative offices, classrooms, science and computer labs, a fire garage and turn-out room, auto body garages, a Board Room, a Student Services Center, and Staff and student lounges.

PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2008-2010

- New one-story modular classroom building (2008)
- New one-story modular classroom building (2010)
- New wood-framed canopy

CONSTRUCTION, 2013-2018

- New spray booth enclosure
- HVAC system upgrades
- Replace all angle stops at classrooms
- Replacement of safety locks at all applicable doors
- Water service line upgrades



IDENTIFIED NEEDS

Category	Identified Needs	Description
Security		
Lighting	Interior Lighting Upgrades	Interior lighting and lighting controls upgrades.
Roof		
Roof	Roof Upgrades	Roofing upgrades for permanent buildings.

RECOMMENDED PROJECTS

The recommended projects identified and budgeted from the site Master Plan represent a long range scope of work. These projects are expected to be phased in over time and as funding becomes available.

PHASE 1 - Maintenance Project
Roofing & Lighting Upgrades

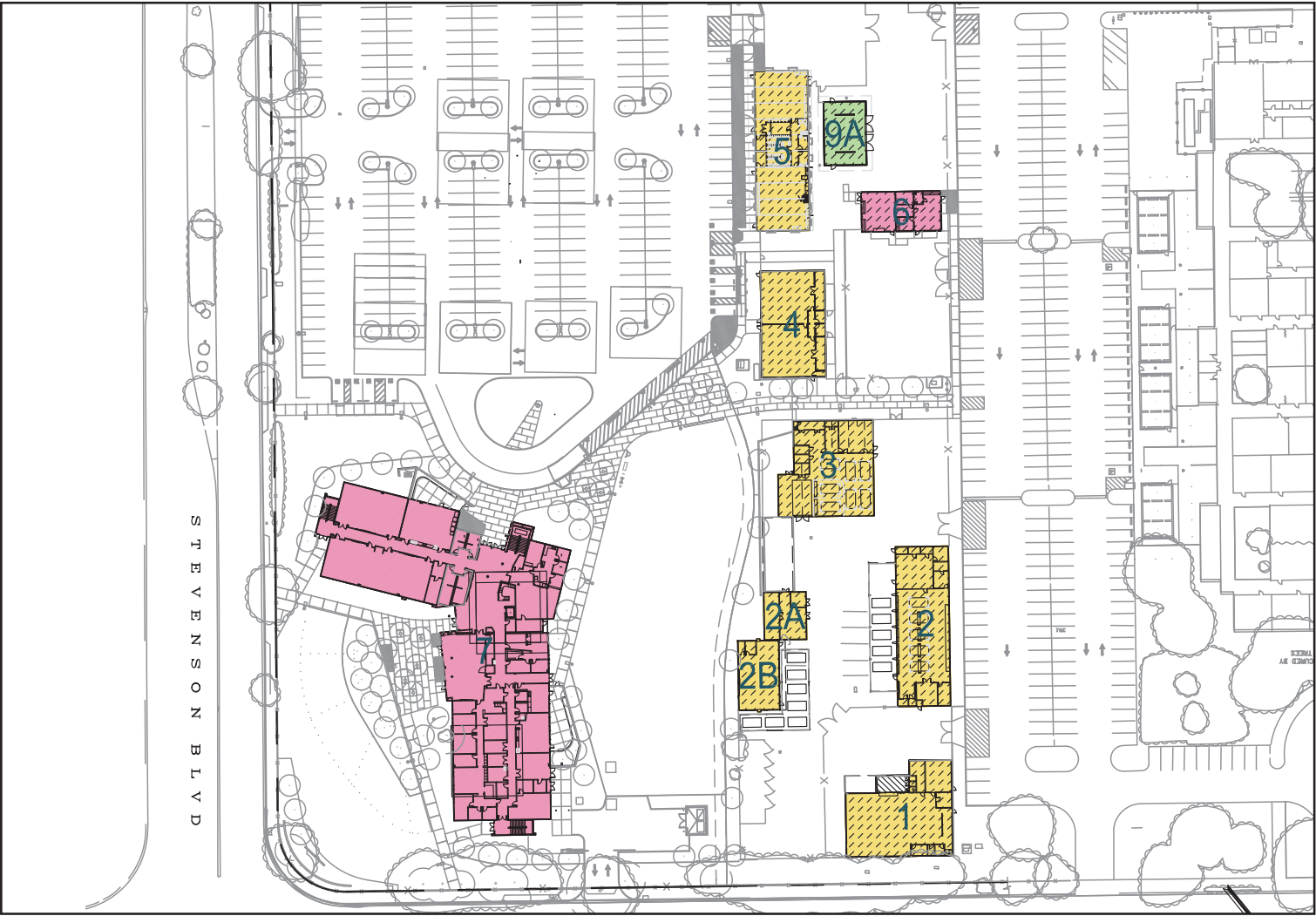


COST SUMMARY

Maintenance Project	\$4,694,170.00
Total Estimated Cost	\$4,694,170.00*
*based on 2024 costs & does not include escalation; includes soft costs	

		RECOMMENDED PROJECTS
		Phase 1 - Maintenance Project
NEEDS ADDRESSED	Interior Lighting Upgrades	✓
	Roof Upgrades	✓

BUILDING AGE SITE PLAN



LEGEND - BLDG AGE

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LEGEND - MODULAR /PORTABLES BLDG AGE

- OWNED PORTABLE/MODULAR BUILDING
- LEASED PORTABLE BUILDING

EXISTING SITE PLAN



LEGEND

EXISTING BUILDINGS

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. CLASSROOMS
- 4. INSTRUCTIONAL BUILDINGS
- 5. PARKING LOT

CORP YARD

FREMONT UNIFIED SCHOOL DISTRICT

CORP YARD

43770 S. GRIMMER BLVD., FREMONT, CA 94538

EXISTING SITE INFORMATION

Site Size (acres) 14
Year Constructed 1964

SITE OVERVIEW

The Corp Yard was constructed in the 1960s and comprised of multiple departments that support the District. Those departments include:

- Maintenance
- Operations
- Grounds
- Transportation
- Training
- Custodial Storage



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Chemical storage facilities added/repaired/replaced; eye wash and shower units added/repaired/replaced
- Increase outlets to offices
- Upgrading existing partition in Vehicle Maintenance Facility to 1-hr fire resistance.
- Upgrades to mechanical and electrical systems to meet requirements to service compressed natural gas (CNG) fueled vehicles.

CONSTRUCTION, 2009

- HVAC system upgrade at Transportation Building
 - New outdoor boiler and pumps
 - New indoor heating units to provide additional heat
 - New heating water piping

CONSTRUCTION, 2010-2016

- Replacement of existing asphalt and additional new paving
- Parking lot improvements
- Removal of existing bus lifts, installation of two new bust lifts.
- Installation of new surveillance system

CONSTRUCTION, 2022-2023

- New bus charging stations

IDENTIFIED NEEDS

Category	Identified Needs	Description
Security		
Lighting	Exterior Lighting Upgrades	Install new campus wide exterior lighting & parking lot lighting
Fence	Security Fencing	The existing perimeter fencing is easily cut. Needs to be upgrade with slats or steel fencing reduce visibility and more difficult to cut.
Cameras	Site Security Cameras	Install campus wide security cameras.
MEP		
HVAC	HVAC Replacement	HVAC replacement (in kind) for permanent buildings.
Roof		
Roof	Roof Upgrades	Roofing upgrades for permanent buildings.
Maintenance		
Portables Replacement	Replace Portables with New Buildings	Grounds and operation trailer needs to be replaced with a new permanent building and storage space.
Facilities		
Other	New Warehouse Building	Current warehouse is too small which makes receiving and storage challenging. Space is tight for large deliveries and there is no loading docks, so all deliveries require a lift gate. Recommend constructing a new adequately sized warehouse/ storage facility with loading docks.
Program		
Other	Major Office Modernizations	Office space needs to be assessed for functionality. Recommend renovation of building interiors and layout.
Food	New Central Kitchen	Construct new central kitchen near existing freezer building. This would strain on high school kitchens that currently cook for attendance area elementaries and would mitigate the need for additional kitchen expansion at the elementaries that are not currently designed for scratch cooking.

RECOMMENDED PROJECTS

The recommended projects identified and budgeted from the site Master Plan represent a long range scope of work. These projects are expected to be phased in over time and as funding becomes available.

PHASE 1A • Maintenance Project
Roof Restoration and HVAC Replacement

PHASE 1B • New Central Kitchen
Construction of a new central kitchen equipped with a new warehouse, walk-in freezer and refrigerator units, child nutrition offices, warehouse and teaching space.

PHASE 2A • Transportation Yard Office Renovation
Renovate and reconfigure transportation offices.

PHASE 2B • New Operations and Grounds Office Building
Construct new operations and grounds office building. Remove aging portables.



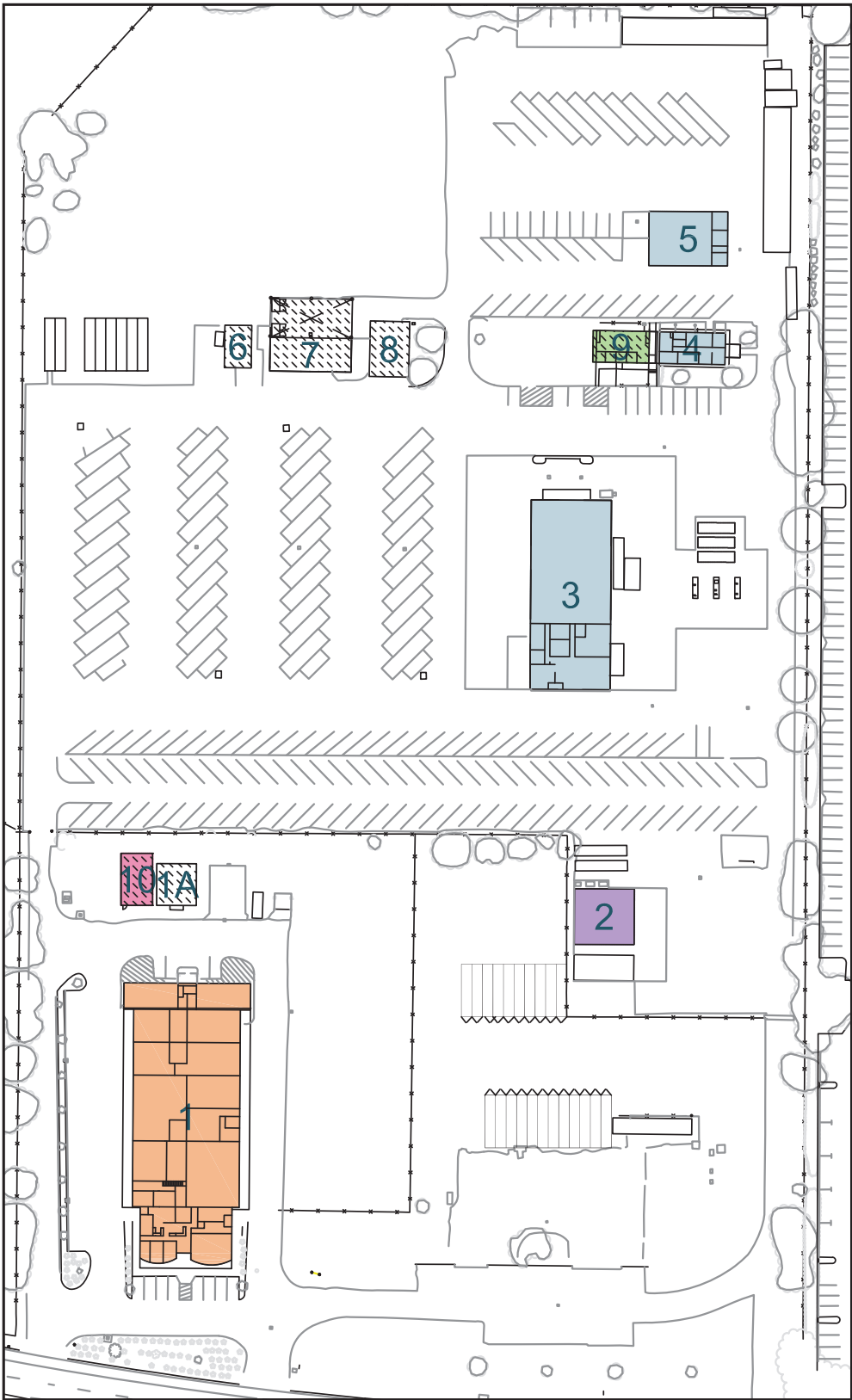
COST SUMMARY

Maintenance Project	\$7,957,891.00
Central Kitchen	\$23,277,020.00
Transportation Yard Renovations	\$7,863,570.00
Operations & Grounds Building	\$12,640,420.00
Total Estimated Cost	\$51,568,740.00*

*based on 2024 costs & does not include escalation; includes soft costs

		RECOMMENDED PROJECTS			
		Phase 1A - Maintenance Project	Phase 1B - New Central Kitchen	Phase 2A - Transportation Yard Office Renovations	Phase 2B - New Operation & Grounds Office Building
NEEDS ADDRESSED	Exterior Lighting Upgrades	✓	✓	✓	✓
	Security Fencing	✓	✓	✓	✓
	Security Cameras	✓	✓	✓	✓
	HVAC	✓	✓	✓	✓
	Roof	✓	✓	✓	✓
	Replace Portables with New Buildings		✓		✓
	Office Modernizations			✓	✓
	New Central Kitchen		✓		

BUILDING AGE SITE PLAN



LEGEND - BLDG AGE

- BLDGS BUILT BEFORE 1960
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LEGEND - MODULAR /PORTABLES BLDG AGE

- OWNED PORTABLE/MODULAR BUILDING
- LEASED PORTABLE BUILDING

EXISTING SITE PLAN



LEGEND

EXISTING BUILDINGS

- 1. MAIN ENTRANCE
- 2. MAINTENANCE
- 3. DISTRICT STORAGE
- 4. COLD STORAGE
- 5. TRANSPORTATION
- 6. GAS PUMPS AND FUEL TANKS
- 7. STORAGE
- 8. TRAINING
- 9. CONSTRUCTION OFFICE
- 10. OPERATING OFFICE
- 11. GARDENING GROUNDS

PROPOSED SITE PLAN



LEGEND

- EXISTING BUILDINGS
- NEW TWO STORY BUILDING

- 1. MAIN ENTRANCE
- 2. MAINTENANCE
- 3. DISTRICT STORAGE
- 4. COLD STORAGE
- 5. TRANSPORTATION
- 6. GAS PUMPS AND FUEL TANKS
- 7. STORAGE
- 8. TRAINING
- 9. CONSTRUCTION OFFICE
- 10. OPERATIONS OFFICE
- 11. GARDENING GROUNDS'
- 12. NEW CENTRAL KITCHEN & WAREHOUSE

DISTRICT OFFICE

FREMONT UNIFIED SCHOOL DISTRICT

DISTRICT OFFICE

4210 TECHNOLOGY DRIVE., FREMONT, CA 94538

EXISTING SITE INFORMATION

Site Size (acres) 4
Year Constructed 1983

SITE OVERVIEW

The District Office was constructed in 1983 and the facility currently houses all district departments, except for Maintenance, Grounds, Operations and Transportation. The Board Room is also located at the District Office. Most recently, it was modernized to include interior painting, HVAC replacements, flooring upgrades, additional rooms/ conference rooms, and more.

PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Roofing replacement

CONSTRUCTION, 2017-2021

- District Office Modernization
 - New furniture
 - New carpeting
 - New lighting
 - Added rooms
 - HVAC replacement
 - New paint interior & exterior
 - Parking lot lighting upgrades
 - Office reconfigurations



IDENTIFIED NEEDS

Category	Identified Needs	Description
Security		
New Fence	Security Fencing	Install new security fencing along rear of building. Side entrances and parking lots should not be fenced in.
Cameras	Site Security Cameras	Install campus wide security cameras.
MEP		
Electrical	Electrical Service Modernizations	Assess needs during power outage. Recommend installing an emergency back up generator for critical circuits.
Roof		
Roof	Roof Upgrades	Roofing upgrades for permanent buildings.
Maintenance		
Interior	Flooring Replacement	Flooring replacement for permanent buildings.
Exterior	Exterior Dry Rot Repairs & Painting	Repair exterior dry rot, fascia, siding and trim and exterior painting.
Facilities		
Restroom	Restroom Modernizations	Staff & student restroom modernizations.
Other	New Signage and Wayfinding	Need to improve signage and wayfinding across campus exterior (parking lot, direction to warehouse, receiving, etc.)
Program		
Office	Office Modernizations	Need to reconfigure/restack Student Support Services (40+ person) to better accommodate current and future staff.
Tech		
Tech	Campus Wide IT Upgrades	Need to upgrade Server room and related first suppression. Server rooms is under-sized for current needs.

RECOMMENDED PROJECTS

The recommended projects identified and budgeted from the site Master Plan represent a long range scope of work. These projects are expected to be phased in over time and as funding becomes available.

MAINT • Maintenance Project

Roofing upgrades, siding repairs and interior/exterior painting

PHASE 1 • Security Upgrades

Security fencing and cameras

PHASE 2 • IT Infrastructure Upgrades

Network Operations Center upgrades

PHASE 3 • Electrical Upgrades

Electrical upgrades and emergency power backup

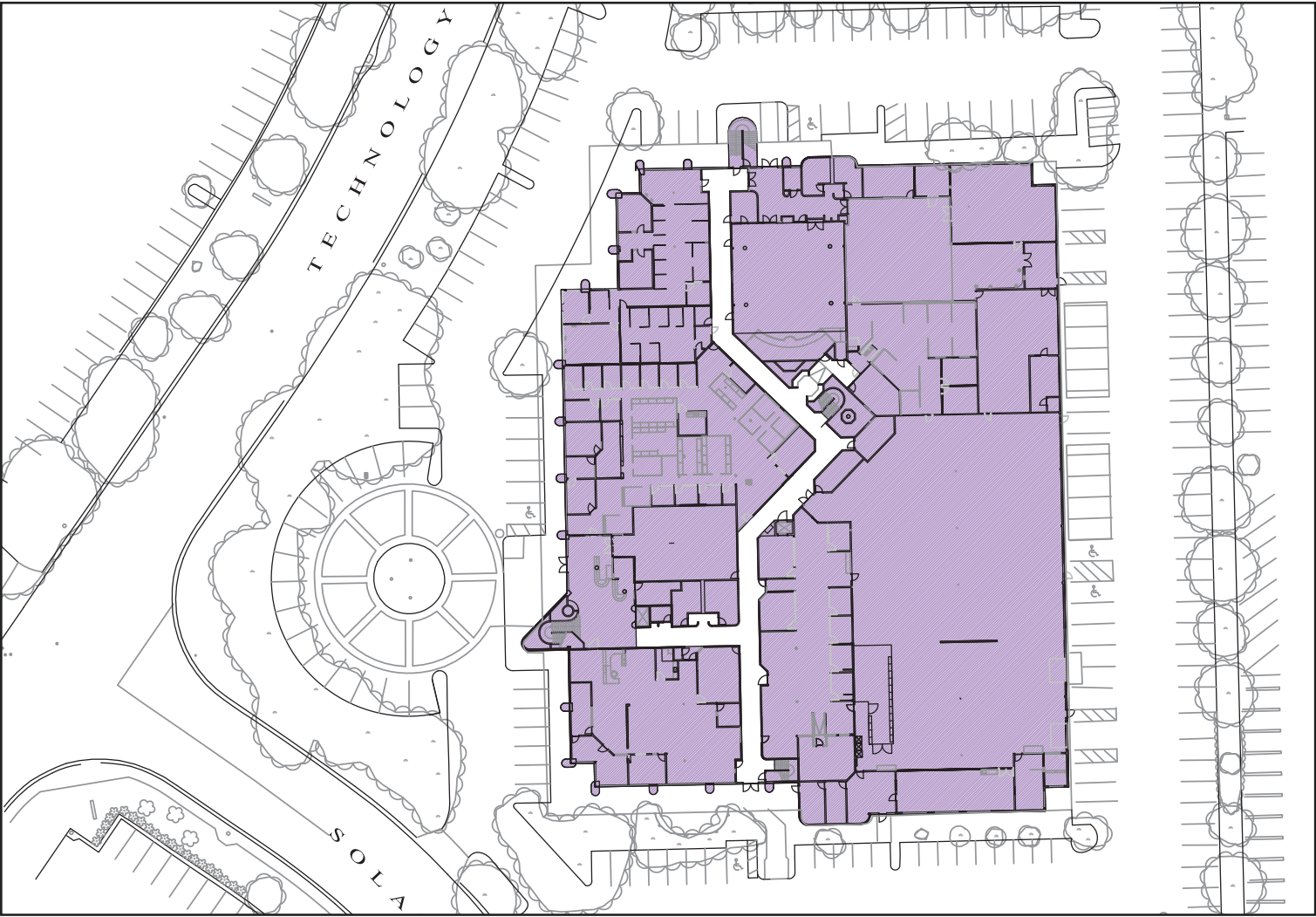


COST SUMMARY

Maintenance Project	\$7,563,920.00
Security Upgrades	\$1,688,310.00
IT Infrastructure Upgrades	\$506,480.00
Electrical Upgrades	\$10,805,470.00
Total Estimated Cost	\$20,564,180.00*
*based on 2024 costs & does not include escalation; includes soft costs	

		RECOMMENDED PROJECTS			
		Maintenance Project	Phase 1 - Security Upgrades	Phase 2 - IT Infrastructure Upgrades	Phase 3 - Electrical Upgrades
NEEDS ADDRESSED	Security Fencing		✓		
	Security Cameras		✓		
	Electrical Service Modernizations				✓
	Roof	✓			
	Flooring	✓			
	Exterior Dry Rot & Painting	✓			
	Restroom Modernizations	✓			✓
	New Signage & Wayfinding	✓			✓
	Office Modernizations	✓			✓
	IT Upgrades			✓	✓

BUILDING AGE SITE PLAN



LEGEND - BLDG AGE

- BLDGS BUILT BEFORE 1960
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LEGEND - MODULAR /PORTABLES BLDG AGE

- OWNED PORTABLE/MODULAR BUILDING
- LEASED PORTABLE BUILDING