

FREMONT UNIFIED SCHOOL DISTRICT

LONG RANGE FACILITIES PLAN



TABLE OF CONTENTS

SECTION 1 DISTRICT OVERVIEW

District Mission Statement	2
About Fremont Unified School District	2
Governing Board Tenets	2
Master Plan Goal Statements	3
Board of Education	3
Administration	3
American High School Attendance Area	4
Irvington High School Attendance Area	4
Kennedy High School Attendance Area	4
Mission San Jose High School Attendance Area	5
Washington High School Attendance Area	5
Other School & Sites	5

SECTION 2 EXECUTIVE SUMMARY

Background	7
The State of Our Facilities	8
Project Categories	8
School Funding Sources in FUSD	8
Federal	8
State	8
Local	8

SECTION 3 VISIONS FOR FACILITIES

IN FREMONT UNIFIED

Vision for Facilities in FUSD	10
Vision for 2024 and Beyond	10
Purpose of LRFP	10
Guiding Principles	11
Project Implementation	11
Modernization vs. New Construction	11
Design Efficiencies	11
Interim Housing	11
Efficient Building Construction	11
Hub & Spoke (Technology) Model	12
Phasing Accommodations	12
Long-Term Planning	12
LRFP as a Living Document	12

SECTION 4 PROCESS

Initial Surveys & Validation	14
Staff Meetings	14
LRFP Update	14
Review Site Needs	14
Information Gathering	14
Prioritize Needs	14
Board Update	14
Community Outreach	15
Facilities Advisory Committee	15
Community & Fremont Voters	15
Community Partners	15
District Leadership	15

SECTION 5 PLANNING CONSIDERATIONS

Educational Programs	17
Transitional Kindergarten	17
Multipurpose & Performing Arts Spaces.....	17
Multipurpose Rooms	17
Performing Arts Center (PAC)	17
Wellness Centers	17
Physical Education and Athletics	17
Optimized Functionality	18
Safety and Security	18
School Layout	18
Community Presence and Longevity of Assets	18
Campus Infrastructure	18
Grounds and Outdoor Function	19
Main Administrative Offices	19
Portable Buildings	19
Child Nutrition	20

SECTION 6 PROJECT PRIORITIZATION

Summary	22
Changes Since the 2014 LRFP	22
Funding Analysis	22
Drawing "The Line"	22
Facilities Advisory Committee (FAC)	23

TABLE OF CONTENTS

SECTION 6 PROJECT PRIORITIZATION *(cont.)*

District Wide Initiatives	24
Solar	24
Lunch Shelters at Elementaries	24
Central Kitchen	24
High School Athletics	24
Infrastructure Needs	24
Elementary Schools	24
Walters Middle School	24
High Schools	25
High School Analysis	25

SECTION 7 SITE PROFILES

Site Profiles	27
Site Profile Elements	27
Transition from Project List to Implementation Plan ..	29
Elementary Schools	30
Ardenwood Elementary	30
Azevada Elementary	37
Blacow Elementary	44
Brier Elementary	51
Bringhurst Elementary	58
Brookvale Elementary	63
Cabrillo Elementary	70
Chadbourne Elementary	77
Durham Elementary	84
Forest Park Elementary	91
Glenmoor Elementary	98
Gomes Elementary	105
Green Elementary	112
Grimmer Elementary	119
Hirsch Elementary	126
Leitch Elementary	133
Maloney Elementary	140
Mattos Elementary	147
Millard Elementary	154
Mission San Jose Elementary	161
Mission Valley Elementary	168
Niles Elementary	175
Oliveira Elementary	182
Parkmont Elementary	189

Patterson Elementary	196
Vallejo Mill Elementary	203
Warm Springs Elementary	210
Warwick Elementary	217
Weibel Elementary	224
Middle Schools	231
Centerville Middle School	231
Hopkins Middle School	238
Horner Middle School	245
Thornton Middle School	252
Walters Middle School	259
High Schools	266
American High	266
Irvington High	273
Kennedy High	280
Mission San Jose High	287
Robertson High	294
Washington High	301
Other Specialized Campuses	308
Glankler Early Learning Center	308
Rix-Glankler Early Learning Center	315
Tak Fudenna Memorial Stadium	321
Fremont Adult School	327
Mission Valley ROP	333
District Support Sites	338
Corp Yard	338
District Office	345

SECTION 8 APPENDIX

Phased Site Plans	A
Project List by Site	B
Prioritized Project List - Board Approved June 26, 2024	C
Needs Assessment	D
2023-2024 Demographics & Enrollment Projections	E

• SECTION 1 •

DISTRICT OVERVIEW

MISSION STATEMENT

“Our mission is to provide equitable opportunities that educate, challenge and inspire students of all ages, talents, and ability levels while preparing each with the skills required to adapt and succeed in an ever-changing world.”

ABOUT FUSD

Total Number of Students (TK-12)	32,655
Elementary Schools	29
Middle Schools	5
Comprehensive High Schools	5
Continuation Schools	1
Alternative High School	1
Adult Education	1
Preschools	2
Total Number of Employees	3,650

Fremont is located with easy access to many transportation options to take residents across the Bay Area and beyond from Interstate 680 and 880; to rail transport lines, including Altamont Commuter Express (ACE), Amtrak Capitol Corridor, and the Bay Area Rapid Transit (BART) system; to airports and ports including San Jose Airport, Oakland Airport, San Francisco Airport, and Port of Oakland.

Fremont is home to a broad variety of companies including over 1,200 high tech, life science, and clean technology firms. With over 900 advanced manufacturing companies in Fremont, 35% of jobs are related to manufacturing. Fremont is also home to 500 eateries/restaurants and over 3,600 small businesses.

Fremont is one of the most ethnically and culturally diverse cities in the Bay Area, with 49% of our residents being born outside of the United States and 62.9% speaking a language other than English at home. Many residents are highly educated with high paying jobs in a variety of business actors. Additionally, 1.4 in every 100 Fremont residents holds a patent.

The District operates 29 elementary schools (TK-5), five middle schools (6-8), and five comprehensive high schools (9-12). The District's other facilities also include preschools, a continuation high school, a charter school, and an adult education school. These schools and additional facilities comprise a total of approximately 3 million square feet of building area. FUSD is the 24th largest school district in California with a projected enrollment of 32,521 for fiscal year 2024-2025.

GOVERNING BOARD TENETS

- Students of all ages are our #1 priority.
- Students are provided with an equitable, comprehensive, developmentally appropriate, and culturally supportive curriculum, which is responsive to different learning styles.
- Schools provide meaningful, engaging learning that promotes positive self-awareness and that challenges and empowers students to achieve their potential.
- Education must focus on the whole student, not just on academic skills development, but also on the creation of healthy bodies, responsible citizens, lifelong learners, dreamers and innovators.
- Student success is a partnership involving students, families, all district employees and the community sharing an obligation to promote excellence in education.
- Performance and accountability are measured against standards of excellence in all areas of responsibility and achievement.
- The district provides welcoming environments free of harassment and fear where everyone is treated with respect.
- Our facilities are safe, equitable, aesthetically pleasing and have adequate space to promote an environment conducive to teaching and learning.
- The district provides the tools necessary to expand and enhance learning for all students.
- Fiscal responsibility is an essential element of providing a quality education for present and future generations. All decisions are made with transparency and in light of our educational priorities and fiscal realities.
- Students and district employees flourish in an environment of trust and support where risk-taking and innovation to improve student achievement are valued.
- Students and district employees reach their highest learning and teaching potential when they are appreciated for their efforts and achievement.
- All district employees serve as positive role models taking pride in their profession and responsibilities.

MASTER PLAN GOAL STATEMENTS

The Fremont Unified School District shall provide facilities that will ensure the optimum learning environment through adequate, healthy, safe facilities for all students and employees.

The Fremont Unified School District shall provide facilities that will meet the needs of the current instructional program and shall provide maximum flexibility to meet changing instructional requirements.

The Fremont Unified School District shall provide facilities through various income sources such as sale of property, capital funds, per unit charges, etc., that will have the least impact on the general fund monies and still provide the greatest benefit possible for each dollar expended.

The Fremont Unified School District shall provide facilities that will provide maximum adaptability, i.e., modify or move, to meet the need of shifting populations, student enrollment patterns and instructional organization.

The Fremont Unified School District shall, in developing plans for facility utilization, seek the cooperation of other community agencies in order that students of the District may gain the greatest possible benefits from the community services available.

The Fremont Unified School District shall provide a clear set of priorities for the closure, sale, use and/or disposition of facilities that will ensure the greatest value of funds available to the District.

The Fremont Unified School District shall provide school facilities that will assist in maintaining the community identity through cooperative planning, development and use of facilities.

The Fremont Unified School District shall provide facilities through new construction or remodeling of existing facilities that ensure the greatest dollar value.

The Fremont Unified School District shall provide facilities that will minimize the operational and transportation costs and which will minimize both short and long-range maintenance expenses.

BOARD OF EDUCATION

The District is governed by a five-member Board of Education. Each member is elected to a four-year term. Elections for positions to the Board are held every two years, alternating between two and three available positions. The management and policies of the District are administered by a Superintendent appointed by the Board who is responsible for day-to-day District operations as well as the supervision of the District's other key personnel.

BOARD MEMBERS

Yajing "Rachel Zhang", President	yzhang@fusdk12.net
Larry Sweeney, Vice President	lsweeney@fusdk12.net
Dianne Jones, Clerk	djones@fusdk12.net
Sharon Coco, Member	scoco@fusdk12.net
Vivek Prasad, Member	vprasad@fusdk12.net
Sriya Neti, Student Member	surfboarde@fusdk12.net

ADMINISTRATION

Erik Burmeister, Superintendent	eburmeister@fusdk12.net
Daniel Hillman, Associate Superintendent	dhillman@fusdk12.net
Leticia Salinas, Assistant Superintendent, Instructional Services	lsallinas@fusdk12.net
Zachary Larsen, Assistant Superintendent, Human Resources	zlarsen@fusdk12.net

AMERICAN HIGH SCHOOL ATTENDANCE AREA

Ardenwood Elementary
33955 Emilia Lane
Fremont, CA 94555
Phone: (510) 794-0392

Oliveira Elementary
4180 Alder Avenue
Fremont, CA 94536
Phone: (510) 797-1135

Patterson Elementary
35521 Cabrillo Drive
Fremont, CA 94536
Phone: (510) 793-0420

Thornton Middle
4357 Thornton Avenue
Fremont, CA 94536
Phone: (510) 793-9090

Brookvale Elementary
3400 Nicolet Avenue
Fremont, CA 94536
Phone: (510) 797-5940

Forest Park Elementary
34400 Maybird Circle
Fremont, CA 94555
Phone: (510) 713-0141

Warwick Elementary
3375 Warwick Road
Fremont, CA 94555
Phone: (510) 793-8660

American High
36300 Fremont Boulevard
Fremont, CA 94536
Phone: (510) 796-1776

IRVINGTON HIGH SCHOOL ATTENDANCE AREA

Harvey Green Elementary
42875 Gatewood Street
Fremont, CA 94538
Phone: (510) 656-6438

O. N. Hirsch Elementary
41399 Chapel Way
Fremont, CA 94538
Phone: (510) 657-3537

Warm Springs Elementary
47370 Warm Springs Boulevard
Fremont, CA 94539
Phone: (510) 656-1611

John M. Horner Middle
41365 Chapel Way
Fremont, CA 94538
Phone: (510) 656-4000

E. M. Grimmer Elementary
43030 Newport Drive
Fremont, CA 94538
Phone: (510) 656-1250

James Leitch Elementary
47100 Fernald Street
Fremont, CA 94539
Phone: (510) 657-6100

Fred E. Weibel Elementary
45135 S. Grimmer Boulevard
Fremont, CA 94539
Phone: (510) 651-6958

Irvington High
41800 Blacow Road
Fremont, CA 94538
Phone: (510) 656-5711

KENNEDY HIGH SCHOOL ATTENDANCE AREA

Joseph Azevada Elementary
39450 Royal Palm Drive
Fremont, CA 94538
Phone: (510) 657-3900

Brier Elementary
39201 Sundale Drive
Fremont, CA 94538
Phone: (510) 657-5023

John G. Mattos Elementary
37944 Farwell Drive
Fremont, CA 94536
Phone: (510) 793-1359

Lila Bringhurst Elementary
45051 Wisdom Road
Fremont, CA 94538
Phone: (510) 490-1205

John Blacow Elementary
40404 Sundale Drive
Fremont, CA 94538
Phone: (510) 656-5121

J. Haley Durham Elementary
40292 Leslie Street
Fremont, CA 94538
Phone: (510) 657-7080

Steven Millard Elementary
5200 Valpey Park Drive
Fremont, CA 94538
Phone: (510) 657-0344

G. M. Walters Middle
39600 Logan Drive
Fremont, CA 94538
Phone: (510) 656-7211

John F. Kennedy High
39999 Blacow Road
Fremont, CA 94538
Phone: (510) 657-4070

MISSION SJ HIGH SCHOOL ATTENDANCE AREA

Chadbourne Elementary
801 Plymouth Avenue
Fremont, CA 94539
Phone: (510) 656-2542

John Gomes Elementary
555 Lemos Lane
Fremont, CA 94539
Phone: (510) 656-3414

Mission San Jose Elementary
43545 Bryant Street
Fremont, CA 94539
Phone: (510) 656-1200

Mission Valley Elementary
41700 Denise Street
Fremont, CA 94539
Phone: (510) 656-2000

William Hopkins Middle
600 Driscoll Road
Fremont, CA 94539
Phone: (510) 656-3500

Mission San Jose High
41717 Palm Avenue
Fremont, CA 94539
Phone: (510) 657-3600

WASHINGTON HIGH SCHOOL ATTENDANCE AREA

Cabrillo Elementary
36700 San Pedro Drive
Fremont, CA 94536
Phone: (510) 792-3232

Tom Maloney Elementary
38700 Logan Drive
Fremont, CA 94536
Phone: (510) 797-1972

Parkmont Elementary
2601 Parkside Drive
Fremont, CA 94536
Phone: (510) 793-749

Centerville Middle
37720 Fremont Boulevard
Fremont, CA 94536
Phone: (510) 797-2072

Glenmoor Elementary
4620 Mattos Drive
Fremont, CA 94536
Phone: (510) 797-0740

Niles Elementary
37141 Second Street
Fremont, CA 94536
Phone: (510) 793-1141

Vallejo Mill Elementary
38569 Canyon Heights Drive
Fremont, CA 94536
Phone: (510) 793-1441

Washington High
38442 Fremont Boulevard
Fremont, CA 94536
Phone: (510) 505-7300

OTHER SITES

Robertson High / Vista Alternative
4455 Seneca Park Avenue
Fremont, CA 94538
Phone: (510) 657-9155

Fremont Adult School
4700 Calaveras Avenue
Fremont, CA 94568
Phone: (510) 659-2542

Glankler Early Learning Center
39207 Sundale Drive
Fremont, CA 94538
Phone: (510) 651-1190

Rix-Glankler Early Learning Center
43100 Isle Royal Street
Fremont, CA 94538
Phone: (510) 490-8802

Corporation Yard
43772 S. Grimmer Boulevard
Fremont, CA 94538
Phone: (510) 657-0761 (MOG)
Phone: (510) 657-1450 (Trans.)

• SECTION 2 •

EXECUTIVE SUMMARY

BACKGROUND

Fremont Unified School District's (FUSD) current Long Range Facilities Plan (LRFP) was completed by LPA Design Studios and was adopted by the Board of Education on January 29, 2014 as a guideline moving forward for all District decisions regarding facilities. The 2014 LRFP identified \$1.6 billion in facilities needs.

In June 2014, the voters of Fremont approved the \$650 million Measure E general obligation bond initiative. The scope of the bond work includes upgrading and repairing neighborhood schools; and repairing, constructing and acquiring equipment, classrooms, sites, and facilities. Thanks to our community's generous support of the \$650 million Measure E Bond in 2014, each site has undergone some level of construction and/or renovation, with technology and safety upgrades at each site, and significant modifications at others. The flagship projects of Measure E were the conversions of each Junior High School to Middle Schools. This included the construction of new buildings and major modernizations to existing facilities.

The final series of Measure E bonds was issued in 2022. Through aggressive refinancing, Fremont Unified has saved the community more than \$51 million over the life of the Bond. Work funded by Measure E is currently ongoing with the final projects being the modernization which consist of new flooring, roofing, HVAC and shade structures of 14 elementary schools.

On October 28, 2020, the Board authorized staff to enter into an agreement with AE3 Partners (AE3) to assist the District with updating the 2014 Plan. This work includes a facilities assessment and condition report along with a prioritization of potential projects. AE3 suspended some of their work while schools and staff were geared toward reopening schools for August of 2021. Since that time, staff had worked with AE3 to move the plan along. District staff supported the Facilities Advisory Committee (FAC) in their effort to draft a set of goals and priorities for the final version of the Plan, which is still in development.

On May 24, 2023, an update was provided to the Board on the work

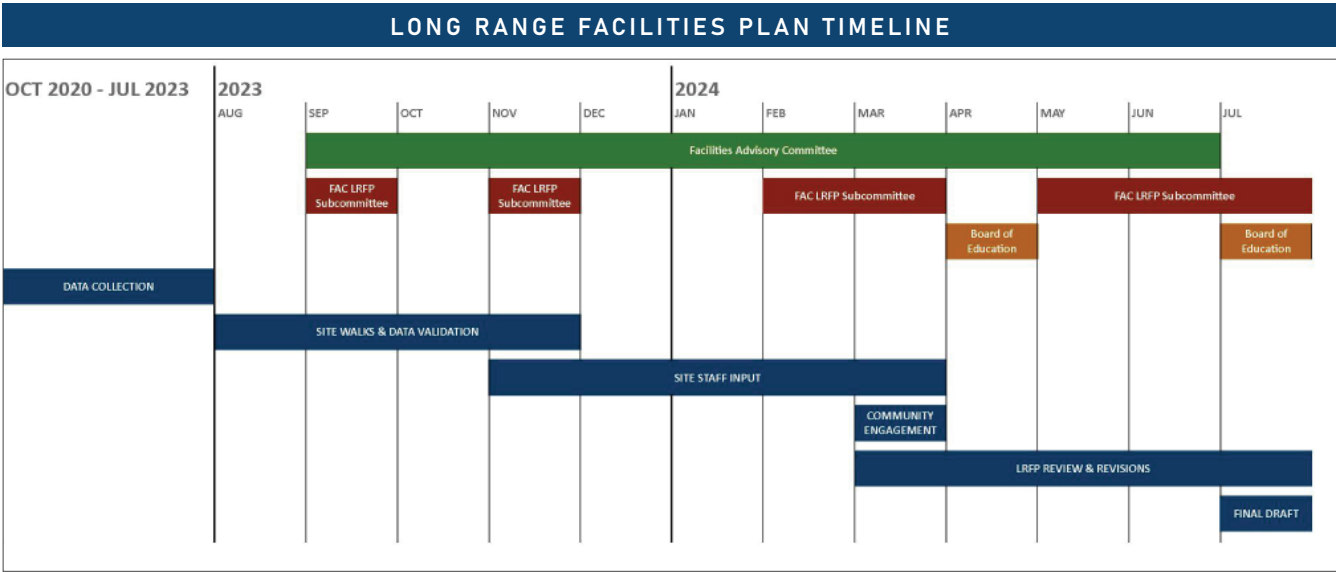
accomplished to date with focus areas for staff and the FAC on the Long Range Facilities Plan. At that meeting, the Board was provided with an update on AE3 data collection and draft formatting of school site-level information. District Staff from Facilities and Maintenance began visiting all of the school sites to verify that the work that is listed in the dataset from AE3 was properly assessed and verified. AE3 provided a draft school site summary to the Board. The FAC Chair provided the Board with a summary of FAC's advisory input on the goals and priorities the FAC believes should be considered in the final LRFP.

On April 15, 2024, Staff and Cumming Group presented an update regarding the LRFP with information on changes to District needs since the 2014 LRFP, changes to DSA project approvals since 2014, proposed timeline & milestones, proposed timeline for a potential General Obligation Bond and the proposed vision for 2024 and beyond.

The Board provided staff with feedback and directed FAC to prioritize the project list to above the line and below the line of a potential \$900 million mark with a focus on the first \$600M considering several factors including but not limited to: TK and child nutrition, equity on the list of prioritization in terms of intended outcomes, contingency strategies, addressing future instruction through design and athletic facilities.

On June 12, 2024, Staff presented an update on the Long Range Facilities Plan after continued work on the LRFP and after meeting with the FAC and FAC LRFP subcommittees. The presentation addressed information requested by the Board and provided a draft project list and prioritization framework, both of which were approved by the FAC. The FAC also voted in support of the Board considering a future general obligation bond for November 2024.

On June 26, 2024, the board took action to approve the long range facilities plan prioritized project list which was the foundation for the November 2024 bond campaign.



THE STATE OF OUR FACILITIES

Even with Measure E investments and an outstanding team maintaining our sites, with limited exceptions, the facilities that serve our students are in need of repair, renovation or replacement.

Fremont Unified staff and consultants recently assessed each site to identify facilities improvements to best serve the current and future needs of our students, staff and community.

The final list of projects and priorities will inform an update to our LRFP.

The District is working diligently to ensure appropriate classroom space for all students and student programs, including science, technology, engineering, art and math programs.

In terms of General Obligations Bonds, FUSD maintains a high credit rating, AA2, with the rating agencies and current tax rates at \$49.40 per \$100,000 of assessed value, the lowest of all Alameda County school districts. *See chart below.*

PROJECT CATEGORIES

- Safety/Security Upgrades (e.g. campus perimeters, cameras)
- Infrastructure Upgrades (e.g. HVAC, electrical/solar, plumbing)
- Athletic Facilities/Fields (e.g. fields, gymnasiums, Tak)
- Programmatic Facilities (e.g. TK/K, Food Service, STEAM)
- Repair/Replace Structures (e.g. aging buildings, portables)
- Miscellaneous (e.g. play areas, shade structures, parking)

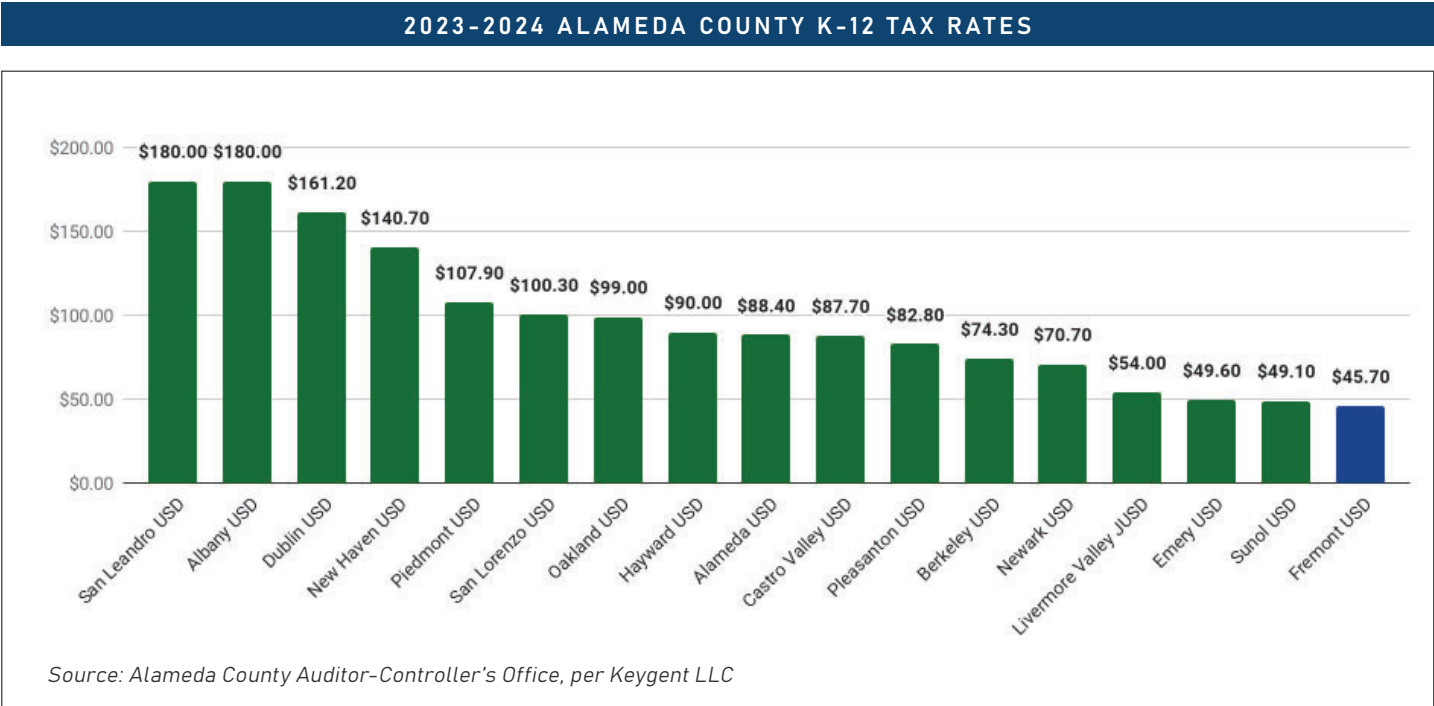
Fremont residents are interested in ensuring that Fremont Unified School District students have access to the same state-of-the-art education facilities that other students in Alameda County already have to help our students thrive and keep property values high in a desirable, family-friendly community.

SCHOOL FUNDING SOURCES IN FUSD

FEDERAL Approximately 5% of revenues for Fremont Unified come from the federal government, much of it restricted to specific program expenditures

STATE Fremont Unified receives state funding for core operations, supplemental services, and specific programs. State funding typically represents about 75-90% of K-12 school funding

LOCAL Local funding makes up a very small share of Fremont Unified revenues, even after factoring in the local parcel tax and school site donations.



• SECTION 3 •

**VISION FOR
FACILITIES IN
FREMONT UNIFIED**

VISION FOR FACILITIES IN FUSD

A Long Range Facilities Plan (LRFP) is strategic in nature, identifying a vision through a series of guiding principles which is coordinated with the District's recommended facility project list.

VISION FOR 2024 AND BEYOND

The students, families and staff of Fremont Unified School District, and the residents of the City of Fremont, benefit when our community continues to have great local schools.

Implementation of the Long Range Facilities Plan over 15 to 20 years ensures we will provide facilities to serve generations of students by achieving the following goals:

Replacing Aging Buildings and Maintaining Safe and Efficient Facilities

Replace, upgrade, repair facilities and utility systems to maintain efficient operation, improve sustainability, and enhance safety of the educational environment.

Providing High Quality Learning and Growth Opportunities for Every Student

Ensure facilities support a full and diverse set of programs and services – including academics, athletics, arts, extracurricular, and wellness – that inspire students of all ages.

PURPOSE OF LRFP

The purpose of the LRFP is to define the long range goals for facility planning that support the educational goals of the District, to align facility improvements with a common, coordinated vision, inclusive of site flexibility as enrollment and programs change. An LRFP outlines many years and phases of work, and should be revisited and updated to reflect the changing needs of the District.

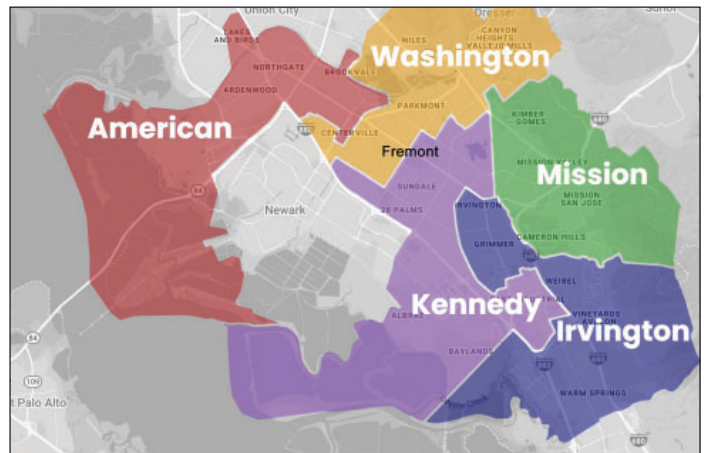
The Site Master Plans provide a visual representation of the LRFP goals for each site. It is important to note that the Site Master Plan is not a design, but rather a plan. This plan shows a general path of how to get to the goal, but it does not provide specific designed solutions. The plan represents long range improvement recommendations and is a tool in establishing estimated budgets for the LRFP.

When funding becomes available, design teams (architects and engineers) will design individual aspects of the projects recommended in the LRFP. At that time, a school site committee will be assembled and will meet with the design team to provide input on the programming and design of the individual elements of the plan. The plans that result from the more detailed design phase process may vary greatly from the concept shown in the Site Master Plan, but should reflect the guiding principles identified through the LRFP process. The Site Master Plans are not based on detailed site surveys, such as coordination of existing utility locations, soils reports and detailed code studies. That level of site and building analysis will be completed at the design phase when the projects are implemented.

It is likely that the projects listed in the LRFP will be addressed incrementally, not as one large comprehensive project. Therefore, it is important that when designing individual projects, they are designed in such a way that future projects can still be realized and that each project can stand on its own without negatively impacting the operation of the school.

As projects are developed over time, the LRFP should be revisited and updated so that it reflects the changing needs of the District, and considers the current economic conditions, demographics, and other factors affecting how schools are being planned, designed and managed.

The District will make every effort to reach fair outcomes across all schools over the long-term implementation of the LRFP. All decisions on project priority, order of completion, scope and design will be considered through multiple lenses to ensure each student and neighborhood is provided consistent, standards-based and durable facilities that meet current needs, with built-in flexibility to accommodate changing needs and standards in the future.



GUIDING PRINCIPLES

PROJECT IMPLEMENTATION

The recommended projects identified in the Site Profiles are a conceptual representation on how to best address the needs identified. In many cases, this results in replacing an aging building as opposed to modernizing. For example, if an original building from 1960 requires a new roof, HVAC, plumbing and restroom upgrades; then it is most efficient to address them as part of a building modernization project; however, with new and ever changing seismic and accessibility code requirements, and the likely need to repair or replace aging utility infrastructure, the scope expands far beyond the original maintenance items required to maintain the building. This is all to maintain a rapidly aging building that ultimately does not serve the educational program needs adequately.

Taking a different approach, the focus should be to replace these aging buildings with new facilities that can be designed and constructed to meet current program needs, replace utility infrastructure and provide an overall better end-product than keeping the existing building(s).

The recommended projects identified in each site profile provide the road map to replace aging facilities. Most of the replacements are separated in smaller phases as replacing all buildings on a site is unlikely to happen in one single phase due to funding constraints or other unforeseen reasons. In order to keep the site operational and in good repair, building replacement projects may be coupled with other minor maintenance projects to ensure existing aging buildings remain in proper condition.

MODERNIZATION VS NEW CONSTRUCTION

The majority of Fremont Unified School District facilities were built before the 1980's with many of them built in the 1960's. This means that our facilities are 60+ years old and have had varying degrees of maintenance and modernizations to them over the years. Needs shift, communities and enrollment fluctuate, educational needs change, and buildings age; there becomes a point when the current facilities simply need to be replaced. There are many factors to consider:

- What is the current state of existing facilities?
- What is the cost to modernize existing buildings vs new construction?
- Seismic Requirements and Structural Deficiencies?
- Do the existing facilities meet the program needs?
- What is the current capacity of the site vs current and projected site enrollment?

One primary consideration is if the cost of modernization will trigger a mandatory seismic retrofit Per the Division of State Architect (DSA) IR EB-3, if the price of a modernization exceeds 50 percent of the cost of new construction for a similar facility, the building must be upgraded to meet current seismic standards. This requirement often expands the scope and cost of the intended modernization to a significant percentage of new construction.

Although this regulation presents significant challenges, it is ultimately intended to ensure schools are built to the highest safety standards.

In addition to cost and safety implications, we must also consider the needs and requirements of the educational program. Current programs require increased technology, flexible learning spaces, common areas that are likely not adequately supported by older facilities and modernization will likely not be achieved.

Replacing based on enrollment rather than capacity is another major consideration that directly affects the cost and viability when looking to modernize vs replace. If a school is experiencing declining enrollment and is utilizing only a portion of their current classrooms, you can greatly reduce the cost of replacement if you build to the current or projected enrollment as opposed to replacing the capacity of a site.

Another major challenge of modernizing existing facilities is the phasing of construction. Some maintenance projects, depending on the size, can be completed within the span of a single summer. However, If a site requires more than very minor maintenance projects completed, they are likely required to be phased over multiple summers or throughout the school year. This requires many phases of construction and most likely the additional cost of interim housing while the work is completed during school.

DESIGN EFFICIENCIES

All sites throughout FUSD have very unique qualities, from classroom, building and campus layout to unique architectural features, each site presents different challenges when looking at site master planning. With this in mind, there are general guiding principles we look to that help the construction of these new buildings to be completed in a cost efficient manner while minimizing disruption to the site.

• Interim Housing

Interim housing is the rental or leasing of portable classrooms used to house students displaced as a result of modernization or new construction on a school campus. Interim housing is temporary, but still requires approval and oversight from the Division of the State Architect (DSA). Although sometimes necessary, it is a large additional cost that we intend to avoid when designing master plans. By mitigating the need for interim housing, those savings can fund additional future projects or additional amenities in current projects.

• Efficient Building Construction

A larger building with a central interior corridor is far less costly and is far less costly and is more easily maintainable as opposed to multiple buildings and exterior corridors. Larger classroom buildings with interior corridors greatly reduces exterior surfaces, roofing and flashing details, which in turn creates a building that is easier to maintain. This type of construction has not been implemented in California until recently, but has been the standard around the country for decades.

(Guiding Principles – Design Efficiencies Continued)

- Hub & Spoke (Technology) Model**
The administration building is the ideal location to act as the main hub for the rest of the buildings on the site in regards to Technology and Fire Alarm infrastructure. Administration buildings often house the Main Distribution Frame (MDF) which is the primary hub point that interconnects the rest of the buildings via fiber optic cabling to Intermediate Distribution Frames (IDF's). The MDF room is also the Minimum Point of Entry (MPOE) for fiber optics and telecommunication wiring from the provider. Similar to the MDF/IDF hub and spoke model, the administrative offices are also the hub for the main fire alarm and intrusion alarm panels.

With this in mind, we aim to build the Administration offices in the first phase of a reconstruction project to mitigate disruptions during future building projects or inefficiencies in infrastructure relocation.

- Phasing Accommodations**
New Facilities should be designed and constructed to limit disruption to the remaining campus facilities, previous phase(s) of work and to facilitate future phases to the extent feasible. While site master plans are conceptual and should be seen as a working document, designing buildings with future phases in mind will help ensure a cohesive and purposeful school campus.

- Long-Term Planning**
The updated LRFP will outline 15-20 years of projects that - when completed in phases as funding is allocated - will result in every FUSD school having updated facilities that meet the needs of students and staff. It should be revisited and updated to reflect the changing needs of the District.

LRFP AS A LIVING DOCUMENT

The LRFP is a living document that should be updated frequently to keep pace with educational program changes, changes in district philosophy and goals, drastic shifts in demographic and enrollment projections or as priorities and projects are modified.

As projects are approved, initiated and completed, the project list and site facilities needs should be updated to reflect facility changes, improvements, completed projects or additional projects. These updates and changes to the LRFP should include both major projects funded by general obligation bonds, state funding or other significant sources of funding, as well as smaller projects that are performed and completed at each school site.

As funding becomes available, individual project budgets will be established and approved by the Board. It is recommended that significant changes to the project list or priorities should be presented to the Board for possible approval. These changes should then be tracked and updated in the LRFP document on a regular basis.

GUIDING PRINCIPLES			
Project Implementation	Modernization vs New Construction	Design Efficiencies	Long-Term Planning
The recommended projects provide a road map to addressing identified needs while aligning to community priorities; most are separated into smaller phases in anticipation of funding, timing or other limitations.	Focus on the phased replacement of aging buildings with new facilities that can be designed and constructed to meet current program needs and update utility infrastructure to provide an overall better end product than repairing existing building(s). As the LRFP is implemented, limited repair and maintenance of existing structures will be necessary.	Construct efficient facilities that are easier to maintain. Design/Construct projects to limit disruption to the remaining campus facilities and previous phase(s) of work, and to facilitate future phases to the extent feasible. Avoid renting or leasing interim housing (portable classrooms) during modernization or construction.	The updated LRFP will outline 15-20 years of projects that - when completed in phases as funding is allocated - will result in every FUSD school having updated facilities that meet the needs of students and staff . It should be revisited and updated to reflect the changing needs of the District.

• SECTION 4 •

PROCESS

INITIAL SURVEYS & VALIDATION

The engagement process began in 2020 with a series of site-specific surveys evaluating campus facilities, grounds and systems. School leaders provided feedback on their facilities and met individually with the AE3 team to review and validate the survey data presented. Once the initial survey and validation was completed, the LRFP was put on hiatus for a variety of reasons. In 2023, the project was picked back up. The data collected was again verified and validated by District staff and Cumming Group. This round of data validation consisted of visits to the site to identify the issues raised from survey responses as well as identify any additional facilities needs.

STAFF MEETINGS

Beginning in December of 2023, meetings were held with each school site to provide an update on the LRFP, share the validated site needs, gather additional information and have the site staff provide feedback on the prioritization of the identified needs.

LRFP UPDATE

District staff shared an update on the status of the LRFP. This included the background of the LRFP as well as a timeline on steps completed to date, current status and next steps.

REVIEW SITE NEEDS

Each site was presented with their specific needs that were identified and validated. Each item was reviewed and discussed,

INFORMATION GATHERING

Once the needs were reviewed, site staff was able to provide feedback during the meeting from everyone present or using a site specific Thought Exchange Link to input additional issues or needs that may not have initially been on the list or to provide further context to existing needs.

PRIORITIZE NEEDS

Through the thought exchange link, site staff were able to rank each individual need as well as identify additional needs identified to provide a comprehensive prioritization of needs directly from the site staff.

The utilization of Thought Exchange allowed for real time collaboration and results that were viewable to all staff members. This information was then input into the master needs assessment document. These needs were also assigned a priority rating based on the LRFP Goal and Priorities developed by the Facilities Advisory Committee (FAC). Cost estimates were provided for each of these individual items to show a general need for each site.

The needs and associated costs are not provided to act as a list of projects, but rather to identify the issues that need to be addressed and assign prioritization metrics that allow the District to analyze the needs of each site through the lens of the site staff priorities as well as the priority of the FAC. This is taken into consideration when creating recommended projects that directly feed into the Site Profiles.

BOARD UPDATES

On October 28, 2020, the Board authorized staff to enter into an agreement with AE3 Partners (AE3) to assist the District with updating the 2014 Plan. This work includes a facilities assessment and condition report along with a prioritization of potential projects. AE3 suspended some of their work while schools and staff were geared toward reopening schools for August of 2021. Since that time, staff had worked with AE3 to move the plan along. District staff supported the Facilities Advisory Committee (FAC) in their effort to draft a set of goals and priorities for the final version of the Plan, which is still in development.

On May 24, 2023, an update was provided to the Board on the work accomplished to date with focus areas for staff and the FAC on the Long Range Facilities Plan. At that meeting, the Board was provided with an update on AE3 data collection and draft formatting of school site-level information. District Staff from Facilities and Maintenance began visiting all of the school sites to verify that the work that is listed in the dataset from AE3 was properly assessed and verified. AE3 provided a draft school site summary to the Board. The FAC Chair provided the Board with a summary of FAC's advisory input on the goals and priorities the FAC believes should be considered in the final LRFP.

On April 15, 2024, Staff and Cumming Group presented an update regarding the LRFP with information on changes to District needs and changes to DSA since the 2014 LRFP, proposed timeline and milestones, proposed timeline for a potential General Obligation Bond and the proposed vision for 2024 and beyond.

The Board provided staff with feedback and directed FAC to prioritize the project list to above the line and below the line of a potential \$900 million mark with a focus on the first \$600M considering several factors including but not limited to TK and child nutrition, equity on the list of prioritization in terms of intended outcomes, contingency strategies, addressing future instruction through design and athletic facilities.

On June 12, 2024, Staff presented an update on the Long-Range Facilities Plan after continued work on the LRFP and after meeting with the FAC and FAC LRFP subcommittees. The presentation addressed information requested by the Board and provided a draft project list and prioritization framework, both of which were approved by the FAC. The FAC also voted in support of the Board considering a future general obligation bond for November 2024.

COMMUNITY OUTREACH

FACILITIES ADVISORY COMMITTEE

Members of the Facilities Advisory Committee (FAC) were key advisors throughout the LRFP process. As outlined in the LRFP, the FAC created a needs prioritization metric that was used as the framework to prioritize the projects identified in the LRFP. Collaboration with the FAC has been a critical component in reviewing every aspect of the LRFP, providing feedback and outreach during this process.

COMMUNITY & FREMONT VOTERS

Invitations to join the conversation and provide input on facilities priorities were sent to all FUSD families and staff, with mailers to all Fremont residences. In March, two community wide In-person events were held to share information and collect further input from the community at large.

COMMUNITY PARTNERS

Presentations to, and conversations with, many key groups are ongoing.



DISTRICT LEADERSHIP

In February 2024, the planning team met with District-level stakeholders to discuss the educational and operational direction of FUSD and identify specific needs, issues and goals of each department:

- Child Nutritional Services
- Curriculum and Instruction
- Assessment & Accountability
- Technology
- Instructional Services
- Elementary Education
- Secondary Education
- Transportation
- Maintenance, Operations and Grounds
- Special Education



• SECTION 5 •

PLANNING CONSIDERATIONS

PLANNING CONSIDERATIONS

The following considerations were used in developing the Site Master Plans. Each site is unique, so variations from site to site are expected.

EDUCATIONAL PROGRAMS

The following educational programs and instructional settings were considered when assessing each school site to ensure adherence to new state or district program requirements and to reach fair outcomes across schools over the long-term implementation of the LRFP.

TRANSITIONAL KINDERGARTEN

In 2021, the Governor signed Assembly Bill (AB) 130, detailing the implementation of Transitional Kindergarten (TK). This implementation gradually expanded the new grade level over a four-year period beginning in the 2022-23 school year and reaching full implementation by the 2025-26 School Year.

As outlined on tkcalifornia.org, the facility requirements for new Transitional Kindergarten Facilities mirror the new Kindergarten Requirements. The requirements for what new kindergarten facilities should include are outlined in Title 5 of the California Code of Regulations (Article 4, § 14030):

- Kindergarten classroom size for new structures is not less than 1,350 square feet, including restrooms, storage, teacher preparation, wet and dry areas.
- Kindergarten classrooms are designed to allow supervision of play yards (unless prevented by site shape or size) and all areas of the classroom.
- Play yard design provides a variety of activities for development of large motor skills.
- Classrooms are located close to parent drop-off and bus loading areas.
- Storage, casework, and learning stations are functionally designed for use in free play and structured activities (e.g., shelves are deep and open for frequent use of manipulative materials).
- Windows, marking boards, sinks, drinking fountains, and furniture are appropriate heights for Kindergarten-age students.
- Restrooms are self-contained within the classroom or within the Kindergarten complex.

Generally speaking, most of our elementary schools within FUSD have 2-3 classrooms that broadly meet the above outlined criteria; however, many of our elementaries have anywhere from 3-9 TK/K classes. Currently, sites are utilizing closely adjacent standard classrooms to house the additional TK/K classes. While this is not ideal, sites have been able to adapt to meet the needs of the program.

In addition to the above outlined design requirements, placement of

the program within the site must be considered. Kindergarten programs often run on a different time schedule than the rest of the grade level program, such as later starts, early release and AM/PM schedules. Due to these variables, parents and guardians require access to the site that do not directly align with the regular school schedule. Therefore, kindergarten facilities should be placed as close to the administration office or to the primary single point of entry to ensure minimal disruption to the rest of the campus.

MULTIPURPOSE ROOM & PERFORMING ARTS SPACES

Multi Purpose Rooms

Many existing MPR's function adequately for a cafeteria, and for some performance activities; however, due to multiple lunch periods, the MPR does not adequately accommodate Physical Education or lunch service activities.

Many of the existing MPR's were designed for a smaller school enrollment and are undersized to meet the needs of the current enrollment. Therefore many of the Site Master Plans propose new MPR's or MPR Improvements.

Outdoor Metal Lunch shelters should be considered near the MPR or eating area to provide weather and sun protection.

Performing Arts Center (PAC)

Each high school currently has a theater space to allow for performing arts activities; however, each theater ranges in size and capacity. The site master plans include the addition or replacement of a Performing Arts Center. These PAC's include green rooms, workshops adjacent to the stage and music/ band rooms.

WELLNESS CENTERS

The Wellness Center is an extension of student support services. It is a place that provides a comfortable and safe environment for students seeking individualized assistance. The Wellness Center should be centrally located on the campus to allow for easy access by all grade levels.

PHYSICAL EDUCATION AND ATHLETICS

After walking each site, it became evident that many of the fields and hardcourt surfaces should be upgraded or refurbished.

The following are some of the design considerations to be used in planning the P.E./Athletic Improvements:

- Modernize and/or expand lockers at High School sites to accommodate changes in enrollment
- Each High School to have a 3-court gymnasium and support spaces (ie. Fitness classrooms, lockers, storage).
- Provide new 8-lane all-weather tracks and synthetic turf fields at each comprehensive High School.
- Provide 25yd x 35yd pools with suitable depth for water polo and other aquatic sports and activities at each comprehensive High School.
- Upgrade, expand and/or reconfigure fields and hardcourts.

OPTIMIZED FUNCTIONALITY

The following section outlines a vision to provide optimized functionality of facilities across many aspects of school sites and the District as a whole.

SAFETY AND SECURITY

School safety and security is a broad and overarching element to implement at every level of the design and planning process. In 2022, the District partnered with PBK Architects to create a comprehensive safety plan for each school site. The primary focus of the plan is to identify ways to improve safety and security of the physical campus. Safety and security measures are implemented with the following in mind:

- **Perception of the schools by the community**
 - The school layout and design should remain welcoming while maintaining a level of security to keep the perimeter of the campus secure during instructional hours.
- **Clear and defined access point into the campus.**
 - The number of access points into the school site should be limited.
 - The main entrance to the school site should be clearly defined and funnel anyone entering the campus to the single point of entry.
 - The Single Point of entry should be the primary administrative office to ensure all visitors check in before gaining access to the site.
- **Alarm and Camera Systems**
 - These systems should become a standard throughout all phases of construction and modernizations.

SCHOOL LAYOUT

In the process of creating the master plans, there was an analysis of the existing school usage. Finding balance to allow for an efficient delivery of new construction in a phased manner allows for these projects to be better delivered over time. Adjustments were made to improve the overall school functionality.

- Determine the best location of core spaces: Main Office, Library and Multi-Purpose Room (MPR)
- Determine the best location of the TK/K classrooms and play area.
- Determine the best location of new and additional facilities to maximize open and usable space.
- Optimize facility layout to maximize learning opportunities with enhanced outdoor learning opportunities.
- Ensuring adjacencies to all of these spaces are maintained while improving optimized and efficient supervision throughout the campus.

COMMUNITY PRESENCE AND LONGEVITY OF ASSETS

The site master plans took into considerations the following improvements to result in better community connection and longevity of the existing facilities:

- Modernize buildings newer than 30 years old
- Replace buildings older than 30 years old
- Replace portables with permanent structures
- Improve/expand parking and vehicular circulation
- Upgrade play areas and refurbish fields
- Upgrade site utilities

CAMPUS INFRASTRUCTURE

Many of the schools have their original underground utilities still in place. The site master plans assume upgrades are required to the main service lines including upgrades to the main electrical switchgear and utility lines for gas, water, sewer, and storm drainage.

Technology infrastructure has largely been completed at each school site over the last decade; however, technology standards and requirements are ever evolving and will be implemented and updated as building standards throughout each project phase.



(Optimized Functionality Continued)

GROUNDS AND OUTDOOR FUNCTION

Improve outdoor learning and activity spaces and provide different types of spaces to accommodate differing needs; individual, small group, classroom sized learning and large group assembly.

Provide an area for a learning garden at each Elementary School with access walkways, and irrigation. Outdoor gardens can be used to support the curriculum lessons.

Outdoor spaces adjacent to classrooms can function for small group sessions. They can be utilized by teachers and students as a break-out space directly related to the indoor classroom activities. It is an area that can be used for 'hands-on' Art and Science activities, reading, discussion, and other small group activities. These areas are typically low-tech spaces with limited seating, enhanced with shade from trees, buffered by planting and green space.

Additional shade structures or shade trees should be considered in these areas, if possible.

Many of the site master plans show improvements to the drop-off and parking areas. These are conceptual and are shown to express the need for upgrades and improvements to the drop-off and parking lots. Additional traffic studies shall be done once the funding is available to update these areas

Entryway shade canopies should also be considered to provide a shaded area for student waiting in addition to improving the front entrance appearance.

MAIN ADMINISTRATIVE OFFICES

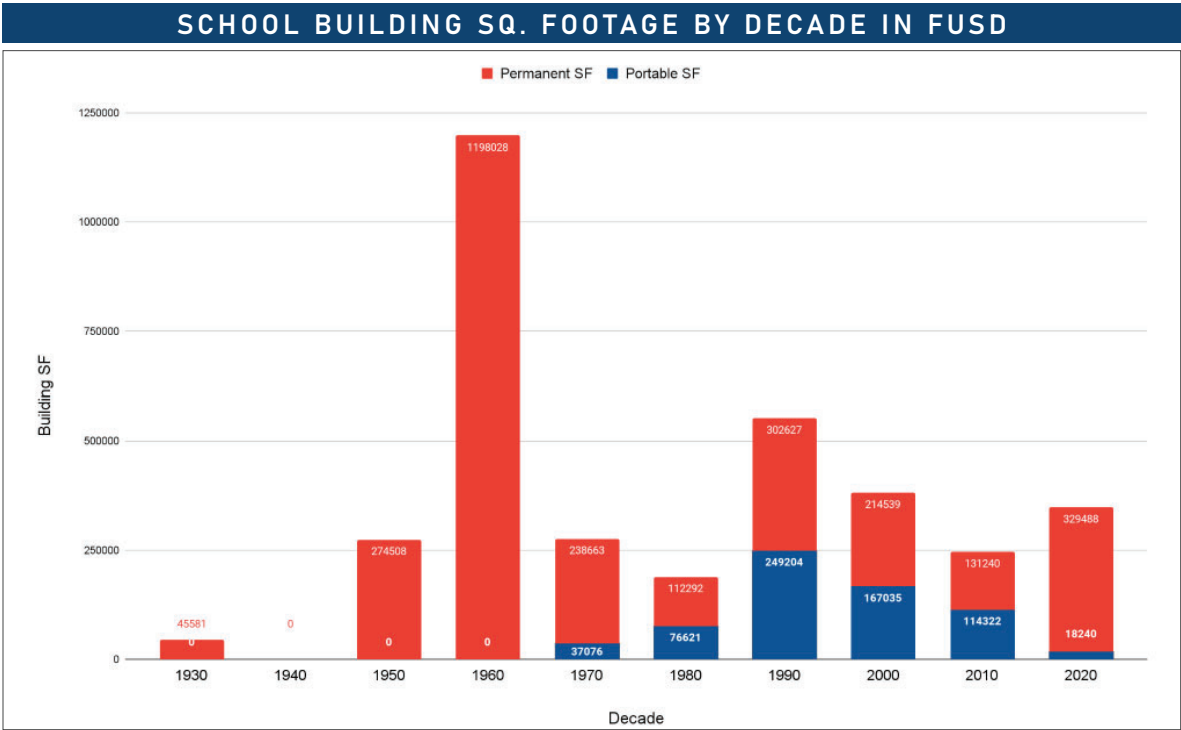
The following are some of the design considerations used in planning the Main Office upgrades:

- Provide adequate space for administrative staff at each school.
- Improve professional development opportunities
- Provide space and amenities to support school staff planning and professional development activities.
- Main office should act at the main entry into the school and should be the single point of entry to the campus.

PORTABLE BUILDINGS

Portable structures comprise a significant portion of FUSD's classroom facilities. Portable buildings popularity exploded beginning in the late 80's and continued as a popular and cost effective solution to increase school capacity through the 2000's. However, portable buildings generally have a life cycle of about 20-25 years before significant repairs or replacement is needed. With constant changes in building codes and increased seismic requirements, portable buildings have become more costly to install and are not nearly the cost efficient option they once were. Many portable buildings in FUSD are in poor condition and are in need of significant repairs or replacement. Some portable buildings in the district are underutilized due to overall enrollment and capacity. The recommendation to replace portable buildings with new permanent construction is reflected in this plan.

Along with phasing out aging portables, it may be necessary to relocate district owned portables that are in good condition with leased portables or to replace aging portables in need of replacement. Surplus portable buildings can also be relocated between sites as enrollment changes within the district.



(Optimized Functionality Continued)

CHILD NUTRITION SERVICES

Universal Meals Program

In 2022, California became the first state to implement a statewide Universal Meals Program for school children. The Universal Meals Program (UMP) requires public school districts, county offices of education, and charter schools serving students in grades transitional kindergarten through grade 12 (TK–12) to provide two meals free of charge (breakfast and lunch) during each school day to students requesting a meal, regardless of their free or reduced-price meal eligibility.

Central Kitchen

Currently, our High Schools act as central kitchens for their atten-

dance area elementary schools. This model creates many challenges for the Child Nutrition Services (CNS) Department and limits their ability to maintain uniform food quality, menu options and scratch cooking options.

This plan proposes a new central kitchen space inclusive of walk-in freezer and refrigeration space, food storage space and offices to house the CNS department. This space will also include expanded warehouse space to accommodate food service and other district needs.

The addition of a new central kitchen and warehouse space will remove the tremendous burden from the high schools, reduce the need to renovate elementary and high school kitchens, increase overall staff safety, food quality, efficiency and menu uniformity.

	HSs Prep for Attendance Area ESs (Current Model)	Elementary On-Site Meal Production	Central Kitchen Preparing for all ESs & Early Learning Centers
Improved Menu Planning	Limited by space, equipment, & elevated meal production	Offerings limited by skills and equipment	More menu variety
Specialized Equipment	No more space for specialized equipment	Only basic equipment producing basic offerings	Greater variety of more complex meal offerings
Consistency	Variations due to space and production demands	Large variation in meal preparation	Uniformity in meal preparation
Quality Control	Variations due to production demands	Large variation in standards and quality	Can maintain higher standards of food safety and quality
Cost	Unable to expand or improve operation	Extremely high retrofit cost	High upfront cost
Labor Costs	Little physical space for more labor	Large investment in elementary Cooks/Supervisors	Labor will remain the same, while improving operation
Staff Training and Development	Makes training and development more difficult	Difficulties in training opportunities, development	Standardized training and development
Food and Supply Cost Savings	Inventory control can vary across multiple central kitchens	Increased waste at individually managed sites	Most controlled inventory management
Improved Safety	Large workload in limited space makes safety more challenging	Increased risk of poor practices	All elementary food preparation occurs in controlled environment
Regulations and Nutritional Standards	Potential for reduced compliance	Increased risk of non compliance	Best for monitoring and making adjustments
Streamlined Logistics	Logistics demands with potential to delay timeliness of service	Many different sites to monitor for timeliness of service	Farther away from sites than current model

• SECTION 6 •

PROJECT PRIORITIZATION

SUMMARY

The prioritized project list identifies how future projects that stem from the Long Range Facilities Plan will be prioritized to have the most impact on all learners, ensuring equity for all of FUSD.

On April 15, 2024, Staff and Cumming Group presented an update regarding the LRFP with information on changes to District needs since the 2014 LRFP, changes to DSA project approvals since 2014, proposed timeline & milestones, proposed timeline for a potential General Obligation Bond and the proposed vision for 2024 and beyond.

The Board provided staff with feedback and directed FAC to prioritize the project list to above the line and below the line of a potential \$900 million mark with a focus on the first \$600M considering several factors including but not limited to TK and child nutrition, equity on the list of prioritization in terms of intended outcomes, contingency strategies, addressing future instruction through design and athletic facilities.

On June 12, 2024, staff presented an update on the Long-Range Facilities Plan after continued work on the LRFP and after meeting with the FAC and FAC LRFP subcommittees. The presentation addressed information requested by the Board and provided a draft project list and prioritization framework, both of which were approved by the FAC. The FAC also voted in support of the Board considering a future general obligation bond for November 2024.

On June 26, 2024, the prioritized project list was approved by the Board.

CHANGES SINCE THE 2014 LRFP

Our facilities are not equipped to handle some recent changes to programs and state requirements and regulations, including:

TRANSITIONAL KINDERGARTEN Increasing eligibility through 2026 for students as young as 4 years old.

UNIVERSAL MEALS The State of California is reimbursing schools for every meal served as well as new rules from the State require “scratch cooked” foods.

ENROLLMENT Rapid increases in district-wide enrollment are no longer driving facilities needs. No longer need as many portable/ temporary classrooms to meet capacity needs

DSA PROJECT APPROVALS In 2022 and 2023, the Division of State Architect (DSA) began strictly enforcing an existing rule that limits the amount of modernizations that can be completed on existing buildings, with a goal of having all school buildings meet current building codes, regardless of cost to school districts. If improvements made to an existing school building are estimated to exceed 50% of the replacement value of the building, then the entire building must be brought up to current code. This essentially forces school districts to construct new facilities rather than modernize old buildings. Generally, bringing a building 30+ years in age up to current seismic, ADA, and safety codes exceeds the replacement cost. DSA’s actions have affected the entire school construction industry, changing the approach to school building design, development of project scopes, and project cost estimates.

FUNDING ANALYSIS

On April 15, 2024, the Board provided direction for staff to prioritize the project list to above the line and below the line of a potential \$900 million dollar general obligation bond. Below is a breakdown of how this line was calculated. This table takes into account program expenses, escalation, program contingency, expected interest and other funding sources.

DRAWING “THE LINE”			
Potential Future GO Bond	\$919,000,000		
Program Expenses (Approx. 5%)	(\$45,950,000)		
**Escalation Reserve (Approx. 3% / Year)	(\$146,563,147)	Future Measure E Savings and Interest	\$18,000,000
*Program Contingency (Approx 5%)	(\$45,950,000)	Unallocated OPSC Reimbursement	\$45,000,000
	\$680,536,853		\$63,000,000
Expected Interest (2%)	\$20,000,000		
Other Funding Sources	\$63,000,000		
	\$763,536,853		

* Program Contingency accounts for bid day overruns, expanded scope, additional projects. Each project budget also includes a separate Project Contingency to account for construction change orders, design changes, and unforeseen conditions.

** This escalation is based on the Engineering News Record Building Cost Index (BCI) 50-Year Average for San Francisco region.

Based on the above breakdown, the line identified in the prioritized list was targeted at approximately \$765 million.

FACILITIES ADVISORY COMMITTEE (FAC)

The FAC played a critical role in the development of the LRFP and its approach to project prioritization. The Committee was responsible for reviewing District Standards, establishing initial goals for the LRFP, providing guidance to the planning team on which standards to supplement, and reviewing and providing feedback on preliminary prioritized projects.

The FAC created a LRFP subcommittee at its February 2023 meeting. The subcommittee and staff met weekly for 2 months developing goals and priorities for the plan. In March 2023, the subcommittee collected feedback from all FAC members which supported the development of the priorities and goals. In May 2023, the FAC approved the LRFP Goals and Priorities.

The FAC recommends the two following Central Goals for the LRFP update. These two goals represent the evolution in the district's needs. These goals serve as a vision for FUSD facilities and the foundation for prioritizing all facilities projects.

SAFE AND EFFICIENT FACILITIES Repair, upgrade, replacement of facilities and utility systems to maintain efficient operation, improve sustainability, and enhance safety of the educational environment.

HIGH QUALITY LEARNING Facilities that support a full and diverse set of programs and services (including academics, athletics, arts, extracurricular, and wellness) that inspire students of all ages.

The FAC categorized and prioritized the top goals based on staff's assessment of the input collected at FAC meetings and organized them within each of the two Central Goals.

The facilities goals and priorities assume that the work will be done to meet the District's facilities standards.

The Facilities Goals & Priorities are categorized into 4 Priority Groups, 1 being the highest priority. Each individual school need identified through the series of surveys have been given a Priority Rank based on how well it achieves one of the Central Goals.

	SAFE & EFFICIENT FACILITIES		HIGH QUALITY LEARNING	
	Repair, upgrade, replacement of facilities and utility systems to maintain efficient operation, improve sustainability, and enhance safety of the educational environment.		Facilities that support a full and diverse set of programs and services (including academics, athletics, arts, extracurricular, and wellness) that inspire students of all ages.	
1	- Address Drainage Issue on Site - ADA Path of Travel or Related Improvement - Roofing Repair/Replacement - HVAC Repair or Replacement	- Electrical Repair or Replacement - Plumbing Repair or Replacement - Renovation or Addition of New Restrooms	Expansion / Addition of TK Program	
2	- Repair/Replacement of AC Paving & Play Equipment - Repair/Replacement of Field, Irrigation, Athletic Surfaces - Repair/Replacement of Play Structure or Other Equipment - Other Grounds Project	- Repair / Replacement of Non-Roof Exterior Finishes, Windows, Doors - Repair / Replacement of Interior Finishes (Paint, Carpet) - Other Maintenance Not Related to the Above	- Expansion / Addition of New MUR - Replacement of Portable Building with New Classroom Building	- Expansion / Addition of Lunch / Cafeteria / Food Service Area - Improvement to Internet, IT, WIFI
3	- Addition of New Shade Structure - Reconfiguration of Vehicle Entry / Drop Off - Repair / Replacement of Portables - Addition of New Fencing To Campus	- Repair / Replacement of Existing Security Fencing - Repair / Addition of New Security Lighting - Repair / Addition of New Security Cameras - Other Security Improvement	- Expansion / Addition of Gym, Locker Areas - Expansion / Addition of Library / Computer Lab Area - Expansion / Addition of Lab / Specialized Areas driven by a program change	- Other Facility expansion / alteration driven by a non program change - Expansion / Addition of New Office - Other Facility expansion / alteration
4			Expansion/Addition of New Classroom Building	

DISTRICT WIDE INITIATIVES

SOLAR

The FUSD Community has shown support for the implementation of solar and there have been numerous attempts over the last decade by the District to finance the installation of Solar. The recent changes to Net Energy Metering (NEM) significantly reduce the cost savings to those who borrow money to build the project and therefore are not a viable option for many school districts.

It is proposed to expand solar infrastructure (beyond what’s already required in new construction), to maximize efficiency and potentially include energy storage systems where feasible as well as implement solar infrastructure across District facilities

Installing Solar within the District will help reduce energy usage and costs as well as further FUSD sustainability efforts. Those cost savings will positively impact the General Fund.

LUNCH SHELTERS AT ELEMENTARIES

Lunch shelters and shaded outdoor areas have been a growing priority for staff, students and other community members. Some elementary schools already have covered lunch shelters installed, but many across the district do not.

This plan proposes to install new metal lunch shelters at all elementary schools that currently do not have them. This process has already begun with measure E funds.

CENTRAL KITCHEN

As stated in this plan, it is proposed to construct a new central kitchen to better accommodate the state mandated Universal Meals Program and improve child nutrition service throughout the District.

HIGH SCHOOL ATHLETICS

Currently, Tak Fudenna Stadium located at Washington High School is the only track and field within the District to have an all weather track and synthetic turf field and acts as the primary stadium for all five comprehensive high schools within the District.. The turf field at Tak Stadium was replaced over the summer of 2023 and the track surfacing was replaced in the summer of 2024 along with other site improvements to bring the site up to current ADA standards.

It is proposed to install new all weather tracks and synthetic turf fields at the other four comprehensive sites. This improvement at all high schools will reduce the wear and tear seen at Tak Stadium and provide a more equitable athletic space to all the high school students in the athletics program.

INFRASTRUCTURE NEEDS

All sites, to varying degrees, have different levels of infrastructure needs such as aging HVAC, roofing, compromised flooring and plumbing systems. Many sites have had maintenance or modernization projects completed to address these needs.

Many buildings and facilities that are in need of critical maintenance will be addressed by constructing new buildings that replace aging buildings. This addresses aging critical infrastructure while focusing on replacement of aging buildings and portables. Other sites that have not had maintenance or modernization projects completed recently have been prioritized above the line.

ELEMENTARY SCHOOLS

Through Measure E, many sites have received new roofing, flooring and HVAC, and some have received new classrooms. Identifying sites that recently received campus improvements allows us to focus and prioritize sites that have not recently received significant improvements. This ensures equity among the sites as well as maximizing the benefits from recent investments.

Most FUSD elementaries do not have adequate TK/K spaces that meet the programmatic and design criteria for a proper TK/K complex. Adjacent standard classrooms and portable buildings are used to house TK/K classrooms. These adjacent classrooms are not connected directly to the outdoor play space. 137 total TK/K classrooms are needed for TK/K enrollment within the District. Many of the existing TK/K classrooms do not meet TK/K program criteria. 36 new TK/K Classrooms are included as projects above the line.

By prioritizing TK/K classrooms as a priority, we are able to construct new classrooms that meet needs of the program and also replace aging buildings in the process. This also presents an opportunity to relocate and construct a new admin office and MUR as appropriate.

WALTERS MIDDLE SCHOOL

Walter Middle School was the first campus to undergo the middle school conversion process during the Measure E Bond program. After the completion of the other four middle school conversions, it became apparent that Walters was not completed to the same standard as subsequent projects.

The goal is to bring Walters Middle School to the same standard as the other middle schools as well as address the main concerns of the Walters Community by installing a new 2-court gymnasium facility as well as new 2-story classroom building with a new administrative office space and library.

SECTION 6 PROJECT PRIORITIZATION

HIGH SCHOOLS

The high school campuses in FUSD were primarily built in the 1950-1970's and have significant and costly maintenance needs.

The goal is to focus future improvements at the high schools on new construction to replace aging portable and permanent structures. The new construction would consist of new classrooms, administration and library facilities as appropriate.

By prioritizing the five comprehensive high schools and Robertson, we ensure that every student in FUSD will experience a major improvement.

HIGH SCHOOL ANALYSIS						
	AMERICAN	IRVINGTON	KENNEDY	MSJHS	WASHINGTON	ROBERTSON
Built	1972	1959	1964	1964	1936	1967
Total No. CRs	106	105	64	84	84	24
Site Size (Acres)	43	47	33	42	40	5.5
Current Enrollment (2023/24)	2587	2161	1253	1822	1901	169
Projected Enrollment (2029/30)	2456	1962	1735	1616	2004	174
Portables (Leased & Owned)	28	16	10	7	4	1
Age of Portables (Years)	14-22	23-25	22-26	21-27	14-32	17
Year of New Construction and Critical Infrastructure was Modernized On Older Bldgs.						
New Construction	Two New 2-Story Classroom bldgs 2018	New 2 Story Classroom Bldg. in 2016	No New Construction	New 2-Story Classroom Bldg. 2013	New 2-Story bldg. 2019 Husky Theater Mods.	No New Construction
Roofing	2008 (Mini Gym) 2019 (Gym/Main Bldg)	2002-2005 2005-2008	2024	2005	2005-2008	2004-2005
HVAC	2002-2005 2019 (Classrooms, Science Labs & Admin)	2013-2015 (Library & Music Rooms Only)	2024	2002-2005	2006-2008	2004-2005
Flooring	2018	2013-2015	2014-2015	2017-2019	2015-2019	2017-2019
Restrooms	2002-2005	2002-2005 2005-2008 (Valhalla Only)	2024	2002-2005	2005-2008	2000-2002
	AMERICAN	IRVINGTON	KENNEDY	MSJHS	WASHINGTON	
Gymnasium	Mini Gym (2002) Primary 1-Court Gym (1972)	Mini Gym (1966) Primary 1-Court Gym (1959)	Mini Gym (2002) Primary 1-Court Gym (1964)	Mini Gym (1966) Primary 1-Court Gym (1964)	Primary 3-Court Gym (1992)	
Locker Room	1972	1959	1964	1964	1992	
Pool	25 Yards x 12 Lanes (9' Depth)	25 Yards x 6 Lanes (4.5' Depth)	25 Yards x 6 Lanes (4.5' Depth)	25 Yard x 12 Lanes (7' Depth)	25 Yards x 6 Lanes w/ 11' Section	
Track	Decomposed Granite (DG) 8-Lanes	Decomposed Granite (DG) 8-Lanes	Decomposed Granite (DG) 8-Lanes	Decomposed Granite (DG) 8-Lanes	All-Weather Track 8-Lanes	
Field	Natural Turf	Natural Turf	Natural Turf	Natural Turf	Synthetic Turf	
Practice Field	Natural Turf	Natural Turf	Natural Turf	Natural Turf	Natural Turf	
Baseball Field	Natural Turf/ DG	Natural Turf/ DG	Natural Turf/ DG	Natural Turf/ DG	Natural Turf/ DG	
Softball Field	Natural Turf/ DG	Natural Turf/ DG	Natural Turf/ DG	Natural Turf/ DG	Natural Turf/ DG	
Tennis Courts	Asphalt	Asphalt	Asphalt	Asphalt	Asphalt	
Hardcourts	Asphalt	Asphalt	Asphalt	Asphalt	Asphalt	
Performing Arts Theater	Seating Capacity - 490 -1972	Seating Capacity - 408 -1967	Seating Capacity - 326 -1967	Seating Capacity - 450 -1966	Seating Capacity - 120 -2022	
Library	2000	1966	1964	1964	1964	

• SECTION 7 •
SITE PROFILES

SITE PROFILES

A Site Profile is a plan that shows a general path of how to address facility needs for each site. The plan represents long range improvement recommendations and is a tool for establishing potential future projects and estimated budgets for the LRFP.

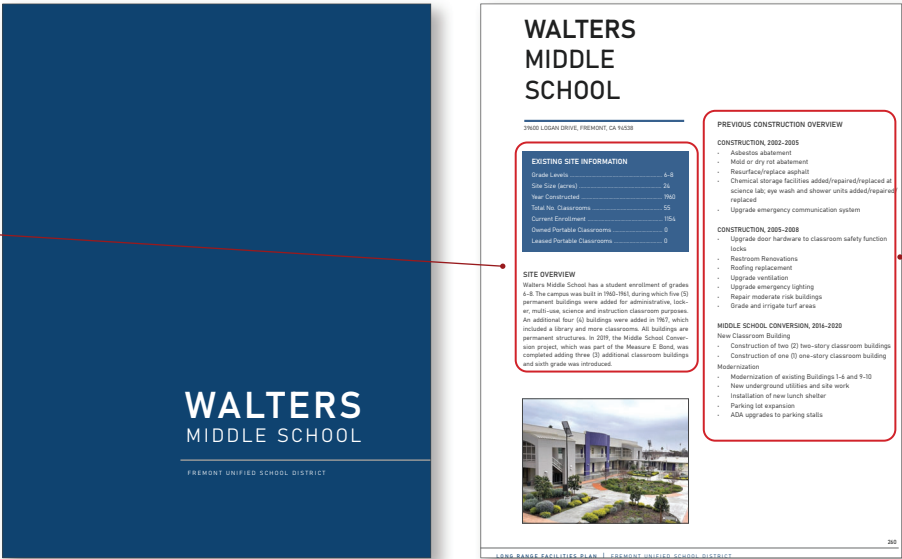
When funding becomes available and is designated for a project, design teams (architects and engineers) will design individual aspects of the projects recommended in the LRFP. At that time, a school site committee will be assembled and will meet with the design team to provide input on the programming and design of the individual elements of the plan.

The plans that result from the more detailed design phase process may vary from the concept shown in the Site Profile, but should reflect the guiding principles identified through the LRFP process.

It is likely that the projects listed in the LRFP will be addressed incrementally, not as one large comprehensive project. Therefore, it is important that when designing individual projects, they are designed in such a way that future projects can still be realized and that each project can stand on its own without negatively impacting the operation of the school.

SITE PROFILE ELEMENTS

The Site Information & Overview is a snapshot of general site information.



WALTERS MIDDLE SCHOOL
FREMONT UNIFIED SCHOOL DISTRICT

EXISTING SITE INFORMATION

Grade Levels	6-8
Site Size (Acres)	24
Year Constructed	1962
Total No. Classrooms	55
Current Enrollment	154
Shared 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 1962-1963, 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 5 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
- Resurfaced/replaced 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, 2014-2020

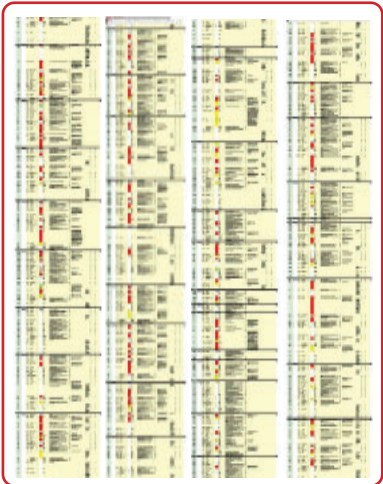
New Classroom Building

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

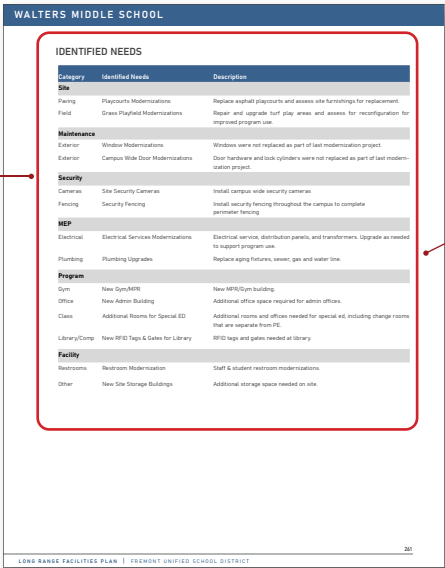
Modernization

- Modernization of existing Buildings 1-4 and 9-10
- New underground utilities and site work
- Installation of new lunch shelter
- Parking lot expansion
- ADA upgrades to parking stalls

This Overview provides a brief description of construction taken place on the site over the past couple decades.



The Identified Needs is a list of items that were identified through site assessments completed by site representatives, varied by site walks and confirmed through site engagement and feedback.



WALTERS MIDDLE SCHOOL

IDENTIFIED NEEDS

Category	Identified Needs	Description
Site		
Paving	Playgrounds Modernizations	Replace asphalt playgrounds and assess site furnishings for replacement
Field	Grass Field Modernizations	Repair and upgrade turf play areas and assess for reconfiguration for improved program use
Maintenance		
Exterior	Windows 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/MS	New MS/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

SITE PROFILE ELEMENTS (cont.)

Assessed Needs

WALTERS MIDDLE SCHOOL

IDENTIFIED NEEDS

Category	Identified Needs	Description
Site		
Paving	Playcourts Modernizations	Replace asphalt playcourts and assess site furnishings for replacement.
Field	Grass Field 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	Clear 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.
MFP		
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		
Open	New MFL/Open Building	New MFL/Open 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 charge rooms that are separate from PE.
Library/Camp	New MFL/Tag & Gates for Library	MFL/Tag and gates needed at library.
Facility		
Restrooms	Restroom Modernization	Staff & student restroom modernizations.
Other	New Site Storage Buildings	Additional storage space needed on site.

Vision
Principles
Input
(Community,
Staff, FAC)

WALTERS MIDDLE SCHOOL

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-story 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 (MPP) 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 into 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

Project	Cost
Playfield & Asphalt Upgrades	\$3,965,958.00
Gymnasium	\$2,105,000.00
Two-Story CR, Admin, & Library Building	\$4,897,000.00
MPP & Kitchen	\$7,704,000.00
Music & Locker Rooms	\$4,350,000.00
Additional CR Bldg	\$15,316,000.00
Total Estimated Cost	\$39,329,958.00*

*Total air MFL needs to be met include renovation, include with works.

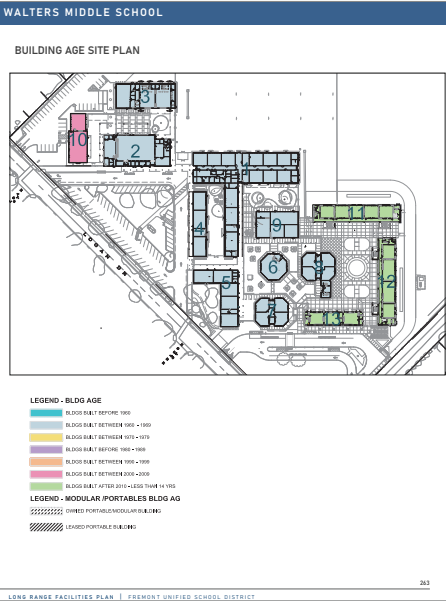
RECOMMENDED PROJECTS

Project	Phase 1A	Phase 1B	Phase 1C	Phase 2A	Phase 2B	Phase 3
Playfield & Asphalt Upgrades	✓					
Gymnasium		✓				
Two-Story CR, Admin, & Library Building			✓			
MPP & Kitchen				✓		
Music & Locker Rooms					✓	
Additional CR Bldg						✓
Plumbing Upgrades	✓					
New Admin Bldg			✓			
New Music Classroom					✓	
MFL/Tag & Gates for Library			✓			
Restroom Modernization	✓					
Additional Storage Bldg						✓

The recommended Projects identifies conceptual projects identified in the site master plan.

The Cost Summary is based on the recommended phased projects show in the proposed site plan.

This table indicates how each identified need is addressed by the recommended project.



TRANSITION FROM PROJECT LIST TO IMPLEMENTATION PLAN

WALTERS MIDDLE SCHOOL

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.

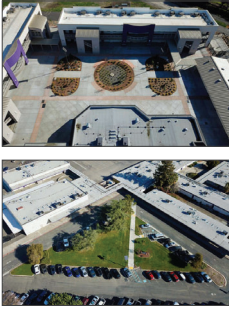
PHASE 1B - New Gymnasium Building
Construction of a new two-court gymnasium facility.

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 2020 costs & does not include excavation, includes soft costs

	Phase 1A - Playfield & Asphalt Improvements	Phase 1B - New Gymnasium Building	Phase 1C - Two-Story Classroom, Admin, & Library Building	Phase 2A - New MPR & Kitchen	Phase 2B - New Music & Locker Rooms	Phase 3 - Additional Classroom Building
Playfields Modernizations	✓					
Green 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			✓			
SPED Taps & Sinks			✓			
Restroom Modernizations			✓	✓	✓	✓
Additional Storage Spaces			✓	✓	✓	✓

Recommended Projects & Cost from ALL Sites

The Project List

Board Direction
FAC Recommendations
Community Input
Availability of Funding

Project Prioritization

ARDENWOOD ELEMENTARY

FREMONT UNIFIED SCHOOL DISTRICT

ARDENWOOD ELEMENTARY SCHOOL

33955 EMILIA LN., FREMONT, CA 94555

EXISTING SITE INFORMATION

Grade Levels	TK-5
Site Size (acres)	6
Year Constructed	1985
Total No. Classrooms	38
Current Enrollment	627
Owned Portable Classrooms	30
Leased Portable Classrooms	0
Age of Portable Classrooms	14-38 yrs.

SITE OVERVIEW

Ardenwood Elementary School serves grades TK-5 of the surrounding neighborhood. The school has two permanent building built in 1985, housing the multi-use and kitchen. Other spaces such as the administration offices, library, classrooms, and labs are in modular buildings. Most of these were built in 1985, followed by others from 1997-2009. The site received flooring and IT upgrades between 2015-2016.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Chemical storage facilities added/repared/replaced at Science Lab
- Upgrade emergency communication system

CONSTRUCTION, 2005-2008

- Fire Alarm upgrades
- Mold or dry rot abatement
- Resurface/replace asphalt as needed
- Upgrade door hardware to classroom safety function locks
- Restroom Renovations
- Replace Inefficient heating and air conditioning systems
- Roofing Replacement
- Upgrade ventilation
- Classroom Electrical Upgrades
- Electrical service upgrades
- Upgrade emergency lighting
- Parking and drop off upgrades
- Concrete/asphalt repair or replacement

CONSTRUCTION, 2015-2016

- 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 furnishings for replacement.
Paving	Site Concrete Modernizations	Campus wide site concrete pathways replacement.
Entry	Pick-Up/Drop-off Modernizations	Pick-up, drop-off and parking lot improvements.
Maintenance		
Interior	Floor Replacement	Flooring replacement for permanent buildings.
Exterior	Exterior Dry Rot Repairs & Painting Exterior	Repair exterior dry rot, fascia, siding and trim and exterior painting.
Security		
New Fence	Security Fencing	Interior of campus is fenced, but rear of campus is open to the city maintained fields and playgrounds. Assess site for installation of perimeter security fencing.
Lighting	Exterior Lighting Upgrades	Install new campus wide exterior lighting & parking lot lighting.
Cameras	Site Security Cameras	Install campus wide security cameras.
MEP		
Electrical	Interior Lighting Upgrades	Interior lighting and lighting controls upgrades.
Plumbing	Plumbing Upgrades	Replace aging fixtures, sewer, gas and water lines.
HVAC	HVAC Replacement	HVAC replacement (in-kind) for permanent buildings.
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
TK	TK-K Expansion	New Classrooms for TK-K Expansion Program
Facility		
Restroom	Restroom Modernizations	Staff & 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 1A • Group 2 • Classroom Modernization
HVAC, Roofing, Flooring, Lunch Shelter, Security Cameras

PHASE 1B • New MPR, Administration and Classroom Replacement
Construction of a new administration, MPR and six (6) TK/K classrooms.

PHASE 2 • Classrooms Replacement
Construction a new library and classroom building with 24 classrooms.



COST SUMMARY

Classroom Modernization	\$1,757,396.000
MPR, Admin, & Classroom Replacement	\$21,926,000.00
Classroom Replacement	\$30,912,000.00
Total Estimated Cost	\$54,595,396.00*
*based on 2024 costs & does not include escalation; includes soft costs	

		RECOMMENDED PROJECTS		
		Phase 1A - Group 2 - Classroom Modernization	Phase 1B - New MPR, Admin, & Classroom Replacement	Phase 2 - Classroom Replacement
NEEDS ADDRESSED	Metal Shade Structure	✓		
	Playcourts Modernizations			✓
	Security Fencing		✓	✓
	Pick-Up/Drop-Off Modernizations		✓	
	Exterior Lighting Upgrades		✓	✓
	Site Concrete Modernizations			✓
	Interior Lighting Upgrades		✓	✓
	HVAC	✓	✓	✓
	Roof	✓	✓	✓
	Flooring	✓	✓	✓
	Exterior Dry Rot Repairs & Painting		✓	✓
	Restroom Modernizations		✓	✓
	Replace Portables with New Buildings		✓	✓
	Site Security Cameras	✓	✓	✓
	Food Service Upgrades		✓	
	IT Upgrades		✓	✓
	New MUR		✓	
	TK-K Expansion		✓	
	Plumbing Upgrades		✓	✓

BUILDING AGE SITE PLAN



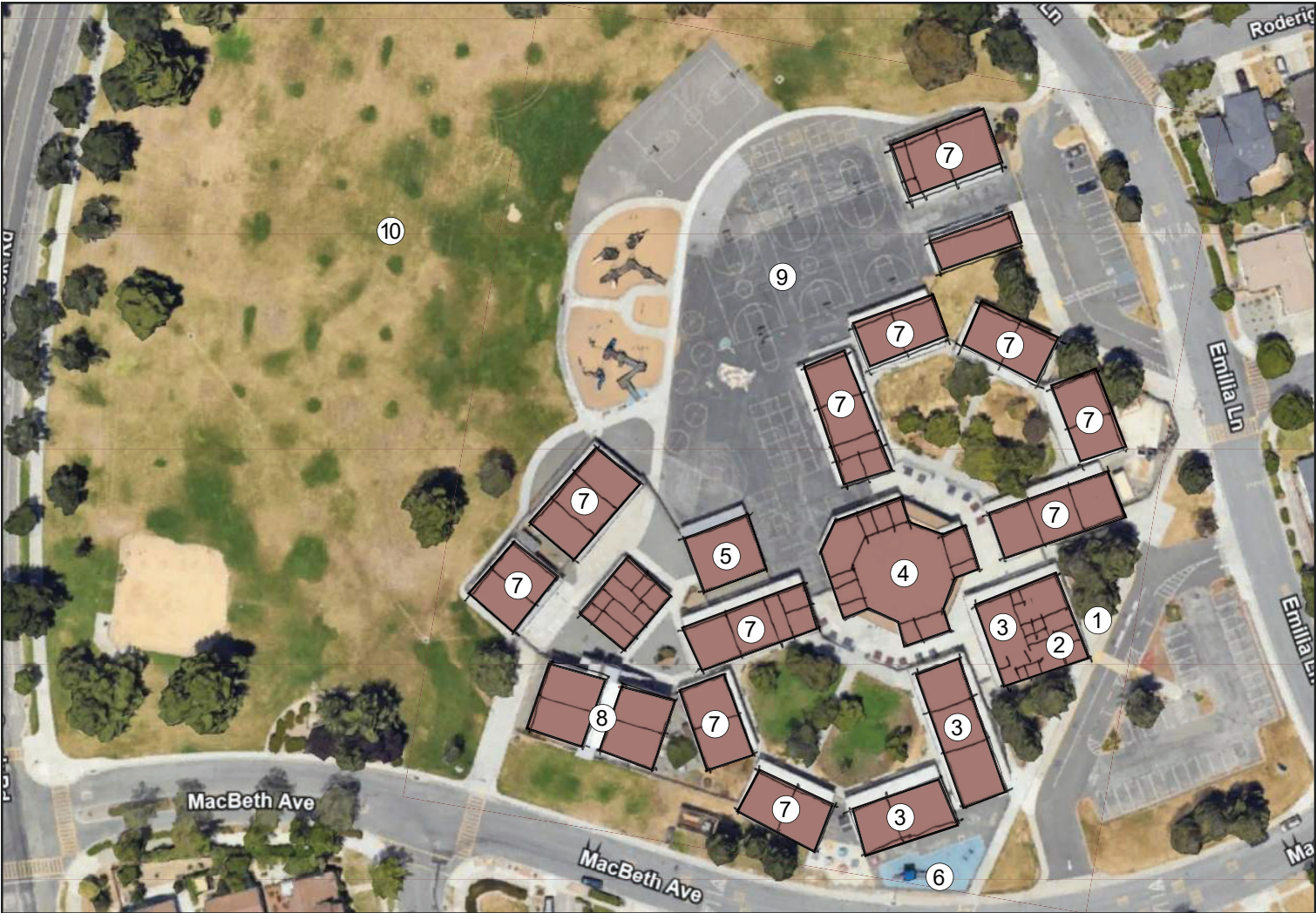
LEGEND - BLDG AGE

- 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. TWO-STORY CLASSROOM BUILDING
- 9. HARD COURT
- 10. GRASS PLAYFIELDS

PROPOSED SITE PLAN



LEGEND

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

- 1. MAIN ENTRANCE
- 2. ADMINISTRATION
- 3. KINDERGARTEN
- 4. MULTI-PURPOSE ROOM
- 5. LIBRARY
- 6. KINDERGARTEN PLAY AREA
- 7. CLASSROOMS
- 8. TWO STORY CLASSROOM BUILDING

- 9. HARD COURT
- 10. GRASS PLAYFIELDS
- 11. PARKING LOT AND DROP OFF
- 12. OUTDOOR COVERED DINING
- 13. COVERED WALKWAY

AZEVADA ELEMENTARY

FREMONT UNIFIED SCHOOL DISTRICT

AZEVEDA ELEMENTARY SCHOOL

39450 ROYAL PALM DR., FREMONT, CA 94538

EXISTING SITE INFORMATION

Grade Levels	TK-5
Site Size (acres)	10
Year Constructed	1965
Total No. Classrooms	25
Current Enrollment	379
Owned Portable Classrooms	3
Leased Portable Classrooms	2
Age of Portable Classrooms	26 yrs.

SITE OVERVIEW

Azeveda Elementary School is a neighborhood school that enrolls students in grades TK-5. The campus consists of up permanent buildings build in 1965-1968 and modular buildings that were added later in 1997. In 2015, a new single-story classroom building was constructed. The site also received flooring and IT upgrades between 2015-2019.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Asbestos abatement
- Entrance and perimeter fencing
- Fire Alarm upgrades
- Upgrade door hardware to classroom safety function locks
- Restroom Renovations
- Replace inefficient louvered windows
- Air condition all classroom, shop and lab spaces
- Upgrade ventilation
- Classroom electrical upgrades
- Electrical service upgrades
- Upgrade emergency lighting
- Building repairs
- Chemical storage facilities added/repared/replaced at Science Lab
- Upgrade emergency communication system
- Concrete/asphalt repair or replacement

CONSTRUCTION, 2005-2008

- Roof rehabilitation
- Parking and drop off upgrades
- Grade and irrigate turf areas

CONSTRUCTION, 2015-2019

- Removal of asbestos tiles and mastic; replace with new flooring.
- IT upgrades
- New single-story modular (Frog) classroom building with four (4) classrooms.
- Removal of existing playground; installation of new
- New fire service with fire hydrant
- New steel walkway canopy

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. Replace rubberized fall surfacing.
Entry	Pick-Up/Drop-off Modernizations	Pick-up, drop-off and parking lot improvements.
Maintenance		
Interior	Flooring Inspections	Some flooring has been recently replaced. 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	Assess existing perimeter security fencing and repair as needed. Install new hardware on egress gates.
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.
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).
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 & student restrooms modernizations.
Roof		
Roof	Roof Upgrades	Roofing upgrades for permanent buildings.
Tech		
Tech	New Digital Marquee	Existing marquee is outdated and in need of an upgrade. 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, Administration, Library and Classroom Building

Construction of new administration, library, MPR and classroom building with four (4) TK/K classrooms, and nine (9) standard classrooms. Remove aging classroom building and portables.

PHASE 2 - Classroom Replacement

Construction of a new MPR, administration, library and classroom building with 11 classrooms. Remove aging MPR, administration, library, classrooms and portable buildings.

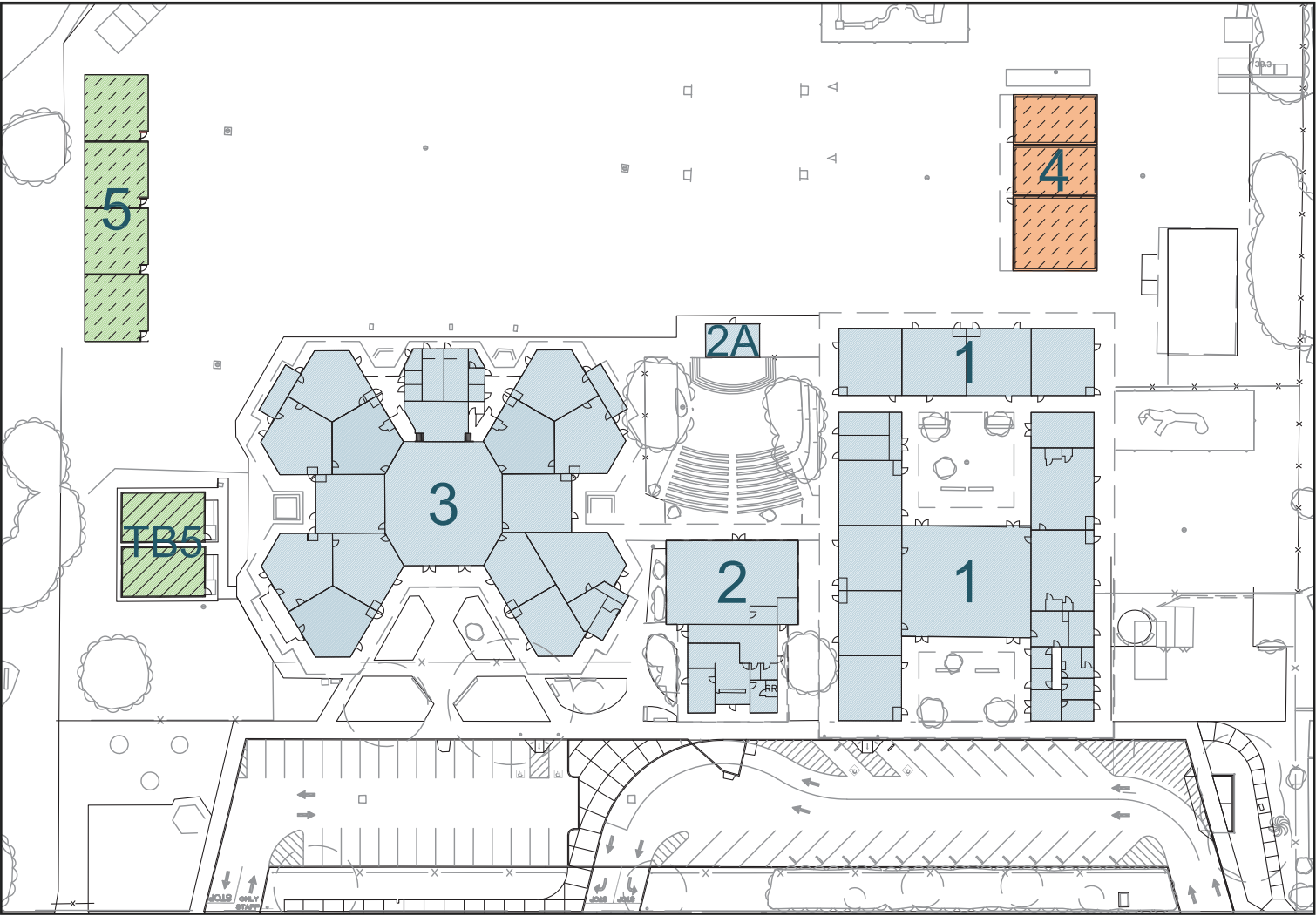


COST SUMMARY

Building Modernization	\$4,225,000.000
MPR, Admin, Library & Classroom Building	\$31,276,000.00
Classroom Replacement	\$14,136,000.00
Total Estimated Cost	\$49,637,000.00*
*based on 2024 costs & does not include escalation; includes soft costs	

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

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 COURT
- 9. OUTDOOR COVERED DINING
- 10. GRASS PLAY AREA

BLACOW ELEMENTARY

FREMONT UNIFIED SCHOOL DISTRICT

BLACOW ELEMENTARY SCHOOL

40404 SUNDALE DR., FREMONT, CA 94538

EXISTING SITE INFORMATION

Grade Levels	TK-5
Site Size (acres)	11
Year Constructed	1960
Total No. Classrooms	34
Current Enrollment	576
Owned Portable Classrooms	2
Leased Portable Classrooms	0
Age of Portable Classrooms	26 yrs.

SITE OVERVIEW

Blacow Elementary School has an enrollment for grades TK-5. The campus buildings comprise of wood framed permanent buildings built between 1960-1969. In 1998, two (2) portable buildings were added to the site. The site received flooring and IT upgrades between 2015-2019.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Asbestos abatement
- Fire Alarm upgrades
- Upgrade door hardware to classroom safety function locks
- Restroom Renovations
- Replace inefficient heating and air conditioning systems
- Replace inefficient louvered windows
- Classroom Electrical Upgrades
- Upgrade emergency lighting
- Exterior lighting installation
- Building repairs
- Chemical storage facilities added/repared/replaced at Science Lab
- Upgrade emergency communication system
- Replace/reconfigure playground equipment

CONSTRUCTION, 2005-2008

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

CONSTRUCTION, 2015-2019

- 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 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. Replace rubberized fall surfacing.
Entry	Pick-Up/Drop-off Modernizations	Pick-up, drop-off and parking lot improvements.
Other	Plumbing Upgrades	Plumbing mains are aging and are in need of extensive repairs. Assess sewer, water and gas lines.
Maintenance		
Interior	Flooring Replacement	Flooring replacement for permanent buildings.
Exterior	Exterior Dry Rot Repairs	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 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.
Plumbing	Plumbing Upgrades	Replace aging fixtures, sewer, gas and water lines.
Electrical	Electrical Service Modernizations	Assess electrical service, distribution panels, and transformers. Upgrade as needed to support program use.
Electrical	Interior Lighting Upgrades	Interior lighting and lighting controls upgrades.
Program		
Portable Replacement	Replace Portables with New Buildings	Replace portables with new classrooms building(s).
Food	Food Service Upgrades	Reconfigure and upgrade kitchen area.
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 outdated and in need of an upgrade. 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 and Classroom Replacement

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

PHASE 2 • Library and Classroom Replacement

Construction of a new library and classroom building with 28 standard classrooms. Remove library, classrooms and portable buildings.



COST SUMMARY

Building Modernization	\$4,225,000.00
MPR, Admin & Classroom Replacement	\$21,926,000.00
Classroom Replacement	\$35,312,000.00
Total Estimated Cost	\$61,463,000.00*

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

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

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

BRIER ELEMENTARY

FREMONT UNIFIED SCHOOL DISTRICT

BRIER ELEMENTARY SCHOOL

39201 SUNDALE DRIVE, FREMONT, CA 94538

EXISTING SITE INFORMATION

Grade Levels	TK-5
Site Size (acres)	16
Year Constructed	1965
Total No. Classrooms	30
Current Enrollment	588
Owned Portable Classrooms	13
Leased Portable Classrooms	0
Age of Portable Classrooms	22-37 yrs.

SITE OVERVIEW

Brier Elementary School services grades TK-5. The campus has multiple permanent buildings for administrative, multi-purpose classrooms that were built in 1965. Modular classroom buildings were added between the 1980s - 2000s. In 2016, the site received flooring upgrades.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Asbestos abatement
- Fire Alarm upgrades
- Resurface/replace asphalt as needed
- Upgrade door hardware to classroom safety function locks
- Restroom Renovations
- Replace inefficient louvered windows
- Air condition all classroom, shop and lab spaces
- Upgrade ventilation
- Classroom electrical upgrades
- Electrical service upgrades
- Upgrade emergency lighting
- Building repairs
- Chemical storage facilities added/repared/replaced at Science Lab
- Upgrade emergency communication system
- Grade and irrigate turf areas
- Replace/reconfigure playground equipment

CONSTRUCTION, 2005-2008

- Mold or dry rot abatement
- Roof rehabilitation
- Parking and drop off upgrades
- Concrete/asphalt repair or replacement

CONSTRUCTION, 2016

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

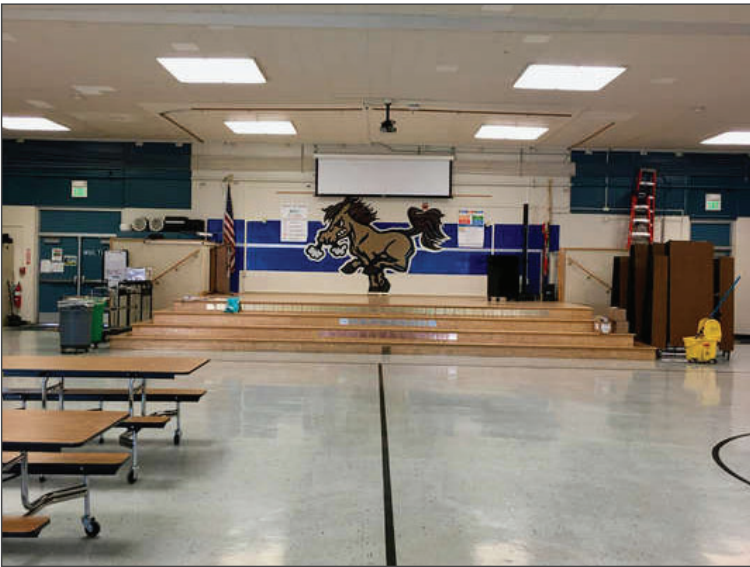
IDENTIFIED NEEDS

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. Baseball fields appear to no longer be in use. Assess area 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		
Exterior	Roof Upgrades	Overhang is dipping in areas and need to be repaired.
Exterior	Exterior Dry Rot Repairs & Painting	Repair exterior dry rot, fascia, siding, and trim and exterior painting.
Exterior	Exterior Landscaping	New exterior landscaping to improve looks of campus.
Interior	Flooring Replacement	Flooring replacement for permanent buildings.
Security		
New Fence	Security Fencing	Install security fencing to create single point of entry through front office. Fence needed to separate Brier from Glankler.
Cameras	Site Security Cameras	Install campus wide security cameras.
Lighting	Exterior Lighting Upgrades	Install new campus wide exterior lighting and parking lot lighting.
Other	Lock Replacement	Replace locks at doors.
MEP		
Electrical	Fire Alarm Modernizations	Fire Alarm is aging and in need of upgrade or replacement. Brier and Glankler are currently on the same panel. Recommend separating the two campuses.
HVAC	HVAC Replacement	HVAC replacement (in-kind) for permanent buildings.
Program		
Portable Replacement	Replace Portables with New Buildings	Replace portables with new classroom building(s)
Food	Food Services 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 student restrooms 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 1 • New MPR, Administration, Library and Classroom Building
Construction of a new MPR, administration, library and classroom building with six (6) TK/K classrooms and 24 standard classrooms. Remove aging MPR, administration, library, classroom and portable buildings.

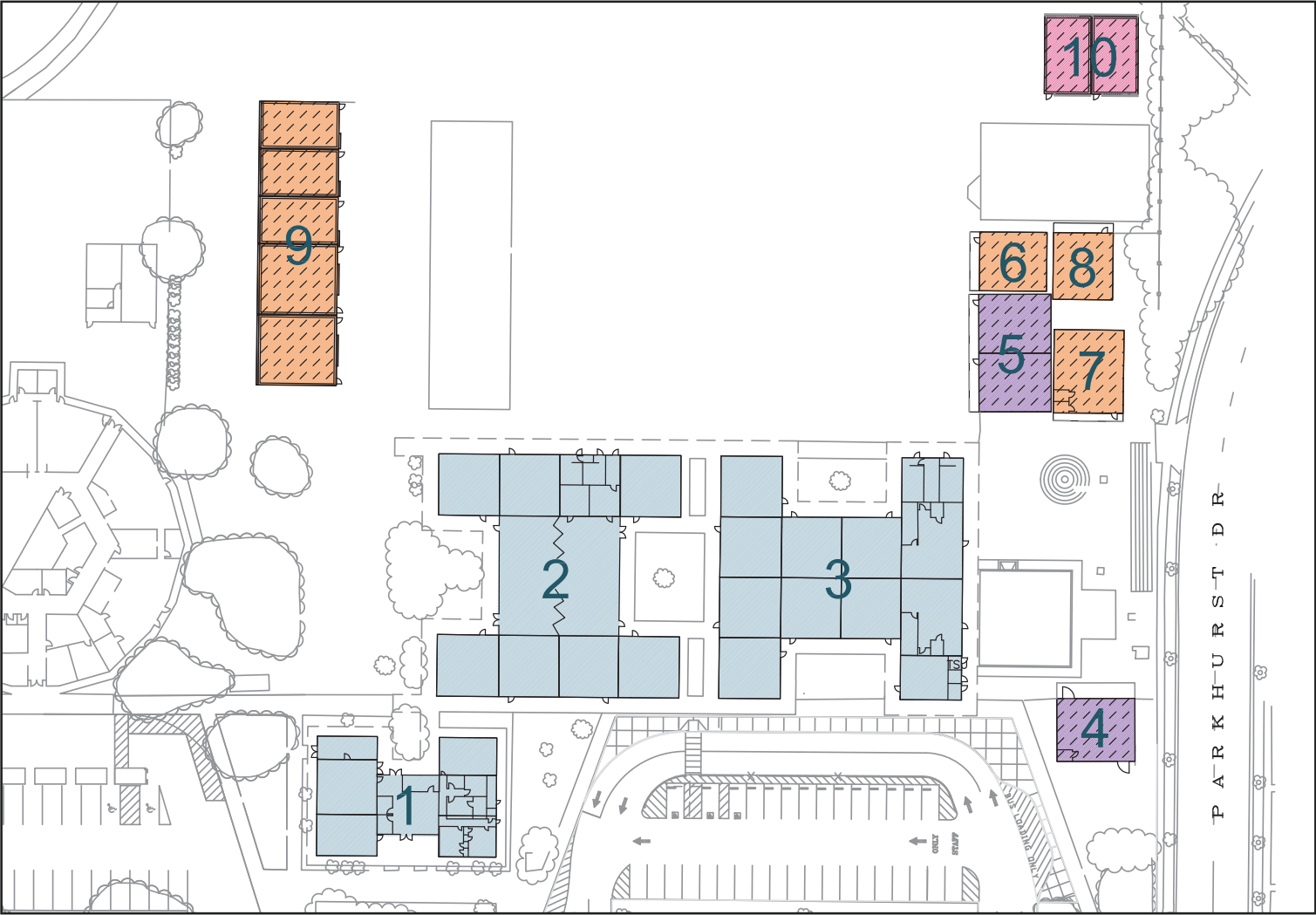


COST SUMMARY

MPR, Admin, Library, & Classroom Building	\$51,902,000.00
Total Estimated Cost	\$51,902,000.00*
*based on 2024 costs & does not include escalation; includes soft costs	

		RECOMMENDED PROJECTS
		Phase 1 - New Admin, MPR, Library & Classroom Building
NEEDS ADDRESSED	Playcourts Modernizations	✓
	Site Concrete Modernizations	✓
	Grass Playfield Improvements	✓
	Play Structure Upgrades	✓
	Pick-Up/Drop-Off Modernizations	✓
	Roof	✓
	Exterior Dry Rot Repairs & Painting	✓
	Exterior Landscaping	✓
	Flooring	✓
	Security Fencing	✓
	Security Cameras	✓
	Exterior Lighting Upgrades	✓
	Lock Replacement	✓
	Fire Alarm Modernizations	✓
	HVAC	✓
	Replace Portables with New Buildings	✓
	Food Services Upgrades	✓
	New MUR	✓
	TK-K Expansion	✓
	Restroom Modernizations	✓

BUILDING AGE SITE PLAN



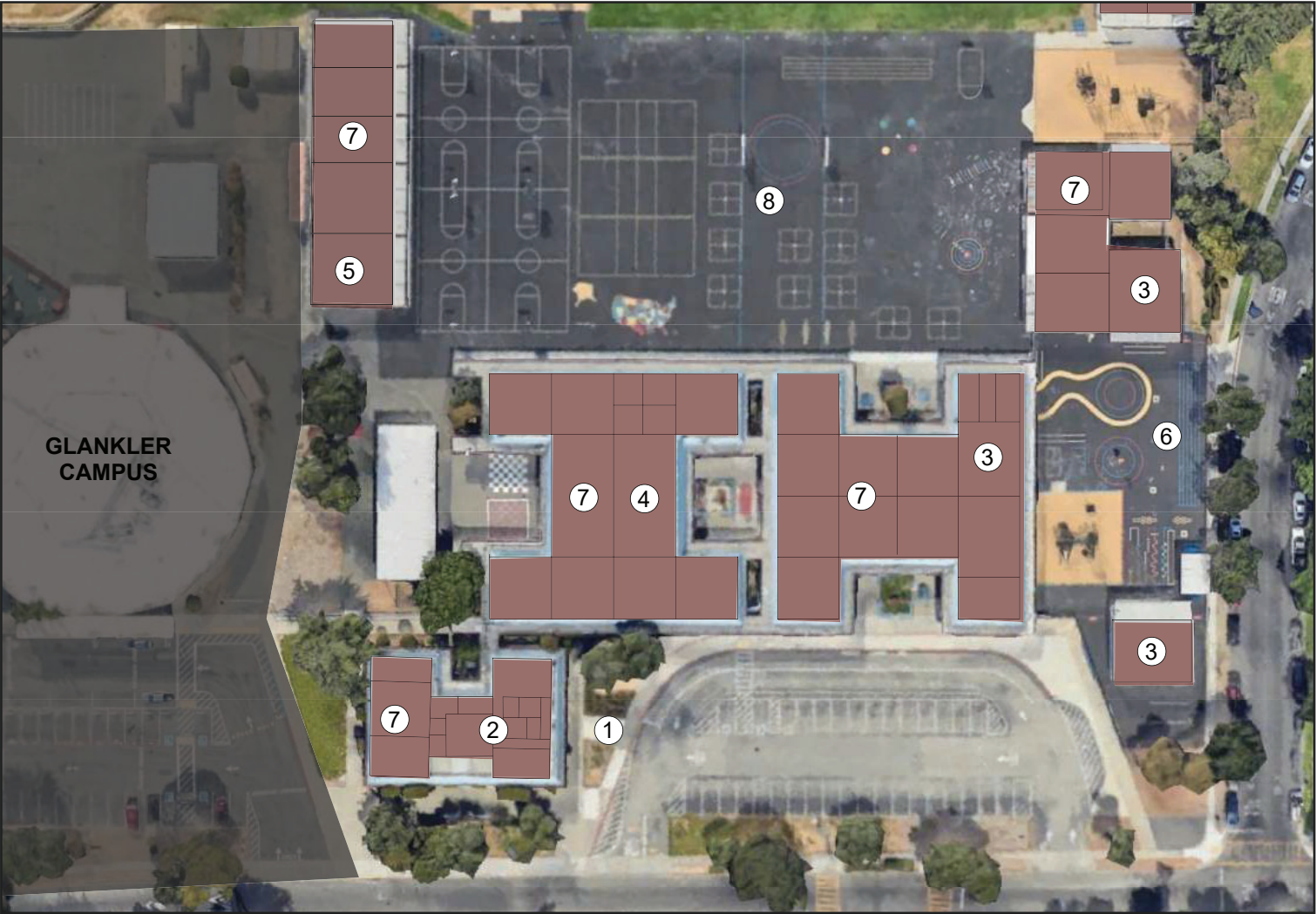
LEGEND - BLDG AGE

- 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

PROPOSED SITE PLAN



LEGEND

- NEW BUILDING
- NEW OUTDOOR COVERED DINING

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

BRINGHURST ELEMENTARY

FREMONT UNIFIED SCHOOL DISTRICT

BRINGHURST ELEMENTARY SCHOOL

45051 WISDOM ROAD, FREMONT, CA 94539

EXISTING SITE INFORMATION

Grade Levels	TK-5
Site Size (acres)	9
Year Constructed	2020
Total No. Classrooms	49
Current Enrollment	942
Owned Portable Classrooms	0
Leased Portable Classrooms	0
Age of Portable Classrooms	n/a

SITE OVERVIEW

Bringhurst Elementary School serves students grades TK-5 and home to the mandarin immersion program. It was constructed in 2020 and is the District's first new school built in nearly 30 years. It consists of four (4) permanent buildings which includes classroom buildings, a multi-use building and administrative offices, as well as a Learning Center, Media Center and Flex Lab.

PREVIOUS CONSTRUCTION OVERVIEW

No previous construction has taken place at this campus to date.



IDENTIFIED NEEDS

Category	Identified Needs	Description
Site		
Paving	Parking Lot Modernizations	Slurry & restripe parking lot.
Maintenance		
Interior	Interior Wall Protection	Install FRL or other protective material on interior corridors and hallways as well as corner guards.
Security		
Cameras	Site Security Cameras	Install campus wide security cameras.
Program		
TK	TK-K Expansion	New classrooms for TK-K Expansion program

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

Install FRL and corner guards on all interior corridor walls and security cameras throughout site.



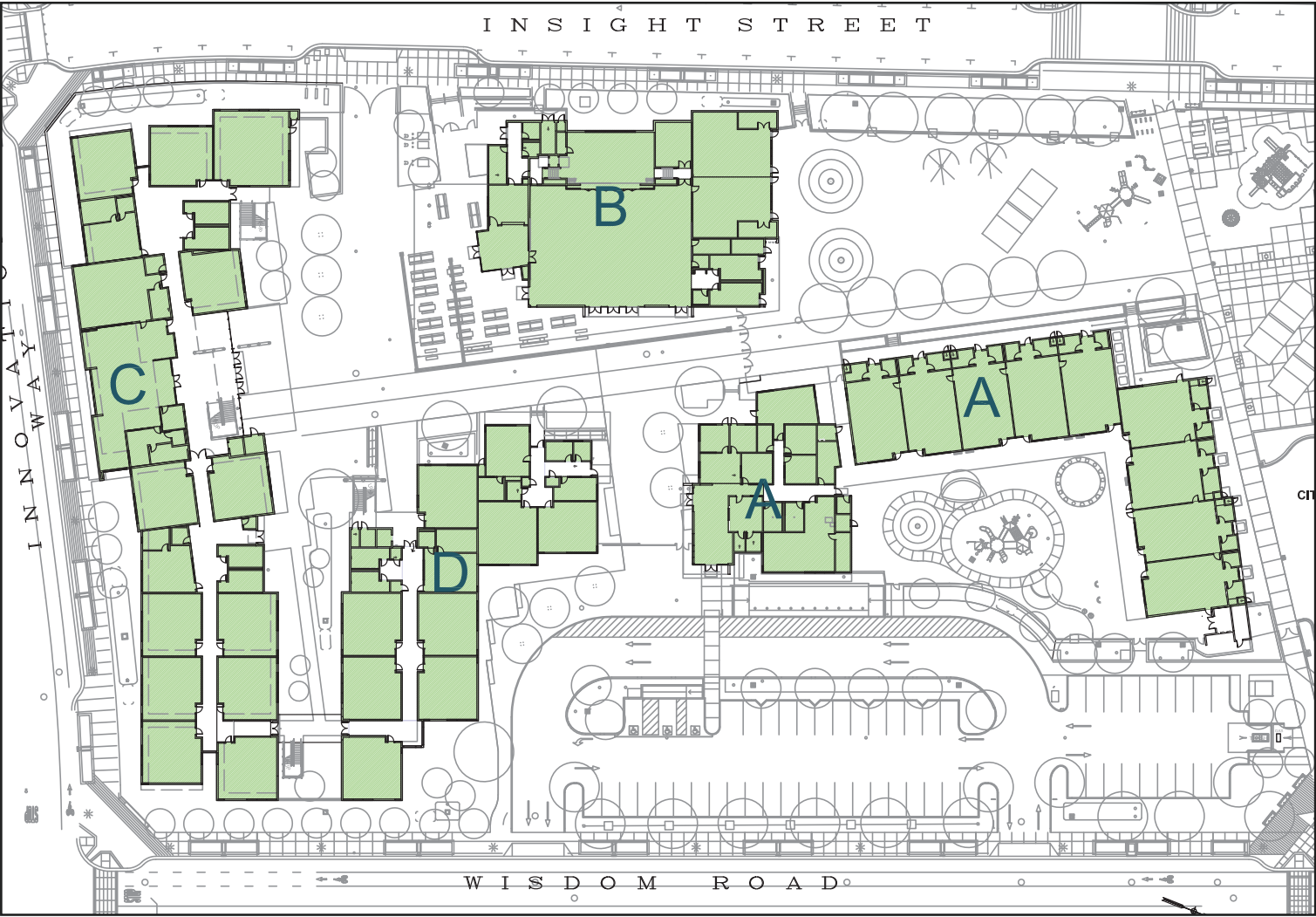
COST SUMMARY

Building Modernization	\$270,530.00
Total Estimated Cost	\$270,530.00*
*based on 2024 costs & does not include escalation; includes soft costs	

		RECOMMENDED PROJECTS
		Phase 1 – Building Modernization
NEEDS ADDRESSED	Site Security Cameras	✓
	Parking Lot Modernizations	✓
	TK-K Expansion	✓
	Interior Wall Protection	✓



BUILDING AGE SITE PLAN



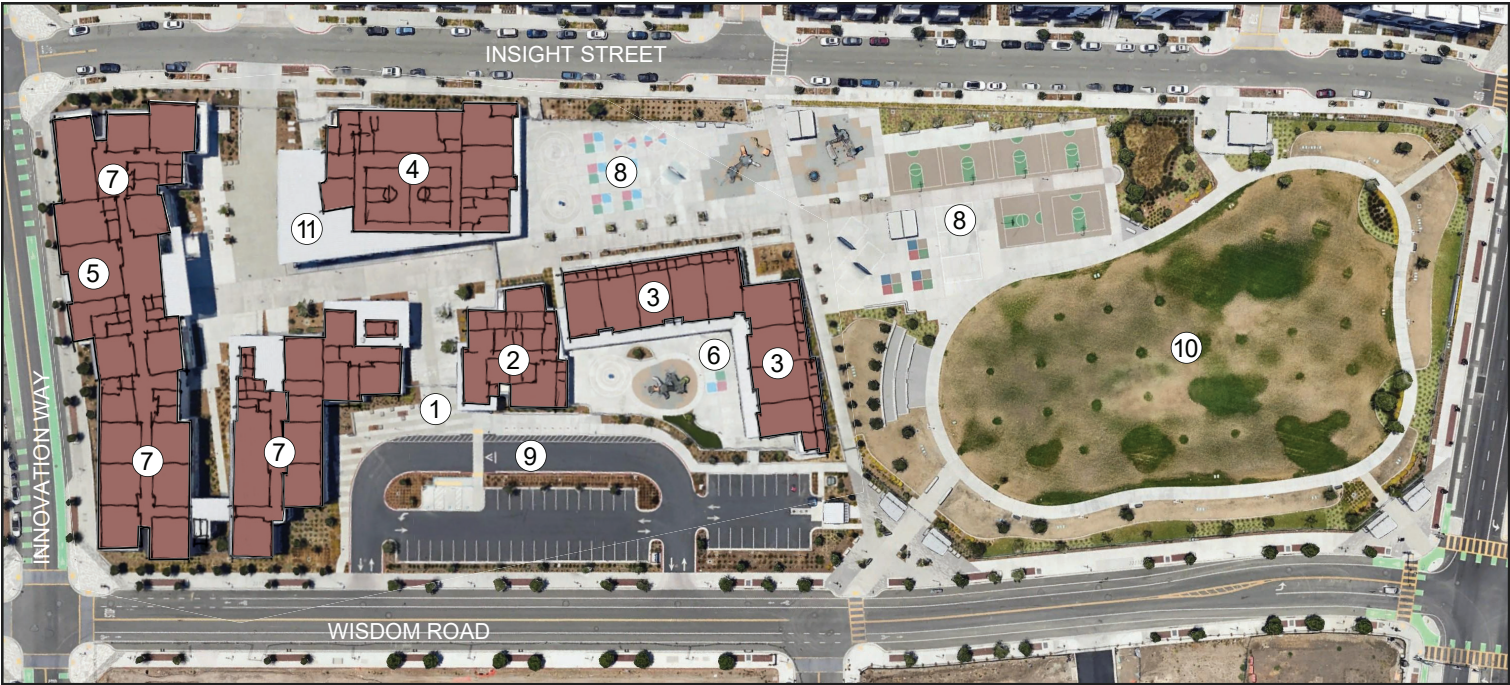
LEGEND - BLDG AGE

- 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
- 11. OUTDOOR COVERED DINING

BROOKVALE ELEMENTARY

FREMONT UNIFIED SCHOOL DISTRICT

BROOKVALE ELEMENTARY SCHOOL

3400 NICKOLET AVE., FREMONT, CA 94536

EXISTING SITE INFORMATION

Grade Levels	TK-5
Site Size (acres)	10
Year Constructed	1974
Total No. Classrooms	27
Current Enrollment	448
Owned Portable Classrooms	5
Leased Portable Classrooms	0
Age of Portable Classrooms	22-26 yrs.

SITE OVERVIEW

Brookvale Elementary School serves grades TK-5. The school is comprised of five (5) original permanent buildings, built in 1974 and multiple portable classrooms that were added between 1997-2001. The multi-use building is also a permanent structure, built in 1997. In 2017, a new two-story classroom building was constructed. The site also received new flooring and IT upgrades between 2015-2018.

PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Mold or dry rot abatement
- Resurface/replace asphalt
- Replace/reconfigure playground equipment
- Chemical storage facilities added/repared/replaced at Science Lab
- Upgrade emergency communication system

CONSTRUCTION, 2005-2008

- Fire Alarm upgrades
- Upgrade door hardware to classroom safety function locks
- Restroom renovations
- Replace inefficient louvered windows
- Roofing replacement
- Upgrade ventilation
- Upgrade emergency lighting
- Exterior lighting installation
- Grade and irrigate turf areas

CONSTRUCTION, 2015-2018

- New two-story classroom building
- 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	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. Replace rubberized fall surfacing.
Entry	Pick-Up/Drop-off Modernizations	Pick-up, drop-off and parking lot improvements.
Maintenance		
Interior	Flooring Replacement	Flooring replacement for permanent buildings.
Interior	Lock Replacement	Replace locks throughout campus.
Interior	Interior Modernizations	Many ceiling tiles damaged from water leaks and need to be replaced.
Exterior	Exterior Dry Rot Repairs	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 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.
Plumbing	Plumbing Upgrades	Replace aging fixtures, sewer, gas and water lines.
Electrical	Fire Alarm Modernizations	Assess fire alarm system and make repairs as necessary or replace and upgrade.
Program		
Portable Replacement	Replace Portables with New Buildings	Replace portables with new classrooms building(s).
Office	Admin Building Modernizations	Review and modernize admin building for staff needs.
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 outdated and in need of an upgrade. Install new digital marquee.
Tech	IT Modernizations	Address IT Infrastructure outages.
Tech	Exterior Speaker Upgrades	upgrade exterior speakers.

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 1A • Group 1 • Classroom Modernization

HVAC, Roofing, Flooring, Security Cameras

PHASE 1B • New Administration, Library, and Classroom Replacement

Construction of a new administration, library and classroom building with four (4) TK/K classrooms. Remove aging administration, library, classroom and portable buildings.

PHASE 2 • Classroom Replacement

Construction of a new classroom building with 23 standard classrooms. Remove aging classroom and portable buildings.



COST SUMMARY

Classroom Modernization	\$4,804,375.00
Admin, Library, & TK/K Classroom Replacement	\$13,256,000.00
Classroom Replacement	\$26,236,000.00
Total Estimated Cost	\$44,296,375.00*
*based on 2024 costs & does not include escalation; includes soft costs	

		RECOMMENDED PROJECTS		
		Phase 1A - Group 1- Classroom Modernization	Phase 1B - New Admin, Library & Classroom Replacement	Phase 2 - Classroom Replacement
NEEDS ADDRESSED	Site Concrete Modernizations		✓	✓
	New Digital Marquee		✓	
	Playcourts Modernizations		✓	
	Grass Playfield Improvements		✓	
	Playstructure Upgrades		✓	✓
	Security Fencing		✓	✓
	Pick-Up/Drop-Off Modernizations		✓	
	Exterior Lighting Upgrades		✓	✓
	Lock Replacement		✓	✓
	Interior Modernizations		✓	✓
	Fire Alarm Modernizations		✓	✓
	HVAC	✓	✓	✓
	Roof	✓	✓	✓
	Flooring	✓	✓	✓
	Exterior Dry Rot & Painting		✓	✓
	Restroom Modernizations		✓	✓
	Replace Portables with New Buildings		✓	✓
	Site Security Cameras	✓	✓	✓
	Plumbing Upgrades		✓	✓
	IT Upgrades		✓	✓
	Exterior Speaker Upgrades		✓	✓
	Admin Building Modernizations		✓	
	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. GRASS PLAY AREAS
- 10. PARKING AND DROP-OFF
- 11. PARKING

PROPOSED SITE PLAN



LEGEND

- | | | |
|---|---------------------------|----------------------------|
| <div style="display: inline-block; width: 20px; height: 10px; background-color: #FFA500; border: 1px solid black;"></div> PHASE 1 BUILDINGS | 1. MAIN ENTRANCE | 7. CLASSROOMS |
| <div style="display: inline-block; width: 20px; height: 10px; background-color: #808080; border: 1px solid black;"></div> PHASE 1A OUTDOOR COVERED DINING | 2. ADMINISTRATION | 8. HARDCOURTS |
| <div style="display: inline-block; width: 20px; height: 10px; background-color: #FF6347; border: 1px solid black;"></div> PHASE 2 BUILDINGS | 3. KINDERGARTEN | 9. GRASS PLAYFIELD |
| <div style="display: inline-block; width: 20px; height: 10px; background-color: #8B4513; border: 1px solid black;"></div> EXISTING BUILDINGS | 4. MULTI-PURPOSE ROOM | 10. PARKING AND DROP-OFF |
| | 5. LIBRARY | 11. PARKING |
| | 6. KINDERGARTEN PLAY AREA | 12. OUTDOOR COVERED DINING |

CABRILLO ELEMENTARY

FREMONT UNIFIED SCHOOL DISTRICT

CABRILLO ELEMENTARY SCHOOL

36700 SAN PEDRO DR., FREMONT, CA 94536

EXISTING SITE INFORMATION

Grade Levels	K-5
Site Size (acres)	10
Year Constructed	1965
Total No. Classrooms	23
Current Enrollment	277
Owned Portable Classrooms	6
Leased Portable Classrooms	0
Age of Portable Classrooms	26 yrs.

SITE OVERVIEW

Cabrillo Elementary School services students of grades K-5. The school was built in 1965 with four (4) permanent buildings that were used for administrative, multi-use, kindergarten library and classroom purposes. A few portables were built in the 1990s. The site received flooring and IT upgrades between 2015-2019.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Removed exposed asbestos
- Fire Alarm upgrades
- Replace/reconfigure playground equipment
- Upgrade door hardware to classroom safety function locks
- Remodeled in the modernization
- Roofing replacement
- Electrical service upgrades
- Upgrade emergency lighting
- Exterior lighting installation
- Building repairs
- Chemical storage facilities added/repared/replaced at Science Lab
- Upgrade emergency communication system

CONSTRUCTION, 2005-2008

- Construct physical separation of walking, car traffic and buses.
- Grade and irrigate turf areas
- Concrete/asphalt repair or replacement

CONSTRUCTION, 2015-2019

- 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 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. Replace rubberized fall surfacing.
Entry	Pick-Up/Drop-off Modernizations	Pick-up, drop-off and parking lot improvements.
Maintenance		
Interior	Flooring Inspections	Carpet and VCT are 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 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.
Cameras	Site Security Cameras	Install campus wide security cameras.
Other	New Intrusion Alarm for Portables	Install new intrusion alarm for portable buildings.
MEP		
HVAC	HVAC Replacement	HVAC replacement (in-kind) for permanent buildings.
Plumbing	Plumbing Upgrades	Replace aging fixtures, sewer, gas and water lines.
Electrical	Classroom Electrical Upgrades	Rewire and install additional outlets in classrooms.
Program		
Portable Replacement	Replace Portables with New Buildings	Replace portables with new classrooms building(s).
Food	Food Service Upgrades	Reconfigure and upgrade kitchen area.
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 outdated and in need of an upgrade. 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 1A • Group 2 • Classroom Modernization
HVAC, Roofing, Flooring, Lunch Shelter, Security Cameras

PHASE 1B • New Administration, Library & TK/K Classroom Building
Construction of a new MPR, administration, library and classroom building with two (2) TK/K classrooms and two (2) standard classrooms. Remove aging administration, library, classroom and portable buildings.

PHASE 2 • New MPR and Classroom Replacement
Construction of a new classroom building with 20 standard classrooms. Remove aging classroom and portable buildings.

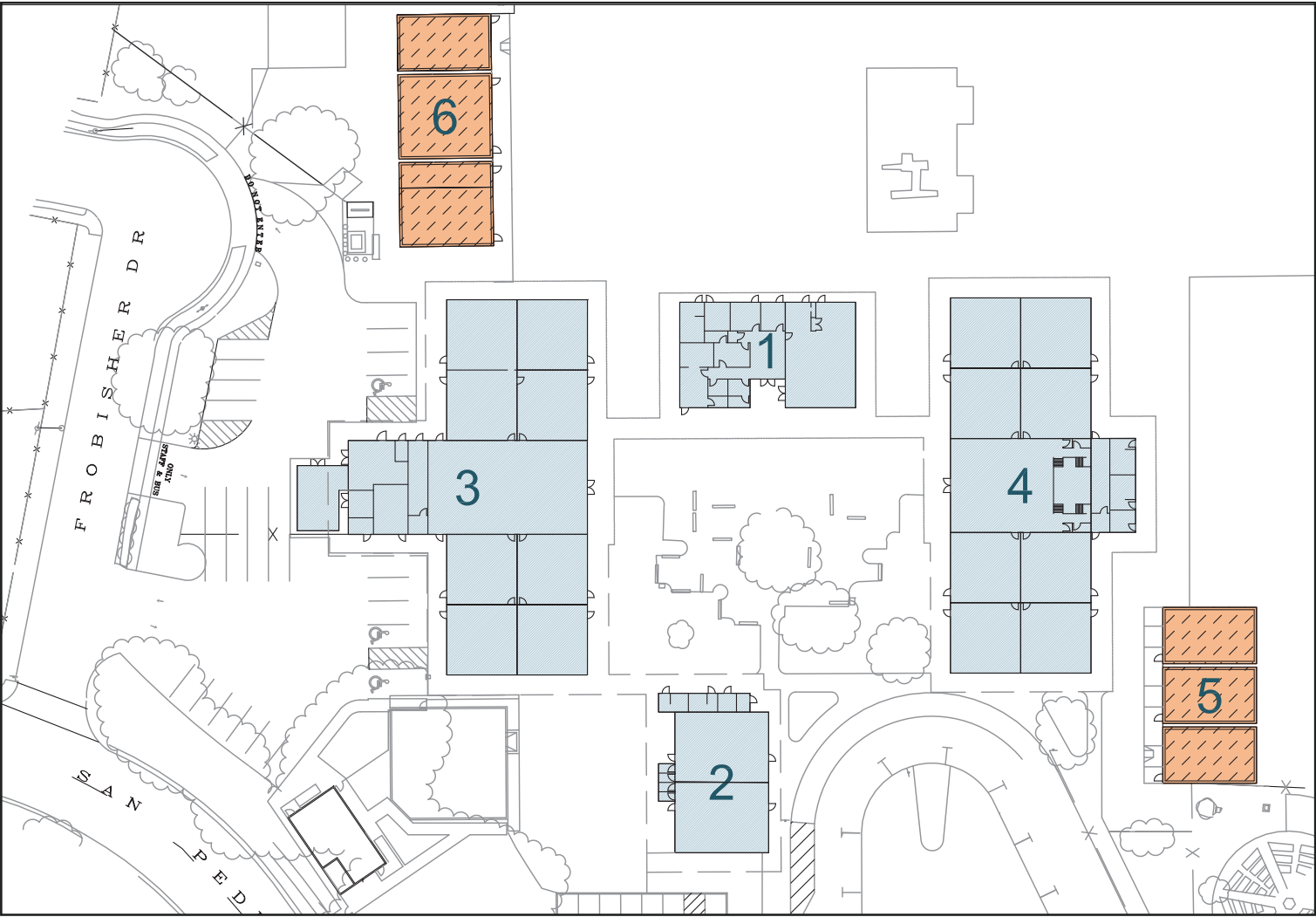


COST SUMMARY

Classroom Modernization	\$2,368,927.00
Admin, Library, & TK/K Classroom Building	\$21,376,000.00
MPR & Classroom Replacement	\$22,936,000.00
Total Estimated Cost	\$46,680,927.00*
*based on 2024 costs & does not include escalation; includes soft costs	

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

BUILDING AGE SITE PLAN



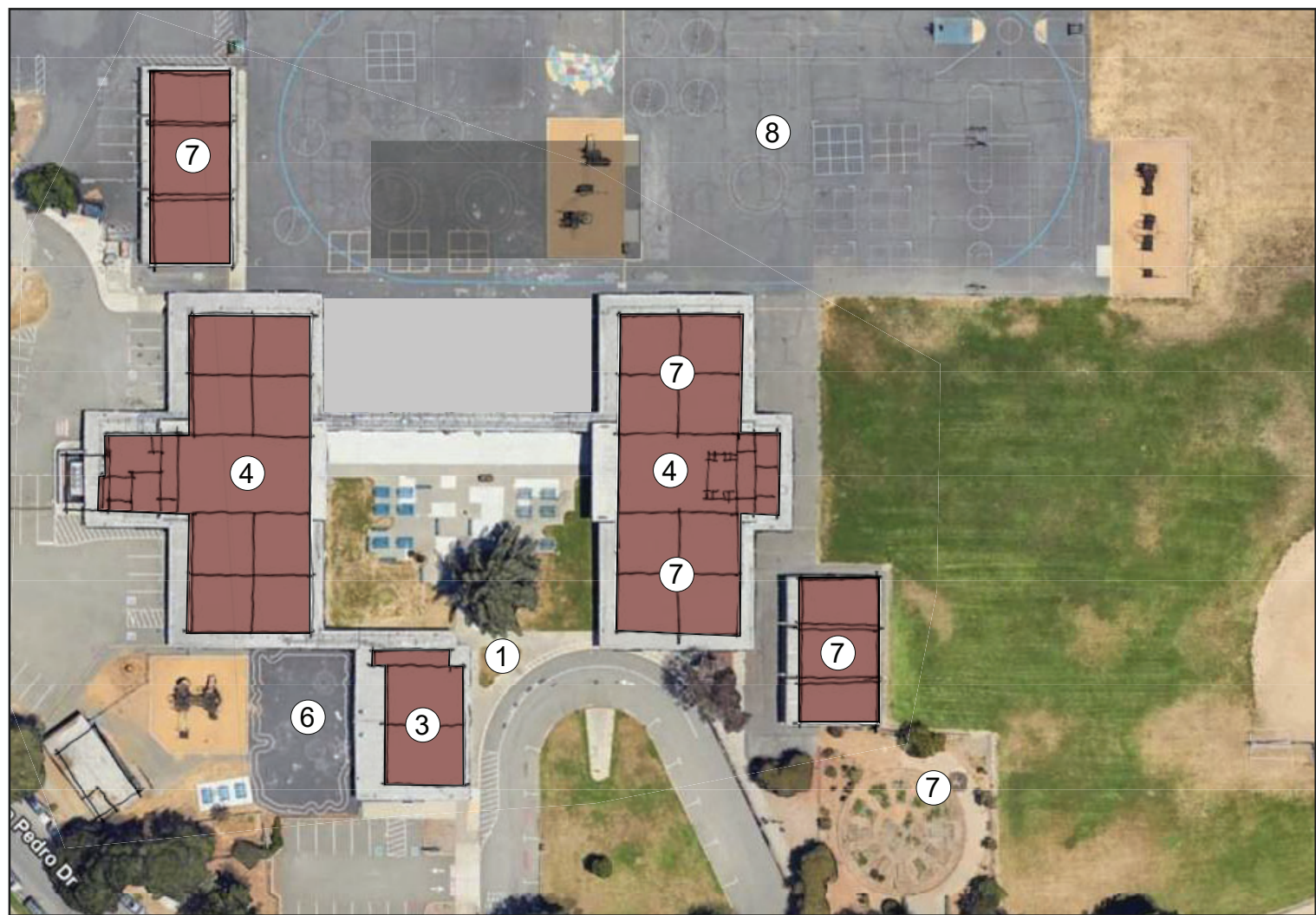
LEGEND - BLDG AGE

- 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

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

- 7. CLASSROOMS
- 8. HARD COURT
- 9. OUTDOOR COVERED DINING
- 10. EXPANDED PARKING LOT
- 11. GRASS PLAY AREA

CHADBOURNE ELEMENTARY

FREMONT UNIFIED SCHOOL DISTRICT

CHADBOURNE ELEMENTARY SCHOOL

801 PLYMOUTH AVE., FREMONT, CA 94539

EXISTING SITE INFORMATION

Grade Levels	TK-5
Site Size (acres)	9
Year Constructed	1960
Total No. Classrooms	32
Current Enrollment	475
Owned Portable Classrooms	11
Leased Portable Classrooms	0
Age of Portable Classrooms	19-31 yrs.

SITE OVERVIEW

Chadbourne Elementary School serves students from grades TK-5. The campus was built in 1960 and consists of multiple permanent structures. Modular classroom buildings were added between 1994-2004. The site also received flooring and technology upgrades.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Asbestos abatement
- New MPR
- Replace/reconfigure playground equipment
- Chemical storage facilities added/repared/replaced at Science Lab
- Upgrade emergency communication system
- Parking and drop off upgrades
- Concrete/asphalt repair or replacement

CONSTRUCTION, 2005-2008

- Fire Alarm upgrades
- Upgrade door hardware to classroom safety function locks
- Restroom Renovations
- Replace inefficient louvered windows
- Roofing replacement
- Electrical service upgrades
- Repair moderate risk buildings
- Grade and irrigate turf areas

CONSTRUCTION, 2015-2019

- 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 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
Drainage	Storm Drainage Upgrades	Assess storm system. There is no drainage system in the asphalt area and create erosion issues on the track
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.
Exterior	Exterior Dry Rot Repairs & Painting	Repair exterior dry rot, fascia, siding, and trim and exterior painting.
Exterior	Window Replacement	Assess window for replacement, including replacement of metal external shades with interior shades.
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 camera.
Other	Door Modernizations	Replace doors with doors with peepholes campus wide
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.
Electrical	Classroom Electrical Upgrades	Add additional outlets in each classroom
Plumbing	Plumbing Upgrades	Replace aging fixtures, sewer, gas and water lines.
Program		
Portable Replacement	Replace Portables with New Buildings	Replace portables with new classroom building(s).
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 upgrades for permanent buildings.
Tech		
Tech	New Digital Marquee	Existing marquee is outdated and in need of an upgrade. 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 1A • Building Modernization

HVAC, Roofing, Flooring, Lunch Shelter, and Security Cameras

PHASE 1B • Classroom Replacement

Construct new classroom building with four (4) TK/K classrooms and eight (8) standard classrooms. Remove aging portable buildings.

PHASE 2 • New Administration, Library, and Classroom Replacement

Construct new administration, library and classroom building with 20 standard classrooms. Remove aging administration, library, classroom, and portable buildings.



COST SUMMARY

Building Modernization	\$4,225,000.00
Classroom Replacement	\$16,116,000.00
Admin, Library, and Classroom Replacement	\$29,812,000.00
Total Estimated Cost	\$50,153,000.00*
*based on 2024 costs & does not include escalation; includes soft costs	

		RECOMMENDED PROJECTS		
		Phase 1A - Building Modernization	Phase 1B - Classroom Replacement	Phase 2 - New Admin, Library, and Classroom Replacement
NEEDS ADDRESSED	Metal Shade Structure	✓		
	New Digital Marquee		✓	
	Playcourts Modernizations			✓
	Grass Playfield Improvements			✓
	Storm Drain Upgrades		✓	✓
	Play Structure Upgrades		✓	✓
	Security Fencing		✓	✓
	Site Concrete Modernizations		✓	✓
	Pick-Up/Drop-Off Modernizations		✓	✓
	Exterior Lighting Upgrades		✓	✓
	HVAC	✓	✓	✓
	Roof	✓	✓	✓
	Flooring	✓	✓	✓
	Exterior Dry Rot Repairs & Painting		✓	✓
	Restroom Modernizations		✓	✓
	Replace Portables with New Buildings		✓	✓
	Site Security Cameras	✓	✓	✓
	Electrical Services Modernizations		✓	✓
	Classroom Electrical Upgrades		✓	✓
	Campus Wide Window Replacement		✓	✓
	Plumbing Upgrades		✓	✓
	Door Modernizations		✓	✓
	TK-K Expansion		✓	



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 COURT
- 9. FRONT DROP-OFF / PARKING
- 10. COVERED OUTDOOR DINING
- 11. GRASS PLAY AREA

DURHAM ELEMENTARY

FREMONT UNIFIED SCHOOL DISTRICT

DURHAM ELEMENTARY SCHOOL

40292 LESLIE ST., FREMONT, CA 94538

EXISTING SITE INFORMATION

Grade Levels	TK-5
Site Size (acres)	11
Year Constructed	1960
Total No. Classrooms	36
Current Enrollment	697
Owned Portable Classrooms	15
Leased Portable Classrooms	0
Age of Portable Classrooms	14-31 yrs.

SITE OVERVIEW

Durham Elementary School has an enrollment for students in TK-5. The school was built in 1960 with permanent buildings for administrative, multi-use, library and kindergarten purposes. Modular buildings were added in 1992-2001. In 2004, a new MPR was constructed. The site also received flooring and technology upgrades in 2015-2018.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Asbestos abatement
- Fire Alarm upgrades
- New MPR
- Replace/reconfigure playground equipment
- Upgrade door hardware to classroom safety function locks
- Restroom Renovations
- Roofing replacement
- Exterior lighting installation
- Repair moderate risk buildings
- Building repairs
- Chemical storage facilities added/repared/replaced at Science Lab
- Upgrade emergency communication system
- Parking and drop off upgrades

CONSTRUCTION, 2005-2008

- 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		
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.
Drainage	Plumbing Upgrades	Sewer main line is in need of repairs due to tree roots.
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.
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.
Plumbing	Plumbing Upgrades	Replace aging fixtures, sewer, gas and water lines.
Electrical	Electrical Service Modernizations	Assess electrical service, distribution panels, and transformers. Upgrade as needed to support program use.
Electrical	Classroom Electrical Upgrades	Add additional outlets in each classroom.
Program		
Portable Replacement	Replace Portables with New Buildings	Replace portables with new classrooms building(s).
Food	Food Service Upgrades	Reconfigure and upgrade kitchen area.
TK	TK-K Expansion	New classrooms for TK-K expansion program.
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.
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 Administration, Library and Classroom Replacement

Construction of a new administration, library, and classroom building with eight (8) TK/K classrooms and three (3) standard classrooms. Remove aging administration, library, classroom, and portable buildings.

PHASE 2 • Classroom Replacement

Construction a new classroom building with 25 standard classrooms. Remove aging classroom and portable buildings.

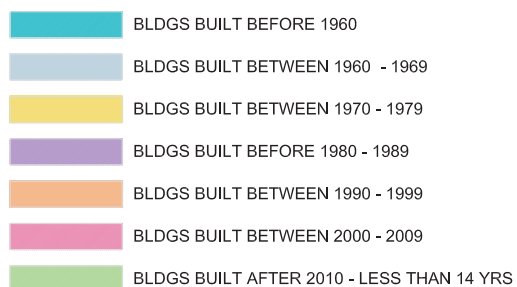


COST SUMMARY

Building Modernization	\$4,225,000.00
Admin, Library & Classroom Replacement	\$22,936,000.00
Classroom Replacement	\$29,372,000.00
Total Estimated Cost	\$56,533,000.00*

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

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



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

FOREST PARK ELEMENTARY

FREMONT UNIFIED SCHOOL DISTRICT

FOREST PARK ELEMENTARY SCHOOL

34400 MAYBIRD CIRCLE., FREMONT, CA 94555

EXISTING SITE INFORMATION

Grade Levels	K-5
Site Size (acres)	5
Year Constructed	1992
Total No. Classrooms	37
Current Enrollment	693
Owned Portable Classrooms	12
Leased Portable Classrooms	0
Age of Portable Classrooms	15-26 yrs.

SITE OVERVIEW

Forest Park Elementary School is a newer school serving students in grades K-5. The campus was built in 1992 and consisted of multiple permanent structures. Modular classroom buildings were added between 1997-2009. In 2016-2018, the site also 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
- Replace/reconfigure playground equipment
- New MPR
- Replace/reconfigure playground equipment

CONSTRUCTION, 2005-2008

- 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

- Replacement of carpet and tile
- 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.
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 Inspections	Carpet and VCT is aging and in need of replacement. Assess all rooms for needs.
Interior	Interior Modernizations	Repair broken blinds.
Exterior	Door Modernizations	Assess doors throughout campus. Main corridor doors do not close properly due to deteriorated frames.
Exterior	Exterior Dry Rot Repairs	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 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.
Program		
Portable Replacement	Replace Portables with New Buildings	Replace portables with new classrooms building(s).
Food	Food Service Upgrades	Reconfigure and upgrade kitchen area.
TK	TK-K Expansion	New classrooms for TK-K expansion program.
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 over time and as funding becomes available.

PHASE 1A • Classroom Modernization

HVAC, Roofing, Flooring, Lunch Shelter, Security Cameras

PHASE 1B • Classroom Replacement

Construct new classroom building with two (2) TK/K classrooms and ten (10) standard classrooms. Remove aging portable buildings.



COST SUMMARY

Classroom Modernization	\$4,068,458.00
Classroom Replacement	\$15,126,000.00
Total Estimated Cost	\$19,194,458.00*

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

		RECOMMENDED PROJECTS	
		Phase 1A- Classroom Modernization	Phase 2A - Classroom Replacement
NEEDS ADDRESSED	Metal Shade Structure	✓	
	New Digital Marquee		
	Playcourts Modernizations		✓
	Security Fencing		✓
	Pick-Up/Drop-Off Modernizations		✓
	Exterior Lighting Upgrades		✓
	Interior Modernizations		✓
	Door Modernizations		✓
	HVAC	✓	✓
	Roof	✓	✓
	Flooring	✓	✓
	Exterior Dry Rot Repairs & Painting		✓
	Restroom Modernizations		✓
	Replace Portables with New Buildings		✓
	Food Service Upgrades		✓
	Security Cameras	✓	✓
	Playstructure Upgrades		✓
	TK-K Expansion		✓

BUILDING AGE SITE PLAN



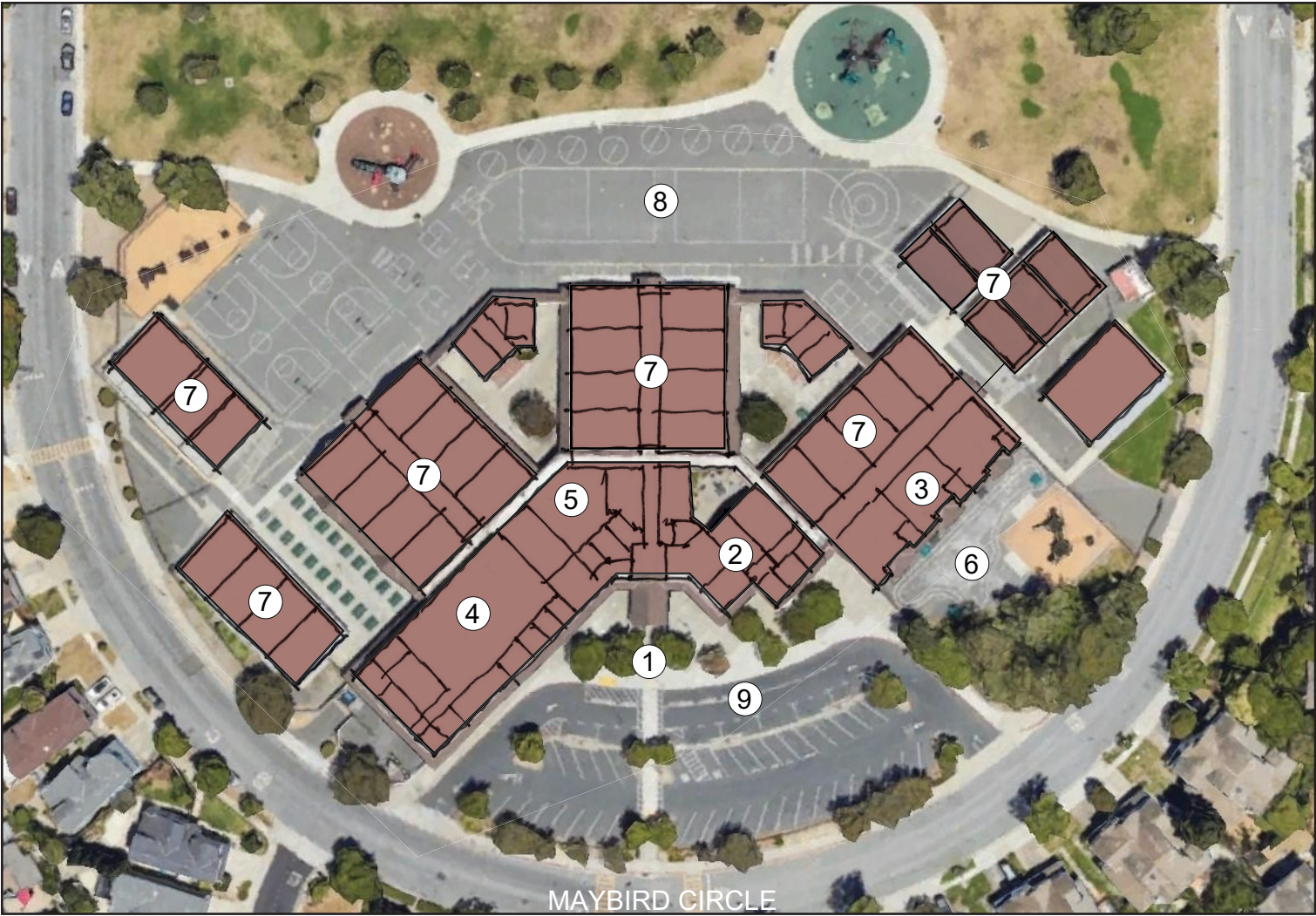
LEGEND - BLDG AGE

- 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

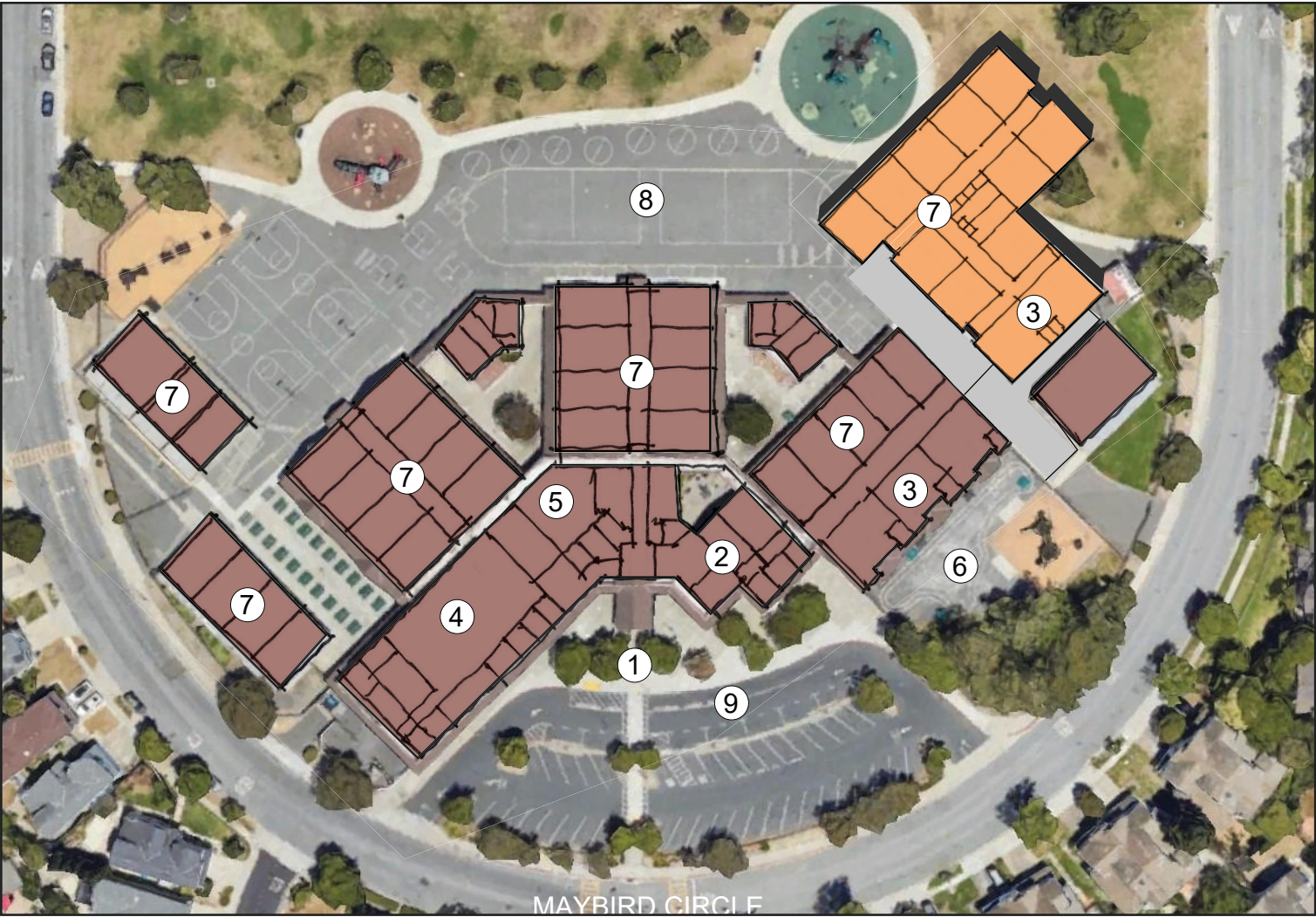


LEGEND

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. GRASS PLAY AREAS

PROPOSED SITE PLAN



LEGEND

- PHASE 1 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. GRASS PLAY AREA

GLENMOOR ELEMENTARY

FREMONT UNIFIED SCHOOL DISTRICT

GLENMOOR ELEMENTARY SCHOOL

4620 MATTOS DR., FREMONT, CA 94536

EXISTING SITE INFORMATION

Grade Levels	TK-5
Site Size (acres)	10
Year Constructed	1955
Total No. Classrooms	28
Current Enrollment	563
Owned Portable Classrooms	6
Leased Portable Classrooms	3
Age of Portable Classrooms	25-35 yrs.

SITE OVERVIEW

Glenmoor Elementary School serves grades TK-5. The campus was built in 1955 and consists of multiple permanent buildings. Modular buildings were added from 1988-1998. The site received flooring upgrades between 2016-2018.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Asbestos abatement
- Fire Alarm upgrades
- Upgrade door hardware to classroom safety function locks
- Restroom Renovations
- Air condition all classroom, shop and lab spaces
- Upgrade ventilation
- Exterior lighting installation
- Repair moderate risk buildings
- Building repairs
- Chemical storage facilities added/repared/replaced at Science Lab
- Upgrade emergency communication system

CONSTRUCTION, 2005-2008

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

CONSTRUCTION, 2016-2018

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

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.
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.
Maintenance		
Interior	Campus Wide Interior Flooring Replacement	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 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.
Cameras	Site Security Cameras	Install campus wide security cameras.
MEP		
HVAC	HVAC Replacement	HVAC replacement (in-kind) for permanent buildings.
Plumbing	Plumbing Upgrades	Replace aging fixtures, sewer, gas and water lines.
Electrical	Electrical Service Modernizations	Electrical services, distribution panels, and transformers. Upgrade as needed to support program use.
Electrical	Classroom Electrical Upgrades	Add additional outlets in each classroom.
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.
Facility		
Restroom	Restroom Modernizations	Staff & student restrooms modernizations.
Other	Admin Office Modernizations	Minor renovation to Admin.
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 overtime and as funding becomes available.

PHASE 1A • Group 2 • Classroom Modernization

HVAC, Roofing, Flooring, Lunch Shelter, Security Cameras

PHASE 1B • New Administration, Library and Classroom Replacement

Construction of a new classroom building with six (6) TK/K classrooms and eight (8) standard classrooms. Remove aging buildings.

PHASE 2 • Classroom Replacement

Construction of a new classroom building with 17 standard classrooms. Remove aging classroom and portable buildings.



COST SUMMARY

Classroom Modernization	\$4,373,254.00
Admin, Library & Classroom Replacement	\$25,246,000.00
Classroom Replacement	\$20,572,000.00
Total Estimated Cost	\$50,191,254.00*

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

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

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 PARKING / DROP-OFF
- 10. GRASS PLAY AREAS
- 11. OUTDOOR COVERED DINING

GOMES ELEMENTARY

FREMONT UNIFIED SCHOOL DISTRICT

GOMES ELEMENTARY SCHOOL

555 LEMOS LANE., FREMONT, CA 94539

EXISTING SITE INFORMATION

Grade Levels	TK-5
Site Size (acres)	19
Year Constructed	1968
Total No. Classrooms	36
Current Enrollment	501
Owned Portable Classrooms	14
Leased Portable Classrooms	0
Age of Portable Classrooms	22-30 yrs.

SITE OVERVIEW

Gomes Elementary School serves students in grades TK-5. The campus was built in 1968 and consisted of multiple permanent buildings. Modular classroom buildings were added between 1993-2001 and are used primarily for classroom and instruction purposes. The site received flooring upgrades between 2016-2018.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Asbestos abatement
- Fire Alarm upgrades
- Resurface/replace asphalt
- Replace/reconfigure playground equipment
- 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
- Building repairs
- Chemical storage facilities added/repared/replaced at Science Lab
- Upgrade emergency communication system
- Grade and irrigate turf areas

CONSTRUCTION, 2005-2008

- Mold or dry rot abatement
- Concrete/asphalt repair or replacement
- Parking and drop off upgrades

CONSTRUCTION, 2016-2018

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

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.
Drainage	Plumbing Upgrades	Sewer main line is in need of repairs due to tree roots.
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 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.
Cameras	Site Security Cameras	Install campus wide security cameras.
MEP		
HVAC	HVAC Replacement	HVAC replacement (in-kind) for permanent buildings.
Program		
Portable Replacement	Replace Portables with New Buildings	Replace portables with new classrooms building(s).
Food	Food Service Upgrades	Reconfigure and upgrade kitchen area.
TK	TK-K Expansion	New classrooms for TK-K expansion program.
Facility		
Restroom	Restroom Modernizations	Staff & student restrooms modernizations.
Other	New Equipment Storage	New building for additional storage of equipment.
Roof		
Roof	Roof Upgrades	Roofing upgrades for permanent buildings.
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 • Building Modernization

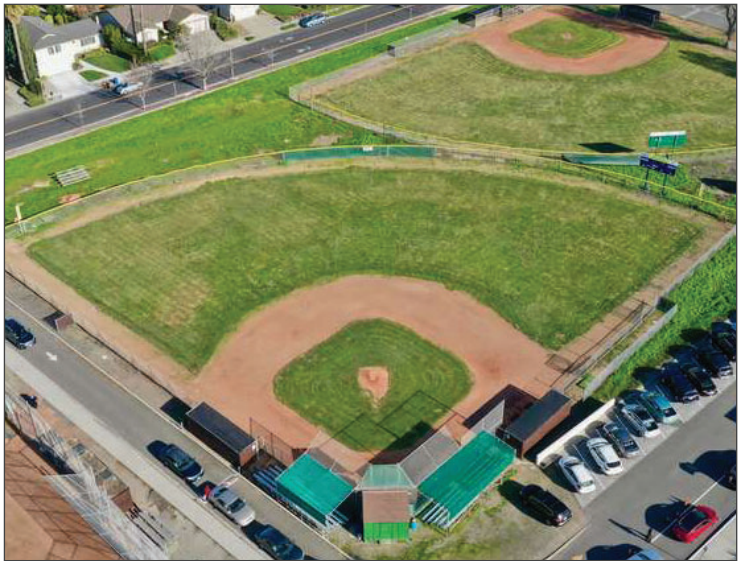
HVAC, Roofing, Flooring, Lunch Shelter, Security Cameras

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

Construction of a new MPR, administration, library and classroom building with four (4) TK/K classrooms and nine (9) standard classrooms. Remove aging MPR, administration, library, classroom and portable buildings.

PHASE 2 • Classroom Replacement

Construction of a new classroom building with 23 standard classrooms. Remove aging classroom and portable buildings.



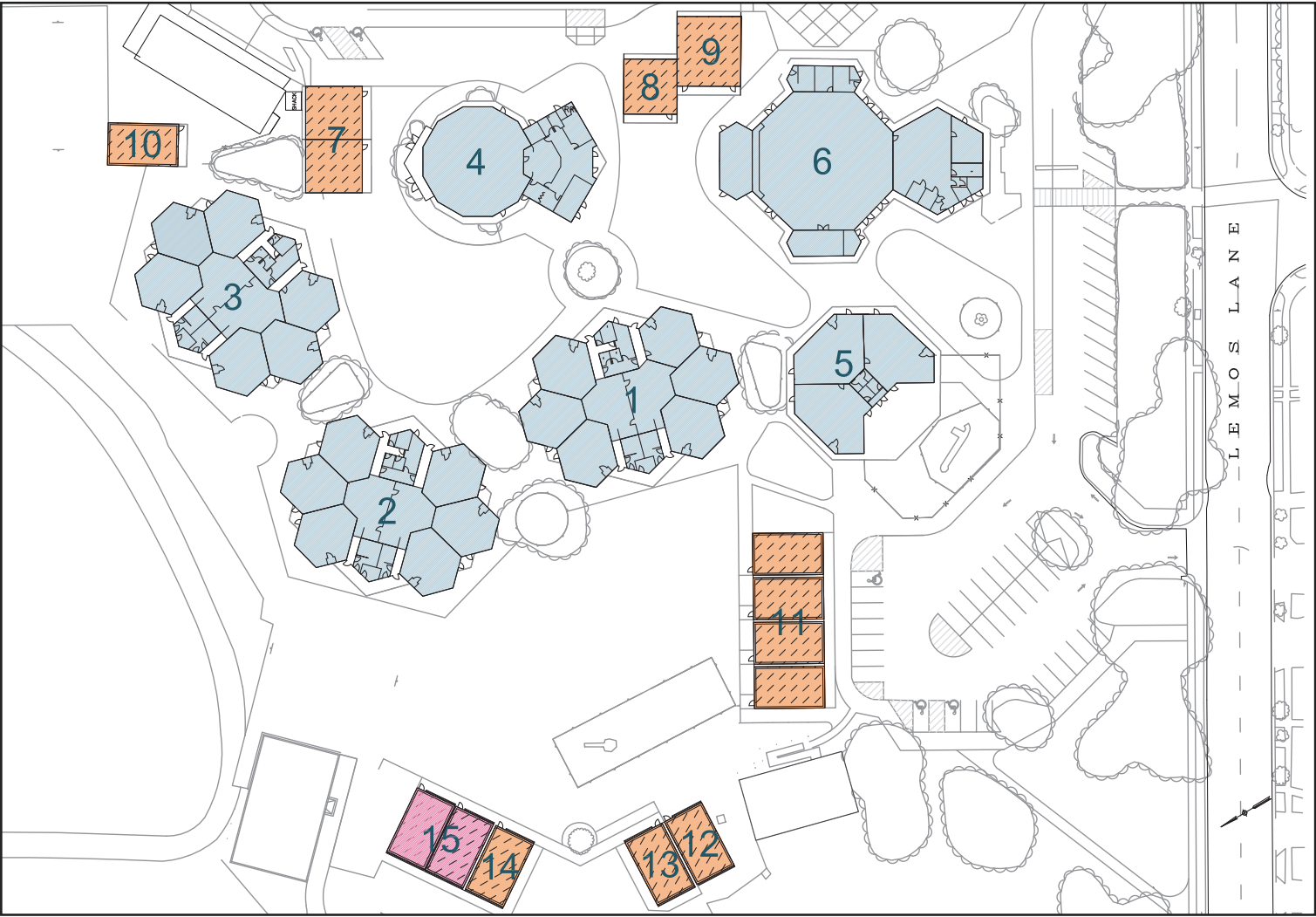
COST SUMMARY

Building Modernization	\$4,225,000.00
MPR, Admin, Library, & Classroom Building	\$31,276,000.00
Classroom Replacement	\$26,072,000.00
Total Estimated Cost	\$61,573,000.00*

*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		✓	
	Plumbing Upgrades		✓	✓
	Flooring	✓	✓	✓
	Exterior Dry Rot & Painting		✓	✓
	Security Fencing		✓	
	Exterior Lighting Upgrades		✓	✓
	Security Cameras	✓	✓	✓
	HVAC	✓	✓	✓
	Replace Portables with New Buildings		✓	✓
	Food Service Upgrades		✓	
	TK-K Expansion		✓	
	Restroom Modernizations		✓	✓
	New Equipment Storage		✓	✓
	Roof	✓	✓	✓
	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

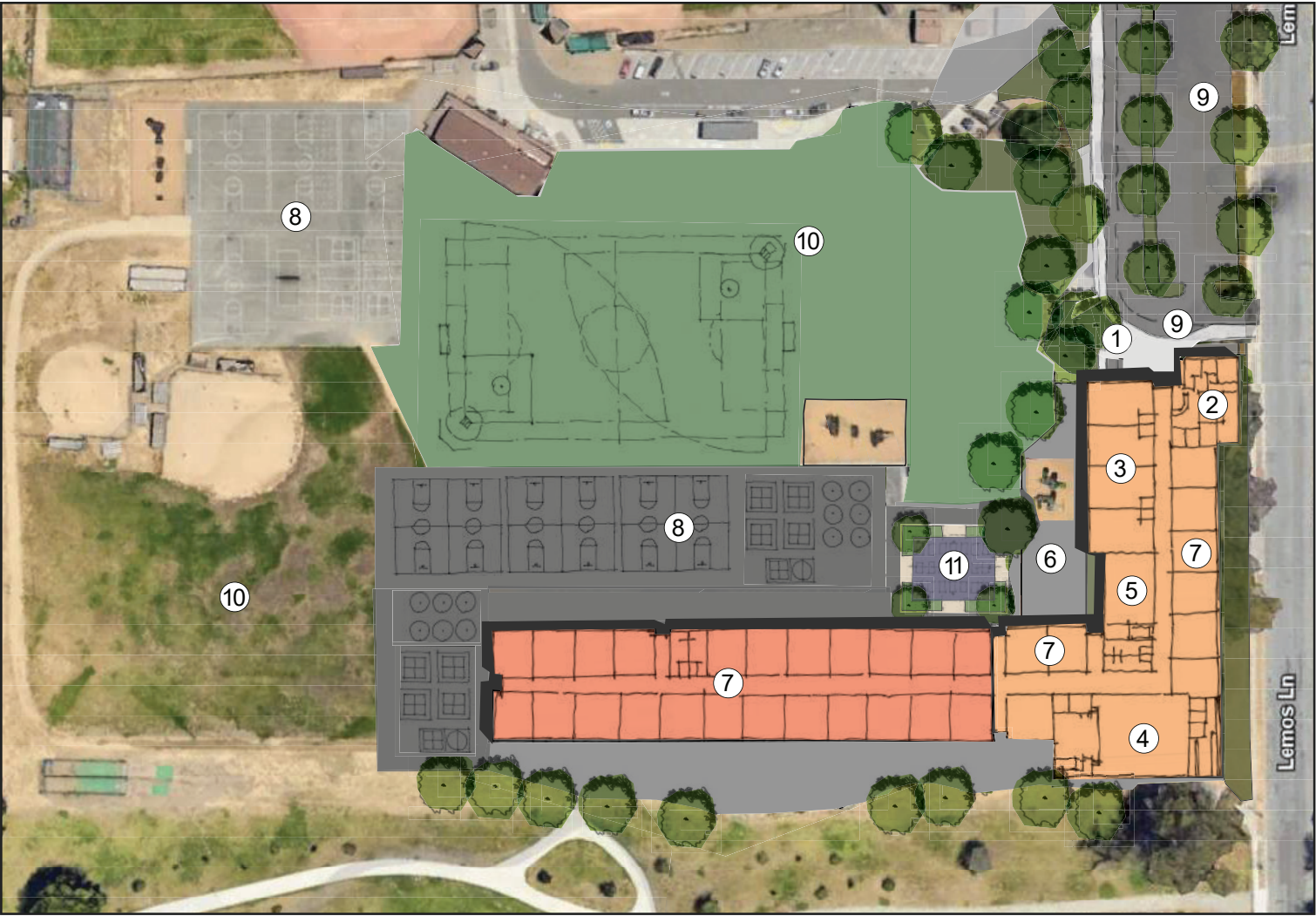


LEGEND

EXISTING BUILDINGS

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

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 PARKING / DROP-OFF
- 10. GRASS PLAY AREAS
- 11. OUTDOOR COVERED DINING

GREEN ELEMENTARY

FREMONT UNIFIED SCHOOL DISTRICT

GREEN ELEMENTARY SCHOOL

42875 GATEWOOD ST., FREMONT, CA 94538

EXISTING SITE INFORMATION

Grade Levels	TK-5
Site Size (acres)	12
Year Constructed	1960
Total No. Classrooms	25
Current Enrollment	379
Owned Portable Classrooms	5
Leased Portable Classrooms	0
Age of Portable Classrooms	26-37 yrs.

SITE OVERVIEW

Green Elementary School serves students in grades TK-5 and a special program for children with moderate special education needs called Seneca. The program is located on the elementary school campus and is separated by fencing. The site was built in 1960-1965 with five (5) permanent buildings for library, administrative, multi-use, kindergarten and some classroom facilities. Between 1990-1997, several portable buildings were added to the campus for classroom and similar functions. A few of these portables are used by the Seneca program. The site also received flooring and IT upgrades between 2016-2018.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Asbestos abatement
- Resurface/replace asphalt
- Replace/reconfigure playground equipment
- Upgrade door hardware to classroom safety function locks
- Restroom Renovations
- Roofing replacement
- Classroom Electrical Upgrades
- Upgrade emergency lighting
- Repair moderate risk buildings
- Building repairs
- Chemical storage facilities added/repared/replaced at Science Lab
- Upgrade emergency communication system

CONSTRUCTION, 2005-2008

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

CONSTRUCTION, 2012

- Modernization of science lab

CONSTRUCTION, 2016-2018

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

IDENTIFIED NEEDS

Category	Identified Needs	Description
Site		
Other	Plumbing Upgrades	Sewer main line is in need of repairs due to tree roots.
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.
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 upgrade as needed.
Equipment	Playstructure Upgrades	Replace aging playstructures and assess relocation for improved program use.
Maintenance		
Exterior	Exterior Modernizations	Window sills facing grass has become rusted from sprinklers, need to be replaced.
Exterior	Door Modernizations	Panic hardware needed on doors in Kinder building.
Exterior	Exterior Dry Rot Repairs & Painting	Repair exterior dry rot, fascia, siding and trim, and exterior Painting.
Interior	Flooring Replacement	Flooring replacement for permanent buildings.
Security		
Camera	Site Security Cameras	Install Campus Wide Security Cameras.
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.
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.
Electrical	Classroom Electrical Upgrades	Add additional outlets in each classroom.
Electrical	Interior Lighting Upgrades	Interior Lighting and Lighting Controls Upgrades.
Roof		
Roof	Roof Upgrades	Roofing Upgrades For Permanent Buildings.
Program		
Portable Replacement	Replace Portables With New Buildings	Replace portables with new classroom building(s).
Food	Food Service Upgrades	Reconfigure and upgrade kitchen area.
Office	Admin Office Modernizations	Renovate admin
MUR	New MUR	New MUR Building.
TK	TK-K Expansion	New Classrooms For TK-K Expansion Program.
Facilities		
Restroom	Restroom Modernizations	Staff & student restrooms modernizations.
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 1 • Classroom Modernization
HVAC, Roofing, Flooring, Lunch Shelter, Security Cameras

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

PHASE 2 • Classroom Replacement
Construction of a new classroom building with 20 standard classroom. Remove aging classroom and portable buildings.



COST SUMMARY

Classroom Modernization	\$5,115,625.00
MPR, Admin, Library, & Classroom Building	\$21,376,000.00
Classroom Replacement	\$22,936,000.00
Total Estimated Cost	\$49,427,625.00*
*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 and Classroom Replacement	Phase 2 - Classroom Replacement
NEEDS ADDRESSED	Plumbing Upgrades		✓	✓
	Metal Shade Structure	✓		
	New Digital Marquee		✓	
	Playcourts Modernizations		✓	
	Grass Playfield Modernizations			✓
	Playstructure Upgrades		✓	✓
	Security Fencing		✓	✓
	Pick-Up/Drop-Off Modernizations		✓	✓
	Exterior Lighting Upgrades		✓	✓
	Exterior Modernization		✓	✓
	Door Modernizations		✓	✓
	HVAC	✓	✓	✓
	Roof	✓	✓	✓
	Flooring	✓	✓	✓
	Exterior Dry Rot Repairs & Painting		✓	✓
	Restroom Modernizations		✓	
	Replace Portables with New Buildings		✓	✓
	Site Security Cameras	✓	✓	✓
	Food Service Upgrades		✓	
	Electrical Service Modernizations		✓	✓
	Fire Alarm Modernizations		✓	✓
	Admin Office Modernizations		✓	
	Classroom Electrical Upgrades		✓	✓
	Interior Lighting Upgrades		✓	✓
	TK-K Expansion		✓	

BUILDING AGE SITE PLAN



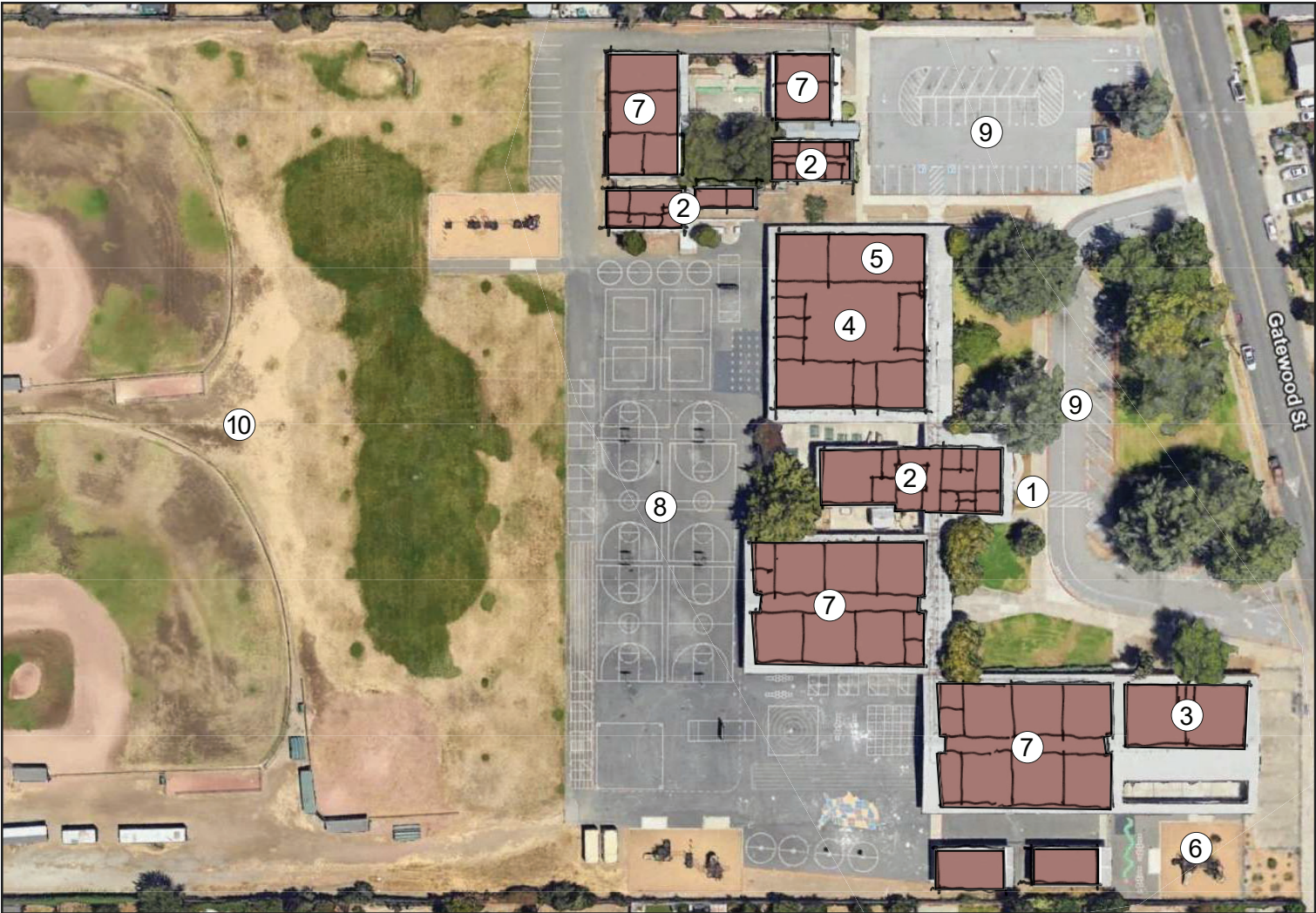
LEGEND - BLDG AGE

- 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 ENTRANCE, DROP OFF & PARKING
- 10. GRASS PLAY AREA

PROPOSED SITE PLAN



LEGEND

- PHASE 1 BUILDINGS
- 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 ENTRANCE, DROP-OFF & PARKING LOT
- 10. GRASS PLAY AREAS

GRIMMER ELEMENTARY

FREMONT UNIFIED SCHOOL DISTRICT

GRIMMER ELEMENTARY SCHOOL

43030 NEWPORT DR., FREMONT, CA 94538

EXISTING SITE INFORMATION

Grade Levels	TK-5
Site Size (acres)	9
Year Constructed	1957
Total No. Classrooms	29
Current Enrollment	254
Owned Portable Classrooms	4
Leased Portable Classrooms	0
Age of Portable Classrooms	24-30 yrs.

SITE OVERVIEW

Grimmer Elementary School serves students grades TK-5. The campus was built partially in 1957 with four (4) permanent buildings for kindergarten, administration and classroom. In 1961, the MPR, library and additional classrooms were constructed. Three (3) portable buildings were added from 1993-1999. Between 2017-2019, the site received new flooring, IT upgrades, and classroom and MPR modernization.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Asbestos abatement
- Fire Alarm upgrades
- Upgrade door hardware to classroom safety function locks
- Restroom Renovations
- Replace inefficient heating and air conditioning systems
- Roofing replacement
- Electrical service upgrades
- Upgrade emergency lighting
- Repair moderate risk buildings
- Building repairs
- Chemical storage facilities added/repaired/replace at Science Lab
- Upgrade emergency communication system

CONSTRUCTION, 2005-2008

- 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.
- IT upgrades
- Modernization to classroom buildings and MPR
- HVAC upgrades
- Pick-Up/Drop-off and parking lot improvements
- Hard courts improvements
- Electrical upgrades
- Safety locks replacement

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.
Security		
New Fence	Security Fencing	Perimeter of campus is fenced. Assess site to create single point of entry through main office. Possible administration office reconfiguration.
Lighting	Exterior Lighting Upgrades	Install New Campus Wide Exterior Lighting & Parking Lot Lighting.
Camera	Site Security Cameras	Install Campus Wide Security Cameras.
Other	New Intrusion Alarms Campus Wide	Install new intrusion alarms campus wide.
MEP		
HVAC	HVAC Replacement	HVAC Replacement (In-Kind) For Permanent Buildings.
Plumbing	Plumbing Upgrades	Replace Aging Fixtures, Sewer, Gas and Water Lines.
Electric	Classroom Electrical Upgrades	Add additional outlets in each classroom.
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	Assess window for replacement, including replacement of metal external shades with interior shades.
Facilities		
Restroom	Restroom Modernizations	Staff & Student Restrooms Modernizations.
Tech		
Tech	IT Modernizations	Address IT Infrastructure Outages, upgrade projectors and screens.
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.
TK	TK-K Expansion	New Classrooms For TK-K Expansion Program.

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 three (3) TK/K classrooms. Remove aging MPR, administration, classrooms and portable buildings.

PHASE 2 • Classroom Replacement

Construction of a new classroom building with 26 standard classrooms. Remove aging classroom and portable buildings.



COST SUMMARY

Building Modernization	\$4,225,000.00
MPR, Admin, Library & Classroom Replacement	\$19,781,000.00
Classroom Replacement	\$30,472,000.00
Total Estimated Cost	\$54,478,000.00*

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

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

BUILDING AGE SITE PLAN



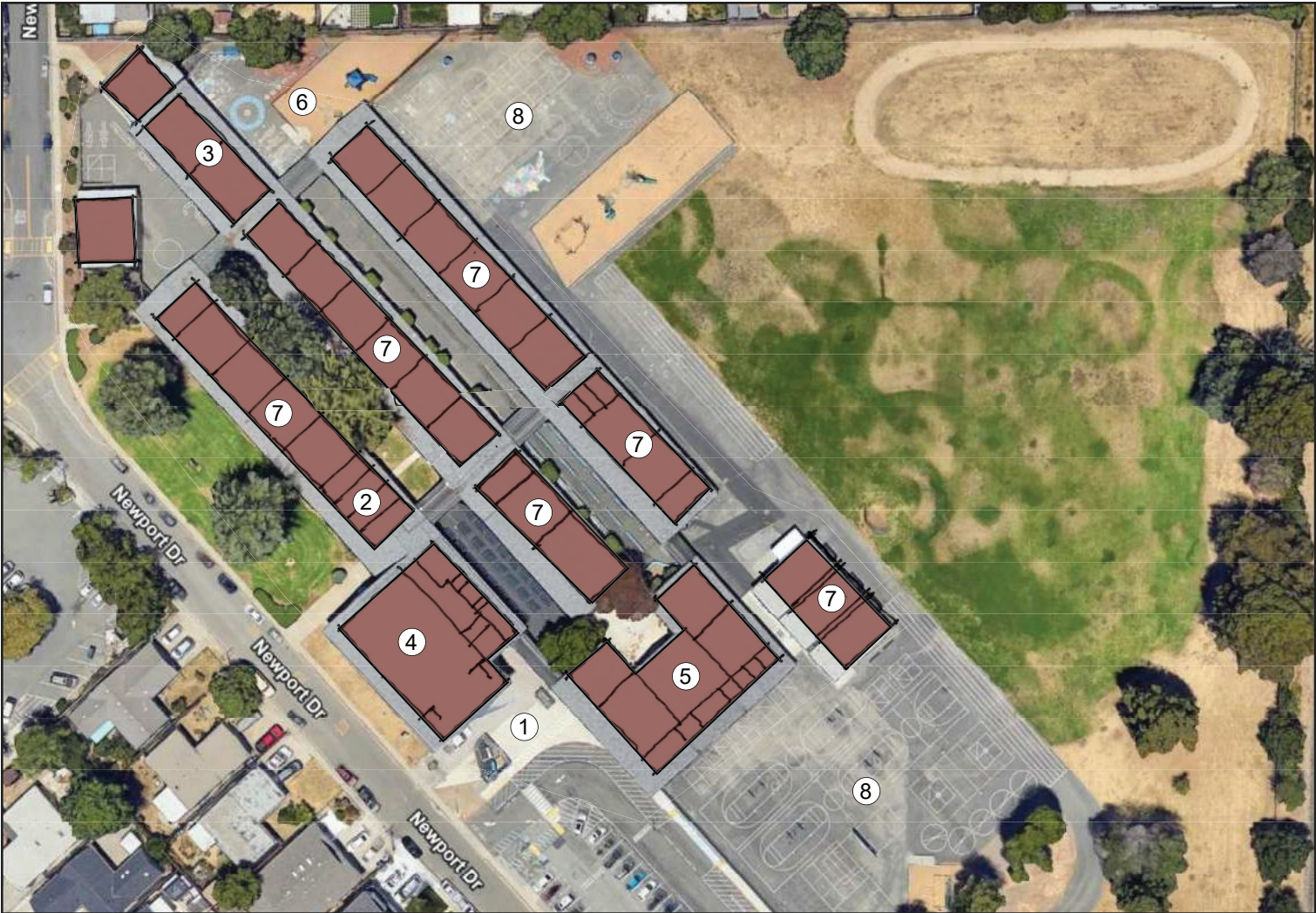
LEGEND - BLDG AGE

- 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

PROPOSED SITE PLAN



LEGEND

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

HIRSCH ELEMENTARY

FREMONT UNIFIED SCHOOL DISTRICT

HIRSCH ELEMENTARY SCHOOL

41399 CHAPEL WAY, FREMONT, CA 94538

EXISTING SITE INFORMATION

Grade Levels	K-5
Site Size (acres)	4
Year Constructed	1964
Total No. Classrooms	16
Current Enrollment	411
Owned Portable Classrooms	8
Leased Portable Classrooms	2
Age of Portable Classrooms	25-33 yrs.

SITE OVERVIEW

Hirsch Elementary School serves students in grades K-5. It was built in 1964 and consists of three (3) permanent buildings. The library, administration, kindergarten and multi-use facilities are in the permanent buildings while most classrooms are in modulares. Between 2015-2019, the site received flooring and technology upgrades.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

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

CONSTRUCTION, 2005-2008

- Mold or dry rot abatement
- Resurface/replace asphalt
- Upgrade door hardware to classroom safety function locks
- Restroom Renovations
- Replace inefficient louvered windows
- Roofing replacement
- Upgrade emergency lighting
- Roof rehabilitation
- Expansion of eating areas
- Concrete/asphalt repair or replacement

CONSTRUCTION, 2015-2019

- 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 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	Playstructure is in good condition, but fall surfacing is in need of repairs or replacement. Recommend replacing pour-in-place fall surfacing.
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
Lighting	Exterior Lighting Upgrades	Install new campus wide exterior lighting and parking lot lighting.
Cameras	Site Security Cameras	Install campus wide security cameras.
MEP		
HVAC	HVAC Replacement	HVAC replacement (in-kind) for permanent buildings.
Electrical	Fire Alarm Modernizations	Assess fire alarm system and upgrade to fully addressable system to meet current codes.
Program		
Portable Replacement	Replace Portables with New Buildings	Replace aging portables with new classroom building(s).
Portable Replacement	Remove Lease Portables	Remove leased portables from site.
Food	Food Service Upgrades	Reconfigure and upgrade kitchen area.
Library/Comp	Library Modernizations	Staff/library building are dated and in need to upgrades
MUR	New MUR	New MUR building.
Facility		
Restroom	Restroom Modernizations	Staff and students restrooms modernizations.
Other	Additional Site Storage	Build additional custodial areas for storage and disposal
Other	Student Medical Support Modernizations	Assess and configure/add equipment to space(s) for medically fragile students.
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 • Building Modernization

HVAC, Roofing, Flooring, Lunch Shelter, Security Cameras

PHASE 1B • New MPR Building

Construct new MPR building with stage and serving kitchen.

PHASE 1C • Classroom Replacement

Construct a new classroom building with nine (9) standard classrooms. Remove aging portable buildings.

PHASE 2 • New Administration, Library and Classroom Replacement

Construct new administration, library and classroom building with two (2) TK/K classrooms and 11 standard classrooms. Remove aging administration, library, classroom, and portable buildings.



COST SUMMARY

Building Modernization	\$4,225,000.00
MPR Building	\$8,120,000.00
Classroom Replacement	\$10,836,000.00
Admin, Library, and Classroom Replacement	\$22,166,000.00
Total Estimated Cost	\$45,347,000.00*
*based on 2024 costs & does not include escalation; includes soft costs	

		RECOMMENDED PROJECTS			
		Phase 1A - Building Modernization	Phase 1B - New MPR Building	Phase 1C - Classroom Replacement	Phase 2 - New Admin, Library & Classroom Replacement
NEEDS ADDRESSED	Playcourts Modernizations			✓	✓
	Metal Shade Structure	✓			✓
	Grass Playfield Improvements			✓	✓
	Play Structure Upgrades			✓	✓
	Pick-Up/Drop-off Modernizations			✓	✓
	Flooring	✓		✓	✓
	Exterior Dry Rot & Painting			✓	✓
	Security Fencing			✓	✓
	Exterior Lighting Upgrades		✓	✓	✓
	Security Cameras	✓	✓	✓	✓
	HVAC	✓		✓	✓
	Fire Alarm Modernizations		✓	✓	✓
	Remove Leased Portables	✓		✓	✓
	Replace Portables with New Buildings		✓	✓	✓
	Food Service Upgrades		✓		
	Library Modernizations			✓	✓
	New MUR		✓		
	Restroom Modernizations		✓	✓	✓
	Additional Site Storage		✓	✓	✓
	Student Medical Support Modernizations			✓	✓
	Roof	✓		✓	✓

BUILDING AGE SITE PLAN



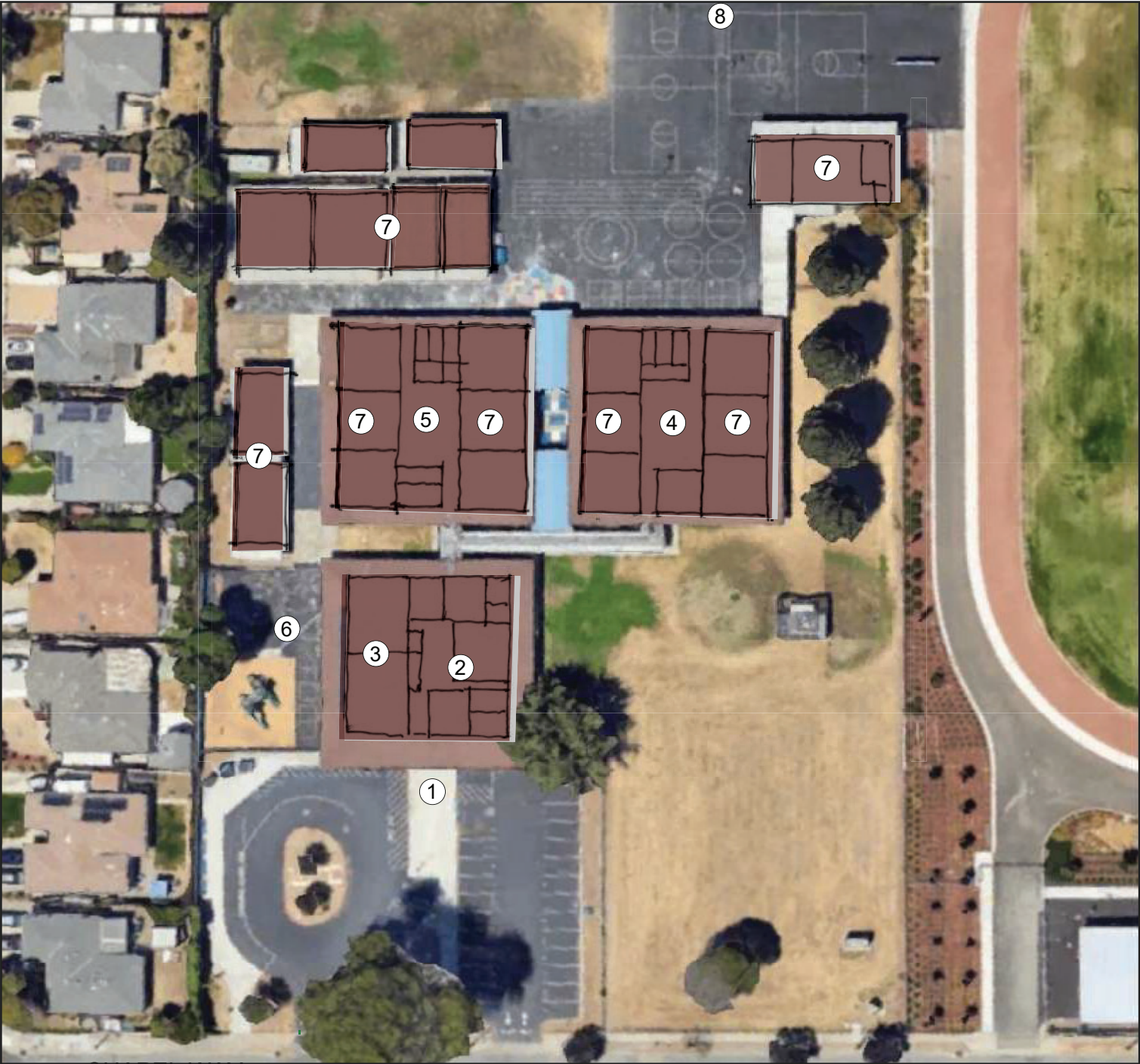
LEGEND - BLDG AGE

- 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. KINDERGARTEN
- 4. MULTI-PURPOSE ROOM
- 5. LIBRARY
- 6. KINDERGARTEN PLAY AREAS
- 7. CLASSROOMS
- 8. HARD COURT

PROPOSED SITE PLAN



LEGEND

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

- 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

LEITCH ELEMENTARY

FREMONT UNIFIED SCHOOL DISTRICT

LEITCH ELEMENTARY SCHOOL

47100 FERNALD ST., FREMONT, CA 94539

EXISTING SITE INFORMATION

Grade Levels	TK-2
Site Size (acres)	8
Year Constructed	1965
Total No. Classrooms	30
Current Enrollment	547
Owned Portable Classrooms	15
Leased Portable Classrooms	0
Age of Portable Classrooms	18-30 yrs.

SITE OVERVIEW

Leitch Elementary School is a neighborhood school serving students grades TK-2. In 1965, two (2) permanent buildings were built around a courtyard used for administrative, multi-use and kindergarten purposes. In 1993, a new permanent kindergarten wing was constructed. Several portable buildings were added between 1993-2005 that are used for library, computer lab, classroom and instruction purposes. Between 2015-2019. The site received new flooring and IT upgrades.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Removed exposed asbestos
- Chemical storage facilities added/repaired/replaced Science Lab
- Upgrade emergency communication system
- Grade and irrigate turf areas
- Replace/reconfigure playground equipment

CONSTRUCTION, 2005-2008

- Fire Alarm upgrades
- Upgrade door hardware to classroom safety function locks
- Restroom Renovations
- Roofing replacement
- Upgrade ventilation
- Upgrade emergency lighting
- Roof rehabilitation
- Parking and drop off upgrades
- Concrete/asphalt repair or replacement

CONSTRUCTION, 2015-2019

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

IDENTIFIED NEEDS

Category	Identified Needs	Description
Site		
Paving	Site Concrete Modernizations	Campus Wide Site Concrete Pathways Replacement.
Shade	Metal Shade Structure	Install Metal Roof Shade Structure.
Field	Playcourts Modernizations	Replace asphalt playcourts and assess site furnishings for replacement.
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.
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.
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.
Library/Computer	Library Modernizations	Staff / library building are dated and in need of upgrades.
Lab	New Science Labs	Build additional science labs
MUR	New MUR	New MUR Building.
TK	TK-K Expansion	New Classrooms For TK-K Expansion Program.

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 1A • Building Modernization

HVAC, Roofing, Flooring, Lunch Shelter, Security Cameras

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

Construction of a new MPR, administration, library and classroom building with four (4) TK/K classrooms and four (4) standard classrooms. Repurpose existing MPR and administration. Remove library and portable buildings.

PHASE 2 • Classroom Replacement

Construction of a new classroom building with 17 standard classrooms. Remove aging classroom and portable buildings.



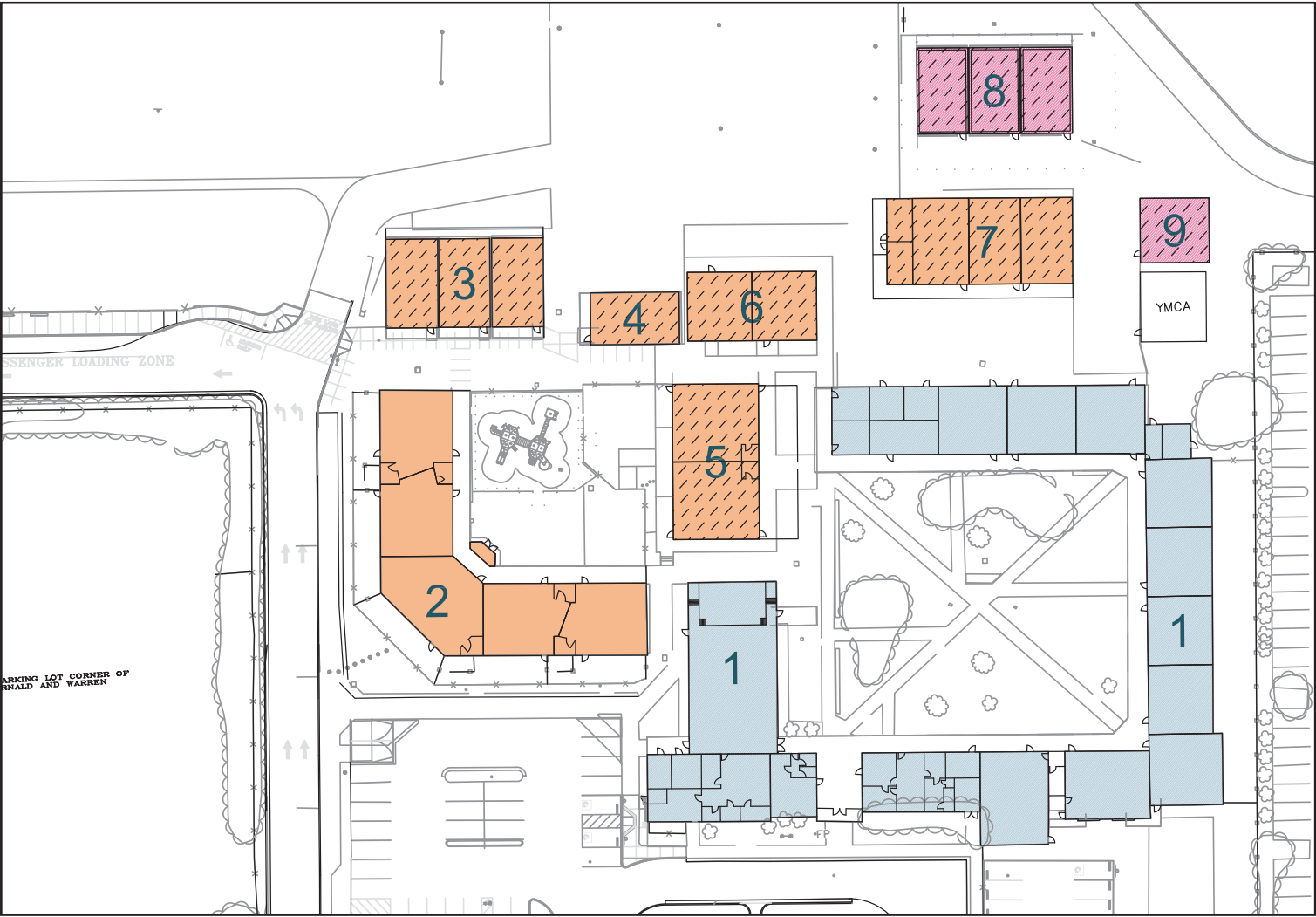
COST SUMMARY

Building Modernization	\$4,225,000.00
MPR, Admin, Library & Classroom Building	\$25,776,000.00
Classroom Replacement	\$19,636,000.00
Total Estimated Cost	\$49,637,000.00*

*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 Building	Phase 2 - Classroom Replacement
NEEDS ADDRESSED	Metal Shade Structure	✓		
	Playcourts Modernizations		✓	✓
	Grass Playfield Improvements		✓	✓
	Play Structure Upgrades		✓	✓
	Site Concrete Modernizations		✓	✓
	Pick-Up/Drop-Off Modernizations		✓	✓
	Security Fencing		✓	✓
	Exterior Lighting Upgrades			✓
	Security Cameras	✓	✓	✓
	Plumbing Upgrades		✓	✓
	HVAC	✓		✓
	Roof	✓		✓
	Flooring	✓	✓	✓
	Exterior Dry Rot & Painting		✓	✓
	Restroom Modernizations		✓	✓
	Remove Leased Portables		✓	
	Replace Portables with New Buildings		✓	✓
	Food Service Upgrades		✓	
	Library Modernizations		✓	✓
	New Science Labs			✓
	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

PROPOSED SITE PLAN



LEGEND

- | | | |
|---|---------------------------|---------------------------|
| <div style="display: inline-block; width: 20px; height: 10px; background-color: #f4a460; border: 1px solid black; margin-right: 5px;"></div> PHASE 1 BUILDINGS | 1. MAIN ENTRANCE | 7. CLASSROOMS |
| <div style="display: inline-block; width: 20px; height: 10px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></div> PHASE 2 OUTDOOR COVERED DINING | 2. ADMINISTRATION | 8. HARD COURTS |
| <div style="display: inline-block; width: 20px; height: 10px; background-color: #ff6347; border: 1px solid black; margin-right: 5px;"></div> PHASE 2 BUILDINGS | 3. KINDERGARTEN | 9. OUTDOOR COVERED DINING |
| <div style="display: inline-block; width: 20px; height: 10px; background-color: #a52a2a; border: 1px solid black; margin-right: 5px;"></div> EXISTING BUILDINGS | 4. MULTI-PURPOSE ROOM | 10. DROP-OFF / PARKING |
| | 5. LIBRARY | 11. GRASS PLAY AREA |
| | 6. KINDERGARTEN PLAY AREA | |

MALONEY ELEMENTARY

FREMONT UNIFIED SCHOOL DISTRICT

MALONEY ELEMENTARY SCHOOL

38700 LOGAN DR., FREMONT, CA 94536

EXISTING SITE INFORMATION

Grade Levels	TK-5
Site Size (acres)	10
Year Constructed	1961
Total No. Classrooms	26
Current Enrollment	534
Owned Portable Classrooms	5
Leased Portable Classrooms	1
Age of Portable Classrooms	15-26 yrs.

SITE OVERVIEW

Maloney Elementary School serves students in grades TK-5. The school was originally built in 1961 with six (6) permanent buildings that are used for administration, multi-use, kindergarten, classroom, and instruction purposes. In 1994, a library building was constructed. Between 1997 and 2008, portable buildings were added.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Asbestos abatement
- Fire Alarm upgrades
- Resurface/replace asphalt
- New MPR
- Replace/reconfigure playground equipment
- Upgrade door hardware to classroom safety function locks
- Restroom Renovations
- Replace inefficient louvered windows
- Upgrade ventilation
- Classroom Electrical Upgrades
- Electrical service upgrades
- Backup emergency lighting for safe ingress/egress to buildings
- Building repairs
- Chemical storage facilities added/repared/replaced at Science Lab
- Upgrade emergency communication system
- Grade and irrigate turf areas
- Replace/reconfigure playground equipment

CONSTRUCTION, 2005-2008

- Mold or dry rot abatement
- Roof rehabilitation
- Parking and drop off upgrades
- Concrete/asphalt repair or replacement

CONSTRUCTION, 2016-2019

- 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 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		
Plumbing	Plumbing Upgrades	Replace Aging Fixtures, Sewer, Gas and Water Lines.
HVAC	HVAC Replacement	HVAC Replacement (In-Kind) For Permanent Buildings.
Electric	Electrical Service Modernizations	Electrical service, distribution panels, and transformers. Upgrade as needed to support program use.
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.
MUR	New MUR	New MUR Building.
TK	TK-K Expansion	New Classrooms For TK-K Expansion Program.
Tech		
Tech	IT Modernizations	IT upgrades in classrooms, such as ceiling mounted projectors.

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 and Classroom Replacement

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

PHASE 2 • Classroom Replacement

Construction of a new classroom building with 21 standard classrooms. Remove aging classroom and portable buildings.

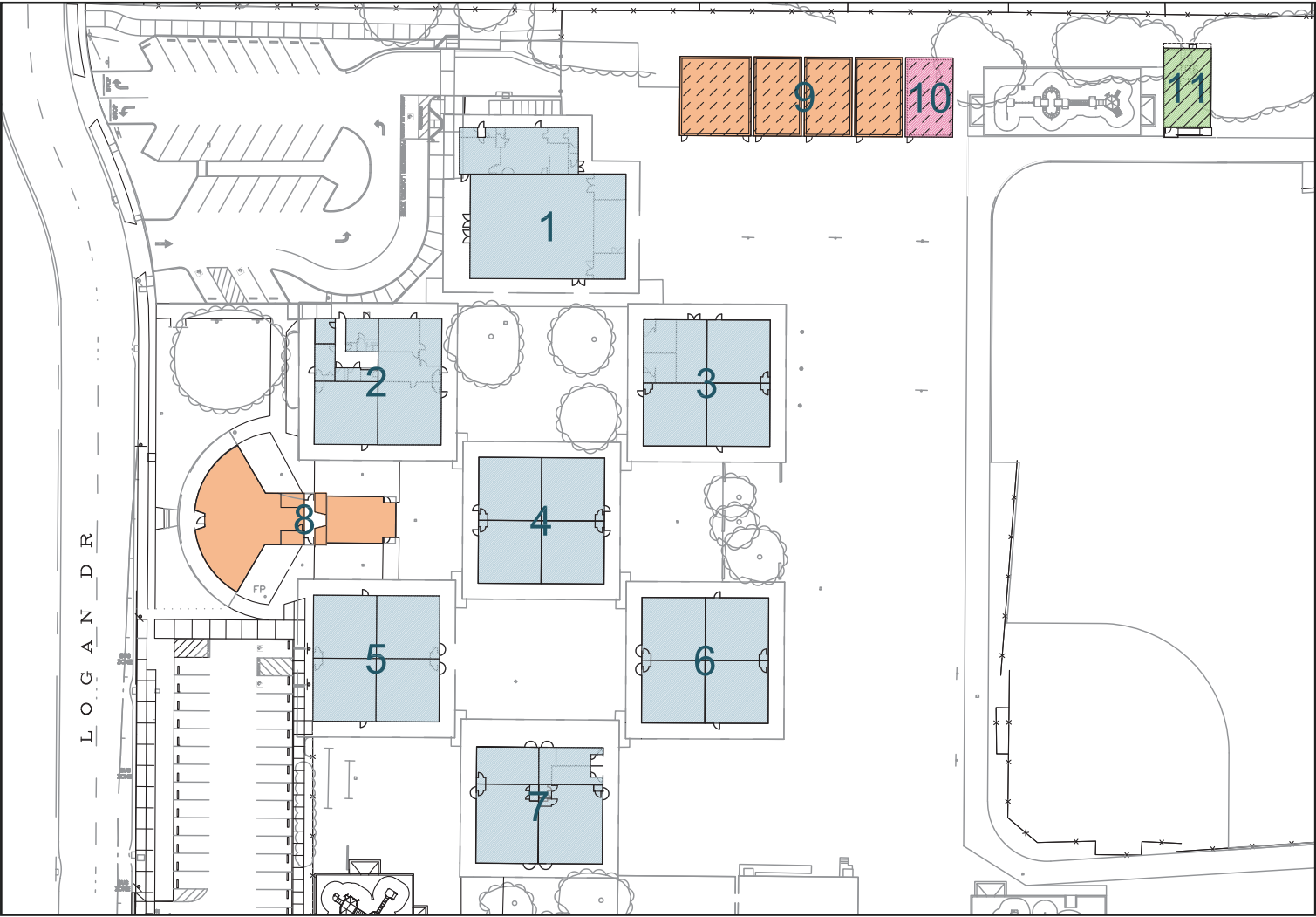


COST SUMMARY

Building Modernization	\$4,225,00000
MPR, Admin & Classroom Replacement	\$20,331,000.00
Classroom Replacement	\$24,972,000.00
Total Estimated Cost	\$49,528,000.00*
*based on 2024 costs & does not include escalation; includes soft costs	

		RECOMMENDED PROJECTS		
		Phase 1A - Building Modernization	Phase 1B - New MPR, Admin , 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		✓	✓
	Exterior Lighting Upgrades		✓	✓
	Security Cameras	✓	✓	✓
	Plumbing Upgrades		✓	✓
	HVAC	✓	✓	✓
	Electrical Service Modernizations		✓	✓
	Roof	✓	✓	✓
	Flooring	✓	✓	✓
	Exterior Dry Rot & Painting		✓	✓
	Restroom Modernizations		✓	✓
	Remove Leased Portables		✓	✓
	Replace Portables with New Buildings		✓	✓
	Food Service Upgrades		✓	
	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. CLASSROOM
- 8. HARD COURT

PROPOSED SITE PLAN



LEGEND

- PHASE 1 BUILDINGS
- PHASE 1A 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. OUTDOOR COVERED DINING
- 10. DROP-OFF / PARKING
- 11. GRASS PLAY AREA

MATTOS ELEMENTARY

FREMONT UNIFIED SCHOOL DISTRICT

MATTOS ELEMENTARY SCHOOL

37944 FARWELL DR., FREMONT, CA 94536

EXISTING SITE INFORMATION

Grade Levels	K-5
Site Size (acres)	10
Year Constructed	1960
Total No. Classrooms	24
Current Enrollment	365
Owned Portable Classrooms	3
Leased Portable Classrooms	0
Age of Portable Classrooms	26 yrs.

SITE OVERVIEW

Mattos Elementary School has a student enrollment of grades K-5. It is a science magnet school. The school was built in 1960 and had four (4) permanent buildings built in 1960 and 1962. Portable classroom buildings were added in 1997. In 2016, two new single-story classroom buildings were constructed. The site also received new flooring and IT upgrades between 2016-2018.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2008-2010

- Exterior lighting installation
- Parking lot and drop off upgrades
- Turf and irrigation renovations
- New concrete sidewalk
- Alterations to Buildings 1-4
 - Clean and repair existing roof drains
 - Replacement of downspouts and installation of new overflows
 - Campus wide fire alarm system
 - Replacement of existing roof on Building 3
 - Structural reinforcement at roof, and center and shear walls
 - Restroom upgrades to meet District Standards and/or ADA requirements.
 - Replacement of drinking fountains to meet ADA requirements
 - Minor ADA site upgrades.
 - Locks and cylinder replacement for all classrooms and admin workspaces.

CONSTRUCTION, 2015-2018

- Two new one-story classroom buildings with standard classroom and science classrooms
- Installation of covered walkway
- 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 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		
Plumbing	Plumbing Upgrades	Replace Aging Fixtures, Sewer, Gas and Water Lines.
HVAC	HVAC Replacement	HVAC Replacement (In-Kind) For Permanent Buildings.
Electric	Electrical Service Modernizations	Assess electrical Service and add outlets in each classroom to meet the sites current needs.
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.
MUR	New MUR	New MUR Building.
TK	TK-K Expansion	New Classrooms For TK-K Expansion Program.

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, Admin, Library and Classroom Building
Construction of a new MPR, administration, library and classroom building with three (3) TK/K classrooms. Remove aging MPR, administration, library, classroom and portable buildings.

PHASE 2 • Classroom Replacement
Construction of a new classroom building with 20 standard classrooms. Remove aging classroom and portable buildings.

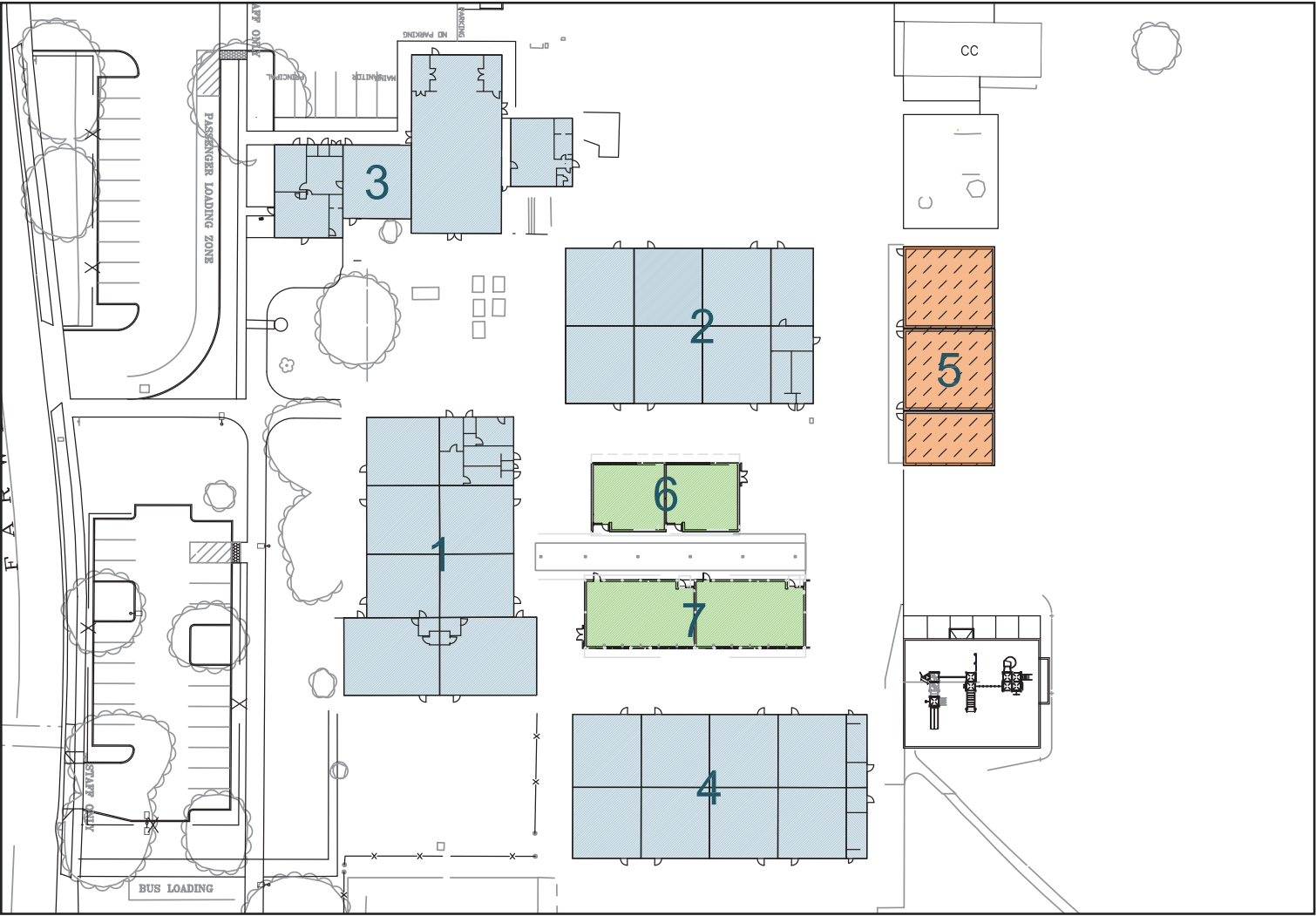


COST SUMMARY

Classroom Modernization	\$5,993,750.00
MPR, Library, Admin & Classroom Building	\$19,781,000.00
Classroom Replacement	\$23,872,000.00
Total Estimated Cost	\$49,646,750.00*
*based on 2024 costs & does not include escalation; includes soft costs	

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

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 COURT
- 9. FRONT DROP-OFF / PARKING
- 10. OUTDOOR COVERED DINING
- 11. GRASS PLAY AREA

MILLARD ELEMENTARY

FREMONT UNIFIED SCHOOL DISTRICT

MILLARD ELEMENTARY SCHOOL

5200 VALPEY PARK DR., FREMONT, CA 94538

EXISTING SITE INFORMATION

Grade Levels	TK-5
Site Size (acres)	11
Year Constructed	1964
Total No. Classrooms	30
Current Enrollment	500
Owned Portable Classrooms	6
Leased Portable Classrooms	0
Age of Portable Classrooms	16-24 yrs.

SITE OVERVIEW

Millard Elementary School serves a student enrollment of TK-5. The school was built in 1964 and has five (5) permanent buildings, consisting of administrative offices, library, classroom and multi-use. In 2000 and 2008, six portable classrooms were added for science and instructional purposes.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

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

CONSTRUCTION, 2005-2008

- Fire Alarm upgrades
- Upgrade door hardware to classroom safety function locks
- Restroom Renovations
- Upgrade emergency lighting
- Roof rehabilitation
- Parking and drop off upgrades

CONSTRUCTION, 2015-2018

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

IDENTIFIED NEEDS

Category	Identified Needs	Description
Tech		
Tech	New Digital Marquee	Existing Marquee is a backlit letterboard sign. Install new digital Marquee.
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.
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 upgrade as needed.
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.
Electric	Electrical Service Modernizations	Electrical service, distribution panels, and transformers. Upgrade as needed to support program use.
Electric	Interior Lighting Upgrades	Interior Lighting and Lighting Controls Upgrades.
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.
Library/Computer	Library Modernizations	Staff / library building are dated and in need of upgrades.
Office	Admin Office Relocation	Relocate admin office to exterior of bldg. Currently it's on the interior.
MUR	New MUR	New MUR Building.
TK	TK-K Expansion	New Classrooms For TK-K Expansion Program.

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 Building
Construction of new MPR, administration, library and classroom building with four (4) TK/K classrooms. Remove aging administration, library, classroom, and portable buildings.

PHASE 2 • Classroom Replacement
Construct a new classroom building with 26 standard classrooms. Remove aging classroom and portable buildings.



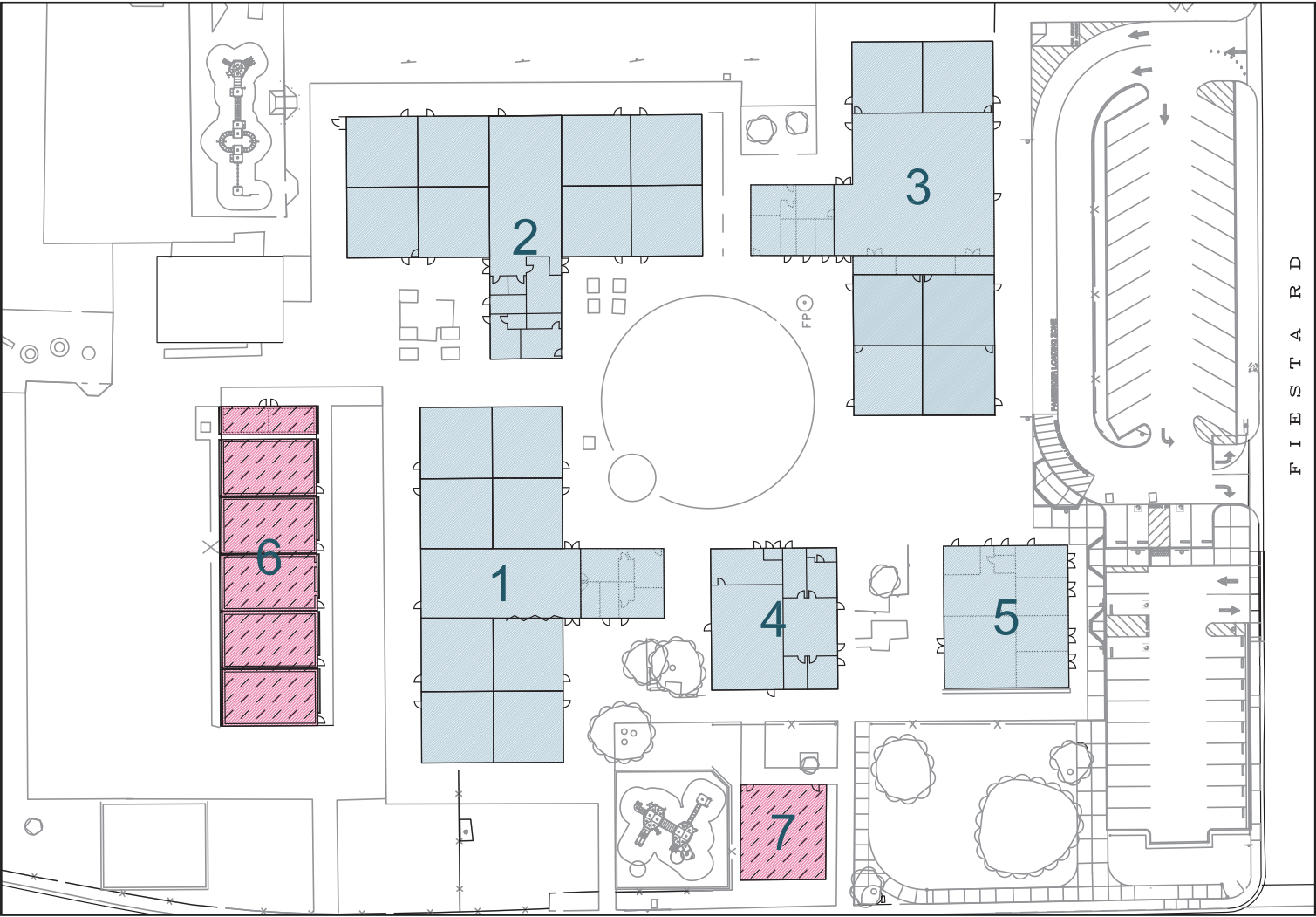
COST SUMMARY

Building Modernization	\$4,225,000.00
MPR, Admin, Library & Classroom Building	\$21,376,000.00
Classroom Replacement	\$30,472,000.00
Total Estimated Cost	\$56,073,000.00*

*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 Building	Phase 2 - Classroom Replacement
NEEDS ADDRESSED	New Digital Marquee		✓	
	Playcourts Modernizations		✓	✓
	Site Concrete Modernizations		✓	✓
	Grass Playfield Improvements		✓	✓
	Pick-Up/Drop-Off Modernizations		✓	
	Security Fencing		✓	✓
	Exterior Lighting Upgrades		✓	✓
	Security Cameras	✓	✓	✓
	HVAC	✓	✓	✓
	Roof	✓	✓	✓
	Flooring	✓	✓	✓
	Exterior Dry Rot & Painting		✓	✓
	Restroom Modernizations		✓	✓
	Remove Leased Portables		✓	✓
	Replace Portables with New Buildings		✓	✓
	Food Service Upgrades		✓	
	Library Modernizations		✓	
	Electrical Services Modernizations		✓	✓
	Fire Alarm Modernizations		✓	✓
	Interior Lighting Upgrades		✓	
	Admin Office Relocation		✓	
	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 COURTS
- 9. FRONT DROP-OFF / PARKING
- 10. GRASS PLAY AREA
- 11. OUTDOOR COVERED DINING

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
- 10. GRASS PLAY AREA
- 11. NEW OUTDOOR COVERED DINING

MISSION SAN JOSE ELEMENTARY

FREMONT UNIFIED SCHOOL DISTRICT

MISSION SAN JOSE ELEMENTARY SCHOOL

43545 BRYANT ST., FREMONT, CA 94539

EXISTING SITE INFORMATION

Grade Levels	TK-5
Site Size (acres)	8
Year Constructed	1954
Total No. Classrooms	29
Current Enrollment	430
Owned Portable Classrooms	14
Leased Portable Classrooms	0
Age of Portable Classrooms	23-36 yrs.

SITE OVERVIEW

Mission San Jose Elementary school serves students in grades TK-5. The school was originally constructed with four (4) permanent buildings for office, kindergarten, library, computer, classroom and instruction purposes. Numerous portable buildings were added from 1988-2001. The most recent addition is the new multi-use/cafe-eteria building constructed in 2008.



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

- Construct expanded student dining facilities
- Upgrade door hardware to classroom safety function locks
- Restroom Renovations
- Replace inefficient heating and air conditioning systems
- Roofing replacement
- Upgrade emergency lighting
- Exterior lighting installation
- Repair moderate risk buildings
- Parking and drop off upgrades
- Grade and irrigate turf areas
- Concrete/asphalt repair or replacement
- New MPR

CONSTRUCTION, 2015-2019

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

IDENTIFIED NEEDS

Category	Identified Needs	Description
Site		
Other	Plumbing Upgrades	Sewer main line is in need of repairs due to tree roots.
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.
Maintenance		
Interior	Flooring Replacement	Flooring Replacement For Permanent Buildings.
Exterior	New Retaining Wall at Playstructure	Retaining Wall Needed By Playground Structure
Exterior	Exterior Dry Rot Repairs & Painting	Repair Exterior Dry Rot, Fascia, Siding and Trim and Exterior Painting.
Exterior	Window Replacement	Replace old windows throughout campus
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.
Electric	Electrical Service Modernizations	Assess electrical Service and add outlets in each classroom to meet the sites current needs.
Electric	Electrical Service Modernizations	Electrical service, distribution panels, and transformers. Upgrade as needed to support program use.
Electric	Classroom Electrical Upgrades	Assess electrical Service and add outlets in each classroom to meet the sites current needs.
Roof		
Roof	Roof Upgrades	Roofing Upgrades For Permanent Buildings.
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.
Office	New Admin Office	New Admin Building
TK	TK-K Expansion	New Classrooms For TK-K Expansion Program.

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 • Classroom Modernization

HVAC, Roofing, Flooring, Lunch Shelter, Security Cameras.

PHASE 1B • New Administration, Library and Classroom Replacement

Construction of a new administration, library and classroom building with four (4) TK/K classrooms. Remove aging administration, library, classroom and portable buildings.

PHASE 2 • Classroom Replacement

Construct a new classroom building with 25 standard classrooms. Remove aging classroom and portable buildings.



COST SUMMARY

Classroom Modernization	\$3,523,750.00
Admin, Library & Classroom Replacement	\$13,256,000.00
Classroom Replacement	\$29,372,000.00
Total Estimated Cost	\$46,151,750.00*

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

		RECOMMENDED PROJECTS		
		Phase 1A - Group1 - Classroom Modernization	Phase 1B - New Admin, Library and Classroom Replacement	Phase 2 - Classroom Replacement
NEEDS ADDRESSED	Metal Shade Structure	✓		
	Playcourts Modernizations		✓	✓
	Grass Playfield Improvements		✓	✓
	New Retaining Wall at Playstructures			✓
	Play Structure Upgrades		✓	
	Pick-Up/Drop-Off Modernizations		✓	✓
	Plumbing Upgrades		✓	✓
	Flooring	✓	✓	✓
	Exterior Dry Rot & Painting		✓	✓
	Window Replacement		✓	
	Security Fencing		✓	✓
	Exterior Lighting Upgrades		✓	✓
	Security Cameras	✓	✓	✓
	HVAC	✓	✓	✓
	Electrical Service Modernizations		✓	✓
	Roof	✓	✓	✓
	Restroom Modernizations		✓	
	Replace Portables with New Buildings		✓	✓
	Food Service Upgrades		✓	
	Classroom Electrical Upgrades		✓	
	New Admin Office		✓	
	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

PROPOSED SITE PLAN



LEGEND

- PHASE 1 BUILDINGS
- PHASE 1 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

MISSION VALLEY ELEMENTARY

FREMONT UNIFIED SCHOOL DISTRICT

MISSION VALLEY ELEMENTARY SCHOOL

41700 DENISE ST., FREMONT, CA 94539

EXISTING SITE INFORMATION

Grade Levels	K-5
Site Size (acres)	11
Year Constructed	1957
Total No. Classrooms	33
Current Enrollment	379
Owned Portable Classrooms	12
Leased Portable Classrooms	0
Age of Portable Classrooms	18-28 yrs.

SITE OVERVIEW

Mission Valley Elementary School serves neighborhood students in grades K-5. The campus has eight (8) permanent buildings built in 1957-1960, and numerous portable classroom buildings were added to the campus from 1996-2006. A new multi-use facility was added in 2006. From 2017-2019, the site received new flooring, IT upgrades, HVAC upgrades, safety locks replacement and plumbing upgrades.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Asbestos abatement
- New MPR
- Chemical storage facilities added/repared/replaced at Science Lab
- Upgrade emergency communication system
- Parking lot and drop off upgrades
- Grade and irrigate turf areas as needed
- 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
- Roofing replacement
- Repair moderate risk buildings

CONSTRUCTION, 2017-2019

- Removal of asbestos tiles and mastic; replace with new flooring.
- IT Upgrades
- HVAC upgrades
- Safety locks replacement
- Plumbing 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.
Other	New Bike Racks	Build additional bike racks.
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.
Electric	Electrical Service Modernizations	Assess electrical service and add outlets in each classroom to meet the site's current needs.
Roof		
Roof	Roof Upgrades	Roofing Upgrades For Permanent Buildings.
Maintenance		
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.
Lab	New Science Labs	Build additional science labs.

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 Admin, Library, and Classroom Replacement
Construction of a new administration, library and classroom building with two (2) TK/K classrooms and four (4) standard classrooms. Remove aging administration, library, classroom and portable buildings.

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



COST SUMMARY

Building Modernization	\$4,225,000.00
Admin, Library & Classroom Replacement	\$14,466,000.00
New Classroom Building	\$31,572,000.00
Total Estimated Cost	\$50,263,000.00*
*based on 2024 costs & does not include escalation; includes soft costs	

		RECOMMENDED PROJECTS		
		Phase 1A - Building Modernization	Phase 1B - New Admin, Library and Classroom Replacement	Phase 2 - Classroom Replacement
NEEDS ADDRESSED	Metal Shade Structure	✓	✓	
	Playcourts Modernization			✓
	Grass Playfield Modernization			✓
	Play Structure Upgrades		✓	✓
	Pick-Up/Drop-Off Modernization		✓	
	New Bike Racks		✓	
	Exterior Lighting Upgrades		✓	✓
	Security Fencing		✓	✓
	Security Cameras	✓	✓	✓
	HVAC Replacement	✓	✓	✓
	Electrical Service Modernizations		✓	✓
	Roof	✓	✓	✓
	Flooring		✓	✓
	Exterior Dry Rot and Painting		✓	✓
	Restroom Modernizations		✓	✓
	Remove Leased Portables		✓	✓
	Replace Portables with New Buildings		✓	✓
	Food Service Upgrades		✓	
	New Science Labs			✓

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 | 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 |
|  EXISTING BUILDINGS | 4. MULTI-PURPOSE ROOM | 10. OUTDOOR COVERED DINING |
| | 5. LIBRARY | 11. GRASS PLAY AREA |
| | 6. KINDERGARTEN PLAY AREA | |

NILES ELEMENTARY

FREMONT UNIFIED SCHOOL DISTRICT

NILES ELEMENTARY SCHOOL

37141 2ND ST., FREMONT, CA 94536

EXISTING SITE INFORMATION

Grade Levels	TK-5
Site Size (acres)	6
Year Constructed	1939
Total No. Classrooms	23
Current Enrollment	478
Owned Portable Classrooms	9
Leased Portable Classrooms	0
Age of Portable Classrooms	23-36 yrs.

SITE OVERVIEW

Niles Elementary School serves students in grades TK-5. The Spanish-style school was built in 1939 and has been renovated numerous times. Several portable classroom buildings were added to the campus between 1988-2001. Between 2016-2018, the site also received flooring, IT and playground upgrades.



PREVIOUS CONSTRUCTION OVERVIEW

CONSTRUCTION, 2002-2005

- Asbestos abatement
- Fire Alarm upgrades
- Upgrade door hardware to classroom safety function locks
- Restroom Renovations
- Replace inefficient louvered windows
- Upgrade ventilation
- Upgrade emergency lighting
- Repair moderate risk buildings
- Building repairs
- Chemical storage facilities added/repaired/replaced at Science Lab
- Upgrade emergency communication system

CONSTRUCTION, 2005-2008

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

CONSTRUCTION, 2016-2018

- Removal of asbestos tiles and mastic; replace with new flooring.
- IT Upgrades
- Playground paving 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.
Entry	Pick-Up/Drop-Off Modernizations	Pick-Up, Drop-Off and Parking Lot Improvements.
Other	New Equipment Storage	Build new equipment storage.
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.
Electric	Electrical Service Modernizations	Electrical service, distribution panels, and transformers. Upgrade as needed to support program use. Additional outlets in main building are needed to meet current site needs.
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	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.
Office	Admin Office Additions	Larger staff rooms and lunchrooms for teachers/staff.
MUR	New MUR	New MUR building.
Tech		
Tech	New Digital Marquee	Site currently has no marquee. Install new digital marquee.
Tech	IT Modernizations	Upgrade IT infrastructure in classrooms and replace outdated items.

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 MPR, Admin and Classroom Replacement
Construction new MPR, Admin and classroom building with five (5) TK/K and six (6) standard classrooms. Relocate library to old MPR and remove portable buildings.

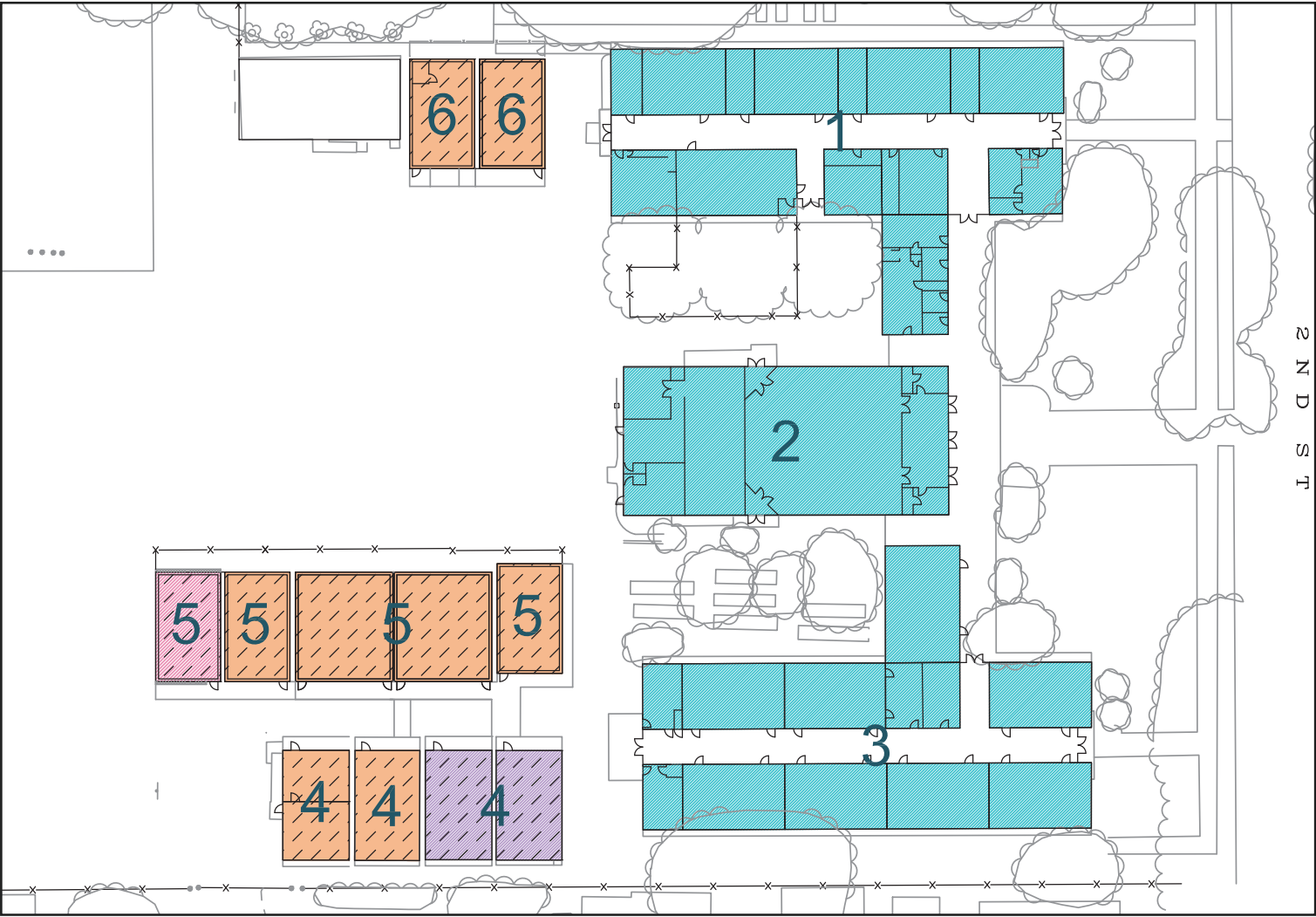


COST SUMMARY

Classroom Modernization	\$5,477,141.00
MPR, Admin & Classroom Replacement	\$27,431,000.00
Total Estimated Cost	\$32,908,141.00*
*based on 2024 costs & does not include escalation; includes soft costs	

		RECOMMENDED PROJECTS	
		Phase 1A - Group 3 - Classroom Modernization	Phase 1B - New MPR, Admin and Classroom Replacement
NEEDS ADDRESSED	Metal Shade Structure	✓	
	Playcourts Modernizations		✓
	Grass Playfield Improvements		✓
	Pick-Up/Drop-Off Modernizations		✓
	New Equipment Storage		✓
	Security Fencing		✓
	Exterior Lighting Upgrades		✓
	Security Cameras	✓	✓
	HVAC	✓	✓
	Electrical Services Modernizations		✓
	Roof	✓	✓
	Flooring	✓	✓
	Exterior Dry Rot & Painting		✓
	Restroom Modernizations		✓
	Replace Portables with New Buildings		✓
	Food Service Upgrades		✓
	TK-K Expansion		✓
	Admin Office Additions		✓
	New MUR		✓
	New Digital Marquee		✓
	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
- 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