



MENLO PARK
CITY SCHOOL DISTRICT

2024

FACILITIES MASTER PLAN

MENLO PARK CITY SCHOOL DISTRICT





ACKNOWLEDGMENTS

This process would not have been possible without the contributions of the participants, both at the district and Board level, and others throughout the district. Thank you to all who gave of your time, insights, and support for the schools at Menlo Park City School district.

MPCSD COMMUNITY:

Students, Faculty, Staff, Families, and Stakeholders

MPCSD DISTRICT LEADERS:

Kristen Gracia, Superintendent
Christina Carrier, Executive Assistant to the Superintendent
Parke Treadway, Public Information Officer
Jammie Behrendt, Associate Superintendent of Educational Services
Stephanie Sheridan, Assistant Superintendent of Student Services
Marites Fermin, Chief Business Officer
Willy Haug, Director of Technology and Innovation
Audra Romero, Director of Human Resources
Sandra Franco, Director of Maintenance, Operations & Transport.

MPCSD PRINCIPALS:

Sharon Burns, Encinal Elementary
Linda Creighton, Laurel Lower Campus
Alicia Heneghan, Laurel Upper Campus
Alicia Payton-Miyazaki, Oak Knoll
Danielle O'Brien, Hillview Middle School
Chana Stewart, Director of Early Learning Center

MPCSD SCHOOL BOARD:

Francesca Segrè, President
Sherwin Chen, Vice President/Clerk
David Ackerman, Board Member
Scott Saywell, Board Member
Jed Scolnick, Board Member

MPCSD DISTRICT COMMITTEES:

Finance & Audit Committee
Facilities, Construction & Long Range Planning Committee
Environmental Sustainability Committee



Dear MPCSD Community,

I am pleased to share with you the Facilities Master Plan for the Menlo Park City School District. This plan is the result of collaborative efforts among numerous partners from across our district. Its sole purpose is to outline a roadmap for safe and secure campus facilities, thereby supporting the excellent educational programs our schools currently offer and enabling those of the future. Our schools are known for their high academic achievement, award-winning programming, dedication to the arts, robust family engagement, and strong community support. Our students and staff deserve physical spaces that are safe, secure, and reflect this dedication to quality. This plan is designed to achieve that ambitious goal, ensuring that our schools will effectively educate and empower students while embracing childhood and adolescence.

I am particularly proud of these key aspects of this master plan:

- **Partnership and Assessment** - Over the course of a year, input from teachers and staff, students, families, School Board members, and the community guided the conversation around our facilities, highlighting unique needs at every campus, and surfacing the community's priorities. This input, paired with the various assessments we engaged in to evaluate our needs, reflects the broad range of perspectives that our diverse community brings regarding our critical facilities needs.
- **Fiscal Responsibility** - Since the public conversation began in Fall 2023 the needs were prioritized to save over $35 million, primarily by focusing on buildings greater than twenty years old. Additionally, $28 million has been identified to come from grants, matching funds, and tax credits to reduce the taxpayer burden. This plan asks for community investment and promises prudence from the district.
- **Alignment with Strategic Directions** - As we planned for facilities needs we were also developing the strategic directions for the next six years, with one of the three directions being to create inspiring environments. This plan elevates security, safety, climate resilience, and modern technology that will improve and scaffold our district's inspiring learning spaces.

I believe that this Facilities Master Plan will serve as an exemplary guide, shaping the future of our school facilities so that our physical campuses can mirror the excellence already demonstrated by our students and staff. We are deeply grateful for the partnership and support our school community provides and look forward to the opportunity to invest in quality schools that are safe and secure for all students.

Sincerely,
Kristen Gracia
Superintendent, Menlo Park City School District

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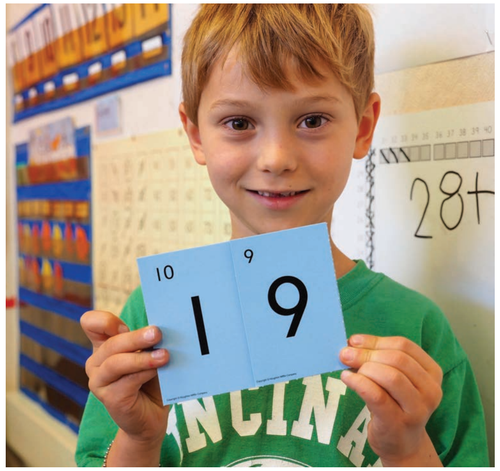
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1

INTRODUCTION

+ ABOUT THE DISTRICT
+ DISTRICT VALUES
+ DISTRICT MAP
+ EXECUTIVE SUMMARY
+ GUIDING PRINCIPLES

ABOUT THE DISTRICT

The Menlo Park City School District serves parts of Menlo Park, Atherton, and unincorporated San Mateo County. Menlo Park and Atherton are located in the heart of Silicon Valley, between San Francisco and San Jose, and just two miles from Stanford University. The district and the surrounding area are socioeconomically, racially, ethnically, culturally, and linguistically diverse, contributing to a vibrant and dynamic community.

There are nearly 2,700 students, preschool through 8th grade, enrolled in the five schools that make up the district: the Early Learning Center preschool (fee-based partnership with MPCSD); Encinal Elementary, grades TK-5; Laurel Elementary School on two campuses - Lower Campus, grades TK-2 and Upper Campus, grades 3-5; Oak Knoll Elementary, grades TK-5; and Hillview Middle School, grades 6-8.

The district has an established strategic plan consisting of a Vision, Mission Statement, and Core Values that inform its programs and initiatives. These overall objectives help shape the facilities development and master plan.

VISION
Educating and empowering students while embracing childhood and adolescence.

MISSION
We provide an outstanding education where all students learn about themselves, one another, and the world so they can engage, achieve, and thrive.







DISTRICT VALUES

Building from the district's Mission and Vision, the district has created an established set of Core Values that encompass all aspects of the district's educational mission. They include:

COMPASSION
We value empathy and action. We seek to understand the perspective, experiences, and ideas of each member in our community so that we can respond with constructive action. We lead with kindness to make our community a better place.

PERSEVERANCE
We value hard work as key to excellence and achievement. We empower one another to transform obstacles into opportunities, building resilience along the path to success. Together, we stretch and achieve more than was originally thought possible.

CREATIVITY
We value curiosity, inquisitiveness, and imagination as means to inspire learning, build confidence, and solve problems to bring about positive change. We nurture and encourage artistic expression, fresh ideas, and inventiveness.

INCLUSIVITY
We value each individual, knowing their name, strengths, and needs. We celebrate diversity and various abilities. We create access, build awareness, and go the extra mile to invite and include everyone.

TEAMWORK
We value working collectively toward common goals with a commitment to quality and excellence. We lean on each other for encouragement and find strength in our shared endeavors. Our energy and actions lead to meaningful relationships and stronger outcomes for all.









DISTRICT MAP





ENCINAL ES

Year Opened: 1948
Student Population: 604



OAK KNOLL ES

Year Opened: 1951
Student Population: 607
ELC Students: 33



HILLVIEW MS

Year Opened: 1949
Student Population: 847



LAUREL SCHOOL - LOWER CAMPUS

Year Opened: 1959
Student Population: 392
ELC Students: 52



LAUREL SCHOOL - UPPER CAMPUS

Year Opened: 2016
Student Population: 318

EXECUTIVE SUMMARY

The Menlo Park City School District led a targeted and focused planning process to identify facilities needs and create a plan to address them. The process culminated in this facilities master plan which outlines the needs and deficiencies, the goals, and the process that ultimately defined the facility improvements planned for the district's school sites.

Although past facility programs (in 1995, 2006, and 2013) renovated and expanded some campuses, specific facilities deficiencies still exist today. The proposed improvements of this plan will help preserve quality schools and improve the district's ability to deliver quality education in a safe and welcoming environment.

From the planning process emerged four clear Guiding Principles that reflect the district's greatest needs. The district grouped its needs within each Guiding Principle to create aligned target projects across the campuses and set the foundation for future capital renewal.

The district researched a variety of funding opportunities that could be pursued. While the primary emphasis focuses on a local General Obligation Bond, the district plans to pursue all other possible state and local grants, developer fees, and any other state or federal funding program to reduce the taxpayer burden. Included in this plan are funding targets of $123.6 million of a local bond measure and potentially $32.3 million in other funding sources.

Ultimately, this Facilities Master Plan is the first step in a long process. The plan strives to identify to the community the goals and top priorities for the district, the projects, and potential budgets required to maintain quality schools, invest in sustainable electric air conditioning and heating, improve student safety, address climate resilience, and enhance the health and well-being of students in their learning environments.

GUIDING PRINCIPLES:

SCHOOL SAFETY & SECURITY UPGRADES



MAINTAIN QUALITY SCHOOLS



CLIMATE RESILIENCE & HEALTHIER SPACES



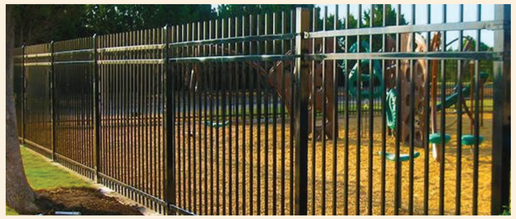
MODERN TECHNOLOGY & INFRASTRUCTURE



GUIDING PRINCIPLES

During the outreach process, the district defined four, distinct facilities planning objectives. These focus on the specific deficiencies that the existing campuses face and set the foundation to shape future projects. They include:

SCHOOL SAFETY & SECURITY UPGRADES



MPCSD should augment, improve, or replace existing safety measures by adopting school safety and security utilizing modern strategies. Enhanced safety and security should rely on a variety of systems including electronic access and controls, single-point check-ins, improved perimeter fencing, and modernized intrusion, camera, and fire alarm systems.

Design solutions should balance enhanced security while still maintaining visually open and welcoming campuses to students and the community.

MAINTAIN QUALITY SCHOOLS



Planning and improvements to the existing campuses last occurred in 2006, over 18 years ago. Although some portions of these campuses were upgraded with this last cycle, many educational spaces were untouched. These decades-old buildings and existing campus infrastructure are costly to maintain and require facility programs to upgrade them in an efficient, safe, and cost-effective manner.

CLIMATE RESILIENCE & HEALTHIER SPACES



A variety of specific improvements are needed to enhance the district's energy conservation while creating healthy, vibrant learning environments. Educational spaces that have access to natural daylight and good indoor air quality are proven to create better educational outcomes. Creating similar outdoor spaces will reinforce a healthy student experience.

MODERN TECHNOLOGY & INFRASTRUCTURE



The integration of modern technology into MPCSD's infrastructure is essential for preparing students for the future and providing the most efficient work environment for teachers and staff. Updated AV systems will improve safety, emergency communications, connectivity, and learning in the digital age. By investing in modern technology and infrastructure, the district will create environments that support current educational needs and are adaptable to future innovations.









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OVERVIEW

+ WHAT IS A FACILITIES MASTER PLAN?
+ FACILITY PROGRAM HISTORY

WHAT IS A FACILITIES MASTER PLAN (FMP)?

A Facilities Master Plan is a strategic document that sets a vision of future facility improvements. It establishes a clear road map for using, improving, and creating campus facilities that fit the needs of each school in the context of the district's vision, mission, core values, and strategic directions. The improvements are twofold. First, they renew, replace, and enhance aging building systems and infrastructure; and second, they allow school facilities to best support the educational programs of Menlo Park City School District.

The Facilities Master Plan (FMP) assesses the physical conditions of the district's facilities, analyzes areas of need based on the district's policies and programs, and identifies the financial capability to provide capital investment.

Planning requires a team effort that spans across the district to establish the needs and aspirations of each school within the larger framework of the district's overall educational and operational goals. The district engaged a variety of specialty consultants, staff, community stakeholders, and the Board of Education to form this framework. Through the planning process, the facilities goals and objectives were translated into districtwide and site specific project needs.

Because education is a dynamic field influenced by many factors, this master plan is also a living document. From state-mandated programs to fluctuations in enrollment to economic factors, changes are inevitable during the planning and implementation processes.

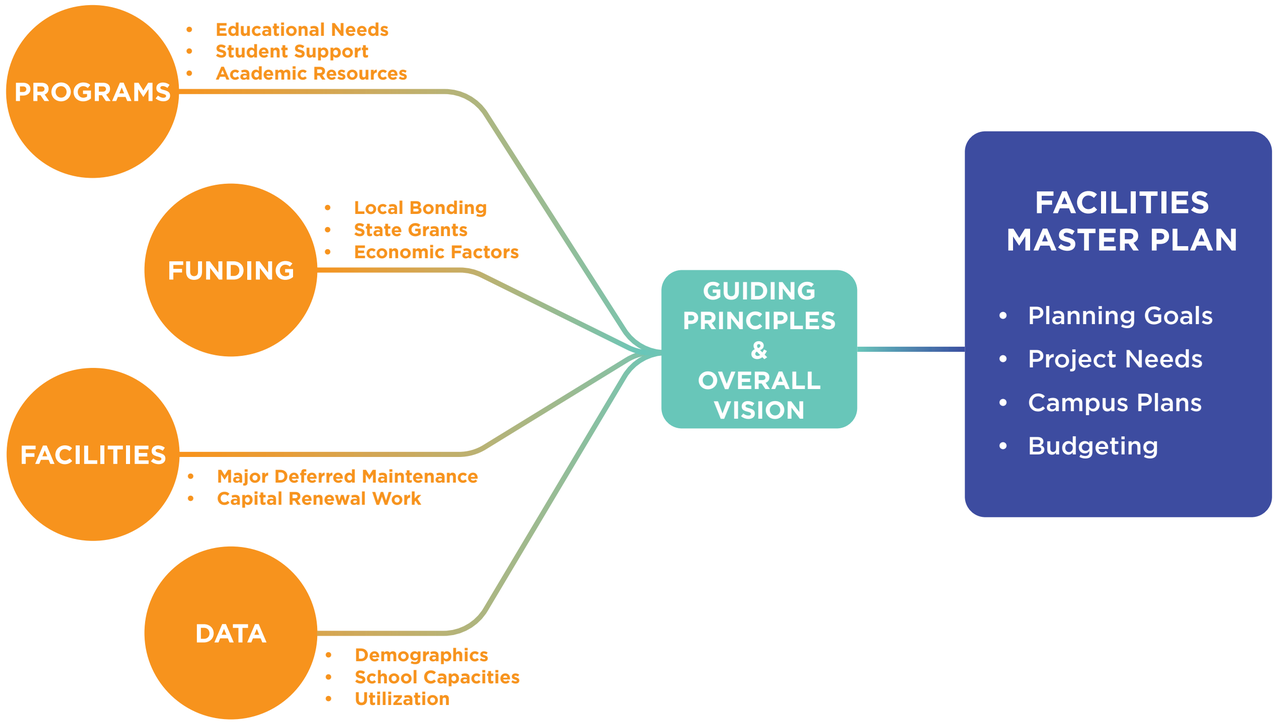
Though the master plan does not directly implement projects, it informs the district's decision-making about future funding, prioritization, and management of resources to achieve project goals. Therefore, the district may adapt the plan to address future needs as they arise.







WHAT IS A FACILITIES MASTER PLAN (FMP)?



HOW DOES MASTER PLANNING HELP THE DISTRICT?

Facility needs are ever-changing.
The master plan plots a way to meet those needs.

Districts are often focused on immediate need.
The master plan provides an opportunity to look forward and plan for future educational needs.

Multiple critical needs make it difficult to prioritize improvements.
This master planning process thoughtfully determines how to maximize the community's investment at each campus while balancing districtwide needs.

Construction and infrastructure are not the district's expertise.
Building designers and engineers review the existing facilities and building systems and provide expert recommendations.

FACILITY PROGRAM HISTORY

The district has completed a series of prior bond measures to renovate, expand, and improve the district's campuses, including the construction of Laurel School's Upper Campus and the rebuilding of Hillview Middle School. The community's past support for these targeted measures has enabled the district to create excellent schools.

Since the completion of the 2013 bond program, the district faces new challenges and opportunities that impact its facilities. These include state mandated educational programs such as transitional kindergarten; seismic safety especially for the oldest buildings; air quality concerns stemming from heat, smoke, and pandemics; solar energy generation and storage; and student safety. These issues were not part of prior bond measures and will form the objectives for this focused and targeted master plan. Here are the district's prior bond programs and what they mainly funded:

1995	Measure D (82% approval)	$22 million	Districtwide modernization and facility repair
2006	Measure U (70.6% approval)	$91.1 million	Reconstruct Hillview Middle School, plus other modernization projects across the district
2013	Measure W (75.3% approval)	$23 million	Build Lower School Upper Campus to accommodate growing district enrollment

MPCSD has the lowest K-12 tax rates in its high school district, and the second lowest in San Mateo County.

School District	Elementary & High School District Tax Rates [1]	Aggregate K-12 Tax Rates [1]
Cabrillo Unified		$73.10
La Honda-Pescadero Unified		$48.80
South San Francisco Unified		$75.60
Jefferson Union High	**$80.20**	
Bayshore Elementary	$33.00	$113.20
Brisbane Elementary	$33.80	$114.00
Jefferson Elementary	$62.70	$142.90
Pacifica Elementary	$57.00	$137.20
San Mateo Union High	**$47.60**	
Burlingame Elementary	$59.50	$107.10
Hillsborough Elementary	$58.30	$105.90
Millbrae Elementary	$29.80	$77.40
San Bruno Elementary	$26.80	$74.40
San Mateo-Foster City Elementary	$56.50	$104.10
Sequoia Union High	**$39.10**	
Belmont-Redwood Shores (within Belmont SFID)	$43.70	$82.80
Belmont-Redwood Shores (within Redwood Shores SFID)	$47.30	$86.40
Las Lomitas Elementary	$47.80	$86.90
Menlo Park Elementary	**$24.90**	**$64.00**
Portola Valley Elementary	$41.60	$80.70
Ravenswood Elementary	$67.40	$106.50
Redwood City Elementary	$49.10	$88.20
San Carlos Elementary	$45.50	$84.60
Woodside Elementary	$37.90	$77.00

(1) Tax rate per $100,000 of AV.

TABLE PROVIDED BY KEYGENT INC.









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PROCESS

+ OUTREACH
+ OUTREACH TIMELINE
+ OUTREACH FINDINGS
+ TARGET PROJECTS

OUTREACH

During the 2022-23 school year, the district began a targeted research and outreach process to investigate specific facility needs. Since completing their prior bond programs (1995, 2006, 2013) that created new classroom space and updated systems, the district in its 2023-24 process focused on strategic needs specific to recent changes in education, student safety, and the community, as well as seismic needs and aging buildings and infrastructure that were not addressed in any previous bond programs and that are no longer cost effective to continue maintaining.

The district led an efficient investigative process as part of their planning outreach which included the following consultants:

CUMMING GROUP
Led Facilities Assessment

GUIDEPOST SOLUTIONS
Provided a School Safety Assessment

BMWL CAMPAIGNS
Researched assets, challenges, and components of a successful bond measure

KEYGENT INC.
Presented a Bond Refinancing Overview

EMC RESEARCH, INC.
Presented Public Opinion Polling

SAN MATEO COUNTY OFFICE OF EDUCATION
Presented Sustainability baseline and recommendations

In addition, district staff, families, and community were engaged:

Superintendent Gracia solicited community input at town hall events.

PTO Leaders involved in Guidepost Survey.

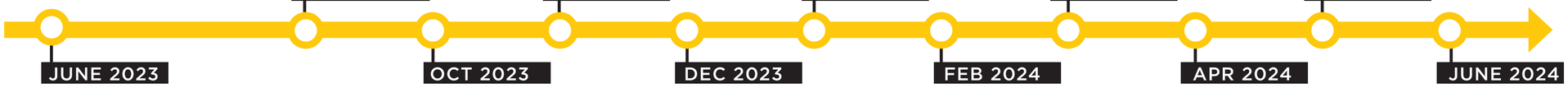
MPEA and CSEA leaders regularly met with district staff to provide input considering staff working conditions.

District families provided input about school safety, security, and quality via the Panorama Education annual survey.

Board Meetings with facility presentations and discussions on the agenda were especially advertised to district families and the public.



OUTREACH TIMELINE



JUNE 2023

Guidepost presented their School Safety Assessment Results.

Supt. Gracia presented Response to Guidepost: Assessment to Action Presentation.

SEPT 2023

Supt. Gracia presented MPCSD's Safety Roadmap.

Board approved proposal with Park and DeLong to begin an eligibility study to determine funding eligibility.

OCT 2023

Board approved contract with BMWL Communications Agreement for research, strategy, and communications consulting.

NOV 2023

Supt. Gracia presented MPCSD'S Facilities Planning process and the identified critical needs and priorities.

Keygent Inc. presented a Bond Finance Overview.

Board approved Solar and Battery Storage Study Agreement and Proposal with Sage/NVS.

DEC 2023

BMWL presented an overview of assets, challenges, and components of a successful bond measure.

Supt. Gracia presented a Facilities Plan Update which included priority areas and funding sources.

JAN 2024

SMCOE Environmental Literacy and Sustainability Coordinator presented baseline data, including recommendations for sustainability.

FEB 2024

Keygent Inc. presented a Bond Refinancing Overview to the board.

MAR 2024

EMC Research presented findings and analysis of Public Opinion Polling on bond.

Board Approved Resolution No. 23.24.11 Authorizing the Issuance and Sale of General Obligation Refunding Bonds to return funds to taxpayers.

APR 2024

Supt. Gracia presented MPCSD's Facilities Plan with revised prioritization and reduced needs by $35M.

Supt. Gracia presented Bond Discussion and Community Input for board discussion.

MAY 2024

Supt Gracia presented a draft resolution of the Board of Education of Menlo Park City School District Ordering a School Bond Election.

JUNE 2024

The Board of Education voted to approve Resolution No. 23.24.21, Resolution of the Board of Education Menlo Park City School District Ordering School Bond Election and Consolidating that Election with the November 5, 2024, Statewide General Election Pursuant to Elections Code 10403.

OUTREACH FINDINGS

Throughout the outreach process, community discussion and consultant presentations helped shape the district's priorities. Several key themes emerged as top areas of focus, reflecting facility needs and concerns of the community. These themes include:

STUDENT SAFETY

Some campus areas are porous and open. Closing off campuses during school hours, and funneling visitors through the office will enhance security. The design of these improvements will balance a safe perimeter with a visually welcoming campus environment.

HEATING AND AIR CONDITIONING (HVAC)

Increased temperatures combined with poorer air quality due to wildfires has led to the urgent need for improving indoor air quality. Studies also show that learning increases with classroom thermal comfort making districtwide air conditioning a top concern.

CAPITAL IMPROVEMENT AND RENEWAL

Campus systems, finishes, and site features require renewal and improvement such as campus fire alarm systems, campus security cameras, site paving and asphalt, and other features in some of the older classroom wings.

ENERGY CONSERVATION

While there is currently some solar energy generation, there is a great opportunity to expand these systems throughout the district and add backup power systems to benefit even more from energy generation.

SEISMIC SAFETY

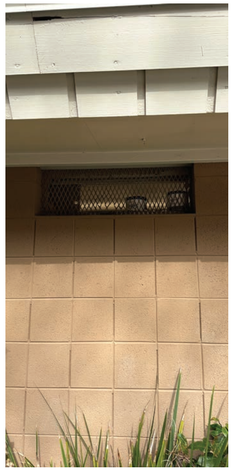
The older classroom wings, administration, and multi-purpose building, built in 1959, at Laurel Lower Campus have performed well for their industry accepted lifespan of 50 years and should now be replaced to offer programming improvements, energy savings and systems efficiency, and full compliance with current codes and materials.

These prioritized focus areas informed the following list of projects, aligned into the district's Guiding Principles for facilities planning objectives.









TARGET PROJECTS

SCHOOL SAFETY & SECURITY UPGRADES

Priority Fencing: Improve perimeter access at the campuses with fencing and landscaping. Locate fencing between wings to minimize visual impact wherever possible.

Fire Alarm System Upgrades: Renovate and upgrade campus fire alarm systems to modern standards.

Campus Security: Renovate and upgrade campus security alarm and security camera systems.

Access control: Install new electrified door access controls throughout the district, which includes card-reader key access and automatic locking controls.

Emergency Power: Provide emergency power systems to maintain critical systems operations during outages.

MAINTAIN QUALITY SCHOOLS

Laurel Lower Campus Improvements: This campus' 1959 buildings need replacing with modern seismic standards that also support modern teaching methodologies. The original campus classroom wings and administration building are recommended for replacement (Wings A, B, C, G, and ELC). The multi-use building would be targeted for either renovation or replacement.

Modernize Aging Buildings: Several existing wings throughout the district have single-pane windows, and aging casework, sinks, roofing, and restrooms. These are wings that received limited improvements with the prior program 18 years ago. Major building systems and code required upgrades would be prioritized with these improvements to existing wings.

Asphalt Repair: Asphalt pathways, play areas, and parking lots that are aging and in need of repair would be refreshed to extend the useful life of these outdoor surfaces.

Exterior Painting: All buildings would be re-painted resulting in fresh campuses for the community.

CLIMATE RESILIENCE & HEALTHIER SPACES

Shade Structures: Provide additional shade for lunch, student learning, and outdoor play where appropriate. Structures could be combined with solar panel systems, roofed-in lunch structures, or fabric sails. Creating more campus shade would better support and encourage outdoor student activities.

Air Conditioning and Updated Systems: Replace aging heating systems with new energy efficient, all-electric heating and cooling systems. This will reduce classroom overheating (currently, 94% of classrooms are without air conditioning), enhance outdoor fresh-air circulation within the classrooms, and improve indoor air quality.

Solar Expansion: In addition to the existing solar at Hillview, other solar arrays could be added to all campuses, either through roof structures or stand-alone shade structures at playgrounds and field areas. Solar expansion will help offset increased electric loads from the all-electric HVAC systems.

MODERN TECHNOLOGY & INFRASTRUCTURE

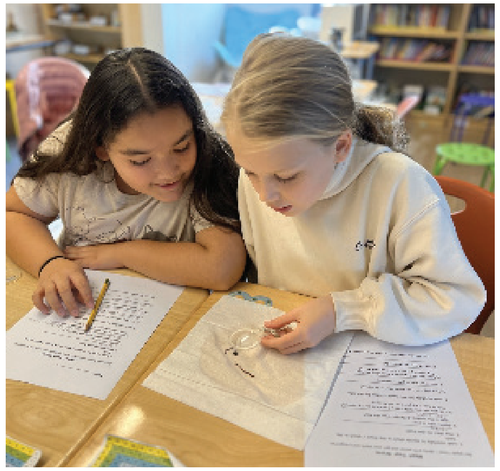
Replace Outdated Wiring: Much of the underlying physical cabling in the district is older than 10 years and does not meet current standards for transmission rates and is considered unreliable. Replacement of copper and fiber runs in schools will not only improve reliability but will grant the district a certain amount of "future proofing."

Classroom AV: The AV systems in most classrooms are more than 20 years old. Upgrades will engage learners with sharp visuals and interactive features and provide clear sound that reaches every student.

Emergency Communications: Replace outdated school-wide communication systems to possibly include visual and audio alerts which will prompt staff and students to follow the proper protocols to remain safe.









4

BUDGETING & FUNDING

+ BUDGETING OVERVIEW
+ FUNDING SUMMARY
+ PRIORITIZED WORK AND CONCEPTUAL COSTS

BUDGETING OVERVIEW

Initial project budgets are defined in the master plan to help guide the district's expectations and planning decisions. These initial project budgets are based on basic assumptions of similar project types. Since designs have not been created, they do not reflect a cost estimate for a specific project. These budgets will evolve and adjust with a future bond program and form a good starting-point for the district's planning and help prioritize which projects to advance in a future bond program.

The costs included in this facilities master plan were prepared by The Cumming Group directly for the Menlo Park City School District. They are subdivided into two categories. Costs listed for each project description at each campus reflect a planning budget for the construction work described for that line item at that campus.

Other costs outside of the specific project construction costs will be required to complete an overall bond program, including the engineering and design costs ("Soft Costs"), allowances to cover future unknowns ("Design / DSA Contingency"), unknown cost increases over time ("Escalation and Market Conditions"), and a general contingency for other unknowns and overall bond program costs ("District and Board Reserve"). Combining these two cost categories forms the overall anticipated budget for a future bond program, based on the factors known at this time.

Ultimately, the Facilities Master Plan sets an overall vision, series of priorities, and expectations for future facilities improvements. This information captures the starting point for a future program and would be followed by a future implementation plan. An implementation plan will capture and refine the information contained in the master plan by establishing a list of prioritized projects, specific project timelines, cash-flow schedules, target project budgets, and contingencies. This would become the next stage in the process to successfully realize the master plan through an overall bond program.





FUNDING SUMMARY

Potential Funding Sources		Total
1	**General Obligation (GO) Bonds (Assume 2026 Project Bidding)**	**$ 123,601,180**
2	Developer Fees	$ 1,500,000
3	State Funding Program - Modernization ($19M Minimum to $26M Maximum Eligibility)	$ 19,000,000
4	State Funding Program - New Construction (8 Elementary Classrooms & 1 SDC Eligible - TBD)	$ 5,000,000
5	Deferred Maintenance	$ 2,400,000
6	Grants	$ 1,940,000
7	Inflation Reduction Act - Tax Credit Direct Pay Monetization (~26% of Solar & Battery Cost)	$ 2,449,000
8	eRate	$ 91,638
Total Potential Funding		**$ 155,981,818**

Funding data source credit: Cumming Group

To fund a future program, the district has researched a variety of funding sources to support these capital improvements. These extend beyond a General Obligation Bond and include possible grants and state-matching programs. The district is leveraging all possible funding sources and opportunities to achieve the vision set forth in the master plan.



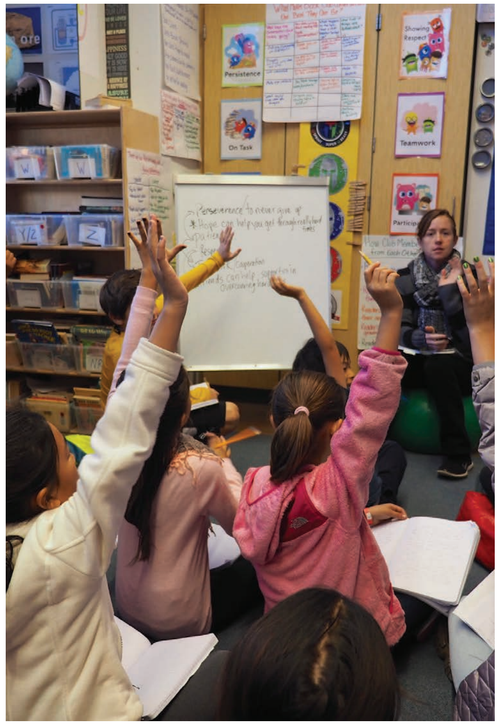
PRIORITIZED WORK AND CONCEPTUAL COSTS

The budget summary list of projects and the Facilities Master Plan form a good starting-point for the district's planning and will evolve and adjust as a bond program is implemented. This is not a guaranteed list of projects. The list helps prioritize which projects advance and get implemented depending on scope, sequence, and funding.

CUMMING GROUP

		Encinal	Oak Knoll	Laurel Lower	Laurel Upper	Hillview MS	District Office	2026 Total
School Safety and Security Upgrades								
S-1	Priority Fencing and Wayfinding	$ 132,000	$ 176,000	$ 198,000	$ 44,000	$ 44,000	N/A	$ 594,000
S-2	Fire Alarm System Upgrades	$ 264,000	$ 264,000	$ 165,000	$ 165,000	$ 385,000	$ 132,000	$ 1,375,000
S-3	Alarm and Security Camera System Upgrades	$ 132,000	$ 132,000	$ 137,500	$ 93,500	$ 159,500	Included	$ 654,500
S-4	Electrified Door Access, Card Keys - Districtwide	$ 562,186	$ 440,000	$ 440,000	$ 440,000	$ 624,619	Included	$ 2,506,804
S-5	Battery Energy Storage System (BESS) - Districtwide & UPS Upgrades for IDF/MDF	$ 809,000	$ 504,000	$ 669,000	$ 669,000	$ 1,153,000	Included	$ 3,804,000
Replace Outdated Construction and Maintain Quality Schools (Including Seismic Upgrades)								
N-1	New Construction (Primarily Laurel Lower 1959 Construction)	$ 2,437,662	$ 220,000	$ 36,222,120	$ 220,000	$ 3,245,000	N/A	$ 42,344,782
M-1	Modernization (Primarily for Buildings Greater Than 20 Years Old)	$ 7,053,251	$ 7,322,700	N/A	N/A	$ 2,838,000	$ 760,650	$ 17,974,601
M-2	Modernization (Primarily for Buildings Less Than 20 Years Old)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
M-3	Asphalt Repair	$ 964,535	$ 825,343	$ 618,846	$ 165,000	$ 901,809	$ 176,609	$ 3,652,142
M-4	Exterior Painting	$ 463,894	$ 353,470	$ 294,048	$ 220,000	$ 588,734	$ 175,313	$ 2,095,458
Climate Resilience and Healthier Learning Spaces								
C-1	Shade Structures	$ 402,908	$ 402,908	$ 402,908	$ 402,908	$ 402,908	N/A	$ 2,014,540
C-2	New Electric Heating, Ventilation, and Air Conditioning (HVAC) - Districtwide	$ 6,345,723	$ 5,526,518	$ 5,513,278	$ 3,752,537	$ 4,307,406	$ 886,778	$ 26,332,240
C-3	Solar Expansion	$ 1,998,000	$ 710,000	$ 743,000	$ 638,000	$ 1,247,000	Included	$ 5,336,000
Modern Technology and Outdated Infrastructure								
T-1	Replace Outdated Fiber (Backbone) & Copper (Data) Wiring	$ 415,507	$ 379,353	$ 269,033	$ 84,225	$ 421,549	Included	$ 1,569,666
T-2	Classroom AV, Emergency Communications, and System Upgrades (Primarily Systems Greater Than 20 Years Ol	$ 448,800	$ 430,100	$ 280,500	$ 187,000	$ 523,600	N/A	$ 1,870,000
T-3	Replace Interactive Presentation Screens	$ 242,880	$ 232,760	$ 151,800	$ 101,200	$ 283,360	N/A	$ 1,012,000
T-4	EV Charging Stations	$ 330,000	$ 330,000	$ 330,000	$ 330,000	$ 495,000	$ 165,000	$ 1,980,000
Total Baseline Square Footage Cost Estimates		**$ 23,002,346**	**$ 18,249,151**	**$ 46,435,032**	**$ 7,512,370**	**$ 17,620,484**	**$ 2,296,350**	**$ 115,115,733**

Conceptual data source credit: Cumming Group









5

CAMPUS MASTER PLANS

+ ENCINAL ELEMENTARY SCHOOL
+ LAUREL SCHOOL LOWER CAMPUS
+ LAUREL SCHOOL UPPER CAMPUS
+ OAK KNOLL ELEMENTARY SCHOOL
+ HILLVIEW MIDDLE SCHOOL











ENCINAL ELEMENTARY SCHOOL

195 Encinal Ave.
Atherton, CA 94027

Grades: TK-5

Year Opened: 1948

Student Population: 604



LEGEND

Classrooms

(#)	Room Number
ART	Art Room
MU	Music Room
SLC	Student Learning Center
WL	World Language

Common

G	Gymnasium
KN	Kitchen
LIB	Library
MULTI	Multi-Purpose Building
SH	Shade Structure
STG	Stage
TV	Media Studio

Administration

C	Counselor
CR	Conference Room
ELDS	English Language Dev.
FL	Faculty Lounge
FW	Faculty Work Room
H	Health Offices
O	Office
OT	Occupational Therapy
PO	Principal's Office
RR	Reading Room

Utility

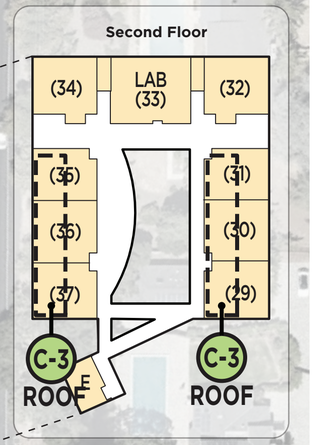
R	Restroom
B	Boys Restroom
G	Girls Restroom
S	Storage, Custodian, etc.

ENCINAL ELEMENTARY SCHOOL - EXISTING PLAN

CAMPUS MASTER PLAN HIGHLIGHTS

C-2 HVAC in Every Classroom
This will reduce classroom overheating (currently, 94% of classrooms are without air conditioning), enhance outdoor fresh-air circulation within the classrooms, and improve indoor air quality.





LEGEND

- No Renovation Needed (Building <20 Yrs)
- Proposed Modernization (Building >20 Yrs)
- New Construction

CAMPUS PROJECTS

Maintain Quality Schools

- N-1 Updated Play Structure
- N-2 Potential Classroom Expansion
- M-1 Asphalt Repair
- M-2 Exterior Painting

School Safety & Security

- S-2 Fire Alarm System Upgrades
- S-3 Security Camera Upgrades
- S-4 Electrified Door Controls
- S-5 Campus Backup Power System

Climate Resilience

- C-1 New Shade Structure
- C-2 New Classroom Heating & Air Con. (HVAC)
- C-3 New Solar Panels

Modern Technology & Infrastructure

- T-1 Replace Campus Data Wiring
- T-2 Upgrade Classroom AV
- T-3 Replace Interactive Presentation Screens
- T-4 New EV Charging Stations

Campus-wide projects are not shown on plan.

0' 25' 50'

ENCINAL ELEMENTARY SCHOOL - PROPOSED PLAN









LAUREL SCHOOL LOWER CAMPUS

Lower: 95 Edge Rd.
Atherton, CA 94027

Grades: Preschool-Grade 2

Year Opened: 1959

Student Population: 392

ELC Students: 52



LEGEND

Classrooms

(#)	Room Number
ART	Art Room
ELC	English Learning Center
MU	Music Room
SLC	Student Learning Center

Common

KN	Kitchen
LIB	Library
LL	Language Lab
MULTI	Multi-Purpose Building
SH	Shade Structure
STG	Stage

Administration

CR	Conference Room
FL	Faculty Lounge
FW	Faculty Work Room
O	Office
PO	Principal's Office

Utility

R	Restroom
B	Boys Restroom
G	Girls Restroom

LAUREL SCHOOL LOWER CAMPUS- EXISTING PLAN

CAMPUS MASTER PLAN HIGHLIGHTS

C-2 HVAC In Every Classroom
This will reduce classroom overheating, enhance outdoor fresh-air circulation within the classrooms, and improve indoor air quality.

N-1 New Classroom Wings
The ELC, B, C, and G wings were identified to be replaced with modern, safe, and secure classroom spaces.

N-2 New Admin Wing and Library
The Admin and Library wings will be replaced with a modern, safe, and secure building.



NEW BUILDINGS SHOWN FOR ILLUSTRATIVE PLANNING PURPOSES ONLY.
ACTUAL DESIGN TO BE DEVELOPED.

0' 25' 50'

LEGEND

- No Renovation Needed (Building <20 Yrs)
- Proposed Modernization (Building >20 Yrs)
- New Construction

CAMPUS PROJECTS

Maintain Quality Schools
- N-1 New Classroom Wing
- N-2 New Admin Wing + Library
- N-3 Updated Play Structure
- M-1 Asphalt Repair
- M-2 Exterior Painting

School Safety & Security
- S-1 Fencing Upgrades
- S-2 Fire Alarm System Upgrades
- S-3 Security Camera Upgrades
- S-4 Electrified Door Controls
- S-4 Campus Backup Power System

Climate Resilience
- C-1 New Shade Structure
- C-2 New Classroom Heating & Air Con. (HVAC)
- C-3 New Solar Panels

Modern Technology & Infrastructure
- T-1 Replace Campus Data Wiring
- T-2 Upgrade Classroom AV
- T-3 Replace Interactive Presentation Screens
- T-4 New EV Charging Stations

Campus-wide projects are not shown on plan.

LAUREL SCHOOL LOWER CAMPUS- PROPOSED PLAN











LAUREL SCHOOL UPPER CAMPUS

Upper: 275 Elliott Drive
Menlo Park, CA 94025

Grades: 3-5

Year Opened: 2016

Student Population: 318



LEGEND

Class

(#)	Room Number
LAB	STEAM Lab
MU	Music Room

Common

KN	Kitchen
LIB	Library
MULTI	Multi-Purpose Building
STG	Stage

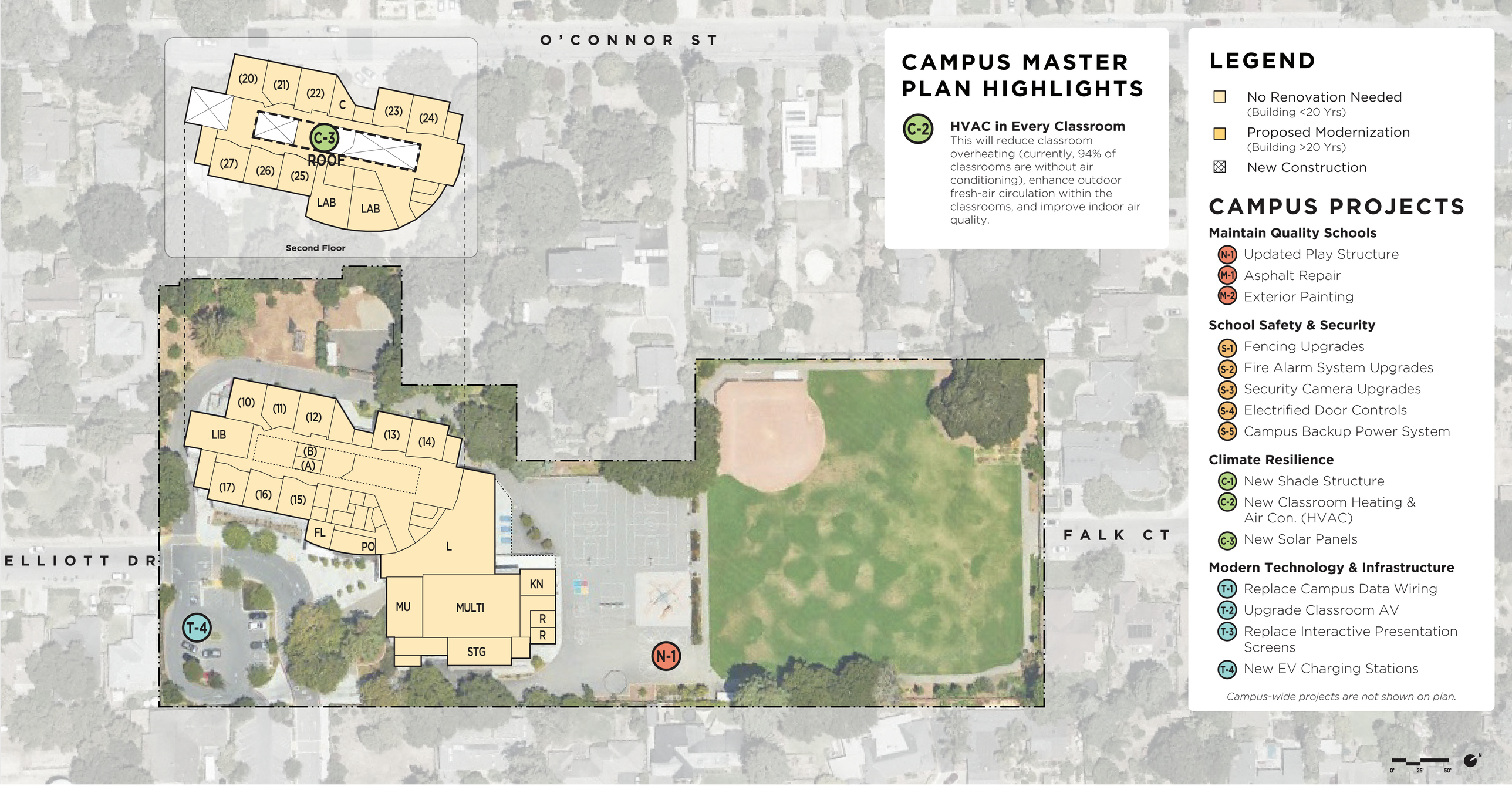
Admin.

C	Counselor
FL	Faculty Lounge
L	Lobby
O	Office
PO	Principal's Office

Util.

R	Restroom

LAUREL SCHOOL UPPER CAMPUS- EXISTING PLAN



CAMPUS MASTER PLAN HIGHLIGHTS

C-2 HVAC in Every Classroom
This will reduce classroom overheating (currently, 94% of classrooms are without air conditioning), enhance outdoor fresh-air circulation within the classrooms, and improve indoor air quality.

LEGEND

- No Renovation Needed (Building <20 Yrs)
- Proposed Modernization (Building >20 Yrs)
- New Construction

CAMPUS PROJECTS

Maintain Quality Schools

- N-1 Updated Play Structure
- M-1 Asphalt Repair
- M-2 Exterior Painting

School Safety & Security

- S-1 Fencing Upgrades
- S-2 Fire Alarm System Upgrades
- S-3 Security Camera Upgrades
- S-4 Electrified Door Controls
- S-5 Campus Backup Power System

Climate Resilience

- C-1 New Shade Structure
- C-2 New Classroom Heating & Air Con. (HVAC)
- C-3 New Solar Panels

Modern Technology & Infrastructure

- T-1 Replace Campus Data Wiring
- T-2 Upgrade Classroom AV
- T-3 Replace Interactive Presentation Screens
- T-4 New EV Charging Stations

Campus-wide projects are not shown on plan.

LAUREL SCHOOL UPPER CAMPUS- PROPOSED PLAN











OAK KNOLL SCHOOL

1895 Oak Knoll Ln
Menlo Park, CA 94025

Grades: Preschool-5

Year Opened: 1951

Student Population: 607

ELC Students: 33



LEGEND

Classrooms

(#)	Room Number
ART	Art Room
ELC	English Literacy Classroom
LAB	STEAM Lab
MU	Music Room
OT	Occupational Therapy
SLC	Student Learning Center
WL	World Language

Common

G	Gymnasium
KN	Kitchen
LIB	Library
STG	Stage
TV	Media Studio

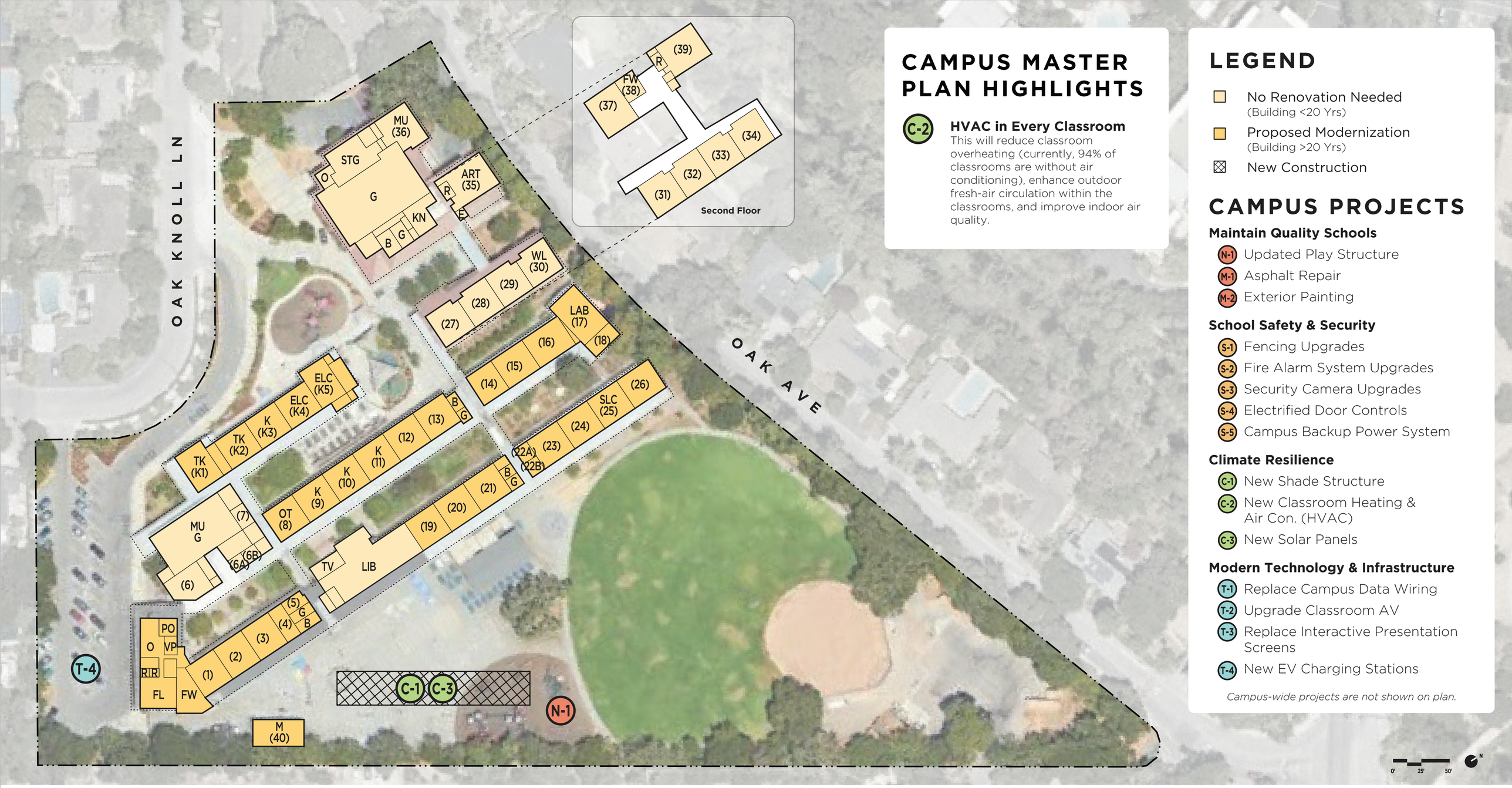
Administration

FL	Faculty Lounge
FW	Faculty Work Room
H	Health Offices
O	Office
PO	Principal's Office

Utility

R	Restroom
B	Boys Restroom
G	Girls Restroom

OAK KNOLL ELEMENTARY SCHOOL - EXISTING PLAN



CAMPUS MASTER PLAN HIGHLIGHTS

C-2 HVAC in Every Classroom

This will reduce classroom overheating (currently, 94% of classrooms are without air conditioning), enhance outdoor fresh-air circulation within the classrooms, and improve indoor air quality.

LEGEND

- No Renovation Needed (Building <20 Yrs)
- Proposed Modernization (Building >20 Yrs)
- New Construction

CAMPUS PROJECTS

Maintain Quality Schools

- N-1 Updated Play Structure
- M-1 Asphalt Repair
- M-2 Exterior Painting

School Safety & Security

- S-1 Fencing Upgrades
- S-2 Fire Alarm System Upgrades
- S-3 Security Camera Upgrades
- S-4 Electrified Door Controls
- S-5 Campus Backup Power System

Climate Resilience

- C-1 New Shade Structure
- C-2 New Classroom Heating & Air Con. (HVAC)
- C-3 New Solar Panels

Modern Technology & Infrastructure

- T-1 Replace Campus Data Wiring
- T-2 Upgrade Classroom AV
- T-3 Replace Interactive Presentation Screens
- T-4 New EV Charging Stations

Campus-wide projects are not shown on plan.

OAK KNOLL ELEMENTARY SCHOOL - PROPOSED PLAN











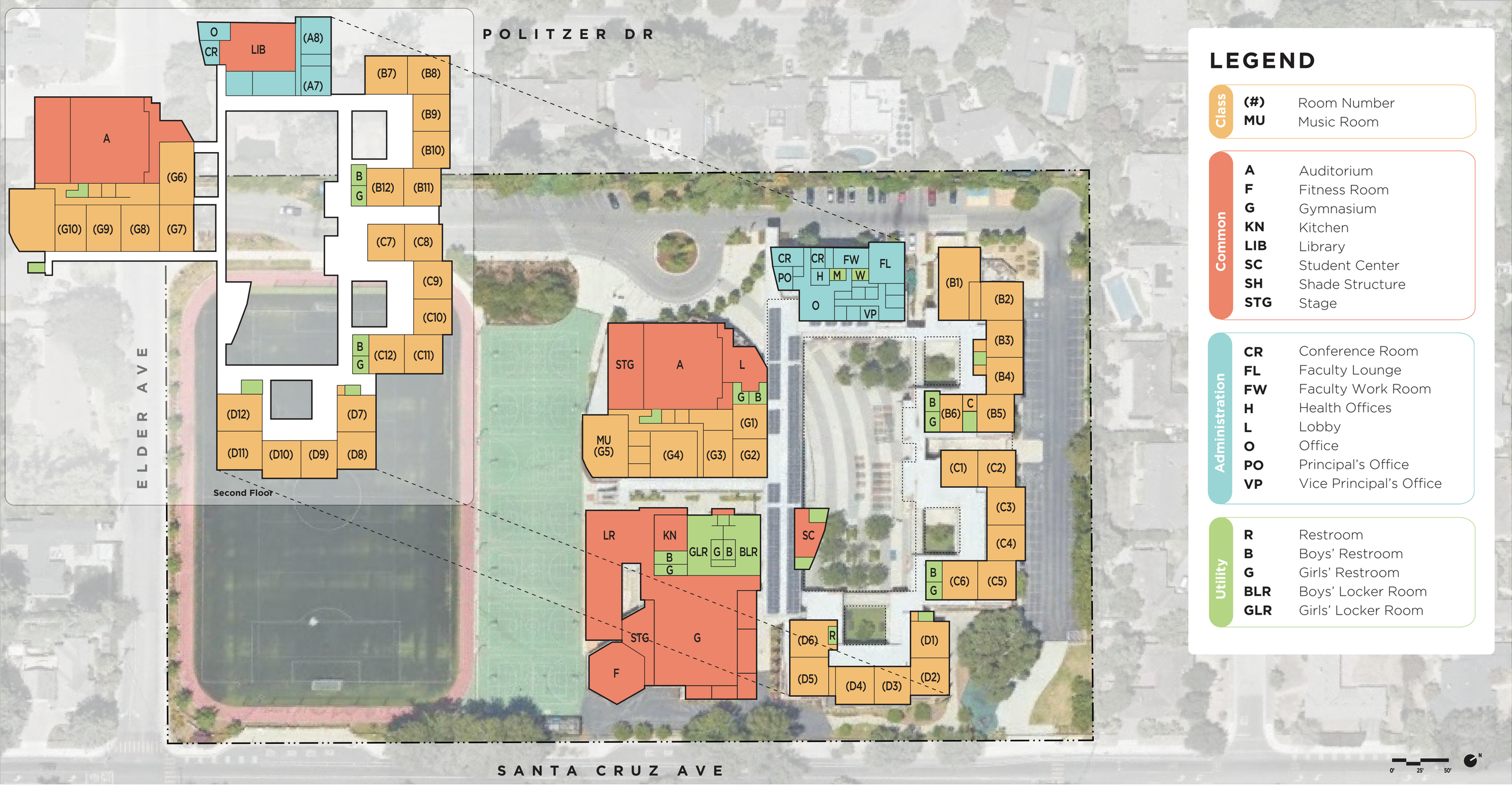
HILLVIEW MIDDLE SCHOOL

1100 Elder Ave.
Menlo Park, CA 94025

Grades: 6-8

Year Founded: 1949

Student Population: 847



LEGEND

Class

(#)	Room Number
MU	Music Room

Common

A	Auditorium
F	Fitness Room
G	Gymnasium
KN	Kitchen
LIB	Library
SC	Student Center
SH	Shade Structure
STG	Stage

Administration

CR	Conference Room
FL	Faculty Lounge
FW	Faculty Work Room
H	Health Offices
L	Lobby
O	Office
PO	Principal's Office
VP	Vice Principal's Office

Utility

R	Restroom
B	Boys' Restroom
G	Girls' Restroom
BLR	Boys' Locker Room
GLR	Girls' Locker Room

HILLVIEW MIDDLE SCHOOL - EXISTING PLAN



CAMPUS MASTER PLAN HIGHLIGHTS

C-2 HVAC In Every Classroom

This will reduce classroom overheating, enhance outdoor fresh-air circulation within the classrooms, and improve indoor air quality.

M-2 Gym & Locker Modernization

New bleachers will be functional and efficient. Modernized locker rooms will enhance comfort and privacy. Additionally, a new teaching kitchen will offer students hands-on culinary skills and nutrition education.

LEGEND

- No Renovation Needed (Building <20 Yrs)
- Proposed Modernization (Building >20 Yrs)
- New Construction

CAMPUS PROJECTS

Maintain Quality Schools

- N-1A New Classroom Wing
- N-1B Classroom Wing Support Renovation
- M-1 Gym and Locker Improvements
- M-2 Asphalt Repair
- M-3 Exterior Painting

School Safety & Security

- S-1 Fencing Upgrades
- S-2 Fire Alarm System Upgrades
- S-3 Security Camera Upgrades
- S-4 Electrified Door Controls
- S-5 Campus Backup Power System

Climate Resilience

- C-1 New Shade Structure
- C-2 New Classroom Heating & Air Con. (HVAC)
- C-3 New Solar Panels

Modern Technology & Infrastructure

- T-1 Replace Campus Data Wiring
- T-2 Upgrade Classroom AV
- T-3 Replace Interactive Presentation Screens
- T-4 New EV Charging Stations

Campus-wide projects are not shown on plan.

0' 25' 50'

HILLVIEW MIDDLE SCHOOL - PROPOSED PLAN

MENLO PARK
CITY SCHOOL DISTRICT

CAW
ARCHITECTS

CUMMING
GROUP