Mountain View
Whisman
School District

District Office
T 650.526.3500
750-A San Pierre Way
Mountain View, CA 94043

October 10, 2018

Dan,

This letter is a brief transmittal forwarding to you the positions from both the Mountain View Whisman School District (MVWSD) and the Mountain View Los Altos High School District (MVLAHSD) related to its discussions with the developers in the North Bayshore Precise Plan (NBPP), principally Google and Sobrato.

Both Districts have spent many hours, days and weeks discussing and meeting with both developers to inform them of the school facility needs that that their developments in the NBPP will generate. The Districts have provided detailed documentation and information to both developers of the actual expected impact. The attachments to this letter are a good summary of our positions. There are many more documents and studies to back-up these positions, but we have not attached all of those here.

The barebones reality for each District's position relative to Google are below. The positions with Sobrato are proportionate, but Sobrato has no land to dedicate:

- MVWSD has agreed to work to reduce its need to two elementary schools, each on 5 acres and one middle school on 8 acres for a total of 18 acres, assuming the State will approve such small school sites. Those sites can be reduced by park/field acreage if the City can donate that for shared space. In addition, MVWSD would need approximately $84 million to construct those schools.
- MVLAHSD has agreed to work to reduce its need to one 600-student high school on 12 acres, assuming the State will approve such a small high school. That acreage assumes shared use of nearby city parks/fields, outside of the 12-acre campus. In addition, MVLAHSD's estimated cost to construct that high school is $109 million.

Please share this letter and its attachments to the City Council as soon as possible and certainly before any further meetings of the Council related to the North Bayshore Precise Plan.

Sincerely,

Dr. Ayindé Rudolph
Superintendent, Mountain View Whisman School District

Jeff Harding
Superintendent, Mountain View-Los Altos High School District

STUDENT GENERATION DATA

Google has repeatedly indicated that it believes both Districts' student generation rate (SGR) is too high. Instead, both Districts have bent over backwards to slim down the SGR that both are now relying on, perhaps to the Districts' detriment. As an indicator of just now comparatively low the Districts' SGRs are, attached is a table showing SGRs from other surrounding districts, all by different consultants, and all much higher than the SGRs we are using. It is a little dense and perhaps difficult to follow, but the "MVWSD/MVLA" column is not only drastically lower than the State's recommended number, but lower at all levels than virtually all other surrounding school districts.

Multi Family Unit Student Generation Rate (SGR) Comparison by District

	State	MVWSD/ MVLA	Palo Alto USD	Santa Clara USD	San Jose USD	Fremont USD	Fremont HSD	Sequoia HSD	Campbell HSD	Redwood City ESD	Cupertino ESD	Menlo Park ESD	Sunnyvale ESD	Burlingame ESD	Millbrae ESD
Source	OPSC	JSA	DecisionInSite	Cooperative Strategies	Odell Planning & Research	Cooperative Strategies	Schoolhouse Services	OPSC	Cooperative Strategies	LPA/ DecisionInSite	Schoolhouse Services	Enrollment Projections	Internal	SchoolWorks	SchoolWorks
Grade	SGR	SGR	SGR	SGR	SGR	SGR	SGR	SGR	SGR	SGR	SGR	SGR	SGR	SGR	SGR
K - 5	0.4000	0.0740	0.2300	0.1171	0.0960	0.2032							0.104	0.2067	0.1797
6 - 8	0.1000	0.0460	0.1200	0.0418	0.0410	0.0799							0.052	0.0525	0.0644
K - 8	0.5000	0.1200	0.3500	0.1589	0.1370	0.2831				0.1720	0.3300	0.2050	0.156	0.2592	0.2441
9 - 12	0.2000	0.0570	0.1500	0.0500	0.0530	0.0788	0.0900	0.2000	0.0906						
K - 12	0.7000	0.1770	0.5000	0.2089	0.1900	0.3619									

MVWSD/MVLA SGR vs. Average SGR of 13 Area Districts (Provided by Seven Different Consultants)

	MVWSD/MVLA	Avg of Other Districts
K - 8	0.1200	0.2295
9 - 12	0.0570	0.1187
Total	0.1770	0.3483

MOUNTAIN VIEW WHISMAN SCHOOL DISTRICT

The MVWSD provided the attached documents to Google. These documents are the data and information that support MVWSD's required amounts for both land and construction for school sites to design, construct and house elementary and middle school students generated from the North Bayshore Precise Plan.

Term Sheet for Mitigation Agreement
Mountain View Whisman School District and Google, Inc.
North Bayshore Precise Plan

4 October 2018

This term sheet ("**Term Sheet**") outlines the general terms and conditions upon which the Mountain View Whisman School District ("**District**") and Google, Inc. ("**Google**"; together with the District, "**Parties**") agree to enter into a school impact fee mitigation agreement ("**Mitigation Agreement**") related to a specific residential development of Google in the North Bayshore Precise Plan.

Construction (Number of Units)	Google is seeking approval from the City of Mountain View ("**City**") to construct nine thousand eight hundred fifty (**9,850**) residential units in the City, sized as indicated in **Exhibit A** to this Term Sheet ("**Units**").
Student Generation	Based on the number and type of units, the number of students that are expected to be generated from the Units and must be planned for is one thousand one hundred eighty eight (1,188) students: • 731 kindergarten to fifth grade students • 457 Sixth grade to eighth grade students
Construction (Location)	The Units will be located as indicated in **Exhibit A** to this Term Sheet ("**Development Area**"). The Development Area is within the North Bayshore Precise Plan, the general plan for which was approved by the Mountain View City Council on or about December 12, 2017 (**"NBPP**").
City Requirements in NBPP	The NBPP includes specific provisions related to impacts on schools that will serve the residents in the Development Area, including the following, "***Local School District Strategy.*** *A Local School District Strategy is a strategy developed to help support new local schools in or adjacent to the North Bayshore Precise Plan area. The strategy is a legally binding agreement between the school district and a project developer in North Bayshore. The strategy may include, but is not limited to, land dedication for new school development; additional funding for new school development; TDR strategies to benefit developer(s) that provide new school facilities; or other innovative strategies supporting schools.*" ("**City's School Strategy**")
Existing District Capacity	The District has limited capacity at existing sites, but there are currently 4,671 new units under construction that the District expects to fill existing capacity prior to the Units being occupied.

Land Dedication (or Funding in lieu of Land)	Based on the State requirements for school sizing, the District would generally need approximately seventeen (17) acres on which to construct a 600-student middle school and nine (9) acres on which to construct a 450-student elementary school. Based on the projected number of students, the District would need land for two (2) elementary schools and one (1) middle school, for a total amount of thirty five (35) acres. (California Department of Education, *Guide to School Site Analysis and Development* (2000 Edition).) The District has agreed to work with Google, the California Department of Education, the Office of Public School Construction and the City and have agreed to accept the following: • Two **small** elementary school sites of five (5) acres each for a total of ten (10) acres. Assuming the City will dedicate two and one half (2.5) acres for each elementary school site as shared space for school fields and City parks, the District would reduce Google's obligation by that acreage for each site. **Therefore, the total number of acres needed from Google would be five (5) acres (2.5 acres at two separate locations).** • One **small** middle school of eight (8) acres. Assuming the City will dedicate two and one half (2.5) acres for the middle school site as shared space for school fields and City parks, the District would reduce Google's obligation by that acreage for this site. **Therefore, the total number of acres needed from Google would be five and one half (5.5) acres.** The District may be able to consider in-lieu-of-land payments from Google, but that may not be feasible since Google owns most of the useable land in the area. If this is considered, then the amount would be based on data from the City for recent land sales at $14,869,957 per acre. Rounding that number to $15,000,000 per acre, then the in-lieu payment from Google to the District would be: • $37,500,000 for each elementary school • $82,500,000 for the middle school
Calculation of Construction Costs	The construction costs are based on, without limitation, the District's recent, stick-built construction for new classrooms and related facilities at Castro Elementary School for 450 students and equals $5,357,746 in 2018 dollars. That resulted in a cost to house students (without the cost of land) at: • $69,667 for kindergarten to fifth grade student. Based on 731 of those students, that cost is $50,926,577. • $71,428 for each middle school student. Based on 457 of those students, that cost is $32,642,596.

<table>
<tr><td>Land and Construction Costs Combined</td><td>The combined construction and land costs (assuming no land is dedicated) are summarized below (“Funding Amount”). The District has detailed documentation that supports this data:
<table>
<tr><td colspan="6"><u>LAND COSTS (or land equivalent)</u></td></tr>
<tr><td>Acres</td><td>2.5</td><td>x</td><td>$15,000,000</td><td>=</td><td>$37,500,000</td></tr>
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<tr><td>Acres</td><td>5.5</td><td>x</td><td>$15,000,000</td><td>=</td><td>$82,500,000</td></tr>
<tr><td>Subtotal</td><td>11</td><td></td><td></td><td></td><td>$157,500,000</td></tr>
<tr><td colspan="6"><u>CONSTRUCTION COSTS</u></td></tr>
<tr><td>K-5 students</td><td>731</td><td>x</td><td>$69,667</td><td>=</td><td>$50,926,577</td></tr>
<tr><td>6-8 students</td><td>457</td><td>x</td><td>$71,428</td><td>=</td><td>$32,642,596</td></tr>
<tr><td>Subtotal</td><td>1188</td><td></td><td></td><td></td><td>$83,569,173</td></tr>
<tr><td colspan="4"></td><td>Total</td><td>$241,069,173</td></tr>
</table></td></tr>
<tr><td>Payment of Funding Amount</td><td>If Google does not change the size, configuration, location, number or other features of the Units, then Google agrees to pay the District the above amounts (or land equivalent, as applicable), no later than the date when the City issues the first building permit for the Unit(s). Google’s payment of the Funding Amount (or land equivalent, as applicable) shall constitute Google’s complete obligation to the District pursuant to Google’s design, development, and construction of the Units. Therefore, Google shall not be obligated to provide any further funding including school district impact fees / developer fees, or other consideration to the District related to the Units.</td></tr>
<tr><td>Inflationary Adjustment to Funding Amount</td><td>Assuming the Mitigation Agreement is executed on or before October 30, 2018, the Funding Amount shall be adjusted on November 1, 2019, and on each annual anniversary of that date during the Term, based on the Engineering News-Record (ENR) construction cost index for San Francisco, California.</td></tr>
<tr><td>Changes to the Funding Amount</td><td>If Google changes the size, configuration, location, number or other features of the Units, the amount of the Funding Amount shall be adjusted proportionately based on the calculations, data, and bases indicated herein.</td></tr>
<tr><td>State Funding</td><td>The District will use its best efforts to seek California state funding for new construction, modernization and site acquisition (“State Funding”) and, to the extent it receives that funding and as permitted by applicable law and regulation, will provide that funding to Google, to the extent that State Funding is based on students living in the Units.</td></tr>
</table>

Term	The Mitigation Agreement shall be valid for five (5) years ("**Term**").
Cooperation	The Parties agree to cooperate to seek City agreement that the Mitigation Agreement satisfies the City's Local School District Strategy as indicated in the NBPP.
Other Items	The Mitigation Agreement will include other provisions related to venue, successors/assigns, scope, and other "standard" terms and conditions.

Exhibit A

Development Area

[NEED ACCURATE MAP SHOWING THE EXACT LOCATION OF GOOGLE'S DEVELOPMENT]

Revised

Term Sheet for Mitigation Agreement
Mountain View Whisman School District and Sobrato Construction Corporation
North Bayshore Precise Plan
June 8, 2018

This term sheet ("**Term Sheet**") outlines the general terms and conditions upon which the Mountain View Whisman School District ("**District**") and Sobrato Construction Corporation ("**Sobrato**"; together with the District, "**Parties**") agree to enter into a school impact fee mitigation agreement ("**Mitigation Agreement**") related to a specific residential development of Sobrato in the North Bayshore Precise Plan.

Overview

Parties	Mountain View Whisman School District, a California school district and Sobrato Construction Corporation, a California corporation.
Construction (Number of Units)	Sobrato is seeking approval from the City of Mountain View ("**City**") to construct six hundred thirty five (635) residential units in the City, sized as indicated in **Exhibit A** to this Term Sheet ("**Units**").
Student Generation	Based on the number and type of units, the number of students that are expected to be generate from the Units and must be planned for is seventy-six (76) students. That is the sum of fifty-two (52) in grades K-5 and twenty-four (24) in grades 6-8.
Construction (Location)	The Units will be located as indicated in **Exhibit B** to this Term Sheet ("**Development Area**"). The Development Area is within the North Bayshore Precise Plan, the general plan for which was approved by the Mountain View City Council on or about December 12, 2017 (**"NBPP**").
City Requirements in NBPP	The NBPP includes specific provisions related to impacts on schools that will serve the residents in the Development Area, including the following, "***Local School District Strategy.*** *A Local School District Strategy is a strategy developed to help support new local schools in or adjacent to the North Bayshore Precise Plan area. The strategy is a legally binding agreement between the school district and a project developer in North Bayshore. The strategy may include, but is not limited to, land dedication for new school development; additional funding for new school development; TDR strategies to benefit developer(s) that provide new school facilities; or other innovative strategies supporting schools.*" ("**City's School Strategy**")
Funding in lieu of Land	Sobrato has indicated that it does not have any real property (land) to dedicate to the District for the Units as stated in the City's School Strategy and instead wishes to provide funding to the District in lieu of providing land.
Existing District Capacity	The District has limited capacity at existing sites, but there are currently 4,671 new units under construction that the District expects to fill existing capacity prior to the Units being occupied (See **Exhibit A** and its Attachments).

Calculation of Funding Amount

Exhibit A to this Term Sheet ("Unit Sizes, Student Generation Rates, Land Costs, and Related Calculations") identifies the bases for the determination of the per-student construction costs.

- The construction costs are based on, without limitation, the District's recent, stick-built construction for new classrooms and related facilities at Castro Elementary School for 450 students and equals $5,357,746 in 2018 dollars.

	Micro units		SGR		Students	Cost to house	Total Cost
K-5	22	x	0.008	=	0.18	$69,667	$12,261
6-8	22	x	0.005	=	0.11	$71,428	$7,857
					0.29		**$20,118**

	1 & 2 BR		SGR		Students	Cost to house	Total Cost
K-5	613	x	0.085	=	52	$69,667	$3,629,999
6-8	613	x	0.039	=	24	$71,428	$1,707,629
					76		**$5,337,628**
						Micro units	**$20,118**
							$5,357,746

- The in-lieu-of-land costs for elementary students are based on data from the City for recent land sales at $14,869,957 per acre. Based on 52 elementary-school students living in the Units attending a 600-student elementary school on five (5) acres, that cost equals $6,446,126 ("**In-Lieu Cost"**). To the extent the City provides funding to the District that is directly attributable to open space, park space, or similar space that the City will share and jointly-use with the District and that space is within the Development Area, the District will reduce the In-Lieu Cost by the amount the City provides to the District ("**City Contribution")**.

K – 5 10 Acre School Site Land Costs

School Site to accommodate 600 students, 52 of which will be Sobrato students

Sobrato Students		Total Students		Percentage of Site to Accommodate Sobrato Students
52		/600	=	.0867

Cost Per Acre		K - 5 Site		Total Land Cost		% of Site to Accommodate Sobrato Students		Land Cost
$14,869,957	x	5	=	$74,349,785	x	.0867	=	$6,446,126

- The District will not charge Sobrato for any in-lieu-of-land costs for middle students or require land from Sobrato for middle school students.

The above amounts total $11,803,872 ($5,357,746 + $6,446,126) ("**Funding Amount**").

Payment of Funding Amount	If Sobrato does not change the size, configuration, location, number or other features of the Units, then Sobrato agrees to pay the District $11,803,872, less the City Contribution, no later than the date when the City issues the first building permit for the Unit(s). Sobrato's payment of the Funding Amount shall constitute Sobrato's complete obligation to the District pursuant to Sobrato's design, development, and construction of the Units. Therefore, Sobrato shall not be obligated to provide any land, any further funding including school district impact fees / developer fees, or other consideration to the District related to the Units.
Inflationary Adjustment to Funding Amount	Assuming the Mitigation Agreement is executed on or before June 30, 2018, the Funding Amount shall be adjusted on June 30, 2019, and on each annual anniversary of that date during the Term, based on the Engineering News-Record (ENR) construction cost index for San Francisco, California.
Changes to the Funding Amount	If Sobrato changes the size, configuration, location, number or other features of the Units, the amount of the Funding Amount shall be adjusted proportionately based on the calculations, data, and bases indicated in **Exhibit A.**
State Funding	The District will use its best efforts to seek California state funding for new construction, modernization and site acquisition ("**State Funding**") and, to the extent it receives that funding and as permitted by applicable law and regulation, will provide that funding to Sobrato, to the extent that State Funding is based on students living in the Units.
Term	The Mitigation Agreement shall be valid for five (5) years ("**Term**").
Cooperation	The Parties agree to cooperate to seek City agreement that the Mitigation Agreement satisfies the City's Local School District Strategy as indicated in the NBPP.
Other Items	The Mitigation Agreement will include other provisions related to venue, successors/assigns, scope, and other "standard" terms and conditions.

MOUNTAIN VIEW LOS ALTOS HIGH SCHOOL DISTRICT

The MVLASD provided the attached documents to Google. These documents are the data and information that support MVLASD's required amounts for both land and construction for a school site to design, construct and house high school students generated from the North Bayshore Precise Plan.

PROGRAM AREAS - 600-Student High School

New Comprehensive High School Campus

19 April 2018

Mountain View Los Altos Union High School District

Quattrocchi Kwok Architects
QKA Project #1751.01

Teaching space quantities and areas below are for a new 600-student comprehensive high school.
- Area for support facilities such as Student Services, Gym, Library, Cafeteria, etc., are modeled on the current comprehensive high schools, but sized for 600-students.
- Teaching space loading based on 1:25, loaded 6 out of 7 periods.
- Allow two-story construction
- Only if required, provide above or underground parking with a synthetic PE multi-use field above. This will require concrete construction for the parking structure.

SUMMARY OF LOADED TEACHING SPACES (TS)

Campus Size & Loading	Total TS *	Average Students/TS
600-students - average loading of 1:25 for 6 of 7 periods	28	21.4
Comparison: Los Altos HS of 2,234 students (fall 2017) (Confirms these TS assumptions align with District standards)	103	21.7

* Includes classrooms, science labs & special ed. Excludes music, drama, art, weight room & wrestling

SUMMARY OF AREAS

TEACHING SPACES BUILDINGS	Area Each TS (SF)	600-Student Campus Number of TS	600-Student Campus Total Area (SF)
Classrooms	960	23	22,080
Labs - science, engineering & other Includes prep room & storage (Area is avg.)	1,600	5	8,000
Music including ensemble/practice rooms	5,000	2	5,000
Dance Studio	2,000	1	2,000
Drama Classroom	2,000	1	2,000
Art including art storage	1,600	1	1,600
Staff/ Teacher Collaboration Room	1,000	0	1,000
Toilet, custodial & storage rooms		0	5,500
Subtotal		33	47,180
Circulation Area - For multi-story buildings	30%		14,154
TEACHING SPACES TOTAL		**33**	**61,334**

SUPPORT SPACES	600-Student Campus **Total Area** (SF)
Student Services - Two stories	15,500
Library - Based MV & LA High Schools	9,000
Cafeteria, Food Ct. & Kitchen - From MV & LA High Schools	6,000
Gymnasium - From MV & LA High Schools	15,000
Auxiliary gym - Not provided	0
Theater of 200-seats	8,500
Locker Room Building - Based on MV & LA High Schools	9,000
Weight & Wrestling Room - Two spaces	3,000
TOTAL SUPPORT SPACES	**66,000**

TOTAL SCHOOL AREA - TS and Support Spaces	**127,334 SF**

OUTDOOR FACILITIES

Based on site size, athletic facilities including football/soccer stadium, baseball and softball fields, tennis courts and similar facilities will not be placed on this site. Below is a list of other outdoor facilities, including PE. These will undoubtedly be refined during design.

Parking & Drop Off

600-Student Campus (assume 25% of students plus 50 other) 200 Parking spaces

- This may be more parking spaces than possible
- Parking may occur in a parking structure with synthetic PE field on top
- Provide Drop off lane

Student Gathering

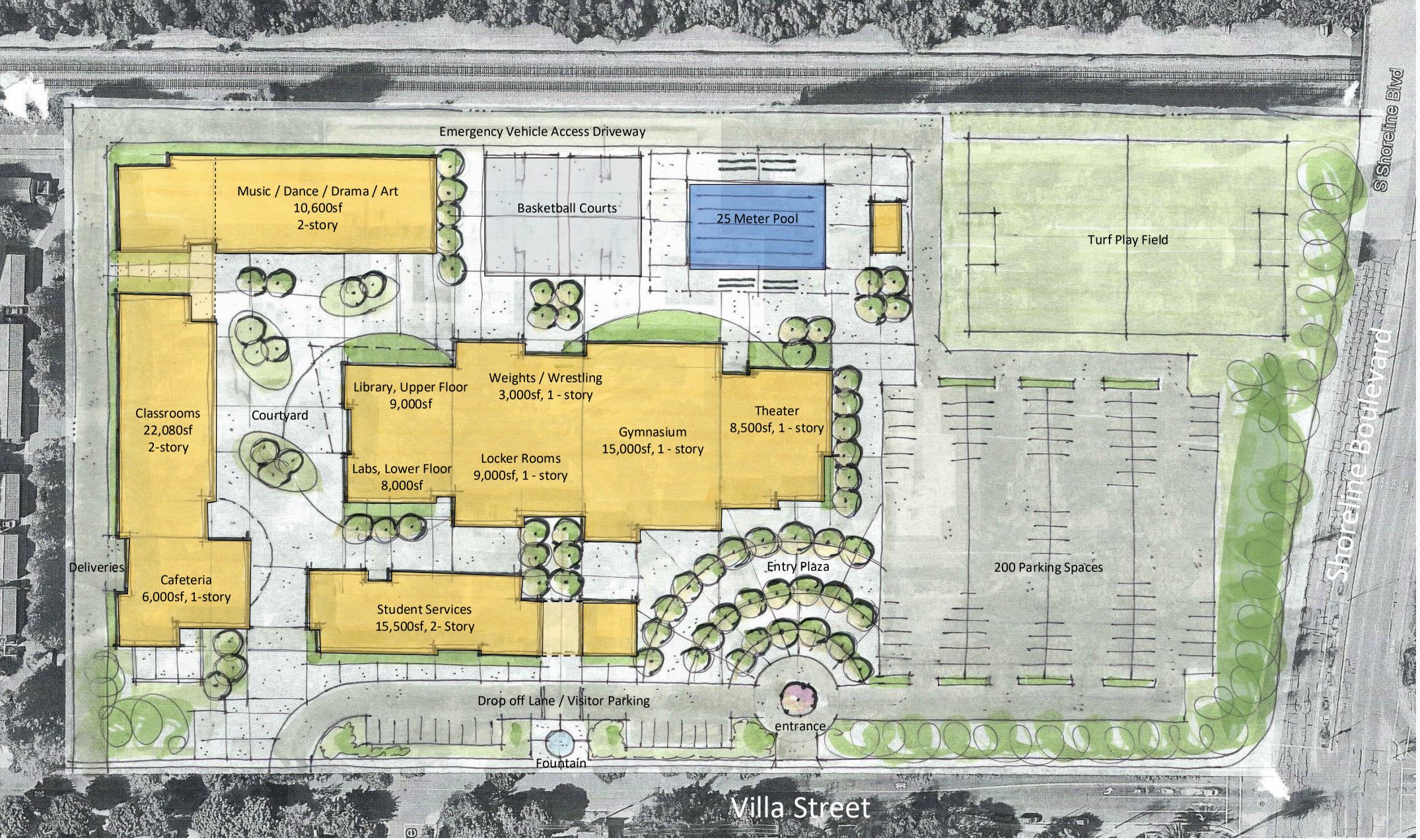
Maximize a student gathering quad collocated with cafeteria & Student Union (in the Student Services building)
Provide other gathering areas at classroom buildings as possible

PE Use

In addition to the gym, there will be a synthetic turf field. Other PE outdoor spaces are:

- Provide two-outdoor basket ball courts for PE use for basketball and multi-use activates on a paved area
- If possible, provide a 25-meter pool with pool deck - or identify an area for "future pool or other PE use".

Campus Size: 600 Students



April 20, 2018

Conceptual High School Site Plan

Mountain View – Los Altos Union High School District

North

QUATTROCCHI KWOK ARCHITECTS

MVLA HIGH SCHOOL DISTRICT

MOUNTAIN VIEW LOS ALTOS HIGH SCHOOL DISTRICT
NEW COMPREHENSIVE HIGH SCHOOL
COST ANALYSIS

QUATTROCCHI KWOK ARCHITECTS

KRAMER PROJECT DEVELOPMENT COMPANY, INC.

NEW COMPREHENSIVE HIGH SCHOOL FOR 600 STUDENTS

School Site Required	11.8	Acres	514,000	sf
Building Site area			372,000	sf
Turf field and parking area			142,000	sf

								Construction cost escalation factor (10 year average of 3.37%)					
						0.00%	103.37%	106.85%	110.45%	114.18%	118.02%	122.00%
A. School Site Development	Quantity	Unit	Cost per unit	Cost source	Multiplier to 2018 cost	2018 Cost	2019 Cost	2020 Cost	2021 Cost	2022 Cost	2023 Cost	2024 Cost
Aquatic facility	1	each	$ 5,320,000	MVHS Aquatic facility 2012 escalated to 2018	1.21	$ 5,320,000						
Synthetic turf field	80,000	sf	$ 49.00	LGHS Lower field turf 2016 escalated to 2018	1.09	$ 3,920,000						
Site clearing	514,000	sf	$ 5.80	LGHS Classroom and music building 2018	0.00	$ 2,981,200						
Site Utilities & Power per sf of building site	372,000	sf	$ 12.33	Steindorf K8 School 2016 escalated to 2018	1.09	$ 4,586,760						
Building Pads	74,000	sf	$ 9.30	LGHS Classroom and music building 2018	0.00	$ 688,200						
Landscaping	40,000	sf	$ 8.90	Steindorf K8 School 2016 escalated to 2018	1.09	$ 356,000						
Hardscape	225,000	sf	$ 27.93	Steindorf K8 School 2016 escalated to 2018	1.09	$ 6,284,250						
Total Site Development				Parking cost is in section D		$ 24,136,410	$ 24,949,807	$ 25,790,616	$ 26,659,759	$ 27,558,193	$ 28,486,904	$ 29,446,913

B. School Teaching Spaces	Area Each Teaching Space	Number	Qty	Unit	Cost per unit	Cost source	Multiplier to 2018 cost						
Classrooms	960	23	22,080	sf	$ 625.00	LGHS Classroom and music building 2018	0.00	$ 13,800,000						
Labs	1600	5	8,000	sf	$ 625.00	LGHS Classroom and music building 2018	0.00	$ 5,000,000						
Music	2500	2	5,000	sf	$ 625.00	LGHS Classroom and music building 2018	0.00	$ 3,125,000						
Dance Studio	2000	1	2,000	sf	$ 625.00	LGHS Classroom and music building 2018	0.00	$ 1,250,000						
Drama Classroom	2000	1	2,000	sf	$ 625.00	LGHS Classroom and music building 2018	0.00	$ 1,250,000						
Art	1600	1	1,600	sf	$ 625.00	LGHS Classroom and music building 2018	0.00	$ 1,000,000						
Staff Teacher Collaboration		1	1,000	sf	$ 625.00	LGHS Classroom and music building 2018	0.00	$ 625,000						
Toilet custodial storage		1	5,500	sf	$ 625.00	LGHS Classroom and music building 2018	0.00	$ 3,437,500						
Subtotal			47,180											
Circulation Space	30%		14,154	sf	$ 625.00	LGHS Classroom and music building 2018	0.00	$ 8,846,250						
Total Teaching Spaces			61,334					$ 38,333,750	$ 39,625,597	$ 40,960,980	$ 42,341,365	$ 43,768,269	$ 45,243,260	$ 46,767,958

C. School Support Spaces	Number	Qty	Unit	Cost per unit	Cost source	Multiplier to 2018 cost						
Student Services	1	15,500	sf	$ 625.00	LGHS Classroom and music building 2018	0.00	$ 9,687,500						
Library	1	9,000	sf	$ 625.00	LGHS Classroom and music building 2018	0.00	$ 5,625,000						
Cafeteria Food Kitchen	1	6,000	sf	$ 756.00	Steindorf K8 School kitchen 2016 escalated to 2018	1.09	$ 4,536,000						
Gymnasium	1	15,000	sf	$ 694.00	Fisher Gymnasium 2016 escalated to 2018	1.09	$ 10,410,000						
Auxiliary gym with multi-use space	1	-	sf	$ 694.00	Fisher Gymnasium 2016 escalated to 2018	1.09	$ -						
Theater of 200 seats	1	8,500	sf	$ 625.00	LGHS Classroom and music building 2018	0.00	$ 5,312,500						
Locker Room Bldg	1	9,000	sf	$ 735.00	Fisher Gymnasium 2016 escalated to 2018	0.00	$ 6,615,000						
Weight and wrestling room	1	3,000	sf	$ 625.00	LGHS Classroom and music building 2018	0.00	$ 1,875,000						
Total Support Spaces		66,000					$ 44,061,000	$ 45,545,856	$ 47,080,751	$ 48,667,372	$ 50,307,463	$ 52,002,824	$ 53,755,319

D. Parking	Quantity	Unit	Cost per unit	Cost source	Multiplier to 2018 cost						
Parking Spaces Required	218	spaces									
Surface Parking w/curbs and lighting	218	spaces	$ 11,172	Steindorf K8 School 2016 escalated to 2018	1.09	$ 2,435,496						
Parking Structure	0	spaces	$ 45,000	Approximate cost per space (various parking structure case studies)		$ -						
Total Parking						$ 2,435,496	$ 2,517,572	$ 2,602,414	$ 2,690,116	$ 2,780,773	$ 2,874,485	$ 2,971,355

E. Site Acquisition	Quantity	Unit	Cost per unit	Cost source	2018 Cost	2019 Cost	2020 Cost	2021 Cost	2022 Cost	2023 Cost	2024 Cost
Recommended Building Site	11.8	Acres	$ 14,870,000		$ 175,466,000	$ 181,379,204	$ 187,491,683	$ 193,810,153	$ 200,341,555	$ 207,093,066	$ 214,072,102

Summary	2018 Cost	2019 Cost	2020 Cost	2021 Cost	2022 Cost	2023 Cost	2024 Cost
Total Cost of School Construction (A+B+C)	$ 106,531,160	$ 110,121,260	$ 113,832,347	$ 117,668,497	$ 121,633,925	$ 125,732,988	$ 129,970,190
Total Cost of School Construction with Parking Facility (A+B+C+D)	$ 108,966,656	$ 112,638,832	$ 116,434,761	$ 120,358,612	$ 124,414,698	$ 128,607,473	$ 132,941,545
Total Cost of School Construction with Parking Facility plus Site Acquisition (A+B+C+D+E)	$ 284,432,656	$ 294,018,037	$ 303,926,444	$ 314,168,766	$ 324,756,253	$ 335,700,539	$ 347,013,647