MILLBRAE SCHOOL DISTRICT 2018

Facilities Master Plan

SchoolWorks
Facility Problem Solvers

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EXECUTIVE SUMMARY

PURPOSE OF A FACILITIES MASTER PLAN

In July 2017, SchoolWorks Inc., was retained by the Millbrae School District to develop a Facilities Master Plan as a framework for the development of its school facilities improvements over the next five to ten years. Schoolworks, Inc. assembled a team of specialists in the fields of facility planning, demographics, construction and finance to document and evaluate each school site. Assisting our team was a collaboration of District Administration, Maintenance and Operations staff, Principals, members of the community and the Board of Trustees.

The Facilities Master Plan focuses on how existing and future District facilities can provide the best educational support and experience for the District's students, staff and the community.

Preparation and implementation of a Facilities Master Plan identifies, defines and establishes needs and pathways for facilities improvements. Operating and maintaining educational facilities should have dynamic, responsive long-range planning if the District's facilities are to remain useful, cost-effective and successful in meeting the District's educational goals.

FACILITIES MASTER PLAN GOALS AND OBJECTIVES

- School Site Assessments (Use & Condition)
- Demographic Analysis
- Facility Site & Equity Analysis
- Develop a Database of Facilities Needs
- Review Educational & Technology Specifications
- Identify Costs of All Identified Needs
- Identity Potential Funding Sources
- Develop Principles & Criteria for Prioritization
- Apply Priority Criteria to Needs Database
- Finalize Facilities Master Plan & Present to District and Public

FINDINGS AND CONCLUSIONS

The District and its Facilities & Maintenance staff are to be congratulated on the overall condition of the District's schools. The District's school facilities range in age from more than 30 years to 80 years in age (Taylor MS is celebrating its 80th birthday this year), but they are all structurally sound and maintained to the highest standard the that the District's budgets have allowed. Both parents and community are diverse and active in supporting the schools, and take an interest (as seen in the online survey) in the condition of the schools. The District's academic programs are flourishing, and look to expand their offerings in the next several years.

The District has several basic issues that should be addressed:

- All of the District's elementary schools are approaching full space utilization, and, given the development within District boundaries that is already permitted or in review process, will exceed operational capacity by FY 2023/2024. In addition, there is a large stock of existing homes throughout the District that are significantly undervalued relative to the current market. When these homes do go onto the market, it is likely that the new owners may have children who will also attend District schools. This will compel the District to add additional classroom capacity, or increase class size. Without District action, the use of all available spaces will also limit the District's ability to provide new and innovative teaching programs for their students.

- The utility backbones (water, sewer, gas, base electrical supply, fire alarms) are outdated and undersized for current needs at most schools. In several instances, the utilities are original to the construction of the school several decades ago. These services are not generally visible but are absolutely essential to operating a school. The existing utility backbone also limit the ability of the schools to accommodate additional students or provide new programs and spaces.

- The District has one school, Lomita Park Elementary School, which, due to its design, cannot be modified or added to within the permanent building to increase student capacity. This is important because the District has already designated a section of Lomita Park's attendance area and transferred the resident students to Spring Valley Elementary School, impacting both schools. All the permitted or proposed housing development during the next five to six years is located within the Lomita Park ES attendance area, and will, absent a strong District effort to address the issue, cause both Lomita Park and Spring Valley ES to reach between 106% and 130% of student capacity within the next six years.

FINDINGS AND RECOMMENDATIONS

This Facilities Master Plan recommends several actions that the District should take over the next five to six years:

- The District should begin taking steps to develop, and the District's voters should pass, a local School Construction Bond in 2020 totaling between $80.5 Million to $87.0 Million. This would allow the District to fully access matching State School Bond funds and, supplemented by Developer Fees and other revenues, fully address the District's identified facility needs.

- With the appropriate funding, the District should address the utility infrastructure and other needs identified in this report at each school site.

- The District should demolish the existing Lomita Park Elementary School, and replace it on the same site with a new school with a capacity of approximately 550-600 students. This would accommodate existing site students, students from the attendance area now at Spring Valley ES, and new students from the new housing developments. This would also relieve the overcrowding at Spring Valley ES.

- The District should consider constructing a stand-alone 2,880 SF STEAM/Maker Lab at each elementary school in the District. This would provide new program space for existing programs now occupying current classrooms, and would allow all sites to start similar programs throughout the District.

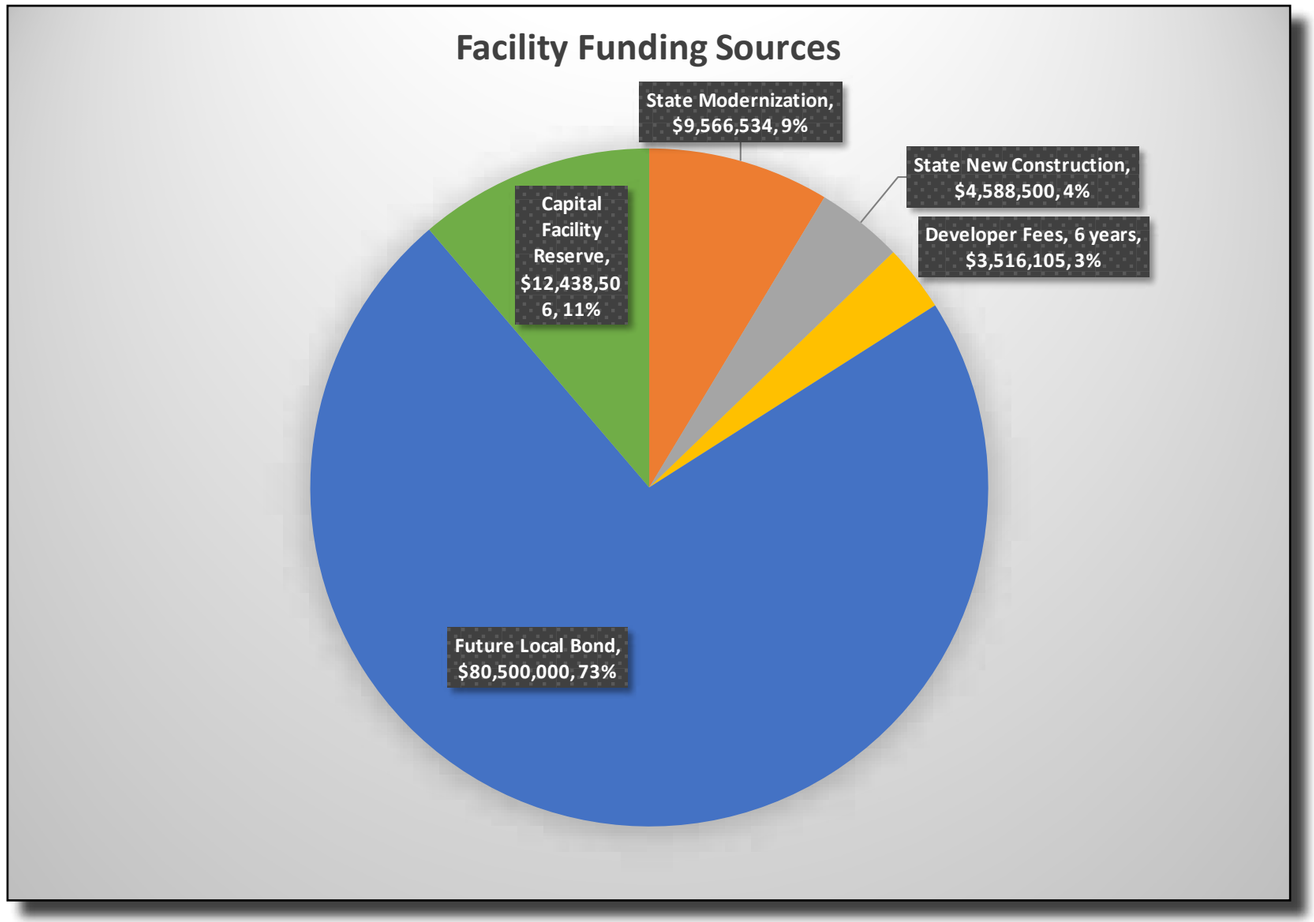
- The District should consider replacing all of its existing portable classrooms at the elementary schools with new permanent construction classrooms. These can be site-built, modular, panelized or some other form of construction, but they will very likely be more efficient and "teachable" than the existing portables, most of which are more than twenty years old.

- Background and details on all these items are contained in this Master Plan. We greatly appreciate the opportunity to work with the District and community on this project.

POTENTIAL REVENUES/RESOURCES

Amount	Source
$9,566,534	State Modernization Program
$4,588,500	State New Construction Program
$3,516,105	Developer Fees, 6 years
$80,500,000	Future Local Bond
$12,438,506	Capital Facility Reserve
$110,609,645	**Total Potential Revenues/Resources**

This Facility Master Plan has identified a total of $110,609,645 in possible revenues to fund the identified facility projects. The revenues include State modernization and new construction grants that are based on the 2018 grant allowances. The State new construction revenues assume a 15% increase over the basic grant funding due to site development and other project specific grants that will be requested. The developer fee revenues include the beginning balance in the developer fee fund and the revenues anticipated over the next six years at the currently approved developer fee rates. The largest revenue source will be a future local bond which will need to generate $80.5 million in proceeds for the facility projects. The implementation plan also assumes the District will approve interim financing in the amount of $30 million in order to complete projects in advance of the local bond funds in order to reduce the impact of inflation.



FACILITY NEEDS BY TYPE

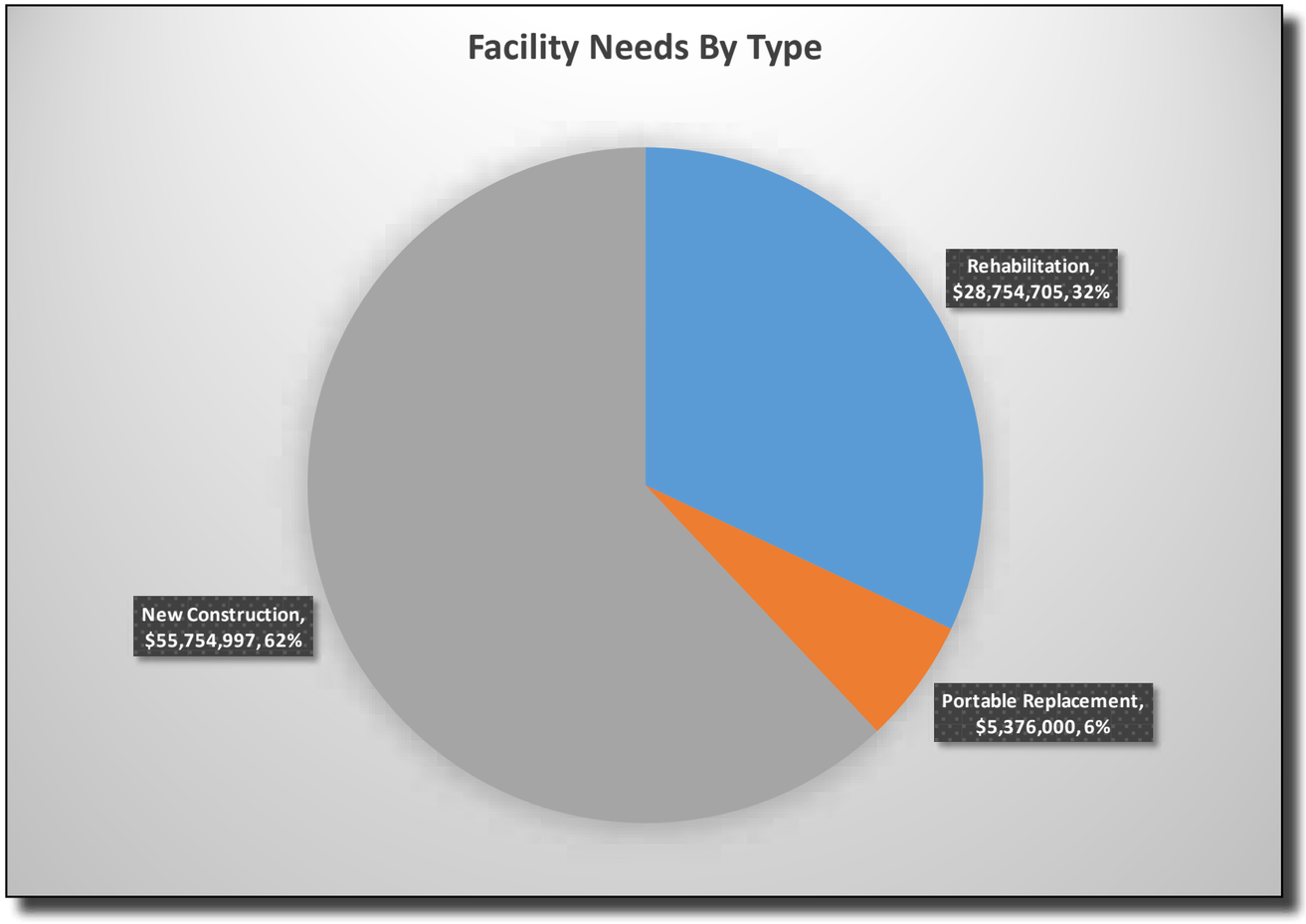
The Facilities Master Plan (FMP) has identified a total of $89,885,702 in facility needs. The existing needs identified in the FMP have been gathered by visiting each school site, assessing the conditions and working with school site staff and District administration.

Amount	Source
$28,754,705	Rehabilitation
$5,376,000	Portable Replacement
$55,754,997	New Construction
$89,885,702	**Total Facility Needs**

Rehabilitation represents general improvements for the existing buildings that result in extending the useful life by an additional 25 years. This includes replacing and upgrading systems, as needed. Modernization funding from the State Building Program can be used to fund both Rehabilitation categories identified in this report.

Portable Replacement refers to the removal of existing portable buildings on site and replacing them with permanent buildings, whether of site-built, modular, panelized or other construction type.

New Construction includes the addition of new buildings such as classroom wings, multi-purpose event centers or gymnasiums. It may also include costs for support facilities such as sports fields, parking or other site-related infrastructure.

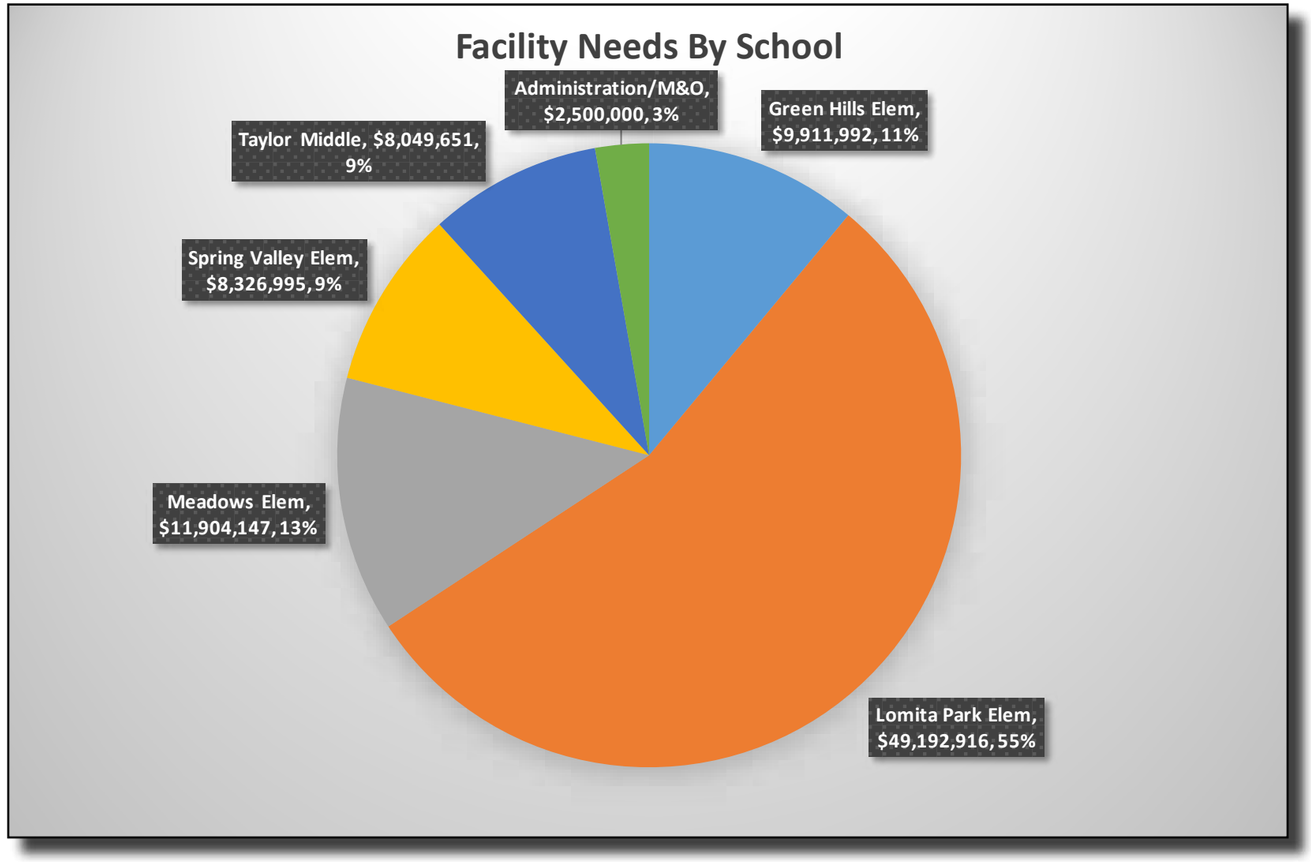


Proposed cost estimates and support budget costs are based upon the current 2018 costs for constructing public works in the region. Actual costs in the implementation plan are adjusted for inflation and construction cost escalation.

FACILITY NEEDS BY SCHOOL SITE

The Facilities Master Plan has identified a total of **$89,885,702** in District-wide facility needs over the next six to ten years, including rehabilitation of existing permanent buildings; replacement of aging portable classrooms with permanent buildings; and additional new facilities construction at selected sites.

Proposed cost estimates and support budget costs are based upon the current 2018 costs for constructing public works in the region. Actual costs in the implementation plan are adjusted for inflation and construction cost escalation.



Category	Green Hills Elem	Lomita Park Elem	Meadows Elem	Spring Valley Elem	Taylor Middle	Administration/M&O	Totals
Rehabilitation	$5,036,632	$0	$7,412,787	$5,755,635	$8,049,651	$2,500,000	$28,754,705
Portable Replacement	$2,688,000	$0	$2,304,000	$384,000	$0	$0	$5,376,000
New Construction	$2,187,360	$49,192,916	$2,187,360	$2,187,360	$0	$0	$55,754,997
Totals	**$9,911,992**	**$49,192,916**	**$11,904,147**	**$8,326,995**	**$8,049,651**	**$2,500,000**	**$89,885,702**

OVERVIEW

The Millbrae School District administration and leadership should be recognized for their continued efforts to fund facility improvement projects by utilizing all available facility funding sources.

The District and its maintenance and custodial staff should be complimented on the overall condition of its school facilities, particularly given the scarcity of dedicated facilities funding over the last decade.

The Facilities Master Plan provides conceptual visions, layouts and budgets. The specific projects to be implemented will vary based on architectural and engineering designs and budgets which will be approved by the School Board at a future date. The District should consider certain components of the Facilities Master Plan as a living document that will require a review and update periodically.

Proposed construction cost estimates and support budget costs are based upon the 2018 costs for constructing public works in the region. Future projects include estimated construction cost escalation. The District should consult with their design and construction professionals on pricing prior to and during any proposed projects. The District should keep in mind all costs identified in the Facilities Master Plan are estimates. It is recommended the District consult with the Architect and Project Manager before finalizing any construction budgets.

SECTION 2

INTRODUCTION & OVERVIEW

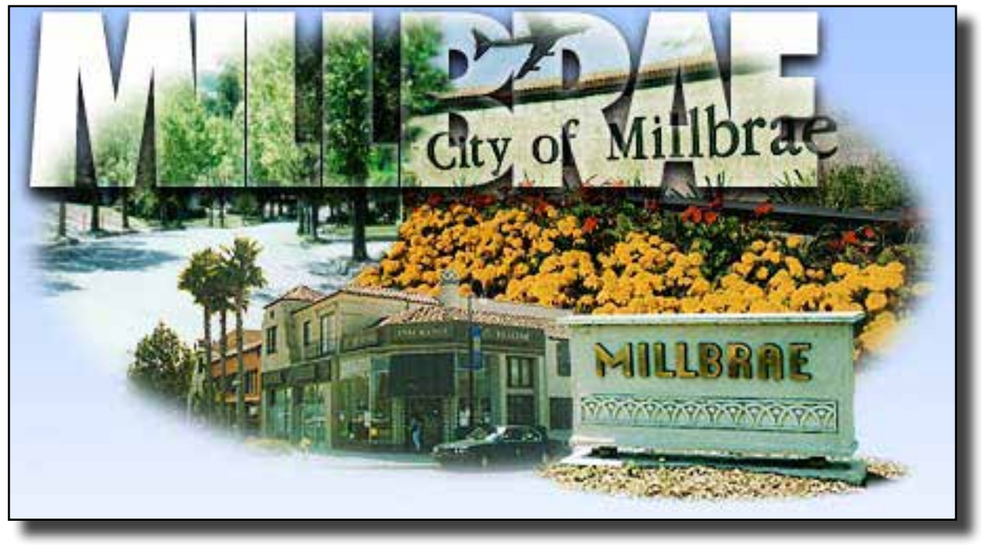
WHY A FACILITIES MASTER PLAN?

Millbrae School District has elected to develop an overall Facilities Master Plan as a framework for the development of its school facilities improvements over the next 10 years, and to provide an ongoing, dynamic road map for that process. The Facilities Master Plan focuses on how existing and future District facilities can provide the best educational support and experience for the District's students, staff and the community.

Preparation and implementation of a Facilities Master Plan identifies, defines and establishes needs and pathways for facilities improvements. Operating and maintaining educational facilities should have dynamic, responsive long-range planning if the District's facilities are to remain useful, cost-effective and successful in meeting the District's educational goals.

THE COMMUNITY

The City of Millbrae is located in San Mateo county on the Peninsula, 15 miles south of San Francisco. Darius Ogden Mills purchased land in the 1860s from the Sanchez family to build a country estate. The former Mills estate was bordered by what is now Skyline Boulevard, Bayshore Highway U.S. Route 101, Millbrae Avenue and Trousdale Drive. The estate became known as "Millbrae" from "Mills" and the Scottish word "brae," which means "rolling hills" or "hill slope. The mansion burned to the ground in a spectacular fire in 1954. The estate was divided and sold to create the Mills Estate residential subdivision, Mills High School, Spring Valley Elementary School and Peninsula Hospital. Today, the mansion is commemorated by a historical plaque placed by the Millbrae Historical Society in 1972 at the entry to Spring Valley Elementary School on Murchison Drive.



Incorporated in 1948, the boundaries of this city extend roughly from the Bayshore Freeway on the east to Skyline Boulevard on the west. This distance is approximately 1.7 miles. The distance between the north and south city limit line is approximately 2.05 miles. Today, Millbrae boasts an ethnically diverse population with over 23,000 residents.

City of Millbrae Mission Statement

Enhancing the quality of life in our shared community, providing great services, encouraging community engagement, fostering economic growth, and embracing cultural diversity in a safe environment.

ABOUT THE DISTRICT

Together We Achieve the Extraordinary!

About the District

The Millbrae Elementary School District is a TK-8 district situated in northern San Mateo County adjacent to the San Francisco International Airport. The District operates five schools: Green Hills Elementary, Lomita Park Elementary, Meadowsentary, Spring Valley Elementary and Taylor Middle School within the city of Millbrae.

Vision

- Nurture Emotional Intelligence
- Promote a Passion for Learning
- Foster an Innovative Learning Environment
- Connect Self and Learning to the World

Mission Statement/Guiding Principles

- Inspire our community with opportunities to learn and thrive
- Commit to a shared purpose that guarantees each student a strong academic foundation
- Ensure equity through access and opportunity for all

GREEN HILLS SCHOOL

LOMITA PARK SCHOOL

MEADOWS SCHOOL

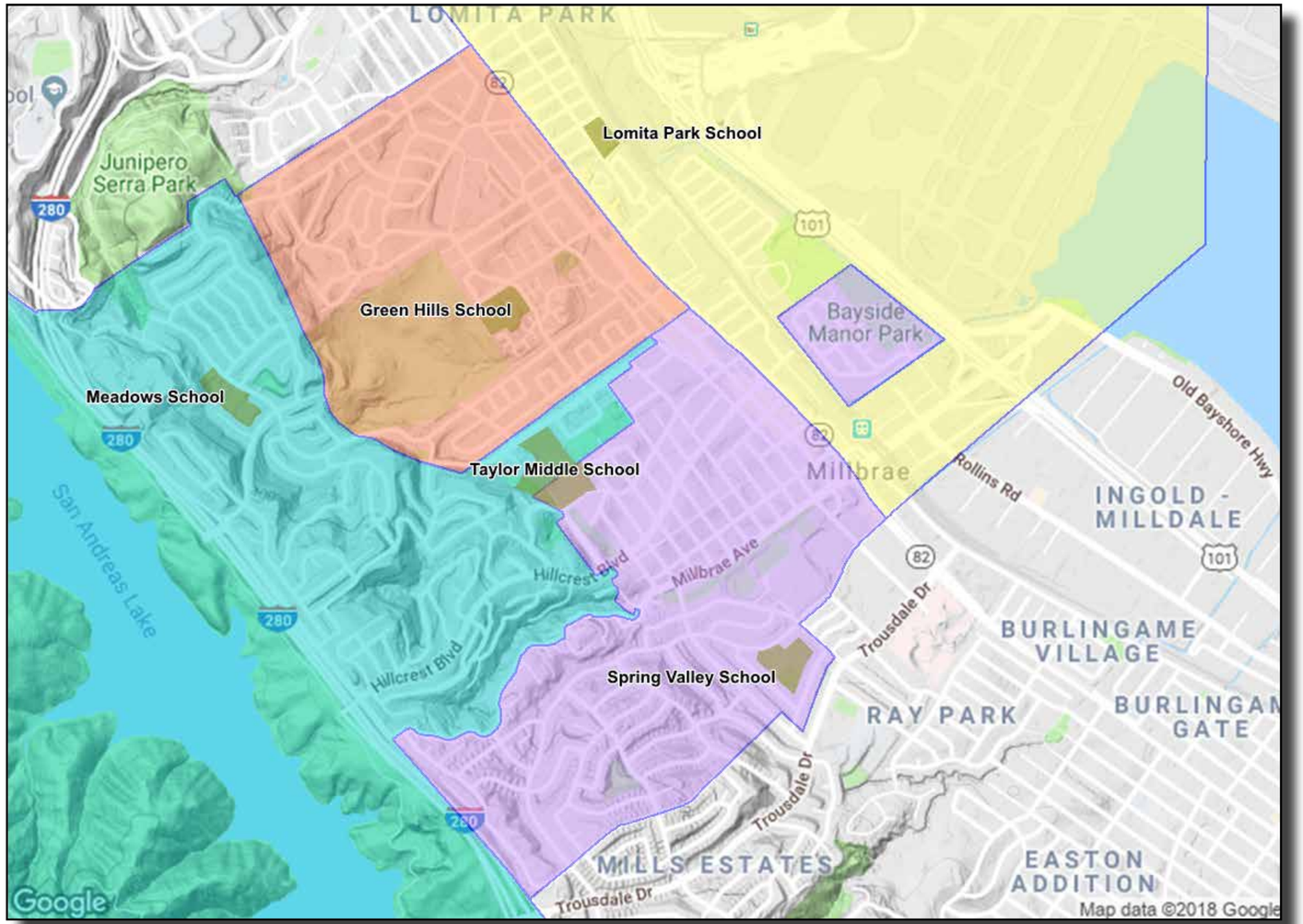
SPRING VALLEY SCHOOL

TAYLOR MIDDLE SCHOOL

SECTION 3

DEMOGRAPHICS & ENROLLMENT PROJECTIONS

DISTRICT ATTENDANCE BOUNDARIES



School list

Green Hills School	401 Ludeman Lane, Millbrae, CA 94030
Lomita Park School	200 Santa Helena, San Bruno, CA 94066
Meadows School	1101 Helen Drive, Millbrae, CA 94030
Spring Valley School	817 Murchison Drive, Millbrae, CA 94030
Taylor Middle School	850 Taylor Boulevard, Millbrae, CA 94030

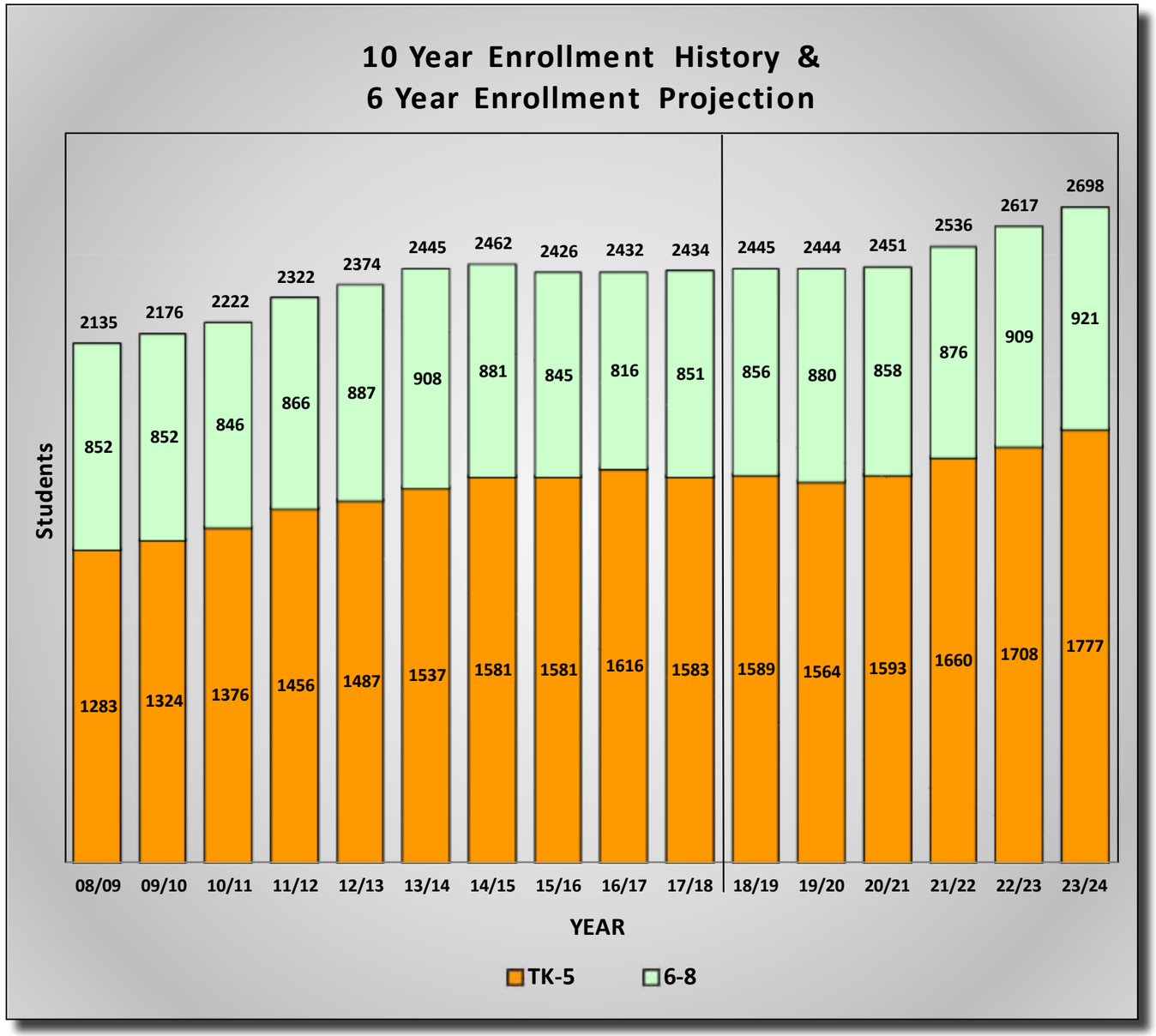
DISTRICT ENROLLMENT PROJECTIONS

Millbrae School District has experienced stable enrollment for the past five years. This chart provides a summary of the last 10 years of historic enrollment and projected enrollment for the next six years. The color orange represents the historic and projected enrollment for the elementary school grades TK-5. The color green represents the historic and projected enrollment for the middle school grades 6-8. The entire District enrollment is shown at the top of each bar chart.

The District is projected to increase in enrollment over the next six years with a projected enrollment of 2,698 students in the 23/24 school year. This is a total increase of 264 students from the current enrollment.

The projections are predicated upon information provided by local municipalities on the development of 963 housing units over the next six (6) years. If the building rates increase or decrease, then the timeline shown in these projections will need to be modified accordingly.

The Districts budget projections indicated a drop in enrollment of 160 students over the next three (3) years. Our demographic projections show an increase of 17 students during the same three (3) year period. The budget projections show a conservative view point for fiscal purposes. The projections should be monitored annually to track the facility needs.



PROJECTIONS METHODOLOGY

The enrollment projections are generated using a State standard weighted cohort trend analysis. The basic projections are created by studying the individual geographic areas. Once the trends are analyzed for each area, the base projections are modified using the following procedures:

- Birth rates are used to project future kindergarten enrollment. It is assumed if the births indicate there was an increase of 4% one year, then there will be a corresponding 4% increase in the kindergarten class five years later.

- New Housing Development rates and yield factors are compared to the historical impact of development, and if the future projections exceed the historical values, the projections are augmented accordingly.

- Inter-District student counts are not included in the base geographic trend analysis since these students reside outside of the District. Therefore, the current number of students-per-school and students-per-grade are added to the base projections.

- The number of students living in the boundary are used to generate the cohort factors. The weighted average of the three years was determined with the current year weighted 50%, the prior year 33.3% and the last year 16.7%. This gives the current trends more value in determining the projections. Those cohorts are then used to determine the students who will be residing in each attendance area for the following years.

The District-wide and school-specific enrollment projections are meant to serve as a planning tool to help with both long- and short-term planning. Demographic Studies with enrollment projections examine the factors that influence school enrollments, namely trends in demographics, birth rates and housing development.

This Study provides information based on the 2017/18 District enrollments and programs, local planning policies and residential development. As these factors change and time lines are adjusted, the Demographic Study should be revised to reflect the most current information.

Millbrae School District
Enrollment Projection Summary by School

School	Current Enrollment 17/18	18/19	19/20	20/21	21/22	22/23	23/24
Green Hills	397	405	396	395	399	398	407
Lomita Park	309	305	309	324	371	424	470
Meadows	433	439	421	422	431	427	436
Spring Valley	444	440	438	452	459	459	464
Elementary Totals	**1,583**	**1,589**	**1,564**	**1,593**	**1,660**	**1,708**	**1,777**
Taylor Middle	851	856	880	858	876	909	921
Middle Totals	**851**	**856**	**880**	**858**	**876**	**909**	**921**
District Totals	**2,434**	**2,445**	**2,444**	**2,451**	**2,536**	**2,617**	**2,698**
Annual Change		11	-1	7	85	81	81

CLASSROOM CAPACITY & UTILIZATION

It is important to understand that capacity and classroom counts may be viewed different ways for different purposes. The State School Facilities Program (SFP) considers all available teaching stations excluding physical education facilities and core facilities (e.g., libraries, multipurpose rooms, and administrative spaces), as part of the site capcities when calculating eligibility for new construction or modernization funding. The State also has its own loading standard per classroom as part of the eligibility determinations.

Another method for calculating capacity and number of classrooms is based on local District standards of class size and a definition of what is considered a full day teaching station. The District may set aside several classroom spaces defined by the SFP for specialized programs or pull-out spaces.

The classroom counts and capacities defined in the Facilites Master Plan represents the rooms that have been identified by Millbrae School District as designated full-time teaching stations. This count is a net count and may not take into consideration other rooms which could be used as a full-time teaching station, but are needed for other special programs offered by the District.

The capacity is calculated by multiplying the number of classrooms by the District loading standards (number of students per classroom) for facility planning purposes. Below are the facility planning loading standards.

Grade	Loading Standard
TK-K	24
1-3	24
4-5	30
6-8	30

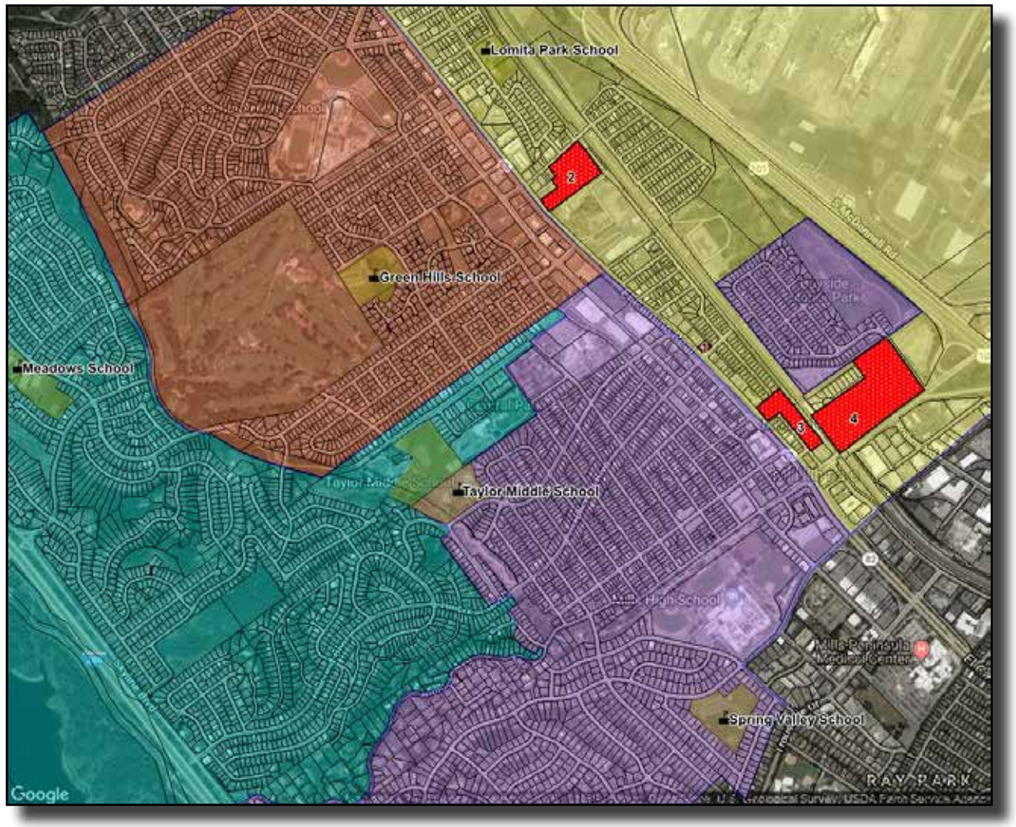
School Facility Utilization

Elementary Schools	Classrooms	District Capacity	2017/18 Current Enrollment	2023/24 Projected Enrollment	2017/18 Current Utilization	2023/24 Projected Utilization
Green Hills	17	444	397	407	89.4%	91.7%
Lomita Park	14	360	309	470	85.8%	130.6%
Meadows	18	462	433	436	93.7%	94.4%
Spring Valley	17	438	444	464	101.4%	105.9%
Sub-Totals	**66**	**1,704**	**1,583**	**1,777**	**92.9%**	**104.3%**
Middle School						
Taylor Middle	36	1,080	851	921	78.8%	85.3%
Sub-Totals	**36**	**1,080**	**851**	**921**	**78.8%**	**85.3%**
District Totals	**102**	**2,784**	**2,434**	**2,698**	**87.4%**	**96.9%**

The utilization chart provides a guideline to analyze how current classroom space is being utilized at each site to determine if there is room for growth or additional programs, or if the site is overcrowded. The elementary schools are currently all running at a utilization of 85% or greater. This means there is very little space available for additional new programs or future growth in enrollment without adding additional classrooms or increasing class sizes. Taylor Middle School is currently at 78% and does have some additional capacity to handle future growth.

- Utilization under 70%
- Utilization at least 70% but under 80%
- Utilization over 100%

HOUSING DEVELOPMENT & YIELD RATES



Millbrae School District
New Development Construction
Housing Units per Year

School	18/19 Year 1	19/20 Year 2	20/21 Year 3	21/22 Year 4	22/23 Year 5	23/24 Year 6	Totals
Green Hills	0	0	0	0	0	0	0
Lomita Park	0	0	30	283	350	300	963
Meadows	0	0	0	0	0	0	0
Spring Valley	0	0	0	0	0	0	0
Elementary Totals	**0**	**0**	**30**	**283**	**350**	**300**	**963**
Taylor Middle	0	0	30	283	350	300	963
Middle Totals	**0**	**0**	**30**	**283**	**350**	**300**	**963**

Assuming that 963 of the 1,207 planned units are completed over a six year period, there would be an average of 161 new housing units per year. To determine the impact of the new housing development, each new housing unit is multiplied by the student yield rate. Currently the District student yield rate is 0.249 students per housing unit. This breaks down as follows:

Grade	District	State
K-6	0.183	0.40
7-8	0.066	0.10
Total	0.249	0.50

The yield rate used for new construction eligibility determination in the State Building Program is 0.50 students per home for K-8 districts. The yield rate in the Millbrae School District is lower than the State average.

The District's funding advisor, KNN Public Finance, noted that median average assessed value of single family homes in the District was $584,244, while the median home sale price was $1,427,500. This may indicate a large stock of single family homes currently held out of the market, and which, if sold over the next five to seven years, could be occupied by families with children, raising the enrollment throughout all the neighborhoods and schools in the District.

New Housing Developments

ID	Name	Remaining Units	6 Year Projections
1	400 El Camino Real	63	63
2	El Rancho Inn	300	300
3	Serra Station	444	300
4	TOD #2	400	300
	TOTAL	**1,207**	**963**

SECTION 4

FACILITIES ASSESSMENT

FACILITIES ASSESSMENT

In August 2017, Schoolworks, Inc. assembled a team of specialists to document and analyze each school site. Assisting our team was a collaboration of District Administration, Maintenance and Operations staff and Principals.

The Facilities Assessment identifies a wide range of facility needs and improvements. These include modernization, new construction, renovations, repairs and upgrades. The assessment identifies a list of improvements and their associated estimated costs. Proposed construction cost estimates and support budget costs are based upon the 2018 costs for constructing public works in the region. The "Total Project Cost" is the sum of the individual improvements.

Each site assessment will include the following:

- Demographic & Enrollment Analysis
- Facilities Assessment
- Current Site Diagram
- Building Inventory List
- Modernization Eligibility Estimate
- Facilities Improvements Cost Estimates
- Proposed Master Plan Diagram

The District and its staff should be complimented on the overall condition of its school facilities, particularly given the scarcity of dedicated facilities funding due to the economic conditions over the last decade.

The Schoolworks, Inc. Team would like to acknowledge and thank the following Stakeholders for their involvement in the Facilities Assessment portion of the Facilities Master Plan process:

Raul Fregozo	Supervisor of Maintenance
Rudy Correa	Head of Maintenance
Rick Champion	Chief Business Official

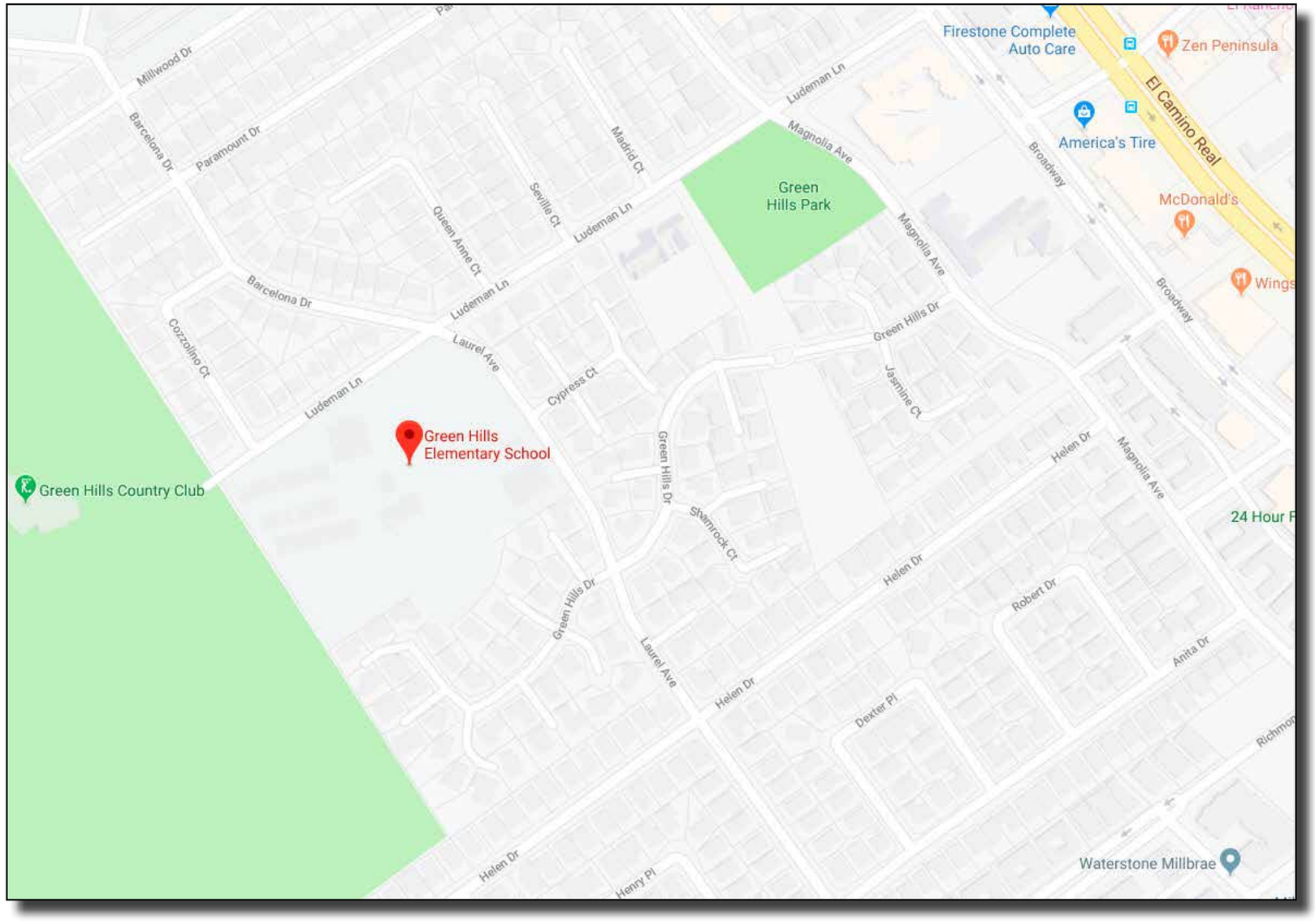
GREEN HILLS OVERVIEW

GREEN HILLS SCHOOL

Green Hills School Mission Statement

At Green Hills School, students come first. The staff, along with parents, work together for the benefit of all students. In this way we continuously improve student achievement, and create a safe, healthy, enjoyable environment where the whole child can thrive.

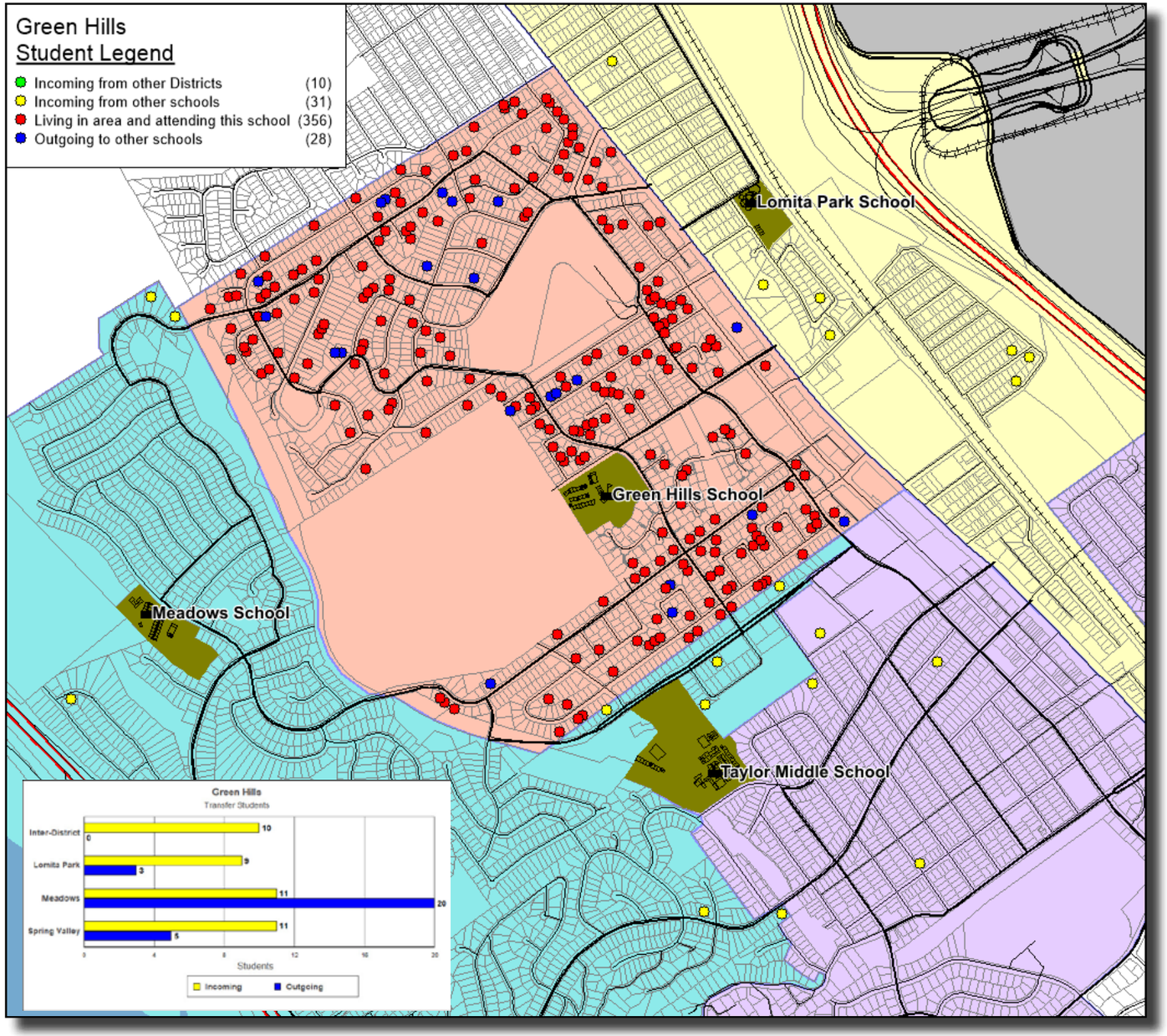
401 Ludeman Lane
Millbrae, CA 94030
Grades: K-5th Grade
(650) 588-6485



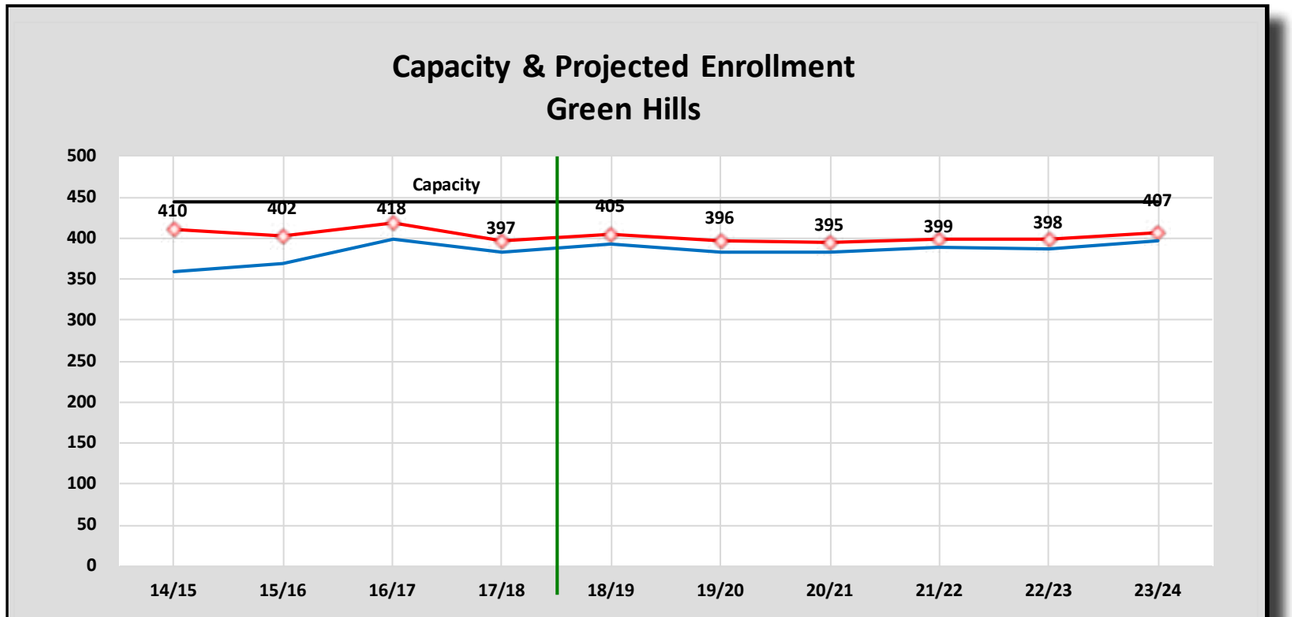
GREEN HILLS DEMOGRAPHICS

An analysis of the Green Hills attendance area provides an overview of the Green Hills student demographic trends. Students color-coded in green represent the Inter-district transfers attending Green Hills School. These are students that reside outside the Millbrae School District boundary. Due to the zoom level of this map, those students may not be visable. Red are students residing within the Green Hills attendance boundary and attending their designated home school. Blue are Intra-district transfers out. These are students residing within the Green Hills attendance boundary but are attending other schools within the Millbrae School District. Finally, yellow are students who live outside the Green Hills attendace boundary, but within the Millbrae School District, and are Intra-district transfers in to Green Hills Elementary School.

The students living in the boundary generate the cohort factors which are calculated for the past three (3) years and the weighted average is determined. Those cohorts are then used to determine the students who will be residing in each attendance area for the following years. Next, the attendance factor is used to determine the net enrollment for each grade. The attendance factor is determined by analyzing the current year of students to see how many Inter- and Intra-district transfers there are.



GREEN HILLS ENROLLMENT PROJECTIONS



District Loading Standards
Traditional School
All Portables Loaded
Classroom Count = 17
Grades Served = TK - 5

Classroom Needs Timeline

Year	Total Students*	Annual Change	Spec. Ed. Students	Facility Capacity	Unhoused Students	Annual CR Needed	Total CR's Needed	Available Seats	Projected Housing Units
17/18	397	-21	0	444	0	0	-1	47	
18/19	405	8	0	444	0	0	-2	39	0
19/20	396	-9	0	444	0	0	-2	48	0
20/21	395	-1	0	444	0	0	-1	49	0
21/22	399	4	0	444	0	0	-1	45	0
22/23	398	-1	0	444	0	0	-1	46	0
23/24	407	9	0	444	0	0	0	37	0

* Based on Students Attending (Squares on Graph)
Classroom Count = 17

This chart shows the projected enrollment for the next six (6) years. The chart indicates the historical enrollment at Green Hills School over the past four (4) years, along with the projected enrollment for the next six (6) years. In addition, the number of students living in the boundary are shown for the same time period. If there are more students attending than live in the area, then there is a net inflow. If more students live in the boundary than attend the school, then there is a net outflow. The 2017/2018 enrollment for Green Hills School is 397 students. Based on historical and current trends, the projected 6 year enrollment is expected to increase to approximately 407 students.

This projection provides information based on the 2017/18 District enrollments and programs, local planning policies and residential development. As these factors change and timelines are adjusted, the enrollment projections should be revised to reflect the most current information.

The current capacity is shown on these charts to identify if there will be classroom space available for the students. If space is not available, then the attendance patterns will likely need to change if the additional facilities are not provided. Capacity is calculated by taking the number of teaching stations and mutiplying that by the District's loading standards for facility planning. Both the number of teaching stations and loading standards were determined by District staff for the sake of this Long Range Facilities Master Plan.

GREEN HILLS SITE ASSESSMENT

The maintenance and custodial staff should be complimented on the overall condition of the Green Hills School facilities and infrastructure, particularly given the scarcity of dedicated facilities funding over the last decade and the age of the campus. Green Hills School was built in 1947 and modernized in 1992 using State funds. Additional facility upgrades addressing general cosmetic, maintenance and other updates have generally been supported by both local and District funds set aside to address specific needs.

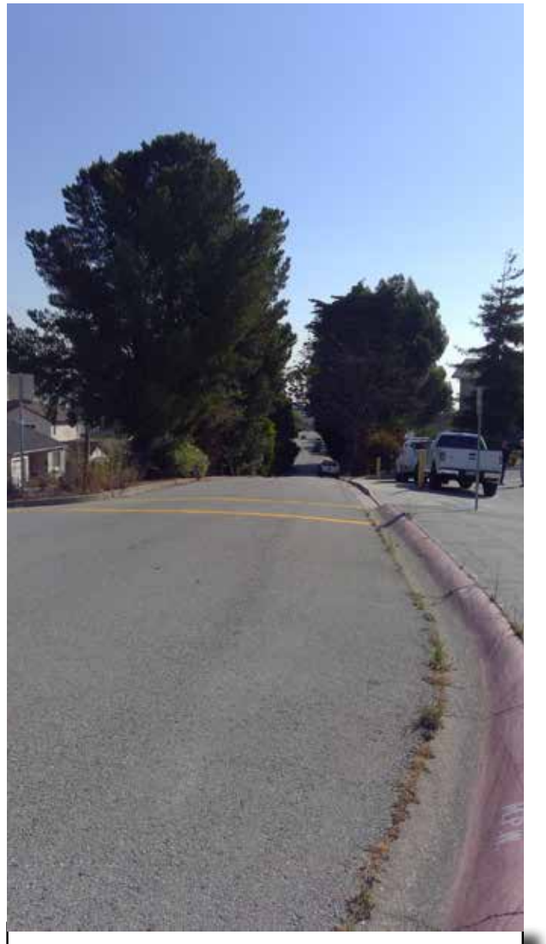
Our assessment identified the following facilities and infrastructure needs at Green Hills School:

- Traffic Circulation & Parking
- HVAC System Upgrades
- Plumbing/Underground Utility Upgrades
- Replace Playground Paving
- Upgrade Site Lighting
- Security Camera System Upgrade
- ADA Upgrades

In addition, input from the community and Facility Master Plan Committee identified:

- A new Lab/Specialty Building on Campus
- Replace all Portable Classrooms with Permanent Construction

GREEN HILLS SITE ASSESSMENT



Traffic Circulation & Parking

Underground Utility Upgrades

Paving

Playground Upgrades

GREEN HILLS CURRENT SITE DIAGRAM

Permanent Building

Portable Building

Site Acreage: 5.038 Acres

Building Square Footage: 33,102 SF

401 Ludeman Lane
Millbrae, CA 94030
Grades: K-5th Grade
(650) 588-6485

N
W E
S

GREEN HILLS BUILDING INVENTORY

Name	Date Built	Date Modernized	Mod Funds	Bldg Type	Area	CR Count	Eligible for Modernization
A	1947	1992	LPP	Permanent	6842	2	2017
B1	1947	1992	LPP	Permanent	3079	1	2017
B2	1950	1992	LPP	Permanent	2520	2	2017
C1	1950	1992	LPP	Permanent	4059	4	2017
C2	1952	1992	LPP	Permanent	3039	3	2017
D	1952	1992	LPP	Permanent	6328	0	2017
RR	1950	1992	LPP	Permanent	515	0	2017
PORT 1	1995			Portable	960	1	2015
PORT 2	1995			Portable	960	1	2015
PORT 3	1995			Portable	960	1	2015
PORT 4	1998			Portable	960	1	2018
PORT 5	1998			Portable	960	1	2018
PORT 6	1998			Portable	960	0	2018
PORT 7	1998			Portable	960	0	2018
					33102	**17**	

The building inventory provides a matrix identifying the current buildings on campus, the dates they were originally built, if they have been modernized using past State funds and when they may be eligible to qualify for additional State modernization eligibility. The District used State funds for modernization at Green Hills School in 1992 under the old State Building Program (LPP).

GREEN HILLS MODERNIZATION ESTIMATE

We estimate the modernization eligibility grand total is approximately **$3,102,305**.

The District is eligible for an estimated **$1,861,383** State share (60%) in potential State modernization funding. An estimated **$1,240,922** local share (40%) is needed to be able to request State funding.

Green Hills Elem
Modernization Eligibility Calculations

Grade	Current Enrollment	Previous Enrollment	Percent CR Eligible	Percent Area Eligible	Total CR Eligible	Total Eligibility	Eligibility Used	Available Eligibility
Elem	397	0	100.0%	100.0%	17	397	0	397
Middle	0	0			0	0	0	0
High	0	0			0	0	0	0

Modernization Funding Calculations

Grade	Eligible Students	Base Grant	60% State Share	40% Local Share	Project Total
K-6 Grants	397	$4,404	$1,748,388	$1,165,592	$2,913,980
7-8 Grants	0	$4,658	$0	$0	$0
9-12 Grants	0	$6,099	$0	$0	$0
Totals	**397**		**$1,748,388**	**$1,165,592**	**$2,913,980**
Funding Augmentations					
Handicapped Access			$52,452	$34,968	$87,420
Automatic Fire Alarms			$56,771	$37,847	$94,618
Small Size Project		0%	$0	$0	$0
Geographic Adjustment		0%	$0	$0	$0
Project Assistance		Yes	$3,772	$2,515	$6,287
Augmenation Totals			**$112,995**	**$75,330**	**$188,325**
Grand Totals			**$1,861,383**	**$1,240,922**	**$3,102,305**

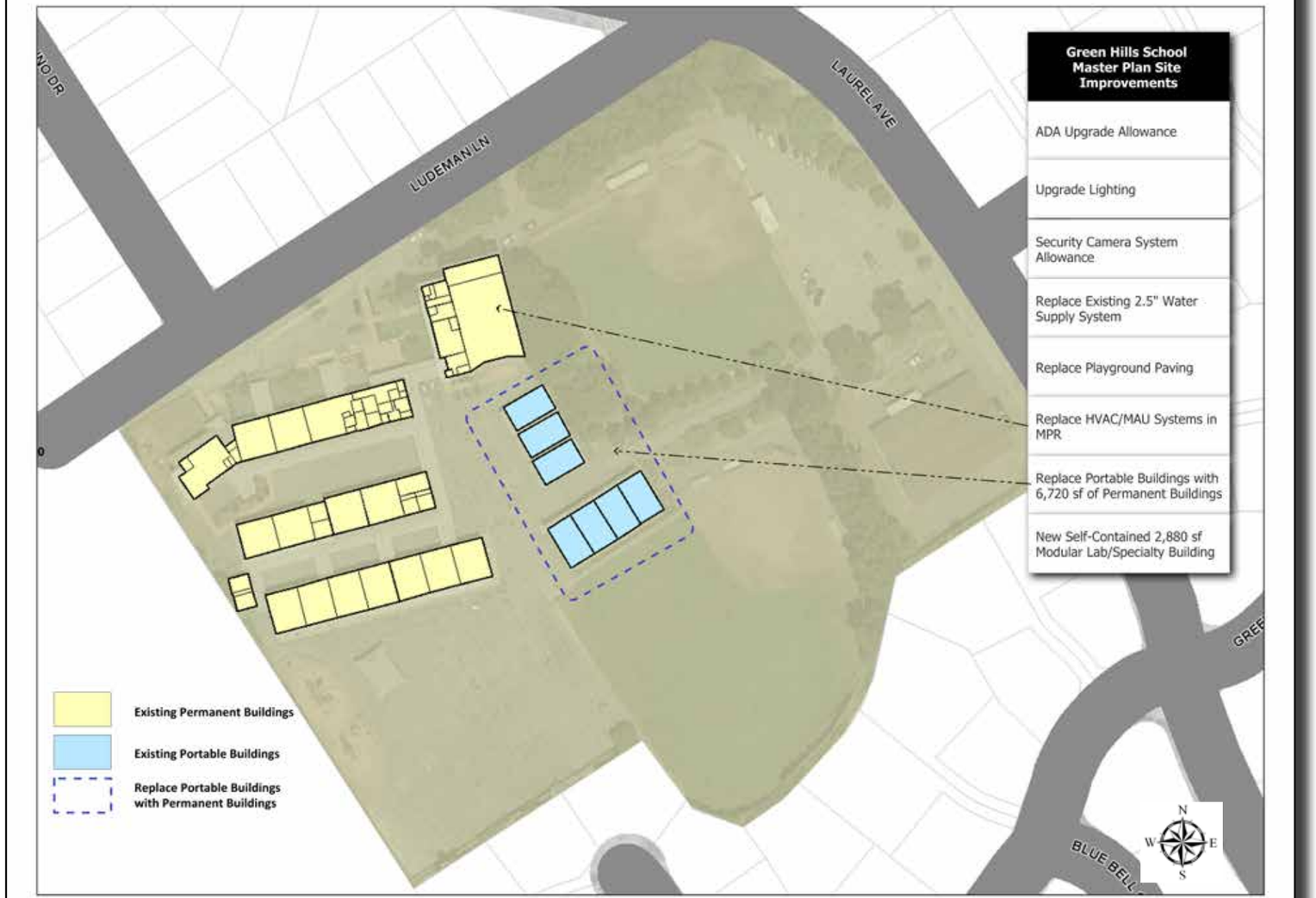
GREEN HILLS COST ESTIMATE

CONSTRUCTION COST		
R&R Existing 2.5" Water Supply System	$	1,200,000
Replace Playground Paving	$	675,000
R&R HVAC/MAU Systems in MPR	$	400,000
Upgrade Site Lighting	$	175,000
Security Camera System Allowance	$	150,000
ADA Upgrade Allowance (10.0%)	$	260,000
Construction Subtotal	**$**	**2,860,000**
GCS, O&P, Bonds (17.0%)	$	486,200
Bay Area Pricing Differental (15.0%)	$	429,000
Construction Contingency (15.0%)	$	429,000
Construction Total	**$**	**4,204,200**
SUPPORT COSTS		
CDE, DSA & Other permitting	$	42,042
OPSC Application	$	42,042
A&E Cost	$	420,420
Construction Mgt. (4.0%)	$	168,168
Testing & Inspection (2.0%)	$	84,084
Support Contingency (10.0%)	$	75,676
Support Total	**$**	**832,432**
REHABILITATION PROJECT TOTAL	**$**	**5,036,632**

GREEN HILLS MASTER PLAN PROPOSED DIAGRAM

ADDITIONAL OPTIONS		
New Self-Contained Modular Lab/ Specialty Building	$	2,187,360
Replace Portable Buildings with 6,720 sf of Permanent Building Space	$	2,688,000
PROJECT TOTAL	**$**	**9,911,992**

Support costs for a project include all those costs not incurred by the General Contractor for direct construction. These include planning, design & engineering costs; processing and permitting costs to State agencies; District construction inspection & support costs; and a contingency allowance for unforseen costs. Support costs normally total approximately 15% to 18% of the direct construction costs.




LOMITA PARK SCHOOL


LOMITA PARK
ELEMENTARY SCHOOL

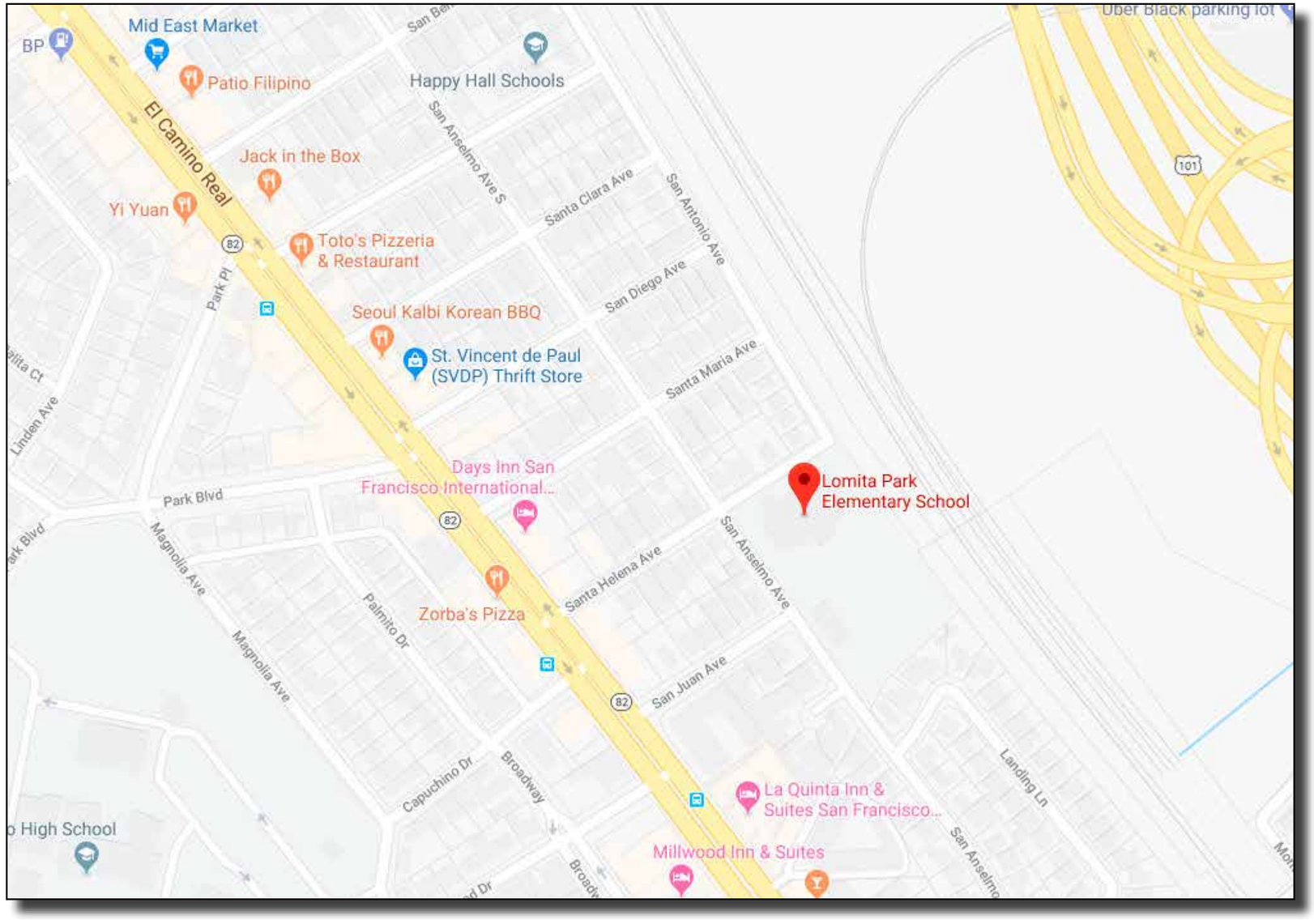
LOMITA PARK OVERVIEW

LOMITA PARK SCHOOL

Lomita Park School Mission

Lomita Park's mission is to prepare all students for responsible citizenship and to promote intellectual, physical, social and cultural development. We are committed to develop a love of learning, inspire academic excellence, provide a safe environment, respect diversity, advocate broader community participation and to support our top quality staff.

200 Santa Helena
San Bruno, CA 94066
Grades: TK-5th
(650) 588-5852

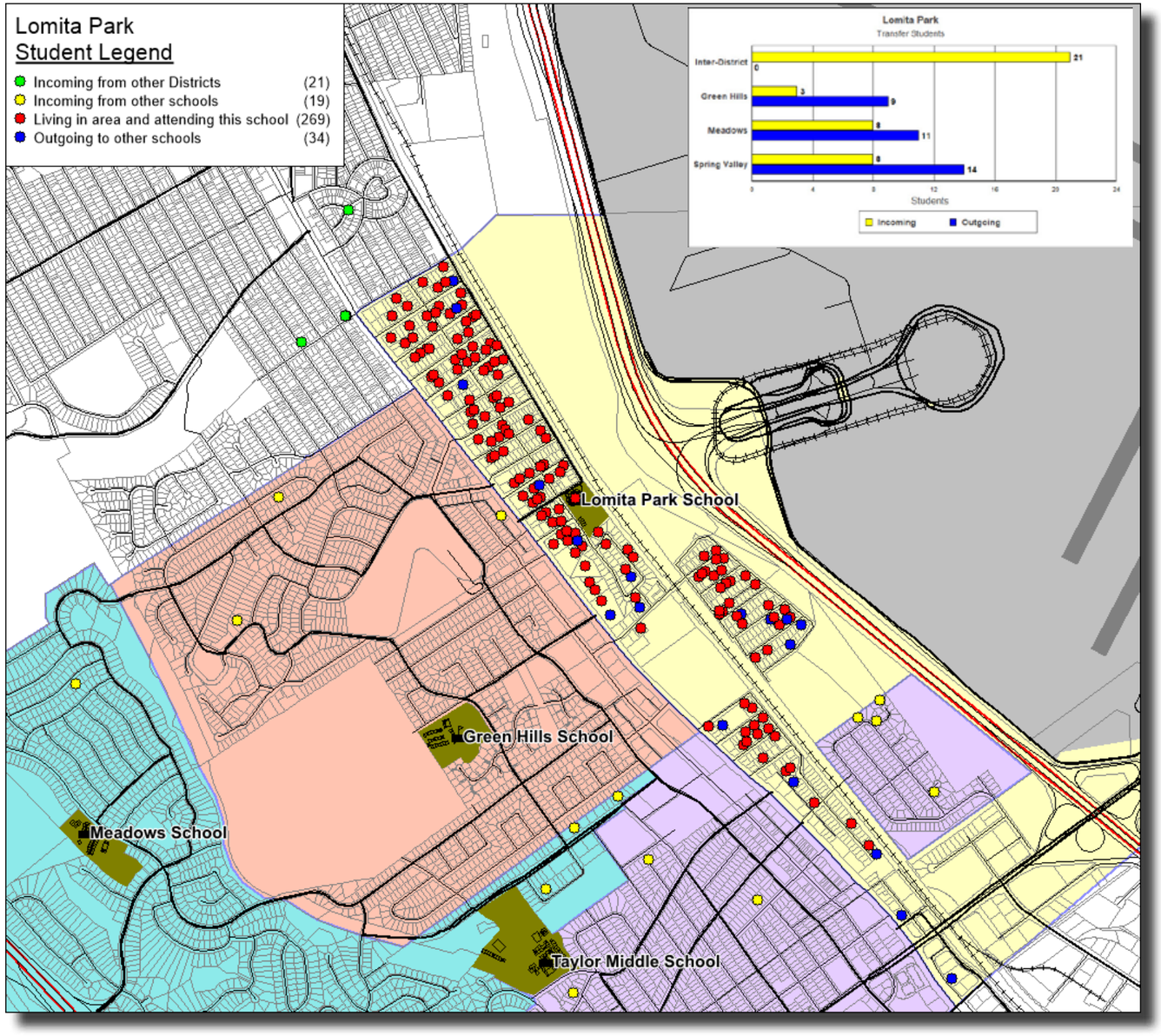


LOMITA PARK DEMOGRAPHICS

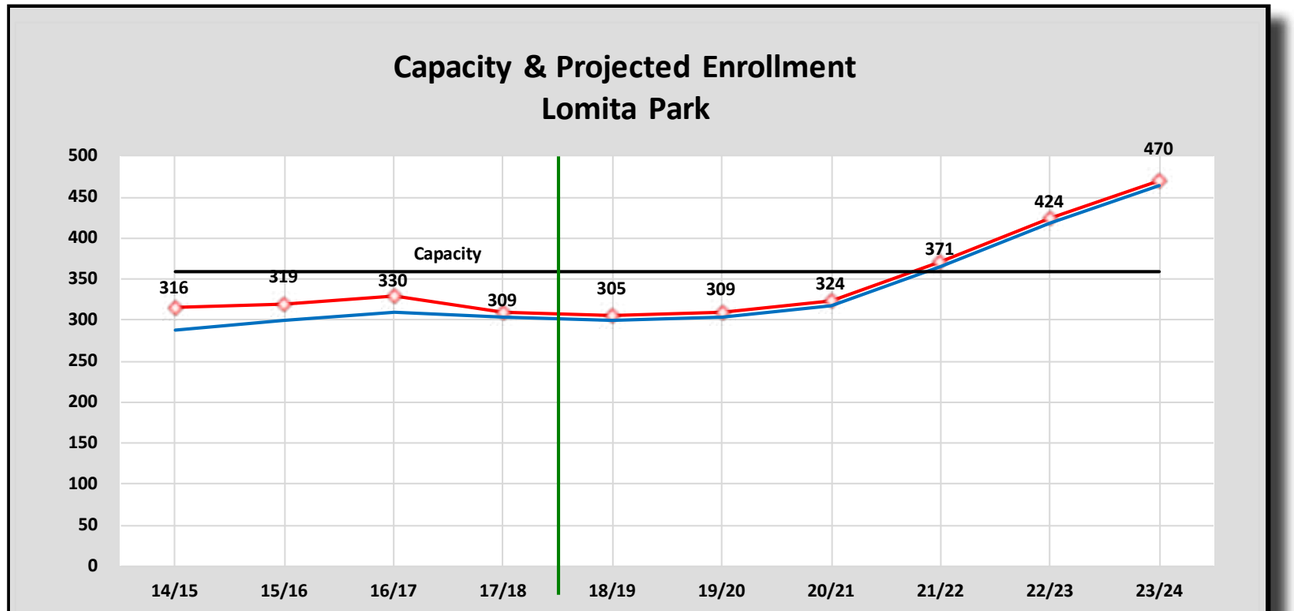
An analysis of the Lomita Park attendance area provides an overview of the Lomita Park student demographic trends. Students color-coded in green represent the Inter-district transfers attending Lomita Park School. These are students that reside outside the Millbrae School District boundary. Due to the zoom level of this map, those students may not be visable. Red are students residing within the Lomita Park attendance boundary and attending their designated home school. Blue are Intra-district transfers out. These are students residing within the Lomita Park attendance boundary but are attending other Schools within the Millbrae School District. Finally, yellow are students who live outside the Lomita Park attendace boundary, but within the Millbrae School District, and are Intra district transfers in to Lomita Park School.

The students living in the boundary generate the cohort factors which are calculated for the past three (3) years and the weighted average is determined. Those cohorts are then used to determine the students who will be residing in each attendance area for the following years. Next, the attendance factor is used to determine the net enrollment for each grade. The attendance factor is determined by analyzing the current year of students to see how many Inter- and Intra-district transfers there are.

A portion of the Lomita Park attendance boundary with approximately 40 elementary students has been assigned to Spring Valley School to relieve overcrowding.



LOMITA PARK ENROLLMENT PROJECTIONS



District Loading Standards
Traditional School
All Portables Loaded
Classroom Count = 14
Grades Served = TK - 5

Classroom Needs Timeline

Year	Total Students*	Annual Change	Spec. Ed. Students	Facility Capacity	Unhoused Students	Annual CR Needed	Total CR's Needed	Available Seats	Projected Housing Units
17/18	309	-21	0	360	0	0	-2	51	
18/19	305	-4	0	360	0	0	-2	55	0
19/20	309	4	0	360	0	0	-2	51	0
20/21	324	15	0	360	0	0	-1	36	30
21/22	371	47	0	360	11	0	0	0	283
22/23	424	53	0	360	64	3	3	0	350
23/24	470	46	0	360	110	1	4	0	300

* Based on Students Attending (Squares on Graph)
Classroom Count = 14

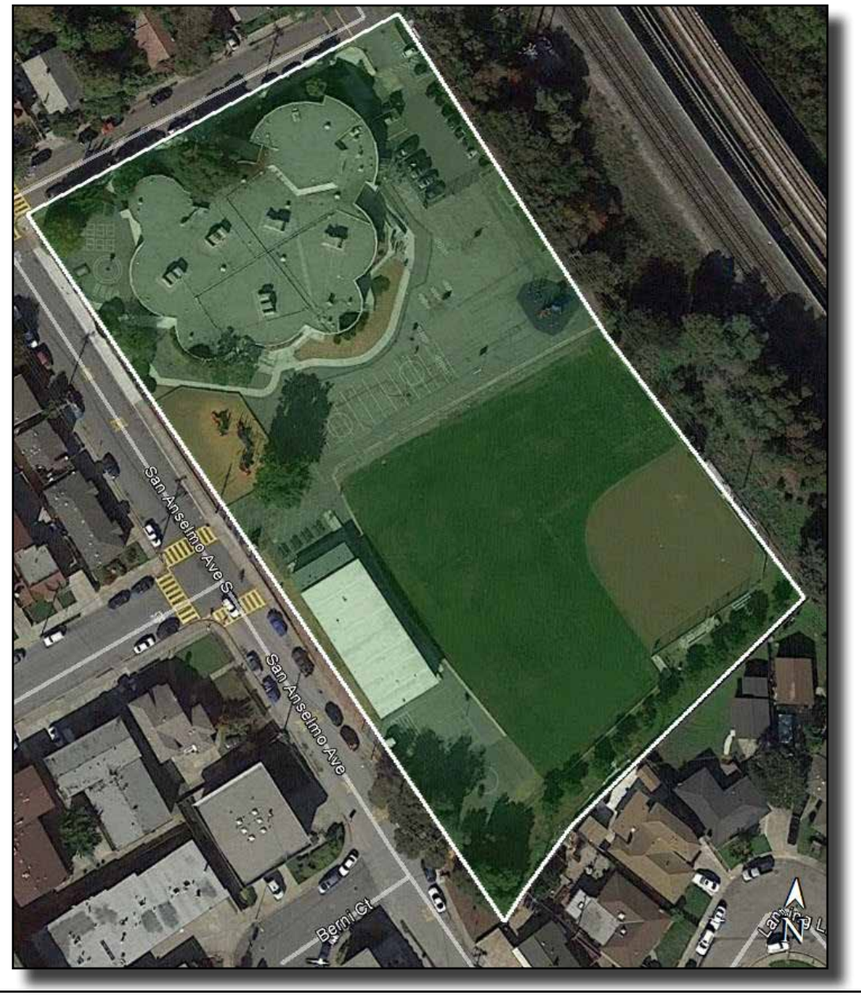
This chart shows the projected enrollment for the next six (6) years. The chart indicates the historical enrollment at Lomita Park School over the past four (4) years along with the projected enrollment for the next six (6) years. In addition, the number of students living in the boundary are shown for the same time period. If there are more students attending than live in the area, then there is a net inflow. If more students live in the boundary than attend the school, then there is a net outflow. The 2017/2018 enrollment for Lomita Park School is 309 students. Based on historical and current trends, the projected 6 year enrollment is expected to increase to approximately 470 students.

This projection provides information based on the 2017/18 District enrollments and programs, local planning policies and residential development. As these factors change and timelines are adjusted, the enrollment projections should be revised to reflect the most current information.

The current capacity is shown on these charts to identify if there will be classroom space available for the students. If space is not available, then the attendance patterns will likely need to change if the additional facilities are not provided. Capacity is calculated by taking the number of teaching stations and mutiplying that by the District's loading standards for facility planning. Both the number of teaching stations and loading standards were determined by District staff for the sake of this Long Range Facilities Master Plan.

LOMITA PARK SITE ASSESSMENT

The maintenance and custodial staff should be complimented on the overall condition of the Lomita Park School facilities and infrastructure, particularly given the scarcity of dedicated facilities funding over the last decade and the age of the campus. Lomita Park School was built in 1969 and has not been modernized using State funds. Additional facility upgrades addressing general cosmetic, maintenance and other updates have generally been supported by both local and District funds set aside to address specific needs.



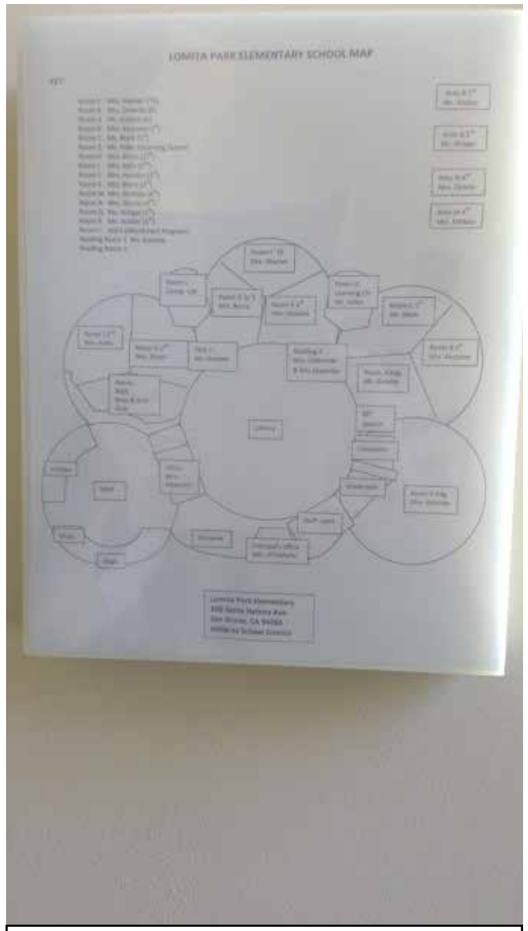
Our assessment identified the following Facilities and infrastructure needs at Lomita Park School:

The Lomita Park site, due to its unique construction, is not easily modernized or expanded to meet future enrollment needs. The permanent campus buildings, designed and built in the late 1960s, are in a "pod" layout, originally laid out for "classrooms without walls". Non-load bearing interior walls have subsequently been added to provide permanent walled classrooms. The building(s) themselves, however, have significant issues. The exterior walls have no windows, the only natural light comes from three small light wells in non-classroom areas. The exterior walls cannot structurally practically be pierced for windows or doors for access. The HVAC systems are aging, and the building layout makes adding energy-efficient units and ductwork difficult. Completing any significant modernization or additions to the complex would also have to deal with the DTSC contamination "hotspot" encapsulated under the foundation in the middle of the complex. It would be more cost-effective to deal with the DTSC issue by removing the building and the affected soil completely, rather than trying to remediate or work around the affected area.

Therefore, the assessment team believes that the best option for the school would be a complete tear-down and reconstruction of the school in order to meet student needs. It should be noted that all of the expected new housing construction over the next several years will be within the school's attendance boundaries. The District has completed a Title 5 study of the site for the California Department of Education, which has found no obstacles to a full site reconstruction. Reconstruction and expansion of Lomita Park School would also allow approximately 40 students, who have been transferred to Spring Valley School due to overcrowding at Lomita Park, to return to their neighborhood school.

LOMITA PARK SITE ASSESSMENT

Main Building



Main Building "Pod" Design

No Outer Windows or Building Expansion Capacity

Playgrounds/Fields

LOMITA PARK CURRENT SITE DIAGRAM

Permanent Building

Portable Building

Site Acreage: 3.28 Acres

Building Square Footage: 31378 SF

200 Santa Helena

San Bruno, CA 94066

Grades: TK-5th

(650) 588-5852

LOMITA PARK BUILDING INVENTORY

Name	Date Built	Date Modernized	Mod Funds	Bldg Type	Area	CR Count	Eligible for Modernization
MAIN	1969			Permanent	27538	10	1994
PORT 1	1995			Portable	960	1	2015
PORT 2	1995			Portable	960	1	2015
PORT 3	1995			Portable	960	1	2015
PORT 4	1995			Portable	960	1	2015
					31378	**14**	

The building inventory provides a matrix identifying the current buildings on campus, the dates they were originally built, if they have been modernized using past State funds and when they may be eligible to qualify for additional State modernization eligibility. The District has not used State funds for modernization at Lomita Park School.

LOMITA PARK MODERNIZATION ESTIMATE

We estimate the modernization eligibility grand total is approximately **$2,416,033**.

The District is eligible for an estimated **$1,449,620** State share (60%) in potential State modernization funding. An estimated **$966,413** local share (40%) is needed to be able to request State funding.

Lomita Park Elem
Modernization Eligibility Calculations

Grade	Current Enrollment	Previous Enrollment	Percent CR Eligible	Percent Area Eligible	Total CR Eligible	Total Eligibility	Eligibility Used	Available Eligibility
Elem	309	0	100.0%	100.0%	14	309	0	309
Middle	0	0			0	0	0	0
High	0	0			0	0	0	0

Modernization Funding Calculations

Grade	Eligible Students	Base Grant	60% State Share	40% Local Share	Project Total
K-6 Grants	309	$4,404	$1,360,836	$907,224	$2,268,060
7-8 Grants	0	$4,658	$0	$0	$0
9-12 Grants	0	$6,099	$0	$0	$0
Totals	**309**		**$1,360,836**	**$907,224**	**$2,268,060**
Funding Augmentations					
Handicapped Access			$40,825	$27,217	$68,042
Automatic Fire Alarms			$44,187	$29,458	$73,645
Small Size Project		0%	$0	$0	$0
Geographic Adjustment		0%	$0	$0	$0
Project Assistance		Yes	$3,772	$2,515	$6,287
Augmenation Totals			**$88,784**	**$59,189**	**$147,973**
Grand Totals			**$1,449,620**	**$966,413**	**$2,416,033**

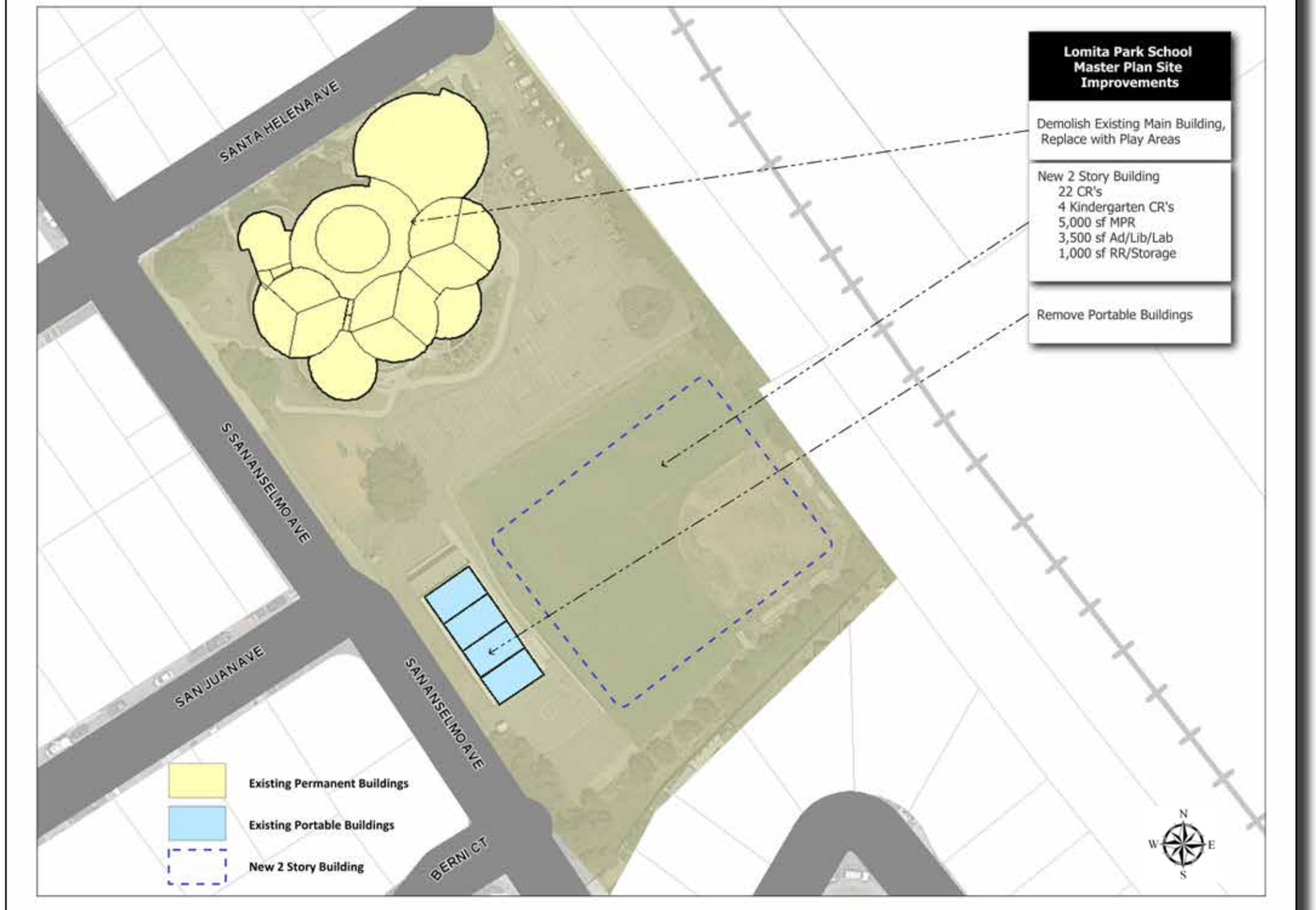
LOMITA PARK COST ESTIMATE

CONSTRUCTION COST		
Classrooms - Two Story (22)	$	9,081,600
Classrooms - Kinder (4)	$	1,920,000
MPR (5,000 SF) (1)	$	4,500,000
Office Lib/Comp Lab Bldg. (3,500 SF) (1)	$	1,312,500
Bathrooms & Storage (1,000 SF) (1)	$	375,000
Low Voltage Systems	$	2,000,000
Building Subtotal	**$**	**19,189,100**
Site Demolition	$	2,500,000
Underground & Grading	$	3,000,000
Paving, Flatwork & Fencing	$	3,000,000
Misc.	$	500,000
Site Subtotal	**$**	**9,000,000**
GCs, O&P, Bonds (17%)	$	4,792,147
Bay Area Pricing Differental (15%)	$	4,228,365
Site Option #1: Self Contained Modular Lab/ Specialty Bldg. (AMS Gen 7)	$	4,228,365
Construction Total	**$**	**41,437,977**

LOMITA PARK MASTER PLAN PROPOSED DIAGRAM

SUPPORT COSTS		
CDE, DSA & Other permitting	$	450,000
OPSC Application	$	41,438
A&E Cost	$	3,522,228
Construction Mgt. (4.0%)	$	1,657,519
Testing & Inspection (2.0%)	$	828,760
Portable Rental	$	550,000
Support Contingency (10.0%)	$	704,994
Support Total	$	7,754,939
PROJECT TOTAL	**$**	**49,192,916**

Support costs for a project include all those costs not incurred by the General Contractor for direct construction. These include planning, design & engineering costs; processing and permitting costs to State agencies; District construction inspection & support costs; and a contingency allowance for unforseen costs. Support costs normally total approximately 15% to 18% of the direct construction costs.




MEADOWS
ELEMENTARY SCHOOL


MEADOWS SCHOOL
RNING
CHOOL DISTRICT
7:30 AM - 4:00 PM
ROHIBITS OUTSIDERS FROM
ING ON SCHOOL GROUNDS.
ST REGISTER IN THE MAIN
TION OF PENAL CODE 627.2
VIOLATORS WILL BE CITED.

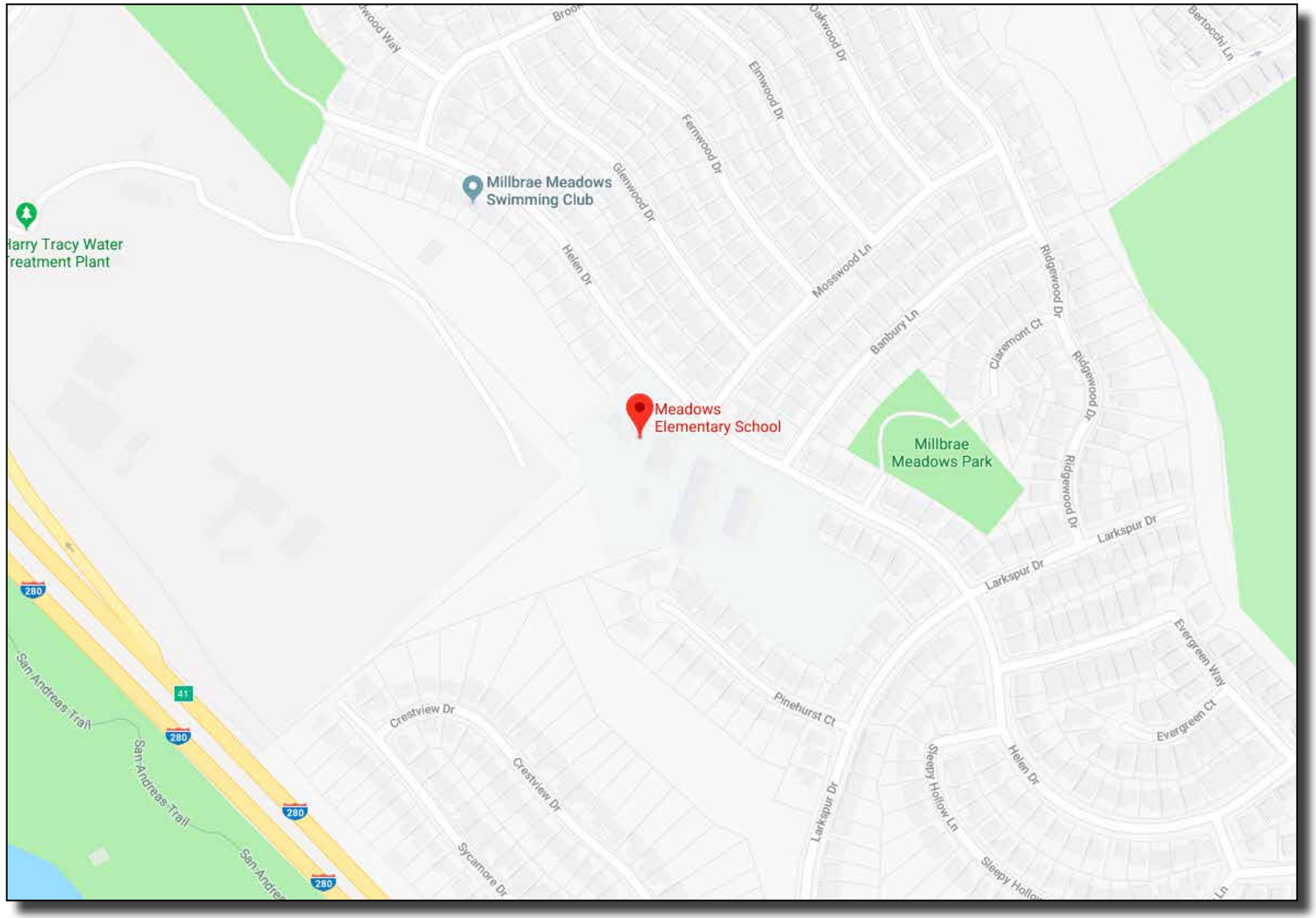
MEADOWS OVERVIEW

MEADOWS SCHOOL

Meadows School Mission

Meadows students will achieve high academic standards and build strong character as 21st century learners in a global society.

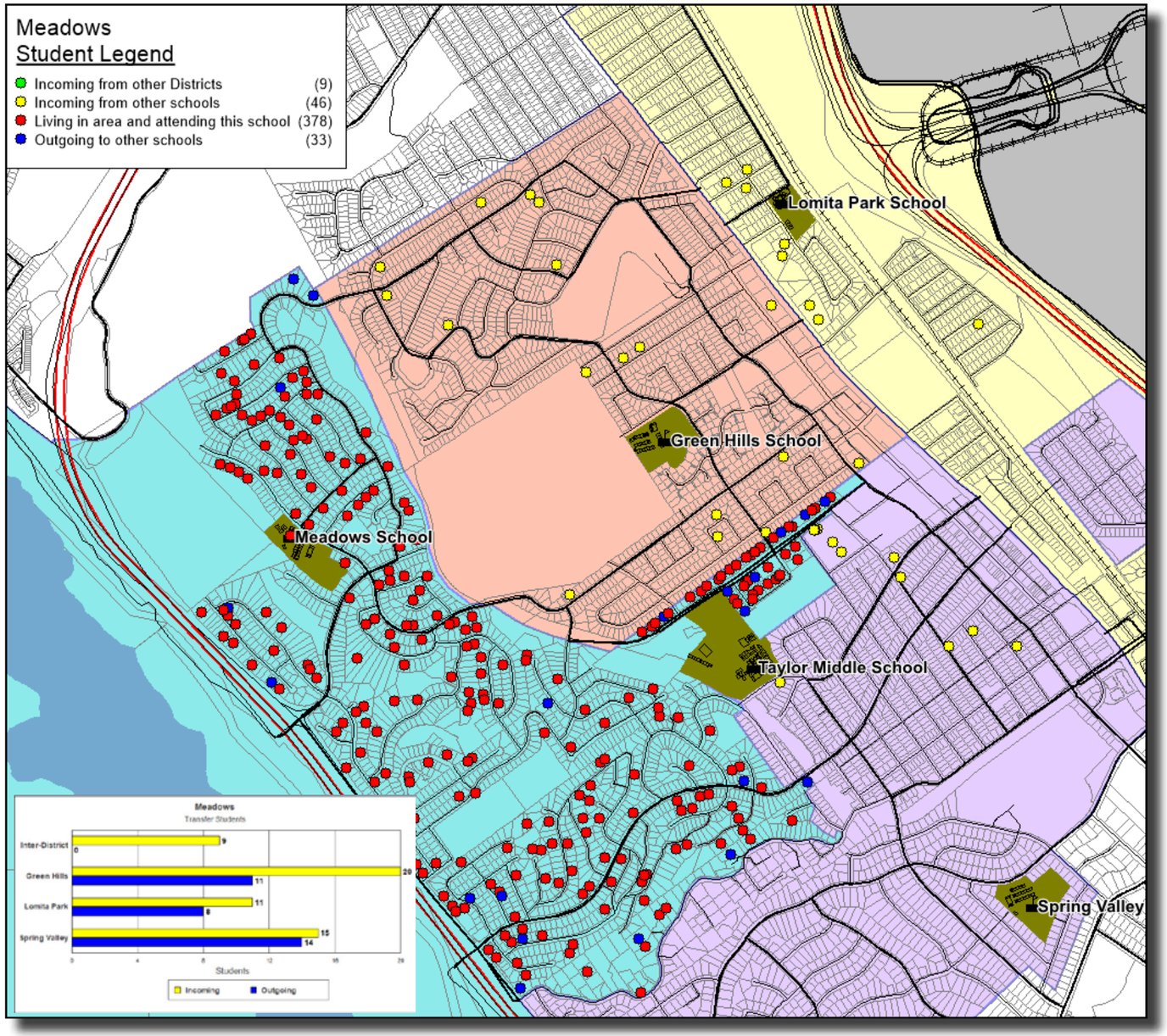
1101 Helen Drive
Millbrae, CA 94030
Grades: TK-5th
(650) 583-7590



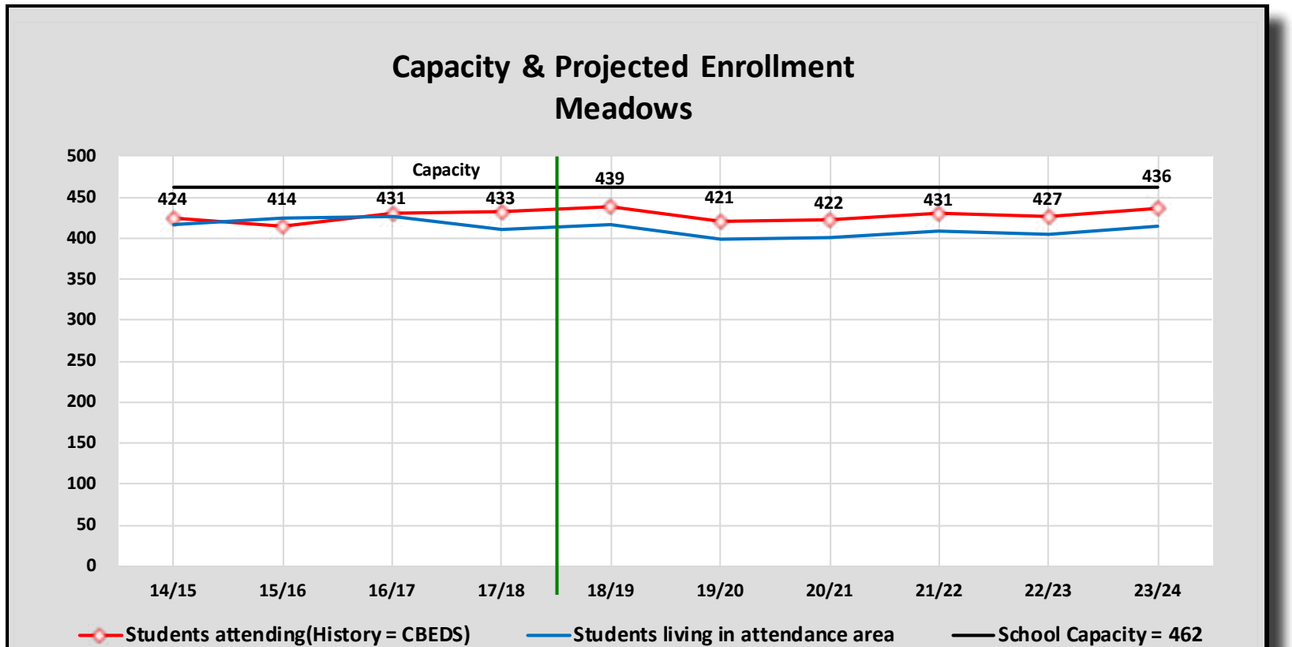
MEADOWS DEMOGRAPHICS

An analysis of the Meadows attendance area provides an overview of the Meadows student demographic trends. Students color-coded in green represent the Inter-district transfers attending Meadows School. These are students that reside outside the Millbrae School District boundary. Due to the zoom level of this map, those students may not be visable. Red are students residing within the Meadows attendance boundary and attending their designated home school. Blue are Intra-district transfers out. These are students residing within the Meadows attendance boundary but are attending other Schools within the Millbrae School District. Finally, yellow are students who live outside the Meadows attendace boundary, but within the Millbrae School District, and are Intra-district transfers in to Meadows School.

The students living in the boundary generate the cohort factors which are calculated for the past three (3) years and the weighted average is determined. Those cohorts are then used to determine the students who will be residing in each attendance area for the following years. Next, the attendance factor is used to determine the net enrollment for each grade. The attendance factor is determined by analyzing the current year of students to see how many Inter- and Intra-district transfers there are.



MEADOWS ENROLLMENT PROJECTIONS



District Loading Standards
Traditional School
All Portables Loaded
Classroom Count = 18
Grades Served = TK - 5

Classroom Needs Timeline

Year	Total Students*	Annual Change	Spec. Ed. Students	Facility Capacity	Unhoused Students	Annual CR Needed	Total CR's Needed	Available Seats	Projected Housing Units
17/18	433	2	0	462	0	0	-1	29	
18/19	439	6	0	462	0	0	-1	23	0
19/20	421	-18	0	462	0	0	-2	41	0
20/21	422	1	0	462	0	0	-2	40	0
21/22	431	9	0	462	0	0	-2	31	0
22/23	427	-4	0	462	0	0	-1	35	0
23/24	436	9	0	462	0	0	-1	26	0

* Based on Students Attending (Squares on Graph)
Classroom Count = 18

This chart shows the projected enrollment for the next six (6) years. The chart indicates the historical enrollment at Meadows School over the past four (4) years, along with the projected enrollment for the next six (6) years. In addition, the number of students living in the boundary are shown for the same time period. If there are more students attending than live in the area, then there is a net inflow. If more students live in the boundary than attend the school, then there is a net outflow. The 2017/2018 enrollment for Meadows School is 433 students. Based on historical and current trends, the projected 6 year enrollment is expected to remain stable to approximately 436 students.

This projection provides information based on the 2017/18 District enrollments and programs, local planning policies and residential development. As these factors change and timelines are adjusted, the enrollment projections should be revised to reflect the most current information.

The current capacity is shown on these charts to identify if there will be classroom space available for the students. If space is not available, then the attendance patterns will likely need to change if the additional facilities are not provided. Capacity is calculated by taking the number of teaching stations and mutiplying that by the District's loading standards for facility planning. Both the number of teaching stations and loading standards were determined by District staff for the sake of this Long Range Facilities Master Plan.

MEADOWS SITE ASSESSMENT

The maintenance and custodial staff should be complimented on the overall condition of the Meadows School facilities and infrastructure, particularly given the scarcity of dedicated facilities funding over the last decade and the age of the campus. Meadows School was built in 1957 and modernized in 2000 using State funds. Additional facility upgrades addressing general cosmetic, maintenance and other updates have generally been supported by both local and District funds set aside to address specific needs.

Our assessment identified the following Facilities and infrastructure needs at Meadows School:

- Security Fencing
- HVAC System Upgrades
- Plumbing/Underground Utility Upgrades
- Level & Replace Kinder Play Surface (ADA)
- Upgrade Site Lighting
- Security Camera System Upgrade
- ADA Upgrades
- Clear Storm Drain System
- Traffic Circulation & Parking
- Fire Alarm Upgrades
- Electrical Upgrades
- Replace Water Supply Valves

In addition, input from the community and Facility Master Plan Committee identified:

- A new Lab/Specialty Building on Campus
- Replace all Portable Classrooms with Permanent Construction

MEADOWS SITE ASSESSMENT

Kinder Play Area - ADA Access

Storm Drain System

Electrical Upgrades

ADA Upgrades/Access

MEADOWS CURRENT SITE DIAGRAM

Permanent Building

Portable Building

Site Acreage: 7.342 Acres

Building Square Footage: 39,193 SF

1101 Helen Drive
Millbrae, CA 94030
Grades: TK-5th
(650) 583-7590

MEADOWS BUILDING INVENTORY

Name	Date Built	Date Modernized	Mod Funds	Bldg Type	Area	CR Count	Eligible for Modernization
A	1963	2000	SFP	Permanent	9631	6	2025
B	1957	2000	SFP	Permanent	17843	11	2025
C	1957			Permanent	5959	0	1982
3	1992			Portable	2880	0	2012
4	1992			Portable	1920	0	2012
5	1992			Portable	960	1	2012
					39193	**18**	

The building inventory provides a matrix identifying the current buildings on campus, the dates they were originally built, if they have been modernized using past State funds and when they may be eligible to qualify for additional State modernization eligibility. The District used State funds for modernization at Meadows School in 2000 under the current Program (SFP).

MEADOWS MODERNIZATION ESTIMATE

We estimate the modernization eligibility total is approximately **$75,721.**

The District is eligible for an estimated **$45,433** State share (60%) in potential State modernization funding. An estimated **$30,289** local share (40%) is needed to be able to request State funding.

Meadows Elem
Modernization Eligibility Calculations

Grade	Current Enrollment	Previous Enrollment	Percent CR Eligible	Percent Area Eligible	Total CR Eligible	Total Eligibility	Eligibility Used	Available Eligibility
Elem	433	0	100.0%	100.0%	18	433	425	8
Middle	0	0			0	0	0	0
High	0	0			0	0	0	0

Modernization Funding Calculations

Grade	Eligible Students	Base Grant	60% State Share	40% Local Share	Project Total
K-6 Grants	8	$4,404	$35,232	$23,488	$58,720
7-8 Grants	0	$4,658	$0	$0	$0
9-12 Grants	0	$6,099	$0	$0	$0
Totals	**8**		**$35,232**	**$23,488**	**$58,720**
Funding Augmentations					
Handicapped Access			$1,057	$705	$1,762
Automatic Fire Alarms			$1,144	$763	$1,907
Small Size Project		12%	$4,228	$2,819	$7,046
Geographic Adjustment		0%	$0	$0	$0
Project Assistance		Yes	$3,772	$2,515	$6,287
Augmenation Totals			**$10,201**	**$6,801**	**$17,001**
Grand Totals			**$45,433**	**$30,289**	**$75,721**

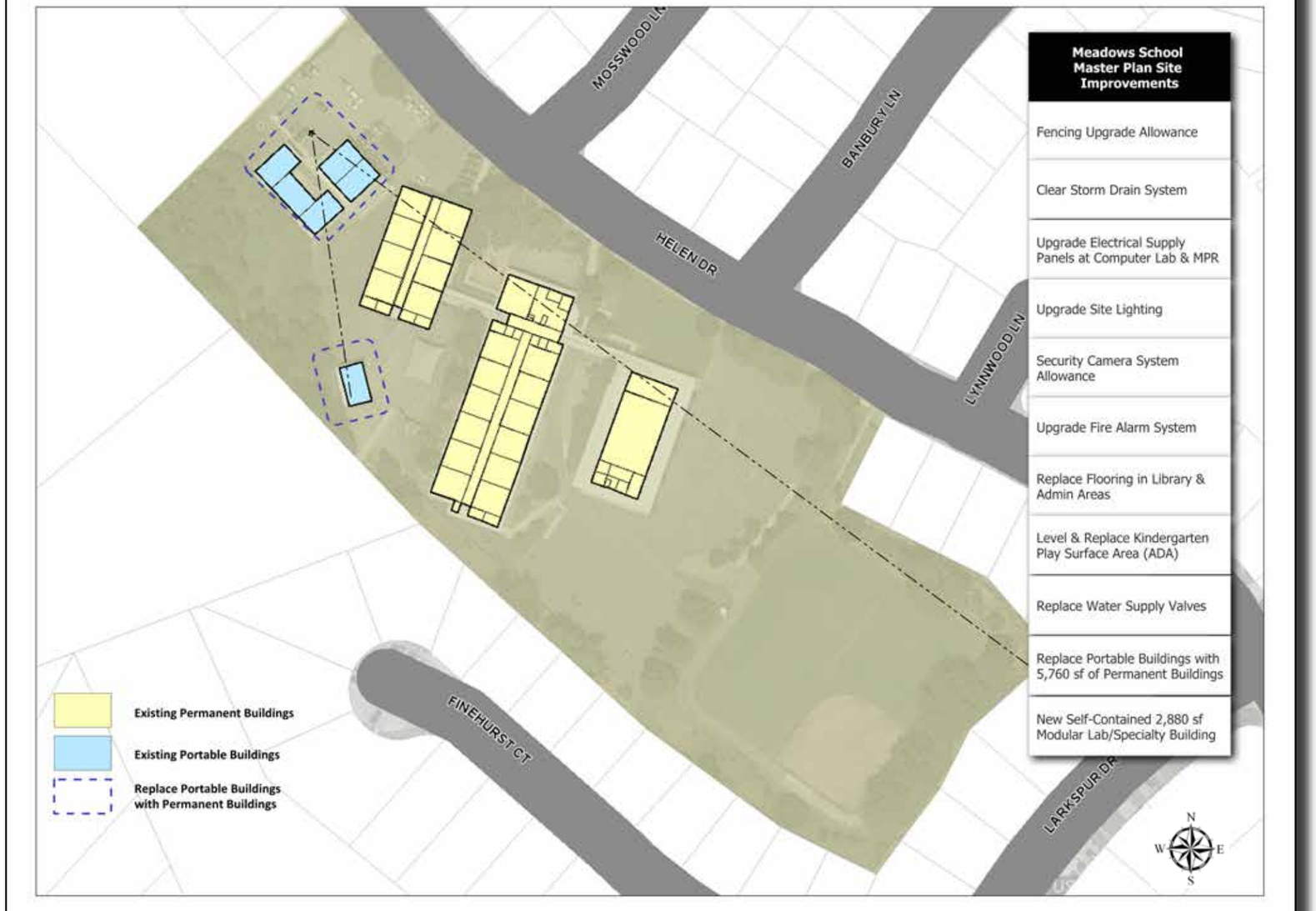
MEADOWS COST ESTIMATE

CONSTRUCTION COST		
Replace Water Supply Valves	$	400,000
Clear Storm Drain System	$	120,000
Level & Replace Kinder Play Surface	$	250,000
Upgrade HVAC Systems, Cr's, Lib, Ad	$	2,330,000
Upgrade Electrical Panels MU, Comp. Lab	$	85,000
Replace Flooring at Lib, Ad	$	28,500
Upgrade Site Lighting	$	175,000
Upgrade Fire Alarm System	$	200,000
Fencing Allowance	$	120,000
Security Camera System Allowance	$	150,000
ADA Upgrade Allowance	$	385,850
Construction Subtotal	**$**	**4,244,350**
GCS, O&P, Bonds (17.0%)	$	721,540
Bay Area Pricing Differental (15.0%)	$	636,652
Construction Contingency (15.0%)	$	636,653
Construction Total	**$**	**6,239,195**

MEADOWS MASTER PLAN PROPOSED DIAGRAM

SUPPORT COSTS		
CDE, DSA & Other permitting	$	62,392
OPSC Application	$	6,239
A&E Cost	$	623,919
Construction Mgt. (4.0%)	$	249,568
Testing & Inspection (2.0%)	$	124,784
Support Contingency (10.0%)	$	106,690
Support Total	**$**	**1,173,592**
REHABILITATION PROJECT TOTAL	**$**	**7,412,787**
ADDITIONAL OPTIONS		
New Self-Contained Modular Lab/ Specialty Building	$	2,187,360
Replace Portable Buildings with 5,760 sf of Permanent Building Space	$	2,304,000
PROJECT TOTAL	**$**	**11,904,147**

Support costs for a project include all those costs not incurred by the General Contractor for direct construction. These include planning, design & engineering costs; processing and permitting costs to State agencies; District construction inspection & support costs; and a contingency allowance for unforseen costs. Support costs normally total approximately 15% to 18% of the direct construction costs.




SPRING VALLEY SCHOOL
JUNE 9
LAST DAY OF SCHOOL
12:15 DISMISSAL
HAVE A GREAT SUMMER
FIRST DAY OF SCHOOL
AUGUST 24

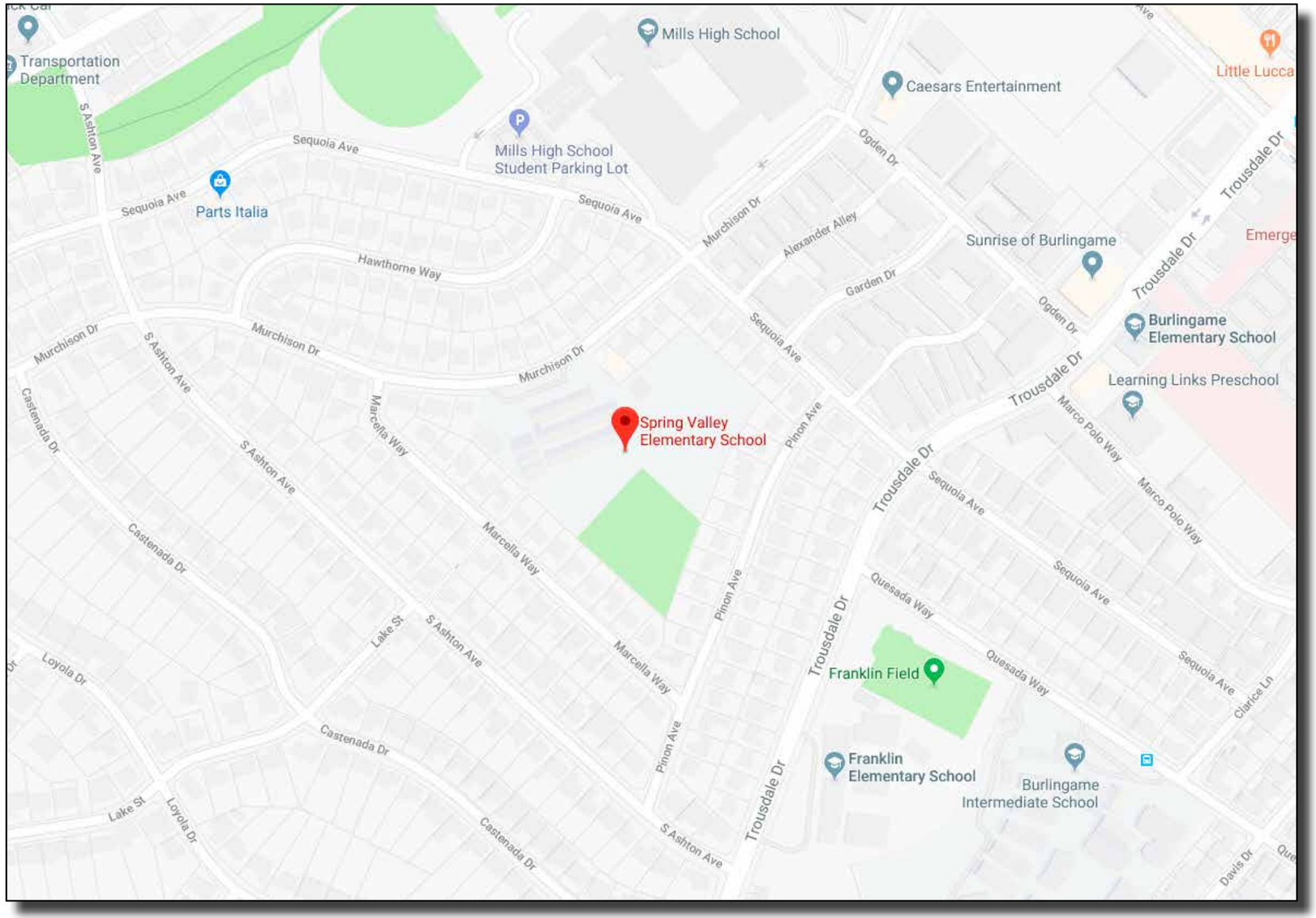
SPRING VALLEY OVERVIEW

SPRING VALLEY SCHOOL

Spring Valley School Mission

To prepare students for leadership and responsible, productive participation in a changing world. This is accomplished by working in partnership with families and the community to help students to become problem solvers and to promote their intellectual, physical, emotional, social, ethical, and cultural development.

817 Murchison Drive
Millbrae, CA 94030
Grades: K-5th
(650) 697-5681

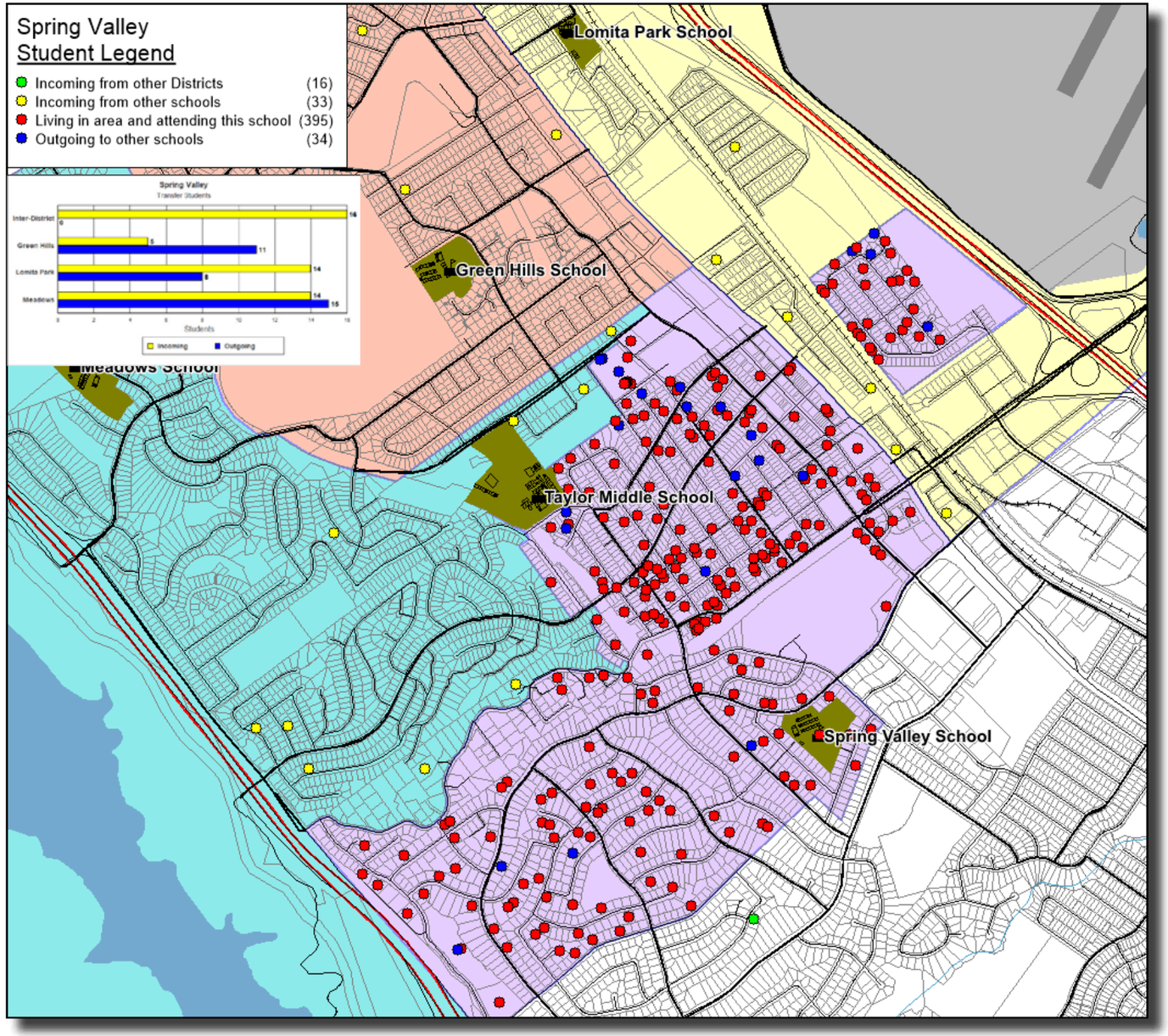


SPRING VALLEY DEMOGRAPHICS

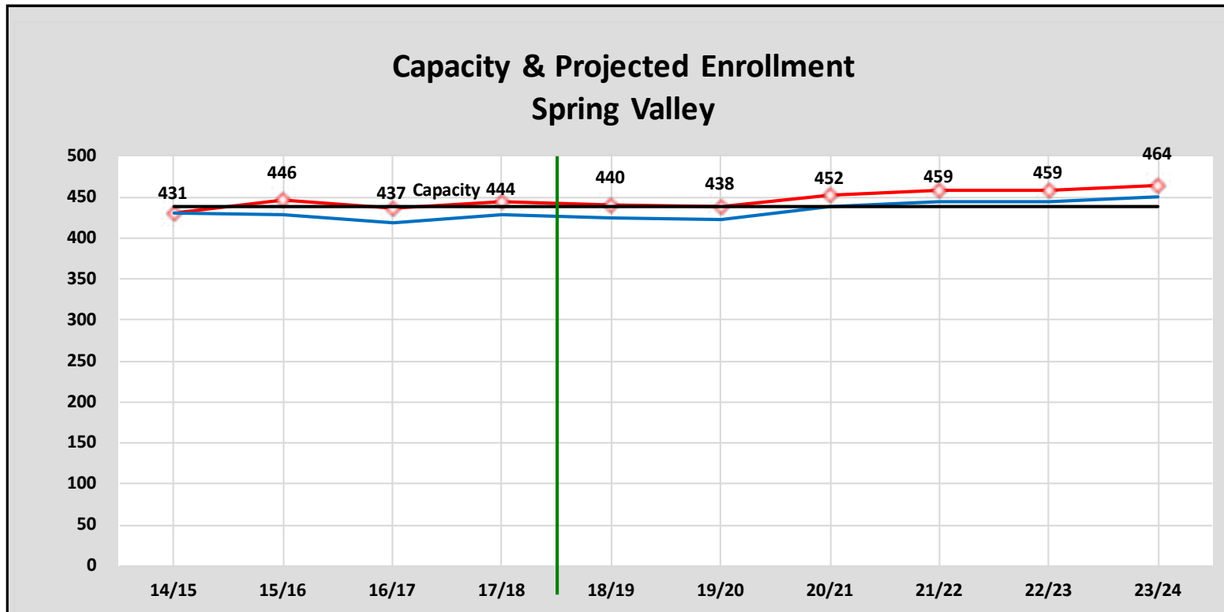
An analysis of the Spring Valley attendance area provides an overview of the Spring Valley student demographic trends. Students color-coded in green represent the Inter-district transfers attending Spring Valley School. These are students that reside outside the Millbrae School District boundary. Due to the zoom level of this map, those students may not be visable. Red are students residing within the Spring Valley attendance boundary and attending their designated home school. Blue are Intra-district transfers out. These are students residing within the Spring Valley attendance boundary but are attending other Schools within the Millbrae School District. Finally, yellow are students who live outside the Spring Valley attendace boundary, but within the Millbrae School District, and are Intra district transfers in to Spring Valley School.

The students living in the boundary generate the cohort factors which are calculated for the past three (3) years and the weighted average is determined. Those cohorts are then used to determine the students who will be residing in each attendance area for the following years. Next, the attendance factor is used to determine the net enrollment for each grade. The attendance factor is determined by analyzing the current year of students to see how many Inter- and Intra-district transfers there are.

A portion of the Lomita Park attendance boundary with approximately 40 elementary students has been assigned to Spring Valley School to relieve overcrowding at Lomita Park.



SPRING VALLEY ENROLLMENT PROJECTIONS



District Loading Standards
Traditional School
All Portables Loaded
Classroom Count = 17
Grades Served = TK - 5

Classroom Needs Timeline

Year	Total Students*	Annual Change	Spec. Ed. Students	Facility Capacity	Unhoused Students	Annual CR Needed	Total CR's Needed	Available Seats	Projected Housing Units
17/18	444	7	0	438	6	0	0	0	
18/19	440	-4	0	438	2	0	0	0	0
19/20	438	-2	0	438	0	1	1	0	0
20/21	452	14	0	438	14	0	0	0	0
21/22	459	7	0	438	21	0	0	0	0
22/23	459	0	0	438	21	0	1	0	0
23/24	464	5	0	438	26	0	1	0	0

* Based on Students Attending (Squares on Graph)
Classroom Count = 17

This chart shows the projected enrollment for the next six (6) years. The chart indicates the historical enrollment at Spring Valley School over the past four (4) years along with the projected enrollment for the next six (6) years. In addition, the number of students living in the boundary are shown for the same time period. If there are more students attending than live in the area, then there is a net inflow. If more students live in the boundary than attend the school, then there is a net outflow. The 2017/2018 enrollment for Spring Valley School is 444 students. Based on historical and current trends, the projected 6 year enrollment is expected to grow with approximately 464 students.

This projection provides information based on the 2017/18 District enrollments and programs, local planning policies and residential development. As these factors change and timelines are adjusted, the enrollment projections should be revised to reflect the most current information.

The current capacity is shown on these charts to identify if there will be classroom space available for the students. If space is not available, then the attendance patterns will likely need to change if the additional facilities are not provided. Capacity is calculated by taking the number of teaching stations and mutiplying that by the District's loading standards for facility planning. Both the number of teaching stations and loading standards were determined by District staff for the sake of this Long Range Facilities Master Plan.

SPRING VALLEY SITE ASSESSMENT

The maintenance and custodial staff should be complimented on the overall condition of the Spring Valley School facilities and infrastructure, particularly given the scarcity of dedicated facilities funding over the last decade and the age of the campus. Spring Valley School was built in 1955 and modernized in 1994 using State funds. Additional facility upgrades addressing general cosmetic, maintenance and other updates have generally been supported by both local and District funds set aside to address specific needs.

Our assessment identified the following Facilities and infrastructure needs at Spring Valley School:

- HVAC System Upgrades
- Plumbing/Underground Utility Upgrades
- Refloor Classrooms
- Upgrade Site Lighting
- Security Camera System Upgrade
- ADA Upgrades
- Traffic Circulation & Parking
- Fire Alarm Upgrades

In addition, input from the community and Facility Master Plan Committee identified:

- A new Lab/Specialty Building on Campus
- Replace all Portable Classrooms with Permanent Construction

SPRING VALLEY SITE ASSESSMENT

Outdated Fire Alarm Panel/System

Potential Building Site Expansion

Electrical Upgrades

Outdated Intercom/Clock/Bell System

SPRING VALLEY CURRENT SITE DIAGRAM

Permanent Building

Portable Building

Site Acreage: 7.748 Acres

Building Square Footage: 25,235 SF

817 Murchison Drive
Millbrae, CA 94030
Grades: K-5th
(650) 697-5681

SPRING VALLEY BUILDING INVENTORY

Name	Date Built	Date Modernized	Mod Funds	Bldg Type	Area	CR Count	Eligible for Modernization
A	1955	1994	LPP	Permanent	5096	4	2019
B1	1955	1994	LPP	Permanent	4816	4	2019
B2	1960	1994	LPP	Permanent	1935	2	2019
C	1963	1994	LPP	Permanent	6745	6	2019
D	1961	1994	LPP	Permanent	5683	0	2019
PORT 1	2011			Portable	960	1	2031
					25235	**17**	

The building inventory provides a matrix identifying the current buildings on campus, the dates they were originally built, if they have been modernized using past State funds and when they may be eligible to qualify for additional State modernization eligibility. The District used State funds for modernization at Spring Valley School in 1994 under the old State Building Program (LPP).

SPRING VALLEY MODERNIZATION ESTIMATE

We estimate the modernization eligibility grand total is approximately **$3,336,260.**

The District is eligible for an estimated **$2,001,756** State share (60%) in potential State modernization funding. An estimated **$1,334,504** local share (40%) is needed to be able to request State funding.

Spring Valley Elem
Modernization Eligibility Calculations

Grade	Current Enrollment	Previous Enrollment	Percent CR Eligible	Percent Area Eligible	Total CR Eligible	Total Eligibility	Eligibility Used	Available Eligibility
Elem	444	0	94.1%	96.2%	16	427	0	427
Middle	0	0			0	0	0	0
High	0	0			0	0	0	0

Modernization Funding Calculations

Grade	Eligible Students	Base Grant	60% State Share	40% Local Share	Project Total
K-6 Grants	427	$4,404	$1,880,508	$1,253,672	$3,134,180
7-8 Grants	0	$4,658	$0	$0	$0
9-12 Grants	0	$6,099	$0	$0	$0
Totals	**427**		**$1,880,508**	**$1,253,672**	**$3,134,180**
Funding Augmentations					
Handicapped Access			$56,415	$37,610	$94,025
Automatic Fire Alarms			$61,061	$40,707	$101,768
Small Size Project		0%	$0	$0	$0
Geographic Adjustment		0%	$0	$0	$0
Project Assistance		Yes	$3,772	$2,515	$6,287
Augmenation Totals			**$121,248**	**$80,832**	**$202,080**
Grand Totals			**$2,001,756**	**$1,334,504**	**$3,336,260**

SPRING VALLEY COST ESTIMATE

CONSTRUCTION COST		
R&R Water Supply Lines	$	1,200,000
R&R Sewer Lines	$	800,000
Refloor Classrooms (16)	$	145,920
Replace Fire Alarm System	$	300,000
Upgrade Site Lighting	$	250,000
Upgrade EMS Systems	$	150,000
Security Camera System Allowance	$	150,000
ADA Upgrade Allowance (10.0%)	$	299,592
Construction Subtotal	**$**	**3,295,512**
GCS, O&P, Bonds (17.0%)	$	560,237
Bay Area Pricing Differental (15.0%)	$	494,327
Construction Contingency (15.0%)	$	494,327
Construction Total	**$**	**4,844,403**
SUPPORT COSTS		
CDE, DSA & Other permitting	$	48,445
OPSC Application	$	4,844
A&E Cost	$	484,440
Construction Mgt. (4.0%)	$	193,776
Testing & Inspection (2.0%)	$	96,888
Support Contingency (10.0%)	$	82,839
Support Total	**$**	**911,232**
REHABILITATION PROJECT TOTAL	**$**	**5,755,635**

SPRING VALLEY MASTER PLAN PROPOSED DIAGRAM

ADDITIONAL OPTIONS		
New Self-Contained Modular Lab/Specialty Building	$	2,187,360
Replace Portable Buildings with 960 sf of Permanent Building Space	$	384,000
PROJECT TOTAL	**$**	**8,326,995**

Support costs for a project include all those costs not incurred by the General Contractor for direct construction. These include planning, design & engineering costs; processing and permitting costs to State agencies; District construction inspection & support costs; and a contingency allowance for unforseen costs. Support costs normally total approximately 15% to 18% of the direct construction costs.


TAYLOR
MIDDLE SCHOOL
First Day
of School
August 24


TAYLOR
SCHOOL

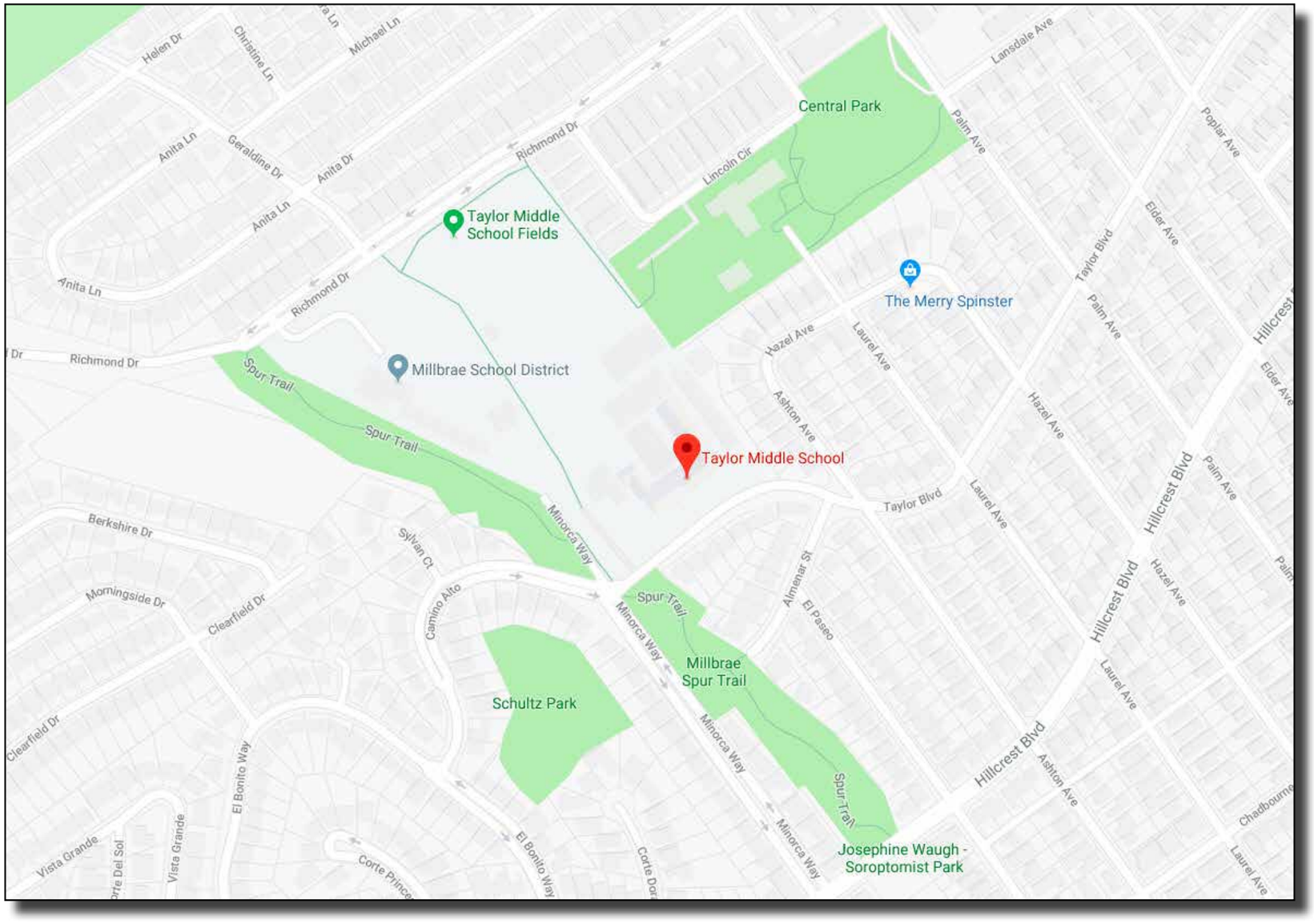
TAYLOR MIDDLE OVERVIEW

TAYLOR MIDDLE SCHOOL

Taylor Middle School Mission

Taylor Middle School is committed to educating all students regardless of socioeconomic status, race, or gender. Our purpose is to provide information and skills necessary for students to become responsible, healthy, young adults. This development is possible with both parental involvement and dedication of the student. Our expectation is that every student will succeed, and it is our responsibility to provide a safe learning environment with high academic standards.

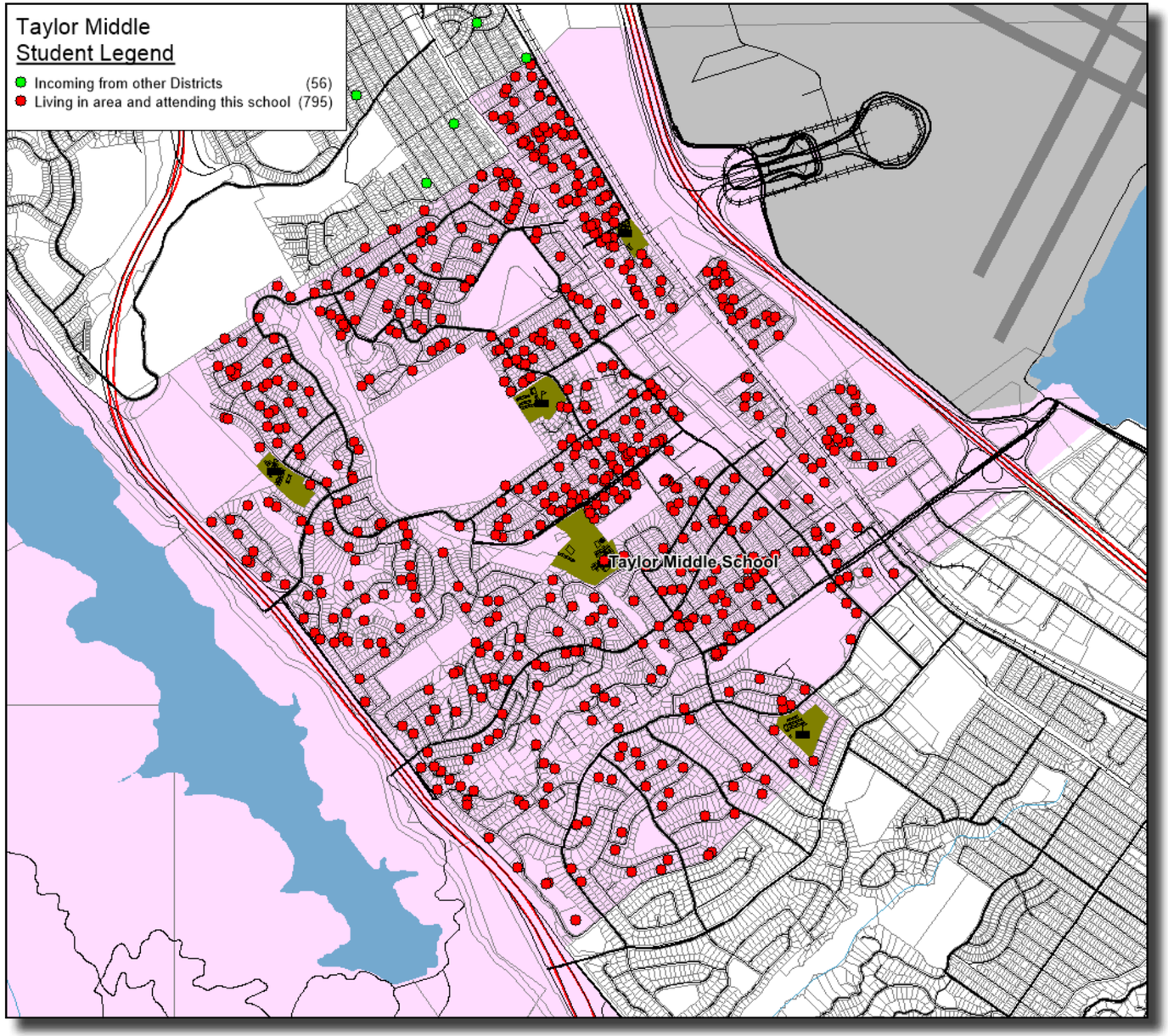
850 Taylor Boulevard
Millbrae, CA 94030
Grades: 6th-8th
(650) 697-4096



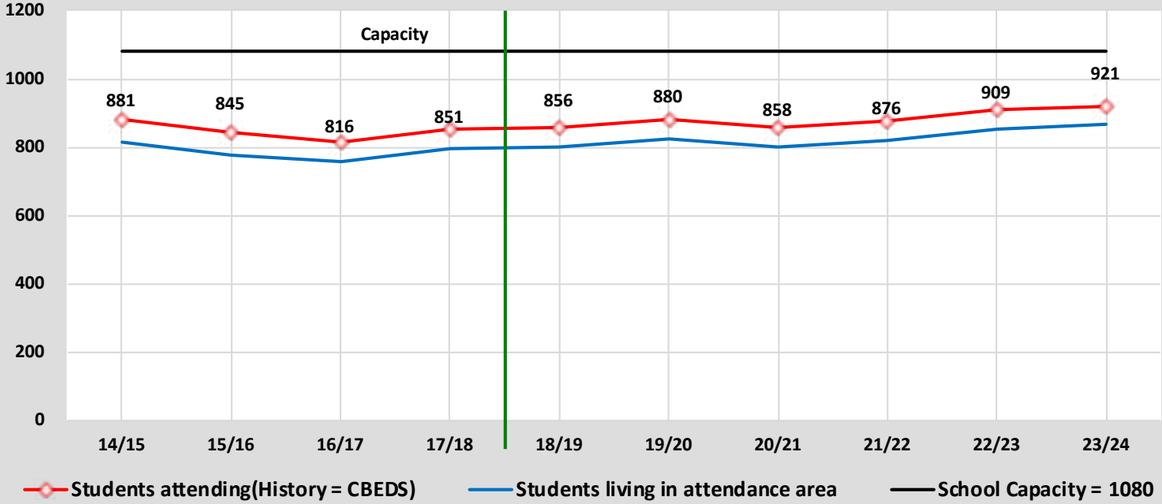
TAYLOR MIDDLE DEMOGRAPHICS

An analysis of the Taylor Middle attendance area provides an overview of the Taylor Middle student demographic trends. Students color-coded in green represent the Inter-district transfers attending Taylor Middle School. These are students that reside outside the Taylor Middle School District boundary. Due to the zoom level of this map, those students may not be visable. Red are students residing within the Taylor Middle attendance boundary and attending their designated home school.

The students living in the boundary generate the cohort factors which are calculated for the past three (3) years and the weighted average is determined. Those cohorts are then used to determine the students who will be residing in each attendance area for the following years. Next, the attendance factor is used to determine the net enrollment for each grade. The attendance factor is determined by analyzing the current year of students to see how many Inter- and Intra-district transfers there are.



TAYLOR MIDDLE ENROLLMENT PROJECTIONS



District Loading Standards
Traditional School
All Portables Loaded
Classroom Count = 36
Grades Served = T6 - 8

Classroom Needs Timeline

Year	Total Students*	Annual Change	Spec. Ed. Students	Facility Capacity	Unhoused Students	Annual CR Needed	Total CR's Needed	Available Seats	Projected Housing Units
17/18	851	35	0	1080	0	0	-7	229	
18/19	856	5	0	1080	0	0	-7	224	0
19/20	880	24	0	1080	0	0	-6	200	0
20/21	858	-22	0	1080	0	0	-7	222	30
21/22	876	18	0	1080	0	0	-7	204	283
22/23	909	33	0	1080	0	0	-6	171	350
23/24	921	12	0	1080	0	0	-6	159	300

* Based on Students Attending (Squares on Graph)
Classroom Count = 36

This chart shows the projected enrollment for the next six (6) years. The chart indicates the historical enrollment at Taylor Middle School over the past four (4) years along with the projected enrollment for the next six (6) years. In addition, the number of students living in the boundary are shown for the same time period. If there are more students attending than live in the area, then there is a net inflow. If more students live in the boundary than attend the school, then there is a net outflow The 2017/2018 enrollment for Taylor Middle School is 851 students. Based on historical and current trends, the projected 6 year enrollment is expected to increase to approximately 921 students.

This projection provides information based on the 2017/18 District enrollments and programs, local planning policies and residential development. As these factors change and timelines are adjusted, the enrollment projections should be revised to reflect the most current information.

The current capacity is shown on these charts to identify if there will be classroom space available for the students. If space is not available, then the attendance patterns will likely need to change if the additional facilities are not provided. Capacity is calculated by taking the number of teaching stations and mutiplying that by the District's loading standards for facility planning. Both the number of teaching stations and loading standards were determined by District staff for the sake of this Long Range Facilities Master Plan.

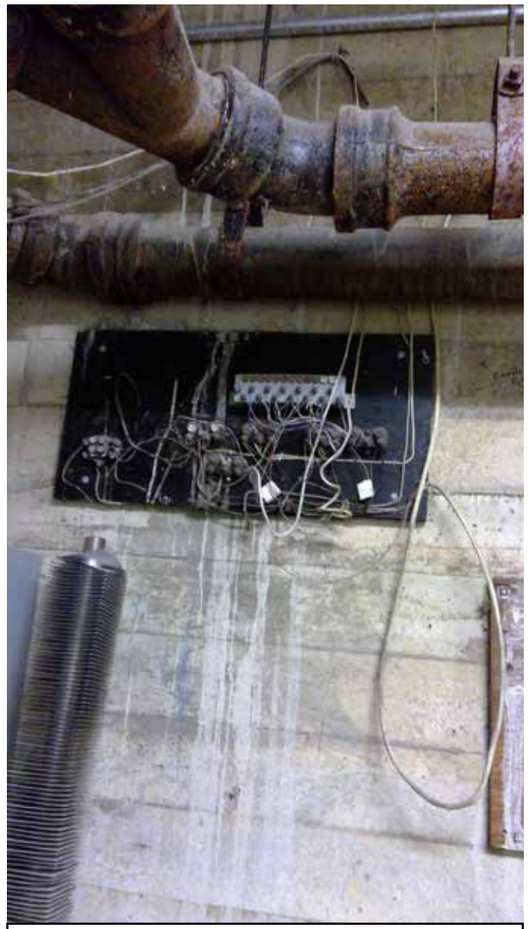
TAYLOR MIDDLE SITE ASSESSMENT

The maintenance and custodial staff should be complimented on the overall condition of the Taylor Middle School facilities and infrastructure, particularly given the scarcity of dedicated facilities funding over the last decade and the age of the campus. Taylor Middle School was built in 1938 and modernized in 1992 using State funds. Additional facility upgrades addressing general cosmetic, maintenance and other updates have generally been supported by both local and District funds set aside to address specific needs.

Our assessment identified the following Facilities and infrastructure needs at Spring Valley School:

- R&R HVAC at Shea Center
- Treat & Reseal North Gym Wall
- Security Fencing
- Upgrade Site Lighting
- Security Camera System Upgrade
- ADA Upgrades
- Traffic Circulation & Parking

TAYLOR MIDDLE SITE ASSESSMENT



Antiquated Water Pump Control System

Water Supply Line

Water Intrusion at Gym Wall

Damaged Ceiling Tiles in Auditorium

TAYLOR MIDDLE CURRENT SITE DIAGRAM

Permanent Building

Site Acreage: 19.15 Acres

Building Square Footage: 95,413 SF

850 Taylor Boulevard
Millbrae, CA 94030
Grades: 6th-8th
Phone: (650) 697-4096

TAYLOR MIDDLE BUILDING INVENTORY

Name	Date Built	Date Modernized	Mod Funds	Bldg Type	Area	CR Count	Eligible for Modernization
A	1949	1992	LPP	Permanent	8649	6	2017
B	1938	1992	LPP	Permanent	23139	6	2017
C	1958	1992	LPP	Permanent	10024	8	2017
D	1939	1992	LPP	Permanent	2920	2	2017
E	1959	1992	LPP	Permanent	6601	4	2017
F	1963			Permanent	12282	0	1988
G	1965			Permanent	11316	4	1990
H	1952	1992	LPP	Permanent	9682	5	2017
J	2012			Permanent	10800	0	2037
					95413	**35**	

The building inventory provides a matrix identifying the current buildings on campus, the dates they were originally built, if they have been modernized using past State funds and when they may be eligible to qualify for additional State modernization eligibility. Taylor Middle School was built in 1938 and was modernized using State funds in 1992.

TAYLOR MIDDLE MODERNIZATION ESTIMATE

Then current modernization eligibility total is approximately **$7,013,903.**

The District is eligible for an estimated **$4,208,342** State share (60%) in potential State modernization funding. An estimated **$2,805,561** local share (40%) is needed to be able to request State funding.

Taylor Middle
Modernization Eligibility Calculations

Grade	Current Enrollment	Previous Enrollment	Percent CR Eligible	Percent Area Eligible	Total CR Eligible	Total Eligibility	Eligibility Used	Available Eligibility
Elem	0	0	100.0%	88.7%	0	0	0	0
Middle	851	0			35	851	0	851
High	0	0			0	0	0	0

Modernization Funding Calculations

Grade	Eligible Students	Base Grant	60% State Share	40% Local Share	Project Total
K-6 Grants	0	$4,404	$0	$0	$0
7-8 Grants	851	$4,658	$3,963,958	$2,642,639	$6,606,597
9-12 Grants	0	$6,099	$0	$0	$0
Totals	**851**		**$3,963,958**	**$2,642,639**	**$6,606,597**
Funding Augmentations					
Handicapped Access			$118,919	$79,279	$198,198
Automatic Fire Alarms			$121,693	$81,129	$202,822
Small Size Project		0%	$0	$0	$0
Geographic Adjustment		0%	$0	$0	$0
Project Assistance		Yes	$3,772	$2,515	$6,287
Augmenation Totals			**$244,384**	**$162,923**	**$407,307**
Grand Totals			**$4,208,342**	**$2,805,561**	**$7,013,903**

TAYLOR MIDDLE COST ESTIMATE

CONSTRUCTION COST		
R&R HVAC at Shea Center	$	450,000
R&R HVAC Pumps at Main Bldg.	$	120,000
R&R Parking/Dropoff at Minorca Way	$	2,500,000
Treat &Reseal North Gym Wall	$	170,000
Fencing Allowance	$	225,000
Upgrade Site Lighting	$	425,000
Security Camera System Allowance	$	300,000
ADA Upgrade Allowance (10.0%)	$	419,000
Construction Subtotal	**$**	**4,609,000**
GCS, O&P, Bonds (17.0%)	$	783,530
Bay Area Pricing Differental (15.0%)	$	691,350
Construction Contingency (15.0%)	$	691,350
Construction Total	**$**	**6,775,230**
SUPPORT COSTS		
CDE, DSA & Other permitting	$	67,752
OPSC Application	$	6,775
A&E Cost	$	677,523
Construction Mgt. (4.0%)	$	271,009
Testing & Inspection (2.0%)	$	135,505
Support Contingency (10.0%)	$	115,856
Support Total	**$**	**1,274,421**
PROJECT TOTAL	**$**	**8,049,650**

TAYLOR MIDDLE MASTER PLAN PROPOSED DIAGRAM

Support costs for a project include all those costs not incurred by the General Contractor for direct construction. These include planning, design & engineering costs; processing and permitting costs to State agencies; District construction inspection & support costs; and a contingency allowance for unforseen costs. Support costs normally total approximately 15% to 18% of the direct construction costs.

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SECTION 5

COMMUNITY PARTICIPATION

COMMUNITY INVOLVEMENT

The Facilities Master Plan process is successful only if the entire school community, including parents, residents, community groups, teachers, staff and students, understand the planning process and have significant input into both the District's needs analysis and proposed solutions to address those needs. This then allows the District and community to agree upon and support a unified effort to implement those solutions, including any financing or funding measures needed.

As a part of the Facilities Master Planning process, the Team and District developed a plan to engage Stakeholders. The District convened a Facilities Improvement Committee to provide input to the Master Plan Team, consisting of administrators and staff from the District Administration, school site representatives and interested parents and community members. The Committee met four times between November 2017 and April 2018. The meetings allowed the Master Plan Team to provide demographic, site analysis, facilities assessments and fiscal information to the Committee, and to get input on community expectations and priorities. The Facilities Master Plan team also presented two status reports to the Millbrae School District Board of Education in December 2017 and April 2018.

The Schoolworks, Inc. Team would like to acknowledge and thank the following Stakeholders for their involvement in the Facilities Planning Committee:

Denis Fama	Board Trustee
Frank Barbaro	Board Trustee
Vahn Phayprasert	Superintendent
Denice LaCroix	Supervisor of Business Services
Julie Fiore	Assistant Principal - Taylor Middle
Raul Fregozo	Supervisor of Maintenance
Rudy Correa	Head of Maintenance
Rick Champion	Chief Business Official

COMMITTEE MEETINGS

COMMITTEE MEETING SESSION #1

The first committee meeting reviewed the opportunities for State funding assistance which will be a major source of funds for the Master Plan projects. Historic bond measures were also reviewed along with the projects the District had accomplished in the past several years. Input was provided on the types of facility projects that the members wanted to see addressed in the Master Plan.

COMMITTEE MEETING SESSION #2

The second committee meeting focused on the results of the site visits and the facility needs identified, such as the number of portables on each campus, HVAC system upgrades, electrical/power systems upgrades, plumbing/underground utilities upgrades, restroom upgrades, dedicated program spaces, site security and saftey and traffic circulation/parking.

COMMITTEE MEETING SESSION #3

The third committee meeting was held after the winter break and focused on reviewing the prior meetings and analyzing the newest demographic information that was recently processed with updated new housing information provided by the City of Millbrae. The committee also reviewed the individual school site vision boards which provided input from each of the four elementary schools and Taylor Middle School. The online survey provided to the community of Millbrae was also reviewed and analyzed.

COMMITTEE MEETING SESSION #4

The fourth and final meeting revealed the proposed projects and funding sources availble to the District. There were more facility needs than possible funding sources and the Committee helped identify the priority projects. In order to fund the priority projects, the District will need to attempt to pass a local bond measure.

COMMUNITY ONLINE SURVEY

The survey was designaed to help guide the Facilities Committee to support the planning of long-term needs over the following several years by gathering feedback from the community and school stakeholders about the Millbrae School District. The survey addresses a variety of building components and needs, ranging from common area space and classroom size, to traffic flow/parking and school site safety.

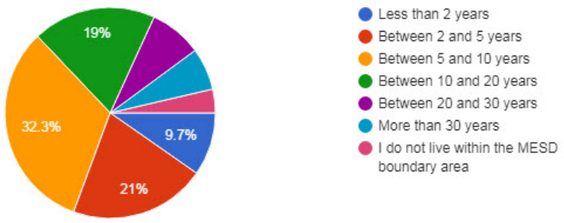
This feedback was used to aid in the development and inform the Board of Trustees (1) the need of each site and district property, (2) facility decision making and priority of available funding, and (3) any future design work and planned growth moving forward. Additionally, all community members and staff were invited to complete a comprehensive survey on facilities options (i.e. revovation vs new construction) outlined within the District's performance and LCAP goals.

Select Items from online survey in no particular order:

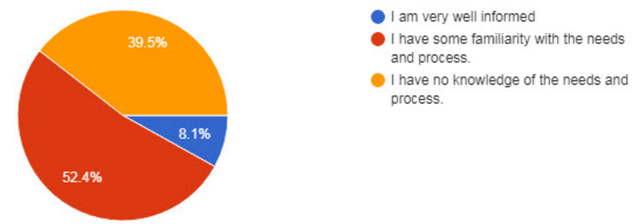
- Safety; Security Fencing & Cameras
- Technology Infrastructure
- New Libraries/Media Centers
- Kindergarten Playgound Spaces Upgrades
- Dedicated Small Group Program Spaces
- Improved Playgrounds & P.E. Spaces
- Energy Efficient Buildings
- Traffic Circulation & Parking
- Expanded Indoor/Outdoor Lunch Areas
- Science & Music Program Spaces
- New Facilities for Growth
- Reuse of leased District Schools

COMMUNITY ONLINE SURVEY SAMPLE QUESTIONS

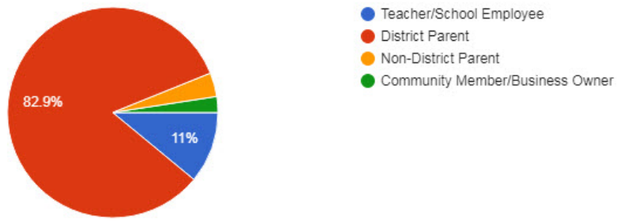
How long have you lived in the Millbrae School District? (Mark only one oval)



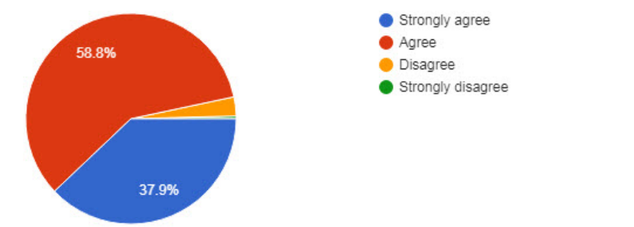
How familiar are you with the District's facility needs and the process the school board is using to find solutions? (Mark only one oval)



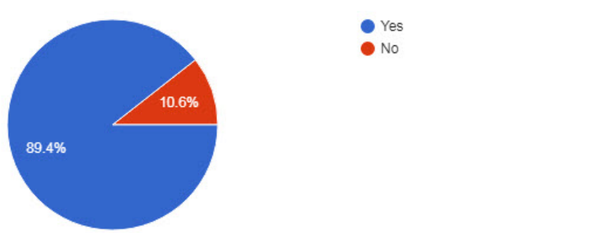
Please let us know which of the following groups best represents you: (Mark only one oval)



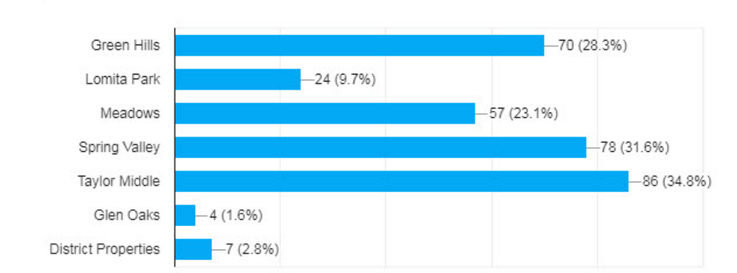
I believe the District's most urgent facility needs must be addressed now! (Mark only one oval)



Do you have a child(ren) attending MESD? (Mark only one oval)



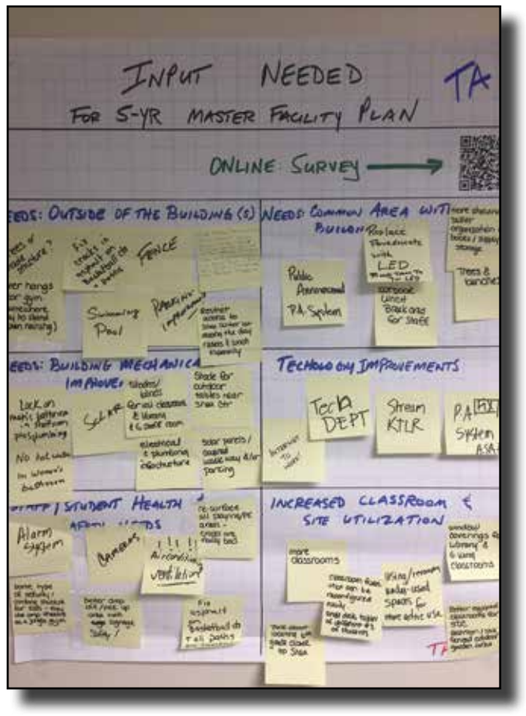
Which School or location are you providing feedback on? (Check all that apply)

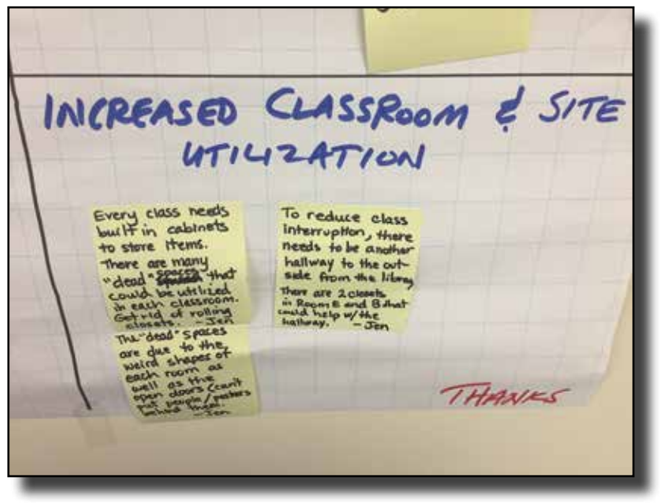


TEACHER & STAFF INPUT

The Principals and school site staff provided valuable insight and input during the Facilities Master Planning Process in helping to create a vision of how teachers want to be teaching their students and how facilities can support that teaching.

Site staff at all campuses were asked to provide their ideas on how we could create a better and safer learning environment for students and working environment for staff. This was accomplished by teachers and administration giving their ideas on a vision board.

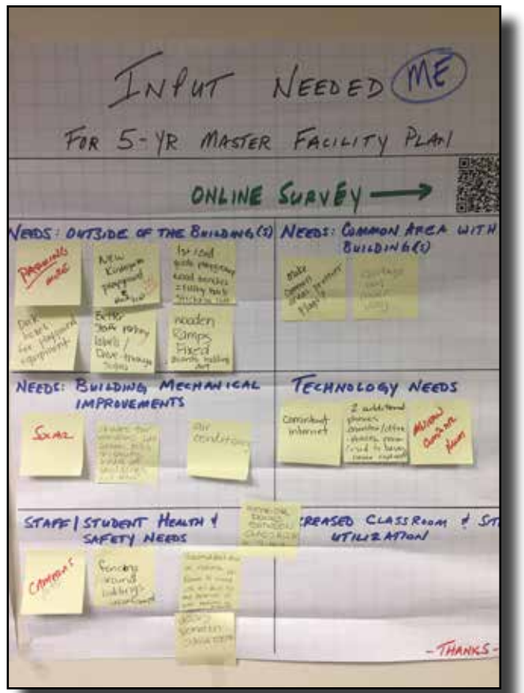


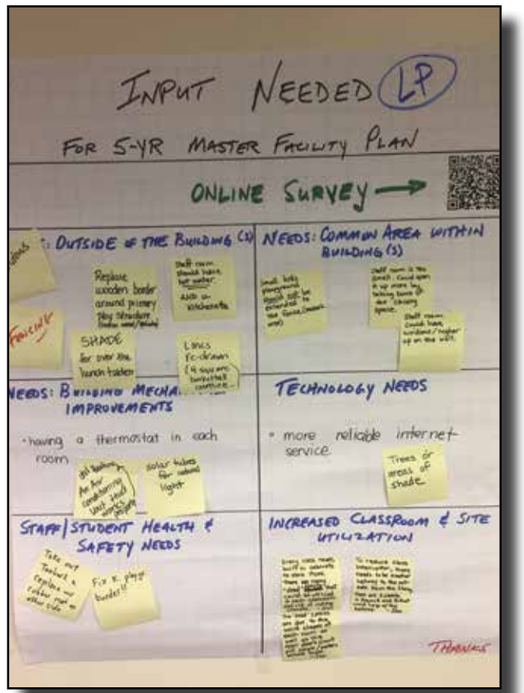


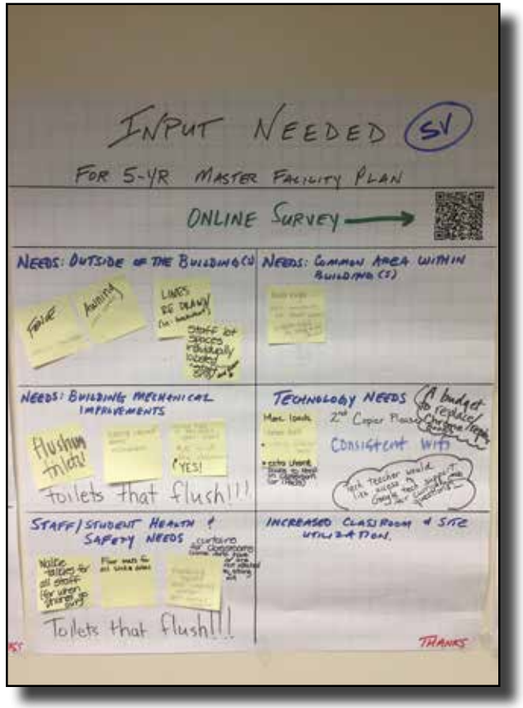
Select Items from Staff in no particular order:

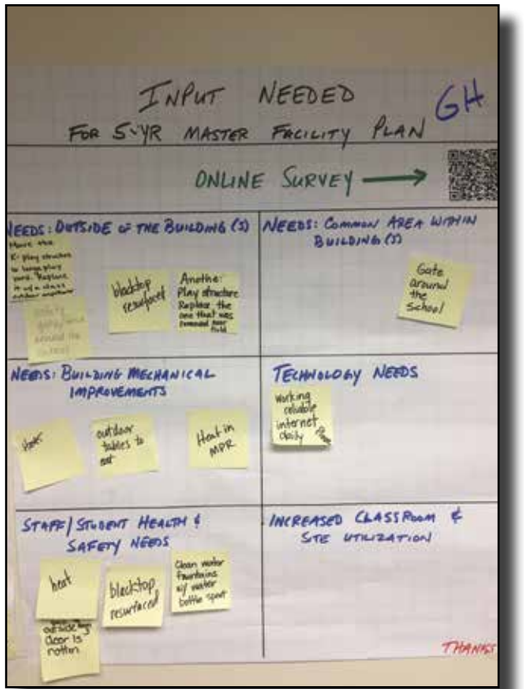
- HVAC upgrades
- More parking
- Upgrade certain play areas with new equipment
- More classrooms for additional space
- Better SDC classrooms
- Plumbing infrastructure upgrade
- More built-in cabinets in classrooms
- Security: Fences, cameras, updated PA systems, alarms
- Electrical infrastructure upgrade
- Reliable internet
- Shade for outdoor areas
- Repair asphalt walkways and play areas

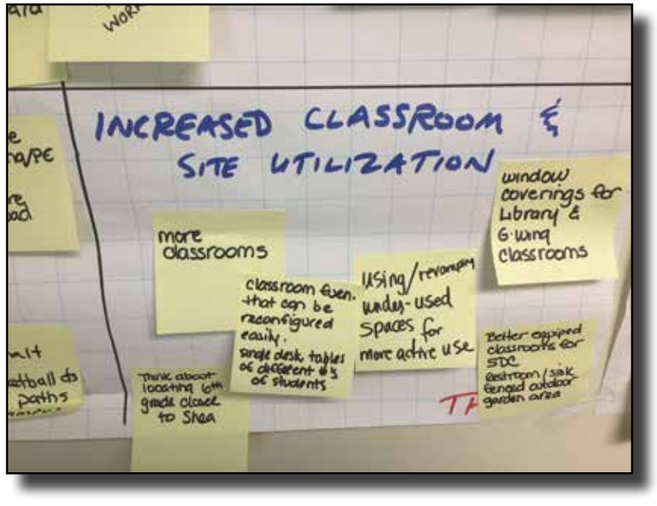
TEACHER & STAFF INPUT VISION BOARD SAMPLES

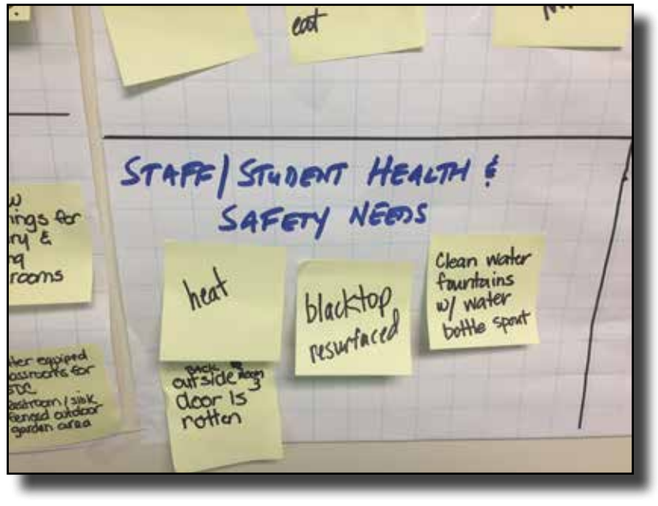


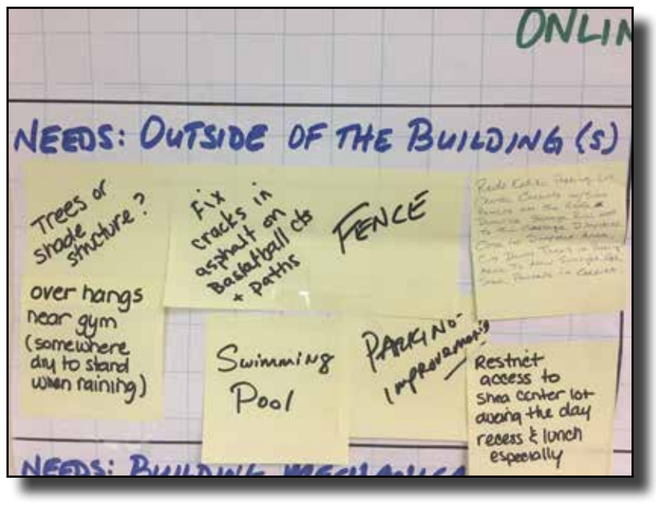












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SECTION 6

FUNDING SOURCES

FACILITIES MASTER PLAN FUNDING OPTIONS

The State of California provides funding assistance to eligible public school districts through the School Facilities Program (SFP). We have included a brief explanation of some of the State Facility Funding options which may be available to your District. It's always best to contact your facilities planning consultant for a more in-depth review and analysis to see if your District is eligible for these State funding. This section reviews three (3) possible funding options using State funds and three (3) possible local funding options. Not all funding options described in this section may be applicable to the District.

STATE FUNDING OPTIONS

- Modernization Funding
- New Construction Funding
- Financial Hardship Funding/Facility Hardship

LOCAL FUNDING OPTIONS

- Developer Fees
- Certificates of Participation (COP)
- General obligation bonds ("G.O. Bonds")

STATE FUNDING OPTIONS - MODERNIZATION

Modernization (60% State funding)

- Maintain/Upgrade Existing Buildings
- Standard State Share = 60% of eligible project amount
- Eligibility generated by buildings 25 years old or portables 20 years old
- Can be based on capacity of facilities or square footage/classroom ratio
- Eligibility may increase when enrollment increases
- Enrollment is used to determine maximum eligibility

Modernization Projects

- Form SAB 50-03 used to determine eligibility for each site
- Can be updated as enrollment increases or buildings age
- Form SAB 50-04 used to file project application funding request

What Does the Program Fund?

- Modernization grants are limited to expenditures on the site that generated the eligibility
- Replaces portables with permanent classrooms
- New building area required by the Americans with Disabilities Act (ADA) or by the DSA (Division of State Architect) handicapped access requirements
- Replacement, repair or additions to existing site development
- Site development items required by the ADA or by the DSA handicapped access requirements
- Furniture and equipment that lasts more than one year, is repaired rather than replaced at the cost of tagging and inventory is small % of the cost.
- The modernization grant can be used to fund a large variety of work at an eligible school as pursuant to EC Section 17074.25.
- Air conditioning, insulation, roof replacement, as well as the purchase of new furniture and equipment are just a few of the eligible expenditures of modernization grants.
- Project can include any of the buildings on the site, not just those eligible.
- Funds can be used to replace buildings, but not increase square footage (except as required for ADA purposes)
- Upgrading classrooms to 21st century design

STATE FUNDING OPTIONS - FINANCIAL HARDSHIP

Financial Hardship (up to 100% State funding)

- Can provide more State funding than standard projects
- Limits amount to be spent on projects
- Less local funds required
- Only approved eligible projects can be funded
- Each Hardship approval lasts six months.
- Ability to get funding up front to design the eligible projects

Prerequisites for Financial Hardship

- Eligibility in the State Building Program
- Collecting Maximum Developer Fee
- Not enough money to match State funds
- One of the following:.
  - Local Bonding Capacity Less than $5 million
  - Over 60% of bonded indebtedness in capital facilities debt
  - Passed a Prop 39 bond in last two years

Financial Hardship is not recommended for Millbrae School District since the facility needs are significantly more than the funding that would be potentially available under hardship.

STATE FUNDING OPTIONS - FACILITY HARDSHIP

Facility Hardship (50-60% State funding)

- The program provides funding for the minimum work necessary to mitigate the health and safety threat.
- In order for a project to be eligible, one of the following two conditions must exist:
  - Facilities must be in need of repair or replacement due to a health and safety threat.
  - Facilities were lost or destroyed due to fire, flood, earthquake or other disaster.
- The District must provide a report from an industry specialist with governmental concurrence to identify the health and safety threat and the minimum work required to mitigate the threat.

Facility Hardship Projects

- Used to repair or replace existing buildings and schools due to health and safety concerns
- Mainly used for projects when modernization eligibility is not available
- These projects are given funding priority over standard projects.
- The District can also request Financial Hardship funds for a Facility Hardship project.

STATE FUNDING OPTIONS - NEW CONSTRUCTION

New Construction (50% State funding)

- Standard State Share = 50% of eligible project amount
- Grants are to be used to build Classrooms
- Can be used to replace portables* (Limited to the number of portables excluded in original baseline calculations)
- May also be used for Gym, Multi-use or Library if needed on the site
- Extra State funding is available for small projects and small school districts.
- OPSC forms are used to compare 5 year or 10 year projected enrollment to the facility classroom capacity.
- Any unhoused students generate grants to be used for projects.
- Eligibility should be calculated each school year when the CBEDS/CALPADS data is available.
- Small school districts' eligibility lasts for three years.

N**ew Construction Projects**

- Form SAB 50-01 used to determine enrollment projections.
- Form SAB 50-02 used to determine baseline capacity – only filed once.
- Form SAB 50-04 used to file project application funding request.

What Does the Program Fund?

Costs Associated With Housing New Pupils [EC Section 17072.35] includes the following, but not limited to:

- Classrooms
- Subsidiary Facilities
- Outdoor Facilities
- Design
- Engineering
- Plan Checking
- Construction Management
- Site Acquisition & Development
- Hazardous Waste Costs

LOCAL FUNDING OPTIONS - DEVELOPER FEES

Developer Fees

- A common source of funding to pay for local facility needs.
- Most districts collect Level 1 Developer Fees.
- The current maximum rate is $3.79 per sq ft for residential projects and $0.61 per sq ft for commercial/industrial projects.
- Some districts qualify for a higher "Level 2" fee which is determined individually for each District to fund 50% of the needed new facilities due to the impact of development.

Who should collect developer fees?

- A growing district
- A district with facility needs
- A district in which new development is occurring
- A district in the State Building Program
- A district considering Financial Hardship
- A district eligible to collect the fees

Level 1 Fee Amounts

- Residential = $3.79 per square foot
- Commercial/Industrial = $0.61 per square foot
- Updated every two years by the SAB – The last increase was in January 2018
- Justified based on 100% of the cost to provide school facilities for students
- Utilizes State standards for capacities and construction costs

Use of Level 1 Developer Fees

- New school projects
- School Additions (classrooms and support facilities)
- School Sites
- Modernization projects
- Technology & infrastructure expansion projects
- Projects also include site development, architect fees, furniture and equipment, etc.
- Leased or Purchased Portables
- Developer Fee Studies
- Other impacts due to growth caused by new development
- Up to 3% for administration costs to collect fees

LOCAL FUNDING OPTIONS - GENERAL OBLIGATION BOND

General Obligation Bond

General Obligation Bonds ("GO Bonds") are voter-approved, long-term debt instruments, which are secured by the legal obligation to levy and collect ad valorem property taxes sufficient to pay annual debt service on the GO Bonds. Historically, a voter approval of more than two-thirds was but in 2000 Proposition 39 lowered the voter approval to more than 55%.

The amount of GO Bonds that can be outstanding at any given time cannot exceed 2.5% of the assessed valuation for a unified school district or 1.25% for either an elementary or high school district. The maximum term for GO Bonds is generally 25 years, although 40 years is possible if issue pursuant to the California Government Code. The proceeds of the GO Bonds may be spent on school facilities such as the purchase of land and construction of buildings and Proposition 39 approved debt allows the furnishing and equipping of school facilities.

Proposition 39 authorized debt has tax rate limitations. For unified school districts, the projected annual tax rate for any single bond measure cannot exceed $60 per $100,000 of assessed valuation. For other districts, the limitation is $30 per $100,000.

Bonds issued under Proposition 39 require school districts to establish a citizen's oversight committee to conduct annual, independent performance and financial audits.

Because GO Bonds are secured by the taxing power of the school district, they are considered to pose minimal risk to investors and therefore provide the lowest borrowing cost to the district of any financing vehicle available.

The boundaries for the General Obligation Bond Election are identical to the district boundaries. All registered voters residing within the district boundaries are eligible to vote on the bond measure.

The advantages of G.O. Bonds are:

- Generate additional revenue to pay debt service
- Lower interest rates and cost of issuance
- No need for a funded reserve fund
- Flexibility in structure of issue and type of sale.
- Minimal school district staff time required compared to other financing methods.

LOCAL FUNDING OPTIONS - CERTIFICATES OF PARTICIPATION (COP)

Certificates of Participation (COP)

Certificates of Participation ("COPs") are a form of lease financing which allows a school district, as lessee of the financed property, to repay its debt in the form of periodic lease payments. COPs enable school districts to finance capital assets over a multi-year period without voter approval, providing an important alternative to general obligation bond debt.

In fact, the most important thing about lease financing is that a school district can almost always count on it as being legally available to finance nearly any project, subject to minimum procedural requirements, provided only that the school district can afford the lease payments out of available monies in its general fund.

The school district, as lessee, leases the property it is acquiring from a lease-party lessor, usually a nonprofit corporation or joint powers agency. The lease payments made by the school district to the lessor are assigned to the lender (the COP owners) to repay the debt. Each COP owner is entitled to a proportionate amount of the lease payments made by the school district under the lease; the COPs represent this entitlement. In a COP financing a portion of each lease payment is designated as interest and, consequently, the owners of the COPs may receive tax-exempt interest payments. COPs are sold to investors much as bonds are; the proceeds of the sale of the COPs provide the money used to acquire and construct the school district project.

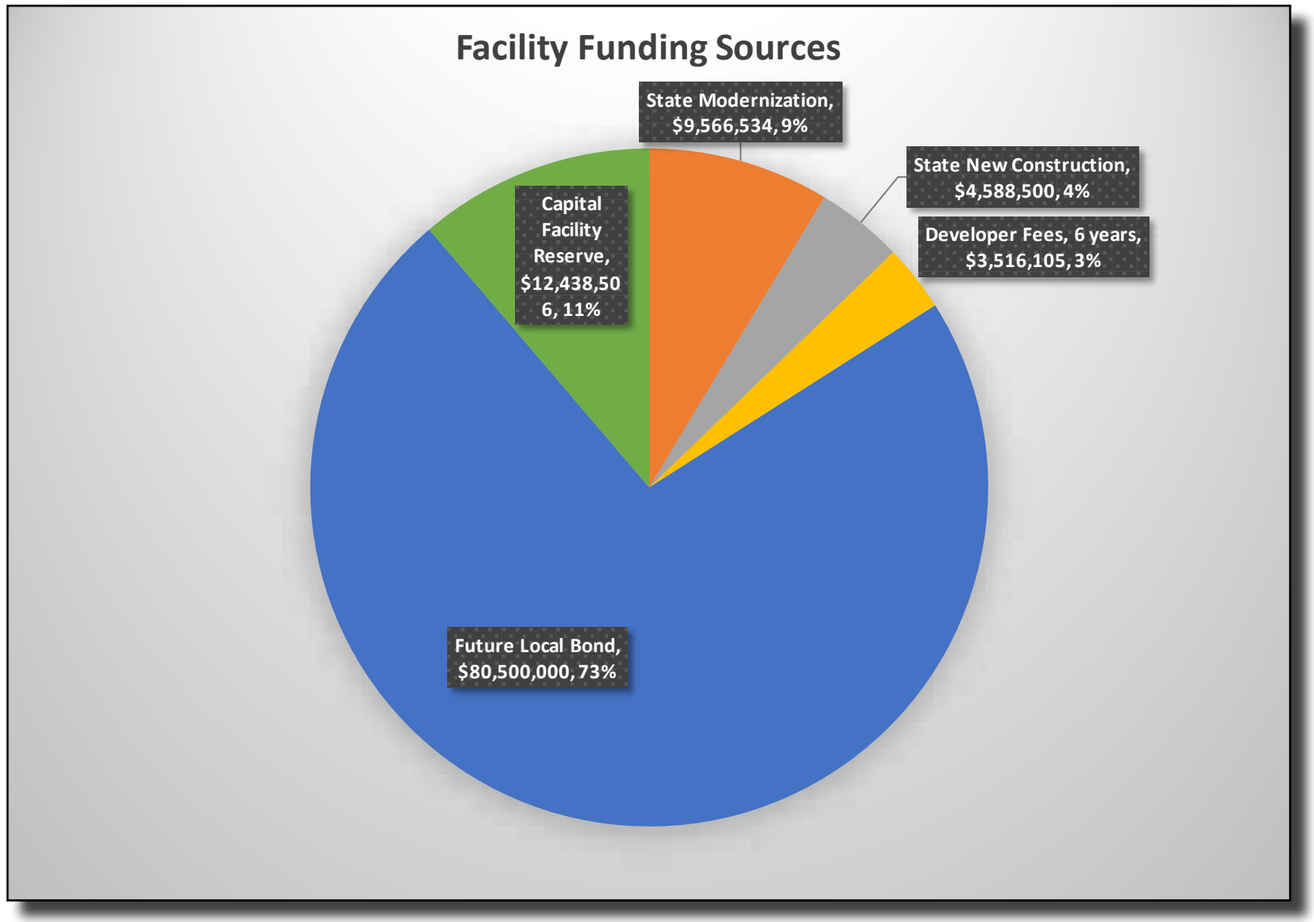
T**he advantages of COPs are:**

- No voter approval is required.
- Significant flexibility because of lack of procedural and other restrictions.
- Can be accomplished in relatively short time.
- Can finance virtually any real or personal property.

MILLBRAE SCHOOL DISTRICT FUNDING OPTIONS

Amount	Source
$9,566,534	State Modernization Program
$4,588,500	State New Construction Program
$3,516,105	Developer Fees, 6 years
$80,500,000	Future Local Bond
$12,438,506	Capital Facility Reserve
$110,609,645	**Total Potential Revenues/Resources**

This Facility Master Plan has identified a total of $110,609,645 in possible revenues to fund the identified facility projects. The revenues include State modernization and new construction grants that are based on the 2018 grant allowances. The State new construction revenues assume a 15% increase over the basic grant funding due to site development and other project specific grants that will be requested. The developer fee revenues include the beginning balance in the developer fee fund and the revenues anticipated over the next six years at the currently approved developer fee rates. The largest revenue source will be a future local bond which will need to generate $80.5 million in proceeds for the facility projects. The implementation plan also assumes the District will approve interim financing in the amount of $30 million in order to complete projects in advance of the local bond funds in order to reduce the impact of inflation.



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SECTION 7

IMPLEMENTATION

IMPLEMENTATION PLAN

The total facility needs identified in this Facilities Master Plan, including Options 1 & 2, total an estimated cost of $89,985,700 in 2018 costs. Base costs, including renovation at all schools and the reconstruction of Lomita Park Elementary School, total an estimated $77,967,621. Option #1, the addition of a modular 2,880 SF STEAM/Makers Lab at each elementary school, would total approximately $6,562,080. Option #2, the replacement of portable classrooms at the elementary schools with permanent classroom buildings, would total approximately $5,376,000.

The proposed Implementation Plan has two different scenarios, based on the scheduling of receipt of funding from the proposed Local Bond. One scenario has two increments of bond funding; the other scenario has three. In addition, both scenarios include bridge financing to insure timely completion of projects.

This Implementation Plan includes several major assumptions:

- Renewal or replacement of the current State Bond program with a new State Facilities funding mechanism no later than FY 2020/2021, which will include potential funding for the District's New Construction and Modernization applications.
- Passage of a Local Bond in 2020 in the amount of $80,500,000; to be taken out in either two or three installments through FY 2024/2025.
- Receipt of approximately $3,516,000 in Developer Fee revenue for developments permitted as of FY 2018/2019, and paid for through FY 2023/2024.
- State Bond funding available 24 months from receipt of application.
- Both scenarios assume bridge financing between the first and second bond revenue takeout, in order to timely budget for needed projects
- The Classroom Building costs are predicated on modular construction costs and timing and Design/Bid/Build construction methodology; the District may wish to explore different design and construction delivery methods (Plan Reuse; Design/Build; Lease/Leaseback; etc.).

Construction Cost inflation is assumed at 8.0% per year, as noted in the footnotes on the Project Cost estimate.

These matrix shows the anticipated budgeting and timing for the District projects. The plan should be monitored and adjusted, as additional information becomes available. Depending on when funds are available and cost inflation, the timelines may need to be moved up or delayed accordingly.

IMPLEMENTATION PLAN - TWO TRANCHES - 80.5M

Year/Qtr.	Project & Task	Cost/*Revenue*	Revenue Balance	REVENUE SOURCES Fund 21 Local Bond	Fund 25 Developer Fees	Fund 35 State Bond	Fund 40 District Facilities	Notes
2018/1				$ 0	$ 986,814	$ 0	$ 12,438,506	Revenues as of July 1, 2018
2018/2								
2018/3	Design Contracts for Rehabilitation Work at Spring Valley ES & Taylor MS	$ 871,600					$ 11,566,906	
2018/4	Design Contracts for Rehabilitation Work at Green Hills & Meadows ES	$ 783,000					$ 10,783,906	
2019/1	Design Contract for Lomita Park ES	$ 2,640,000			$ 486,814		$ 8,643,906	
2019/2								
2019/3								
2019/4	Construction Contracts for Rehabilitation of Taylor MS OPSC Funding Applications for Spring Valley ES, Meadows ES, Green Hills ES & Taylor MS	$ 8,144,659					$ 499,247	Construction begins June 2020; completed August 2022.

IMPLEMENTATION PLAN - TWO TRANCHES - 80.5M

Year/Qtr.	Project & Task	Cost/*Revenue*	Revenue Balance	REVENUE SOURCES Fund 21 Local Bond	Fund 25 Developer Fees	Fund 35 State Bond	Fund 40 District Facilities	Notes
2020/1	Receipt of Developer Fees	*$ 78,794*			$ 565,608			
2020/2	Passage of Local Bond	*$ 80,500,000*						Bond passage in November 2020; two bond installments
	OPSC Funding Application for Lomita Park ES							
2020/3								
2020/4	Construction Contracts for Rehabilitation of Meadows ES	$ 8,100,400		$ (8,100,400)				
2021/1	Receipt of Developer Fees	*$ 743,291*			$ 1,308,899			
	Receipt of First Bond Installment	*$ 40,000,000*		$ 31,899,600				First Installment of Local Bond
2021/2	Construction Contracts for Lomita Park ES	$ 55,139,129		$ (23,239,529)				Construction begins June 2022; completed August 2024.
2021/3	Bridge Financing	*$ 39,000,000*		$ 15,760,471				Bridge Financing to Second Bond Installment (4.5%)
2021/4	Receipt of State Bond Funds for Modernization of Taylor MS, Spring Valley ES, Meadows ES, Lomita Park ES & Green Hills ES	*$ 9,566,534*				$ 9,566,534		
	Construction Contracts for Rehabilitation of Spring Valley ES	$ 6,312,948				$ 3,253,586		

IMPLEMENTATION PLAN - TWO TRANCHES - 80.5M

Year/Qtr.	Project & Task	Cost/*Revenue*	Revenue Balance	REVENUE SOURCES Fund 21 Local Bond	Fund 25 Developer Fees	Fund 35 State Bond	Fund 40 District Facilities	Notes
2022/1	Receipt of Developer Fees	*$ 919,265*			$ 2,228,164			
2022/2	Receipt of State Bond Funds for New Construction at Lomita Park ES	*$ 4,588,500*				$ 7,842,086		
2022/3	Construction Contracts for Rehabilitation of Green Hills ES	$ 5,947,519				$ 1,894,568		
2022/4								
2023/1	Receipt of Developer Fees	*$ 787,941*			$ 3,016,105			
2023/2								
2023/3	Receipt of Second Bond Installment	*$ 40,500,000*		$ 56,260,471				
	Repayment of Bridge Financing	$ 42,588,975		$ 13,671,496				
2023/4	Construction Contracts for Option #1 at all sites	$ 9,641,848		$ 4,029,647				
2024/1	Portable Replacement at Spring Valley ES, Green Hills ES & Meadows	$ 8,531,036		$ 29,647	$ 16,105	$ 363,532		

Note: Construction cost inflation is assumed at 8.0% annum. Budget cost estimate may lose accuracy beyond three years.

IMPLEMENTATION PLAN - THREE TRANCHES - 87M

Year/Qtr.	Project & Task	Cost/*Revenue*	Revenue Balance	REVENUE SOURCES Fund 21 Local Bond	Fund 25 Developer Fees	Fund 35 State Bond	Fund 40 District Facilities	Notes
2018/1				$ 0	$ 986,814	$ 0	$ 12,438,506	Revenues as of July 1, 2018
2018/2								
2018/3	Design Contracts for Rehabilitation Work at Spring Valley ES & Taylor MS	$ 871,600					$ 11,566,906	
2018/4	Design Contracts for Rehabilitation Work at Green Hills & Meadows ES	$ 783,000					$ 10,783,906	
2019/1	Design Contract for Lomita Park ES	$ 2,640,000			$ 486,814		$ 8,643,906	
2019/2								
2019/3								
2019/4	Construction Contracts for Rehabilitation of Taylor MS OPSC Funding Applications for Spring Valley ES, Meadows ES, Green Hills ES & Taylor MS	$ 8,144,659					$ 499,247	Construction begins June 2020; completed August 2022.

IMPLEMENTATION PLAN - THREE TRANCHES - 87M

Year/Qtr.	Project & Task	Cost/*Revenue*	Revenue Balance	REVENUE SOURCES Fund 21 Local Bond	Fund 25 Developer Fees	Fund 35 State Bond	Fund 40 District Facilities	Notes
2020/1	Receipt of Developer Fees	*$ 78,794*			$ 565,608			
2020/2	OPSC Funding Application for Lomita Park ES							
2020/4	Passage of Local Bond	*$ 87,000,000*						Bond passage in November 2020; three bond installments
2021/1	Receipt of Developer Fees	*$ 743,291*			$ 743,291			
2021/2	Receipt of First Bond Installment	*$ 30,000,000*		$ 30,000,000				First Installment of Local Bond
	Construction Contracts for Lomita Park ES	$ 55,139,129		$ (25,139,129)				Construction begins June 2022; completed August 2024.
2021/3	Bridge Financing	*$ 30,000,000*		$ 4,860,871				Bridge Financing to Second Bond Installment (4.5% per annum)
2021/4	Receipt of State Bond Funds for Modernization of Taylor MS, Spring Valley ES, Meadows ES, Lomita Park ES & Green Hills ES	*$ 9,566,534*				$ 9,566,534		
	Construction Contracts for Rehabilitation of Meadows ES	$ 8,100,400		$ 3,860,871		$ 2,466,134		Construction beging June 2022; completed August 2024

IMPLEMENTATION PLAN - THREE TRANCHES - 87M

Year/Qtr.	Project & Task	Cost/*Revenue*	Revenue Balance	REVENUE SOURCES Fund 21 Local Bond	Fund 25 Developer Fees	Fund 35 State Bond	Fund 40 District Facilities	Notes
2022/1	Receipt of Developer Fees	*$ 919,265*			$ 1,662,556			
2022/2	Receipt of State Bond Funds for New Construction at Lomita Park ES	*$ 4,588,500*				$ 7,054,634		Fund Transfer to cover Lomita Park ES costs
2023/1	Receipt of Developer Fees	*$ 787,941*			$ 2,450,497			
2023/2	Receipt of Second Bond Installment	*$ 30,000,000*		$ 33,860,871				
	Construction Contracts for Rehabilitation of Spring Valley ES	$ 7,363,422			$ 950,497	$ 1,191,212		Construction begins June 2024; completed August 2026
	Repayment of Bridge Financing	$ 32,760,750		$ 1,100,121				Bridge Financing Repayment (4.5% annum)
2023/3	Bridge Financing	*$ 27,000,000*		$ 28,100,121				Bridge Financing to Final Bond Installment (4.5% per annum)
	Construction Contracts for Rehabilitation of Green Hills ES	$ 6,937,186		$ 21,162,935				Construction begins June 2024; completed August 2026
	Construction Contracts for Option #1 & #2 at all sites	$ 18,944,233		$ 2,218,702				Construction begins June 2024; completed August 2026
2025/1								
2025/2	Receipt of Final Bond Installment	*$ 27,000,000*		$ 29,218,702				
	Repayment of Bridge Financing	*$ 29,484,675*		$ 234,027	$ 450,497			Bridge Financing Repayment (4.5% annum)

Note: Construction cost inflation is assumed at 8.0% annum. Budget cost estimate may lose accuracy beyond three years.

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SchoolWorks
Facility Problem Solvers

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