

PUHSD Long-Range Facilities Master Plan





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Section 1

Perris Union High School District Long-Range Facilities Master Plan ***• Purpose, Vision and Process •***





• Purpose of the PUHSD Long-Range Facilities Master Plan •

To help guide the District's efforts for best providing physical spaces for students and staff that facilitate optimal opportunities for academic, social, emotional and professional development, Perris Union High School District (PUHSD) leadership has requested an update to its Facilities Master Plan (FMP). The primary purpose of the FMP is to establish an interactive process – one that will continue to easily adapt over time to changing pedagogy and student needs, so that resultant facility modifications can efficiently and cost effectively occur. The FMP will serve as an integral mechanism to continually assess, arrange and rearrange facility priorities to take full advantage of funding opportunities as they arise. As the District's educational programs and instructional strategies continue to evolve, the need to strategically utilize all resources for facility improvements is imperative to effectively implement the District's educational specifications that were adopted by the Board in 2013.



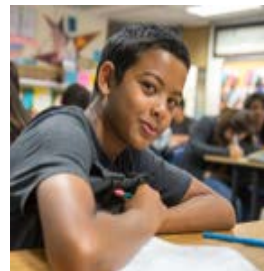
Perris Union High School District



PUHSD's 2013 Educ. Specs.

• Facilities Vision of the Perris Union High School District •

The PUHSD is strongly committed to the provision of student-centered learning environments within all of its campuses. There is an emerging desire in the PUHSD to provide learning environments that more easily allow students to develop communication and problem solving skills, create and maintain relationships, participate in their learning with identity and purpose – all in spaces that facilitate, accommodate and embrace collaboration and develop a true sense of community. There is a foundational belief in the District that learning can and should happen anywhere and at any time – a bell schedule can no longer dictate nor define the bounds of opportunity for students.





• **Process Utilized in the Development of the 2017 PUHSD Long-Range Facilities Master Plan** •

During the past decade, the Perris Union High School District has utilized a planning approach within its facilities improvement program characterized by high degrees of stakeholder inclusion and transparency; this is the same approach that has been evident throughout the development of the 2017 PUHSD Long-Range Facilities Master Plan. District leadership has gone to great lengths to include the broadest range of participants at each school site, from student representatives to classified and certificated educators to parents and community members. Site-based meetings were conducted at Heritage HS, Paloma Valley HS, Perris HS, Pinacate MS and CMI to (1) describe the master plan process to all of the participants, as well as to articulate the desired outcomes resulting from their participation, (2) obtain input and feedback from site-based representatives as to facility-related needs at their campus, especially in relation to their previous campus master plan and current educational programs/instructional strategies, (3) engage in meaningful discussion about site specific programs and instructional services and their impacts upon the ongoing provision of well-conceived but flexible facilities, and (4) complete a prioritization process to enable the site-based committee to develop a rank-ordered list of future improvements requested for their school. Multiple meetings were held at Heritage, CMI and Paloma Valley, while single meetings were held at Perris High School and Pinacate Middle School. This strategy was used because Pinacate has just completed a multi-phased major reconstruction and new construction program, and Perris High School is in the middle of constructing a multi-phased campus master plan that has been revisited and revised frequently over the past several years. Therefore, it was believed that more meeting time was required at Heritage, CMI and Paloma Valley to clearly develop understandings of their current facility-related needs. The District's leadership is currently assessing the proposed use of the Perris Lake High School site and the site that previously housed the Academy Community Day School for the upcoming school year/s. Significant programmatic changes are anticipated at PLHS. Therefore, with respect to the development of the campus master plan for PLHS, it has been agreed that the master planning process will be deferred until a final determination of program offerings and educational services has been made. The use of the Academy is currently planned for to accommodate special education programs.

Upon completion of the site-based meetings, District staff worked with its architect, engineers, cost estimator and facilities consultant to analyze the input that was received; efforts were then initiated toward the development of cost estimate information for each site. It was collectively agreed that costs within the Facilities Master Plan would be expressed in mid-2017 terms with associated recommendations about anticipated escalations that should be considered for the next three years.



Following presentation of this Long-Range Facilities Master Plan to the Board of Trustees for their review and consideration at the July 2017 Board Study Session, it is envisioned that the final contents of the Facilities Master Plan will best be shared with students, staff and community members through a digitally developed, interactive version to be available on the District's website. It is the desire to create a format that invites ongoing dialog between the District and its diverse groups of facilities users as plans continue to be developed for District wide facility improvements over the years ahead.

Section 2

Perris Union High School District Long-Range Facilities Master Plan **• Executive Summary •**





• Executive Summary •

The District's previous comprehensive master plan was initially developed in 2007 and resulted in the "PUHSD 2008 School Facilities Master Plan – *Building New Horizons*." This document was updated the following year through the "School Facilities Master Plan 2009 Update – *A View for the Next Fifteen Years*." These documents have helped to direct facilities planning and project implementation over the past nine years so that nearly \$200,000,000 in facilities-related projects have been completed. These efforts have resulted in significant improvements to teaching and learning environments throughout the District.

The PUHSD has demonstrated a consistent dedication toward the review and analysis of its educational programs and instructional strategies – all with the intent to provide optimal teaching and learning environments that carefully consider the evolving needs of students. In the past, this review and analysis has frequently provided the impetus for new and/or modified places and spaces throughout the District. It is anticipated that this dedication toward ongoing program analyses will continue to identify facility-related needs. As such, it is suggested that new/different types of facilities will be required that are more flexibly designed and able to be cost effectively altered in the future to efficiently respond to planned programmatic changes.

The process utilized to develop the "2017 PUHSD Long-Range Facilities Master Plan" included participation and input from a wide range of site-based and community representatives. School site meetings were conducted, school campuses and facilities were visited and inspected, and findings were identified, analyzed and reviewed among District leadership and facility-related consultants. After agreed-upon scopes for individual sites were developed (existing and future schools), cost estimates were prepared to reflect anticipated total project costs through a mid-2017 pricing approach. Given the volatile school construction bid climate, it is further suggested that an approximate 7% annual cost escalation be contemplated over the next three years.

An ambitious list of facility improvement requests has been developed – \$540,290,854 in projects have been identified for improvements to existing schools, as well as the construction of one new middle school and two new high schools. Costs associated with proposed improvements to existing schools are projected to be \$197,969,155, while the proposed three new schools are anticipated to cost approximately \$342,321,699. It should be noted that approximately \$74,548,526 in existing bond authorization remains for upcoming projects in the Menifee area of the District from the 2012 voter-approved general obligation bond, Measure T.

Continued implementation and refinement of the District's Scholar+ program is essential to the evolution of high-quality learning experiences for PUHSD students. While this program is grounded through the use of a wide range of technological resources, it is more appropriately identified as a foundational element within the District's desire to continue to develop and utilize innovative instructional

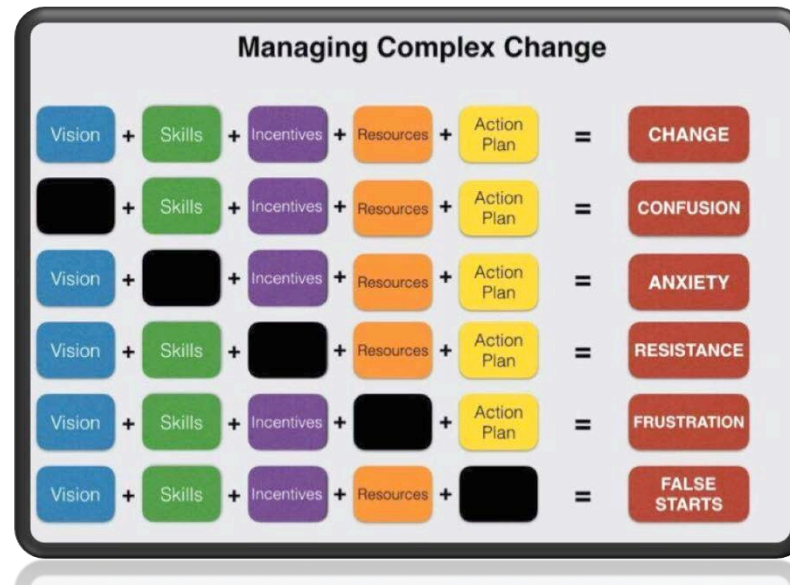


• Executive Summary continued •

approaches. Therefore, planning for all future facility improvements must include careful assessment as to the inclusion of Scholar + strategies and the resultant facility planning implications.

While the PUHSD has been very successful in the past in utilizing locally-generated funds to obtain matching share funding from other State and Federal sources, it now appears that these types of opportunities are becoming more difficult to identify and access. Therefore, it is strongly advised that the District develop an alternative funding plan for its facilities improvement program that is far less reliant upon State funding and other less reliable sources. This modified approach will require a plan that is more focused toward the development and utilization of locally-generated funds. The contemplation of change is never easy – especially when you’ve been successful in the past. However, a new era of school facility planning and educational program implementation calls for new thinking. As shown in the graphic below, there are five elements associated with the implementation of a successful change strategy. Each of them deserves careful consideration and analysis in order to effectively move in a new direction through new and/or modified strategies.

Source: Bluebell Strategy Group, 2017



Section 3

Perris Union High School District Long-Range Facilities Master Plan **• PUHSD School Site Matrix (Existing and Future Sites) •**





PROPERTY DATA/INFORMATION FOR PUHSD SITES (existing and future)

<u>SCHOOL/SITE NAME</u>	<u>ADDRESS</u>	<u>ACREAGE</u>	<u>ASSESSOR I.D.#</u>
• California Military Institute (CMI)	755 North A Street, Perris	20.11 acres	311-110-018-9
• District Administration Center	155 East 4th Street, Perris	1.84 acres	multiple ID's
• Student Services Center	1151 North A Street, Perris	2.85 acres	311-040-029-4
• Heritage High School	26001 Briggs Road, Romoland	63.10 acres	331-300-011-6
• Paloma Valley High School	31375 Bradley Road, Menifee	56.53 acres	360-170-007-4
• Perris High School	175 East Nuevo Road, Perris	33.56 acres	multiple ID's
• Perris Lake High School	418 West Ellis Avenue, Perris	6.42 acres	multiple ID's
• Pinacate Middle School	1990 South A Street, Perris	20.42 acres	330-020-012-5
• The Academy	515 East Seventh Street, Perris	3.34 acres	multiple ID's
• High School #4 ***	32255 Leon Road, Winchester	52.42 acres	multiple ID's
• High School #5 ***	To be located within the Villages of Lakeview	Est. to be 52 acres	To be determined
• Middle School #2 ***	Murrieta Road and Patriot Lane, Perris	24.62 acres	multiple ID's

*** Denotes future school site



Section 4

Perris Union High School District Long-Range Facilities Master Plan **• Facilities Financing in the PUHSD (Past, Current and Future) •**





• Facilities Financing in the Perris Union High School District 2004 - 2010 •

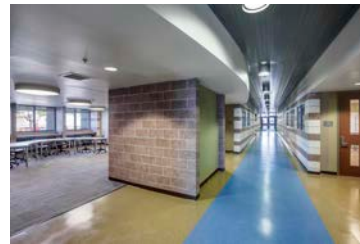
The Perris Union High School District has earned an extremely successful and resourceful reputation for its creative and far-reaching facilities financing efforts. In 2004 the communities within the boundaries of the Perris Union High School District approved Measure Z which resulted in the eventual sale of \$46,000,000 in general obligation bonds. These funds were used to access and leverage other public school facility funding sources; the information below provides data related to the District's access to and utilization of a wide variety of funding mechanisms in order to maximize the voter-generated funds through the passage of Measure Z:

State funding for new construction projects	\$ 49,810,000	New construction projects at HHS, PHS, PVHS and PMS
State funding for modernization projects	\$ 5,200,000	Modernization at PHS
Collection of developer fees	\$ 23,800,000	New construction, modernization and improvements at all District schools
School fee mitigation agreements	\$ 4,634,350	Acquisition of HS #5 site (Lakeview/Nuevo)
Community Facilities Districts (CFD's)	\$ 6,700,000	New construction at HHS and acquisition of HS #4 site (Menifee)
Qualified Zone Academy Bonds (QZAB'S)	\$ 5,000,000	Technology infrastructure improvements throughout the District
Qualified School Construction Bonds (QSCB's)	\$ 3,000,000	New construction at CMI/Choice
Certificates of Participation (COP's)	\$ 23,500,000	New construction at PVHS
Redevelopment Funds	\$ 5,100,000	New construction at HHS and PMS
Total funds obtained from additional sources		\$ 126,744,350



• **Recent and Current Facilities Financing in the Perris Union High School District** •

In 2011 the Board of Trustees authorized the issuance of \$45,000,000 of special tax bonds through Community Facilities District (CFD) No. 91-1 and CFD No. 92-1. The funds were utilized to refinance the outstanding 2003 Certificates of Participation (approximately \$23,000,000 for Paloma Valley HS construction), and to provide funding for facilities projects at Pinacate Middle School, Perris High School and Heritage High School. The project at Pinacate Middle School consisted of modernized/reconstructed classrooms and instructional support spaces within the school's original "main" building, as well as enhanced and expanded kitchen and multipurpose room facilities. The project at Perris High School resulted in the construction of an 18-classroom multi-story building for math and technology classrooms. The Heritage High School project created a Science, Technology, Engineering and Math (STEM) facility with 9 additional classrooms, as well as improvements to the school's parking, traffic and pedestrian facilities. These projects were planned and funded in accordance with the areas of the District served through CFD 91-1 and CFD 92-1.



In 2012, the Board of Trustees approved the placement of Measure T on the November ballot. The measure sought voter approval of \$153,400,000 in local bond authorization for facility projects throughout the Perris Union High School District. The project list upon which Measure T was planned included approximately \$450,000,000 in projects identified in the District's 2008 Master Plan. Based upon the District's previous success in leveraging locally-generated funds, the intent was for Measure T proceeds to be paired with other funding sources to fully address the \$450,000,000 project list. Measure T was approved by approximately 62% of PUHSD voters. A commitment was made by the Board of Trustees to spend approximately half of the funds generated through Measure T bond sales on projects to benefit Menifee-area students, while the remaining funds will be spent on projects throughout the remainder of the District's boundaries. This pledge was made so that expenditures of bond proceeds would mirror the assessed valuations generated in various areas of the District. Through close work with the District's finance team, it was determined that the generation of \$153,400,000 in local funds would likely require four sequenced bond sales, each likely to generate between \$35,000,000 - \$40,000,000. Since 2012, two Measure T bond sales have been completed to generate \$74,916,524 in project funds; the timing of the all remaining bond sales will be dependent upon continued growth in assessed valuation throughout the District, as well as the ongoing monitoring and consideration of yet-to-be-identified opportunities to utilize local bond proceeds as "matching funds" for various facility funding programs.



The PUHSD continues to collect State-mandated developer fees for new residential projects throughout all parts of the District. An interesting but fluctuating rate of developer fee collection has occurred during the past decade as identified below:

Year of collection	Fees collected
2008-2009	\$ 930,477
2009-2010	\$ 721,479
2010-2011	\$ 680,139
2011-2012	\$ 652,919
2012-2013	\$1,459,199
2013-2014	\$2,600,900
2014-2015	\$1,508,042
2015-2016	\$1,799,156
2016-2017	\$2,312,000

The annual fluctuations are reflective of the erratic real estate market that exists throughout the boundaries of the District; this results in a challenging impact upon all aspects of school facility planning for the PUHSD. The 2017 developer fee justification study identified an increase in developer fees within the Perris Elementary portion of the District from \$1.60 to \$2.09 per square foot, with developer fees to be collected in the remainder of the District justified to increase from \$.90 to \$1.10 per square foot. Additionally, the District continues to pursue mitigation agreements with larger development projects to generate funds to house additionally generated students.

In November 2016 California voters approved Proposition 51 to authorize \$9 billion in bonds for the funding of kindergarten through community college facility projects - \$3 billion for K-12 new construction projects, \$3 billion for K-12 modernization projects, \$500 million for K-12 Career Technical Education facilities, \$500 million for Charter School facilities, and \$2 billion for Community College projects. Unfortunately, Proposition 51 lacked support from the Governor prior to being placed on the ballot. In the months that have ensued since its passage, the plan to schedule Proposition 51 bond sales to access the \$9 billion authorization remains uncertain. There are currently \$2.4 billion in projects on the State's funding waiting list, with another \$2 billion in projects that are on an "acknowledged list" but have yet to be processed; in fact, the Governor is currently proposing to reject these applications and return them to respective school districts. This uncertainty makes it extremely difficult for the District to plan for the initiation of construction for future projects. Of equal or greater concern is the uncertainty that has developed regarding the continuance of the State/local partnership that has existed for thirty years to fund public school improvements at existing schools as well as the construction of new schools. In addition to the uncertainty associated with the availability of future funding through California's School Facilities Program, other State and federal opportunities to pursue "matching shares" for facility projects have virtually evaporated. To a great extent, this void in public school facility funding options can be linked to the severe financial challenges created throughout the United States between 2008 – 2012; recovery from the financial crisis continues to be somewhat lethargic.



• History of State Funding for Public School Facilities •

Since the State's implementation of the Leroy Greene Lease-Purchase Program in 1987, followed by implementation of the current School Facilities Program in 2000, the State of California has advocated that funding for public school facilities is a shared responsibility between local school districts and the State. Over the past thirty years, the percentage of funding attributable to school districts and the State has varied, depending upon statutory and regulatory modifications. However, it has become well-understood and expected by local districts that if local matching funds were able to be generated, there would be opportunities for school districts to pursue State funding through a variety of program funding mechanisms. The State's school facility funding programs have been supported through the issuance of general obligation bonds, issued by the State and authorized by California's voters through statewide ballot measures. Listed below is a summary of statewide bond ballot measures from 1982 through today:

An Historical Perspective of State Funding Through Statewide Bond Ballot Measures - 1982 - 2017

<u>Date</u>	<u>Proposition #</u>	<u>Amount</u>	<u>% Yes</u>	<u>% No</u>
Nov. 1982	Prop 1	\$ 500,000,000	50.5	49.5
Nov. 1984	Prop 26	\$ 450,000,000	60.7	39.3
Nov. 1986	Prop 53	\$ 800,000,000	60.7	39.3
June 1988	Prop 75	\$ 800,000,000	65.0	35.0
Nov. 1988	Prop 79	\$ 800,000,000	61.2	38.8
June 1990	Prop 123	\$ 800,000,000	57.5	42.5
Nov. 1990	Prop 146	\$ 800,000,000	51.8	48.2
June 1992	Prop 152	\$ 1,900,000,000	52.9	47.1
Nov. 1992	Prop 155	\$ 900,000,000	51.8	48.2
June 1994	Prop 1B	\$ 1,000,000,000	49.6	50.4
March, 1996	Prop 203	\$ 3,025,000,000	61.8	38.2
Nov. 1998	Prop 1A	\$ 9,200,000,000	62.5	37.5
Nov. 2002	Prop 47	\$13,050,000,000	58.9	41.1
March 2004	Prop 55	\$12,300,000,000	50.6	49.4
Nov. 2006	Prop. 1D	\$10,400,000,000	56.6	43.4
Nov. 2016	Prop. 51	\$ 7,000,000,000	55.2	44.8



• PUHSD Participation in State Facility Funding Programs 1990 - Present •

<u>School Site</u>	<u>State Funding Program</u>	<u>Amount of Funding</u>	<u>Date of Funding</u>	<u>Utilization of Funds</u>
The Academy	School Facilities Program	\$ 3,624,947	2/27/2003	Original campus construction
Heritage HS	School Facilities Program	\$35,947,899	4/17/2006	Original campus construction
Heritage HS	School Facilities Program	\$ 2,250,000	2/13/2012	Agricultural Research Center
Perris HS	School Facilities Program	\$ 410,204	6/25/2002 & 2/18/2003	STEM building design
Perris HS	School Facilities Program	\$ 6,395,168	2/27/2003	STEM building construction
Perris HS	School Facilities Program	\$ 3,680,945	1/9/2004	Campus modernization
Perris HS	School Facilities Program	\$ 1,540,776	4/3/2008	6000 Building
Perris HS	School Facilities Program	\$ 7,470,014	3/28/2014	8000 Building
Perris HS	School Facilities Program	\$ 2,670,286	9/15/2004	7000 Building
Paloma Valley HS	Lease-Purchase Program	\$ 233,475	12/22/98	Phase 2 Planning
Paloma Valley HS	School Facilities Program	\$ 6,756,952	9/26/06	"J" Building and Stadium
Perris Valley Jr. High (current CMI site)	Lease-Purchase Program	\$ 242,498	6/30/1995	Project plan development
Pinacate	School Facilities Program	\$ 395,618	6/25/2002 & 2/18/2003	Site development
Pinacate	School Facilities Program	\$ 1,536,259	9/15/2014	New construction
Pinacate	School Facilities Program	<u>\$ 3,838,451</u>	7/13/2015	Campus modernization
TOTAL STATE FUNDING TO-DATE		\$76,993,349		

• PUHSD Project Expenditures Since the 2008 Facilities Master Plan •

Over the past 10 years the District has been extremely busy and resourceful in making facility-related improvements at every campus throughout the District; the total of these projects during this time period is approximately \$200,000,000.



• **The Future of Facilities Financing in the Perris Union High School District – “Where Do We Go From Here?”** •

The current instability and unreliability of facility funding opportunities outside of the District is of great concern. The District's past approach that generated local funds for utilization as matching shares for other State and/or federal funding programs is much less viable today and leaves the District in a precarious position - one in which District control over the planning and scheduling of projects is being severely compromised. Given this consideration, District staff believes it is imperative to carefully develop and analyze alternative approaches for the potential implementation of a local funding plan that eliminates or greatly reduces PUHSD reliance upon State funding.



Section 5

Assessment of Facilities/Campus Master Plan ***• The Academy Community Day School (former) Site •***

The Academy Community Day School (former) Site

515 East Seventh Street
Perris, California 92570

• PLHS History and Operational Characteristics •

The Academy Community Day School opened in 1990 on its existing 3.3 acre site. The campus provided educational services for approximately 30 Community Day students and approximately 60 Independent Study students during the 2016-17 school year.

• Status of Current/Future Programs at the Community Day School site and the Recommended Approach to Campus Master Plan Development •

The District's leadership determined that services provided for students during 2016-17 at The Academy would be moved to the Perris Lake High School site, commencing in August 2017. The Academy Community Day School site will be recommissioned (commencing with the start of the 2018-19 school year) to provide a range of special education programs and services. The District will utilize the 2017-18 school year to make the necessary facility modifications to the facilities at The Academy site in order to best accommodate the upcoming special education programs that will be housed there in August 2018.



Section 6

Assessment of Facilities/Campus Master Plan ***• California Military Institute •***





California Military Institute - *"Home of the Rough Riders"*

755 North A Street
Perris, California 92570

• CMI History and Operational Characteristics •

The California Military Institute operates as a dependent charter school within the Perris Union High School District. The school opened at its original location adjacent to the City of Perris Civic Center in August, 2003 and moved into its current location in 2008. The school operates on 20.11 acres and provided educational services to approximately 1,030 cadets in grades 5 through twelve in 2016-2017.



• CMI Facilities Master Plan Committee Members •

Michael Rhodes
Tracy Assimakopoulous
Tate Burns
Janice Carroll
Kaitlan DeLos Reyes
Nolan Enriquez
Art Fritz

Jorge Gil
Hector Gonzalez
Teresa Gonzalez
Mehran Hossain
Kimberly Nelson
Mitchell Osborn
Melissa Ledesma

Elston Pyne
Daria Reynolds
Ashley Ruiz-Tellez
Steve Swartz
Stephanie Valadez
Richard Vera
Cheryl Ziska



• Recent Facility Improvements at CMI •

- Gas lines upgraded to PVC
- Upgraded water fountain plumbing to stainless steel
- Music and Science Building constructed
- Upgraded security camera system
- Upgraded site electrical services
- Replaced main electrical panels, boys/girls locker room building
- Addition of HVAC (heating, ventilation, air conditioning systems to the coaches/PE office in both locker rooms)
- Addition of 3 relocatable classrooms from PHS
- Addition of 7 relocatable classrooms from PMS
- Various HVAC Replacements in I, S and P buildings (some units, not all)
- Campus repainted
- Spring 2017 - Media Center Refurbished, creation of the MakerSpace
- Summer 2017 - Tennis courts refurbishment, recoating of roofs, refurbishment of kitchen
- Installation of solar shade structures (in progress)

• Site and Facility Assessment of the Existing Conditions at CMI •

Given the approximate 60 year age of the CMI campus, significant physical plant and site condition challenges exist. Over its life, the campus has been used for a wide variety of purposes as educational program needs have changed and emerged. The District has implemented a consistent maintenance and repair program at the school over the past six decades. However, the long-term and extensive utilization of the grounds and buildings over that time period has resulted in overall conditions that, in some cases, cause concern relative to the useful life of the facilities. Given these factors, campus master planning has been approached from a longer term perspective; one in which the architect has analyzed existing site and facility conditions in relation to the likelihood for extensive future renovations and/or new facility construction as resources become available.





• Summary of Facility Considerations at CMI •

Infrastructure Improvements

- Entire site electrical upgrade
- Entire site plumbing replacement

Site Improvements

- Entire site paving upgrade
- Site lighting improvements
- Artificial turf installation in PE/Athletic areas
- Improve site drainage (adjacent to Room E-3 is a specific area of need – this is likely to be completed within future parking lot project)
- Improve “path of travel” near T building
- Improve asphalt paving throughout the campus
- Rehabilitate existing tennis courts
- Improve playfield conditions in all turf areas
- Rehabilitate hard courts/paved play areas
- Install a variety of traffic safety devices/improvements on A Street (this is likely to be completed within future parking lot project)
- Install a privacy wall for the modular restroom that is near T building
- Install benches and/or seat walls in select locations

Improvements Within Existing Buildings

- Restroom modernization
- Remove relocatables - replace with a new building
- Replace interior lighting in all buildings
- Install new ceilings in all buildings
- Replace doors/hardware in all buildings



Improvements Within Existing Buildings (continued)

- Reorganize office space (flow of main office, staff lounge, etc.)
- Install new sound system in the Multipurpose Room
- Install Energy Management System (EMS) that is consistent with overall District standard
- Interior painting
- Heating/Ventilation/Air Conditioning improvements throughout the campus
- Replace windows
- Install Chromebook charging areas/stations in classrooms and throughout the campus (indoor/outdoor)
- Consider the installation of windows in middle school relocatable classrooms

New Facilities

- Construct a campus gymnasium that includes associated PE facilities
- Create track and field improvements in the playfield/athletic areas
- Construct a library/media center
- Construct a theater
- Construct a cafeteria
- Install bleachers in athletic areas with seating for approximately 500 spectators
- Construct an outdoor covered area to accommodate a variety of school events/activities (including morning formation)
- Install additional/new security cameras T & R Buildings (many of the current cameras on the campus are not able to zoom and the sun hampers visibility during certain periods of the day)
- Provide additional custodial facilities/space
- Create a girls softball field
- Create an ASB Classroom/Student Store



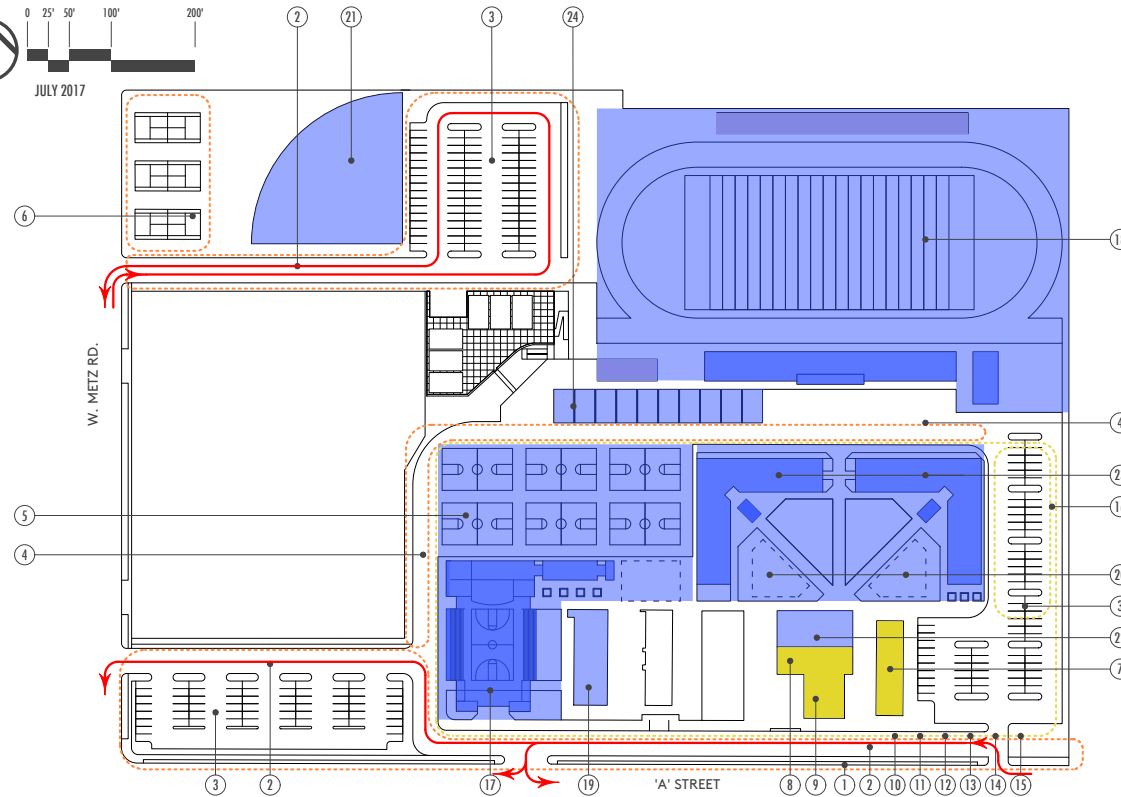
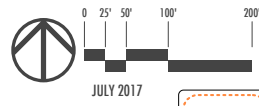
• Priority Ranking of Facility Improvement Requests by the CMI Facilities Master Plan Committee (5/17) •

1. Construct Gymnasium with Associated Facilities
2. Reorganize/Reconfigure Main Office Spaces
3. Improve Parent Pick-Up/Drop-Off Facilities
4. Replace Modular Classrooms with Permanent Classrooms
5. Construct a Theater
6. Construct a Cafeteria
7. Create Track/Field Improvements - Playfields/Athletic Areas
8. Upgrade Heating, Ventilation, Air Conditioning in all Buildings
9. Construct a Library/Media Center (Learning Commons)
10. Install HVAC in the Kitchen
11. Provide Add'l Security Cameras/Improve Existing in T & R
12. Improve Site Lighting
13. Create an ASB Classroom and Student Store
14. Provide New Ceilings in All Buildings
15. Complete Restroom Renovations Throughout the Campus
16. Install Chromebook Charging Stations (Inside & Outside)
17. Provide a Location/Facilities for Morning Formation (1,000+)
18. Provide Entire Site Electrical Upgrade
19. Upgrade All Site Paved Areas
20. Improve Site Drainage-adjacent to E-3 is an area of specific need
21. Provide New Doors/Hardware in All Buildings
22. Standardize Interior LED Lights and Related Elec. Improvements
23. Install Bleachers in Athletic Areas (seating for 500 spectators)
24. Install and Energy Management System
25. Create a Girls Softball Field
26. Install Artificial Turf in All PE/Athletic Areas
27. Replace Interior Lighting in All Buildings
28. Provide Lighting/Sound System Improvements in the MPR
29. Provide Additional Custodial Spaces/Areas
30. Complete Interior and Exterior Painting
31. Install Benches and Seat Walls in Select Locations
32. Consider Installation of Windows in Middle School Classrooms
33. Construct a Pedestrian Bridge Over "A" Street
34. Improve Path of Travel Near T Building



Facilities Needs Assessment and Campus Master Plan

California Military Institute



INFRASTRUCTURE

NO IMPROVEMENTS REQUIRED

SITE

- 1 WIDEN 'A' STREET TO CURRENT CITY STANDARD
- 2 PROVIDE ADEQUATE PARENT/CHILD DROP-OFF PICK-UP
- 3 PROVIDE ADEQUATE PARKING FOR STAFF & VISITORS
- 4 PROVIDE CODE REQUIRED EMERGENCY VEHICLE ACCESS
- 5 PROVIDE ADEQUATE PAVED PLAY AREA
- 6 RELOCATED, NEW TENNIS COURTS

BUILDING

- 7 REORGANIZE OFFICE SPACE
- 8 INSTALL LED LIGHTING AND NEW SOUND SYSTEM IN MULTI-PURPOSE ROOM
- 9 KITCHEN HVAC IMPROVEMENTS
- 10 INSTALL ENERGY MANAGEMENT SYSTEM
- 11 REPAINT INTERIORS
- 12 CAMPUS WIDE HEATING VENTILATING AND AIR CONDITIONING IMPROVEMENTS
- 13 REPLACE WINDOWS
- 14 INSTALL CAMPUS WIDE CHROMEBOOK CHARGING STATIONS
- 15 REPLACE CEILING TILES CAMPUS WIDE
- 16 CONSIDER WINDOW INSTALLATION IN MIDDLE SCHOOL MODULAR CLASSROOM BUILDINGS

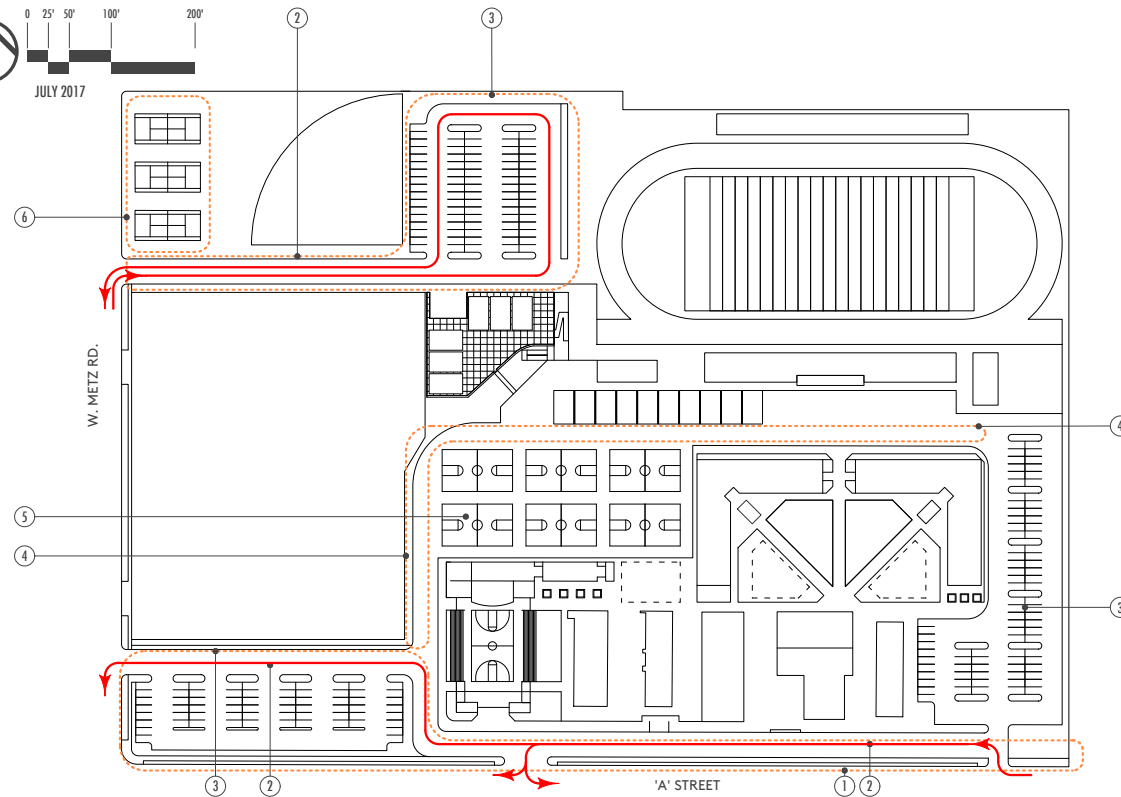
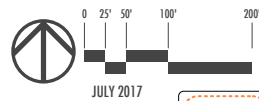
NEW - ADDITIONAL

- 17 CONSTRUCT A CAMPUS GYMNASIUM / THEATER INCLUDING ASSOCIATED P.E. FACILITIES / ASB CLASSROOM & STUDENT STORE
- 18 CONSTRUCT A NEW STADIUM
- 19 CONSTRUCT A NEW LIBRARY MEDIA CENTER
- 20 CONSTRUCT OUTDOOR COVERED MULTI-PURPOSE STRUCTURES
- 21 CONSTRUCT GIRLS' SOFTBALL FIELD
- 22 CONSTRUCT A CAFETERIA
- 23 CONSTRUCT TWO - 2 STORY CLASSROOM BUILDINGS TO REPLACE OLD AND PROVIDE ACADEMIC COURTYARD
- 24 PROVIDE INTERIM MODULAR CLASSROOMS FOR MULTI-PHASE CAMPUS WIDE CONSTRUCTION

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Facilities Needs Assessment and Campus Master Plan

California Military Institute



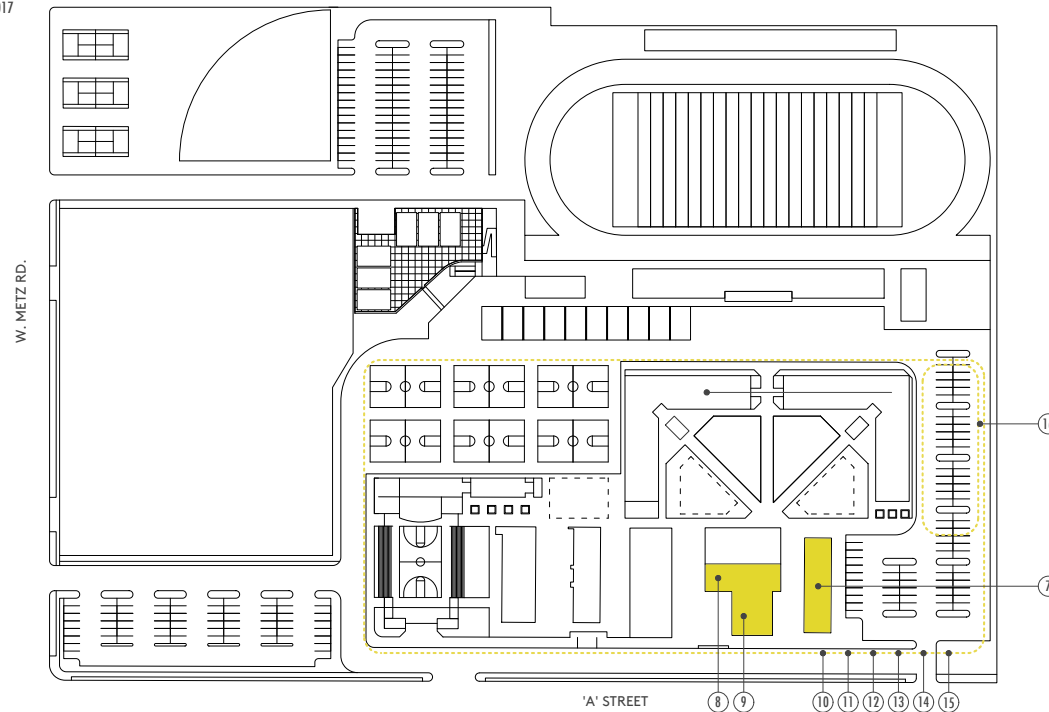
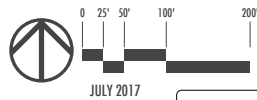
- ① WIDEN "A" STREET TO CURRENT CITY STANDARD
- ② PROVIDE ADEQUATE PARENT/CHILD DROP-OFF PICK-UP
- ③ PROVIDE ADEQUATE PARKING FOR STAFF & VISITORS
- ④ PROVIDE CODE REQUIRED EMERGENCY VEHICLE ACCESS
- ⑤ PROVIDE ADEQUATE PAVED PLAY AREA
- ⑥ RELOCATED, NEW TENNIS COURTS

SITE

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Facilities Needs Assessment and Campus Master Plan

California Military Institute



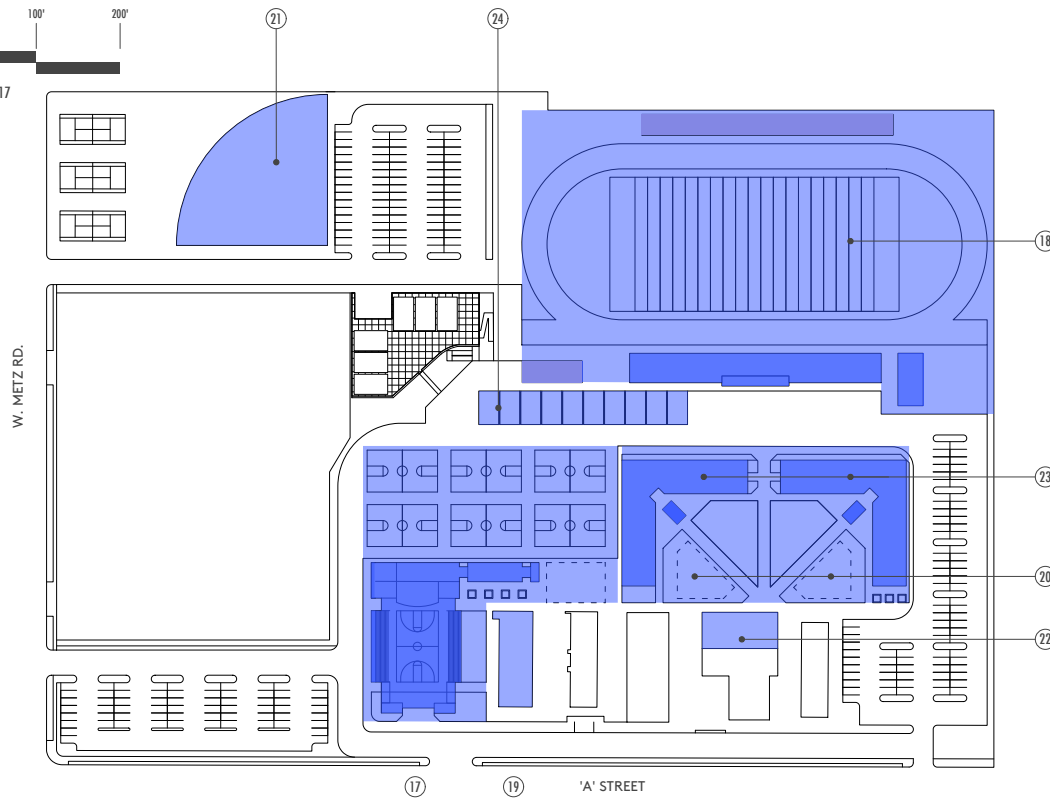
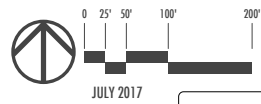
- 7 REORGANIZE OFFICE SPACE
- 8 INSTALL NEW LED LIGHTING AND SOUND SYSTEM IN MULTI-PURPOSE ROOM
- 9 KITCHEN HVAC IMPROVEMENTS
- 10 INSTALL ENERGY MANAGEMENT SYSTEM
- 11 REPAINT INTERIORS
- 12 CAMPUS WIDE HEATING VENTILATING AND AIR CONDITIONING IMPROVEMENTS
- 13 REPLACE WINDOWS
- 14 INSTALL CAMPUS WIDE CHROMEBOOK CHARGING STATIONS
- 15 REPLACE CEILING TILES CAMPUS WIDE
- 16 CONSIDER WINDOW INSTALLATION IN MIDDLE SCHOOL MODULAR CLASSROOM BUILDINGS

BUILDING

pjhm
architects

Facilities Needs Assessment and Campus Master Plan

California Military Institute



- 17 CONSTRUCT A CAMPUS GYMNASIUM / THEATER INCLUDING ASSOCIATED P.E. FACILITIES / ASB CLASSROOM & STUDENT STORE
- 18 CONSTRUCT A NEW STADIUM
- 19 CONSTRUCT A NEW LIBRARY MEDIA CENTER
- 20 CONSTRUCT OUTDOOR COVERED MULTI-PURPOSE STRUCTURES
- 21 CONSTRUCT GIRLS' SOFTBALL FIELD
- 22 CONSTRUCT A CAFETERIA
- 23 CONSTRUCT TWO - 2 STORY CLASSROOM BUILDINGS TO REPLACE OLD AND PROVIDE ACADEMIC COURTYARD
- 24 PROVIDE INTERIM MODULAR CLASSROOMS FOR MULTI-PHASE CAMPUS WIDE CONSTRUCTION

NEW - ADDITIONAL

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Facilities Needs Assessment and Campus Master Plan-Phase 1

California Military Institute - **Cost Analysis** JULY 2017

INFRASTRUCTURE		\$
NO IMPROVEMENTS REQUIRED		-
		-
SITE		\$
WIDEN 'A' STREET TO CURRENT CITY STANDARD	BY "OTHERS"	
PROVIDE ADEQUATE PARENT/CHILD DROP-OFF PICK-UP	BY "OTHERS"	
PROVIDE ADEQUATE PARKING FOR STAFF & VISITORS		1,500,000
PROVIDE CODE REQUIRED EMERGENCY VEHICLE ACCESS		800,000
PROVIDE ADEQUATE PAVED PLAY AREA		700,000
RELOCATED, NEW TENNIS COURTS		350,000
		3,350,000
		+
BUILDING		\$
REORGANIZE OFFICE SPACE		700,000
INSTAL NEW LIGHTING AND SOUND SYSTEM IN MULTI-PURPOSE ROOM		75,000
KITCHEN HVAC IMPROVEMENTS		35,000
INSTALL ENERGY MANAGEMENT SYSTEM		75,000
REPAINT INTERIORS		15,000
CAMPUS WIDE HEATING VENTILATING AND AIR CONDITIONING IMPROVEMENTS		150,000
REPLACE WINDOWS		75,000
INSTALL CAMPUS WIDE CHROMEBOOK CHARGING STATIONS		15,000
REPLACE CEILING TILES CAMPUS WIDE		8,000
CONSIDER WINDOW INSTALLATION IN MIDDLE SCHOOL MODULAR CLASSROOM BUILDINGS		20,000
		1,168,000
		+
NEW - ADDITIONAL		\$
CONSTRUCT A CAMPUS GYMNASIUM/ THEATER INCLUDING ASSOCIATED P.E. FACILITIES/ ASB CLASSROOM & STUDENT STORE		13,800,000
CONSTRUCT A NEW STADIUM		8,500,000
CONSTRUCT A NEW LIBRARY MEDIA CENTER		1,760,000
CONSTRUCT OUTDOOR COVERED MULTI-PURPOSE STRUCTURE		300,000
CONSTRUCT GIRLS' SOFTBALL FIELD		75,000
CONSTRUCT A CAFETERIA		1,500,000
CONSTRUCT TWO - 2 STORY CLASSROOM BUILDINGS TO REPLACE OLD AND PROVIDE ACADEMIC COURTYARD		15,400,000
PROVIDE INTERIM MODULAR CLASSROOMS FOR MULTI-PHASE CAMPUS WIDE CONSTRUCTION		1,500,000
		42,835,000
		+
SUB-TOTAL =		47,353,000
SOFT COSTS @ 20% =		9,470,600
GRAND TOTAL =		56,823,600

Section 7

Assessment of Facilities/Campus Master Plan ***• Heritage High School •***



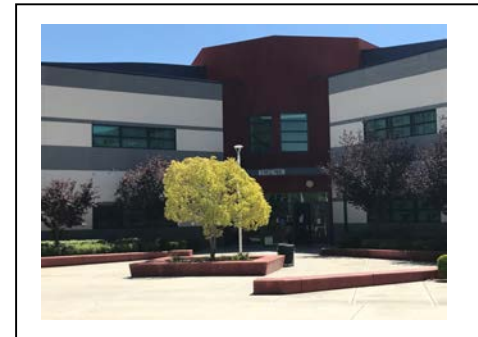
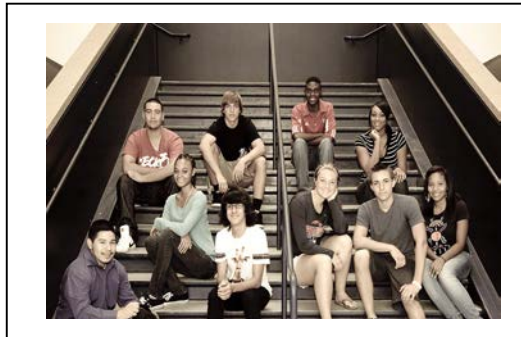


Heritage High School - “Home of the Patriots”

26001 Briggs Road
Menifee, California 92585

• HHS History and Operational Characteristics •

Heritage High School was constructed in multiple phases, with the first phased completed in 2007 and school opening in August of that year. The campus includes approximately 63.1 acres and in the 2016-17 school year provided educational services for approximately 2,800 students in grades 9–12.



• HHS Facilities Master Plan Committee Members •

Frank Arce
Cheri Adame
Daryl Bryson
Claudia Cruz
Marvin Frias
Art Fritz

Alejandra Garcia
Renee Garcia
Hector Gonazlez
Mitchell Kaake
Daniella Lopez
Scott Moore

Patty Prieto
Laura Stephenson
Uli Stowell
Anessa Theus
Adam Weinberger



• **Recent Facility Improvements at HHS** •

- Air filtration system within the ceramics lab
- Upgraded security camera system
- Construction of the Agricultural Resource Center (ARC)
- Construction of the new STEM building
- Major parking lot improvements/refurbishments
- Replacement of the artificial turf in the Marion Ashley Stadium
- Installation of solar shade structures (in progress)

• **Site and Facility Assessment of the Existing Conditions at HHS** •

Heritage High School has experienced consistent enrollment growth since it opened in 2007. From the initial opening of the school, the District has performed routine but consistent maintenance throughout the campus' many buildings and facilities. Additionally, there has been a systematic and well-planned approach to providing additional facilities at the school over the past ten years to accommodate programmatic and enrollment changes. From an overall perspective, the campus remains in very good condition. While the surrounding areas directly adjacent to the school site remain vacant farmland, change is either occurring or appears to be somewhat eminent. The Riverside County Flood Control District has recently completed construction of an approximate 40 acre storm basin directly east of the school, as well as their installation of underground storm drainage facilities throughout the immediate areas close to the school. Additionally, development activity continues in the large Heritage Lakes master-planned community, and other new development projects in the area are envisioned. Collectively, these factors are proof that Heritage High School will continue to be in great demand for years to come and continue to serve as a focal point within this emerging area of the District.



Vicinity Map of Heritage High School Area



• Summary of Facility Considerations at HHS •

Infrastructure Improvements

- None requested at this time

Site Improvements

- Seal coat and stripe all parking lots
- Remove and replace basketball courts
- Development of outdoor learning centers (with shade) to accommodate student collaboration, projects, small group work, large group instructional/project activities. These may be best located outside of but near the Lincoln and Washington buildings.
- Improvements to the school's center courtyard area (power outlets, WiFi, artificial turf)

Improvements Within Existing Buildings

- Roofing for all existing buildings
- Theater lighting and sound system
- Standardize interior LED lights and related electrical improvements
- Expanded Student Store/ASB area (This could possibly occur in part of the existing weight room area if a new weight room were to be constructed as part of a future team room/operations center project; the remaining area in the existing weight room could be repurposed to accommodate wrestling)
- Provision of additional smaller office spaces
- Provide a records storage room adjacent to the Registrar's Office
- Provision of collaboration spaces throughout the school to possibly accommodate 60-70 students. Also, consider the possibility of installing operable walls in select locations throughout the classroom buildings to facilitate multiple classrooms/programs working together.
- Install Energy Management System (EMS) that is consistent with overall District standard
- Lunch line layout/food services area need continued refinement to better serve the large number of students at HHS



New Facilities

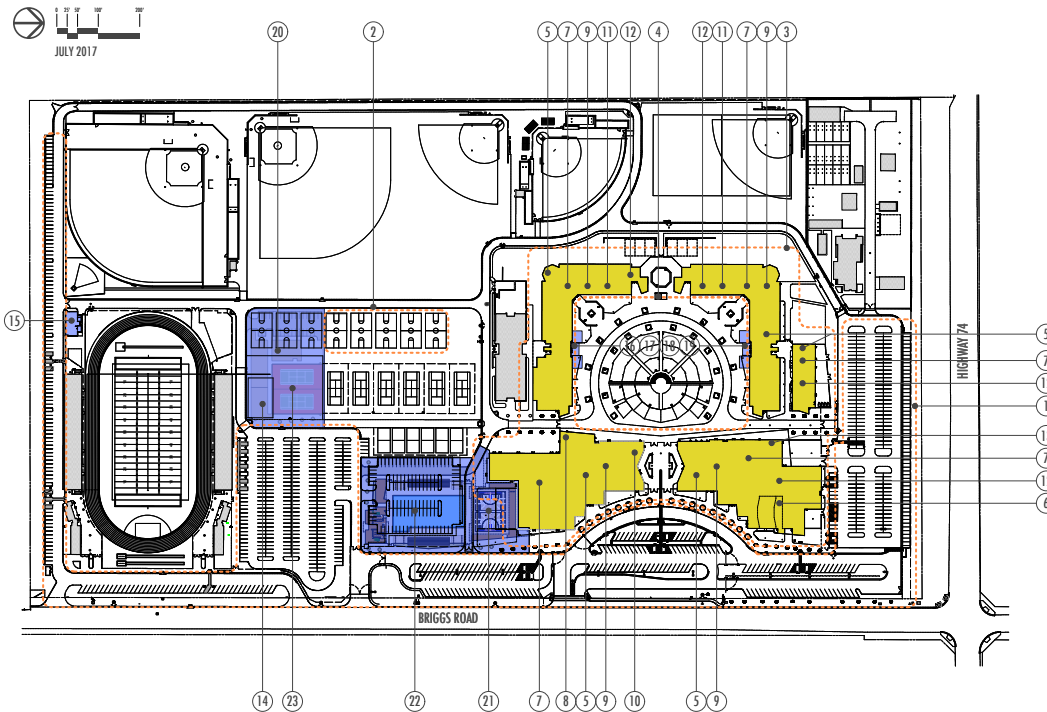
- Create a new facility near the stadium that would include a home team room and adjacent weight facility. This could be constructed adjacent to the proposed Operations Center. A visitors team room is desired, but should be constructed in a different location (maybe in the southwest corner of the stadium complex).
- Additional conference rooms are needed to accommodate parent/teacher conferences and a wide variety of other small group meetings
- Create a student tutoring center that is centrally located - this could be the size of a classroom (960 sq. ft.)
- Creation of a second multipurpose space (such as a Student Union) to accommodate an increasing number of requests for a place to house instructional support activities
- Creation of a Parent Center
- Create an HHS Operations Center that could accommodate custodial storage and include a mini shop for supplies, machines, gas and electrical, etc.
- Maintain the possibility of an Auxiliary Gym as shown on the previous HHS site master plan
- Maintain the possibility of an Aquatics Center as shown on the previous HHS site master plan
- Construction of two additional tennis courts would be ideal

Priority Ranking of Facility Improvement Requests by the HHS Facilities Master Plan Committee (5/17)

- | | |
|---|--|
| 1. Expanded Student Store | 13. Courtyard Improvements: WiFi, Synthetic Turf, Power Outlets |
| 2. Additional Conference Rooms | 14. New Campus Operations Center |
| 3. Replace Roofing | 15. Develop Outdoor, Shaded Learning Centers |
| 4. New Parent Center | 16. New Student Tutoring Space |
| 5. Provision for Additional Smaller Offices | 17. Standardize Interior LED Lights and Related Elec. Improvements |
| 6. Provision for Collaboration Spaces Accommodating 60-70 | 18. New Aquatic Center |
| 7. New Visitor's Team Room | 19. Seal Coat and Stripe all Parking Lots |
| 8. New Home Team and Weight Room | 20. Install an Energy Management System |
| 9. Theater Lighting and Sound Upgrades | 21. Refine Lunch Line Layout |
| 10. Provide a Records Room Adjacent to Registrar's Office | 22. Remove and Replace Basketball Courts |
| 11. Additional Multipurpose Space | 23. New Tennis Courts |
| 12. New Auxiliary Gymnasium | |

Facilities Needs Assessment and Campus Master Plan

Heritage High School



INFRASTRUCTURE

NO IMPROVEMENTS REQUIRED

SITE

- 1 SEAL COAT AND STRIPE ALL PARKING LOTS
- 2 REMOVE AND REPLACE BASKETBALL COURTS
- 3 DEVELOP OUTDOOR, SHADED LEARNING CENTERS
- 4 COURTYARD IMPROVEMENTS WIFI, SYNTHETIC TURF, POWER OUTLETS

BUILDING

- 5 REPLACE ROOFING
- 6 THEATER LIGHTING AND SOUND UPGRADES
- 7 STANDARDIZE INTERIOR LED LIGHTS AND RELATED ELECTRICAL IMPROVEMENTS
- 8 EXPANDED STUDENT STORE
- 9 PROVISION FOR ADDITIONAL SMALLER OFFICES
- 10 PROVIDE A RECORDS STORAGE ROOM ADJACENT TO REGISTRAR'S OFFICE
- 11 PROVISION FOR COLLABORATION SPACES ACCOMMODATING 60 TO 70 STUDENTS
- 12 INSTALL AN ENERGY MANAGEMENT SYSTEM
- 13 REFINE LUNCH LINE LAYOUT

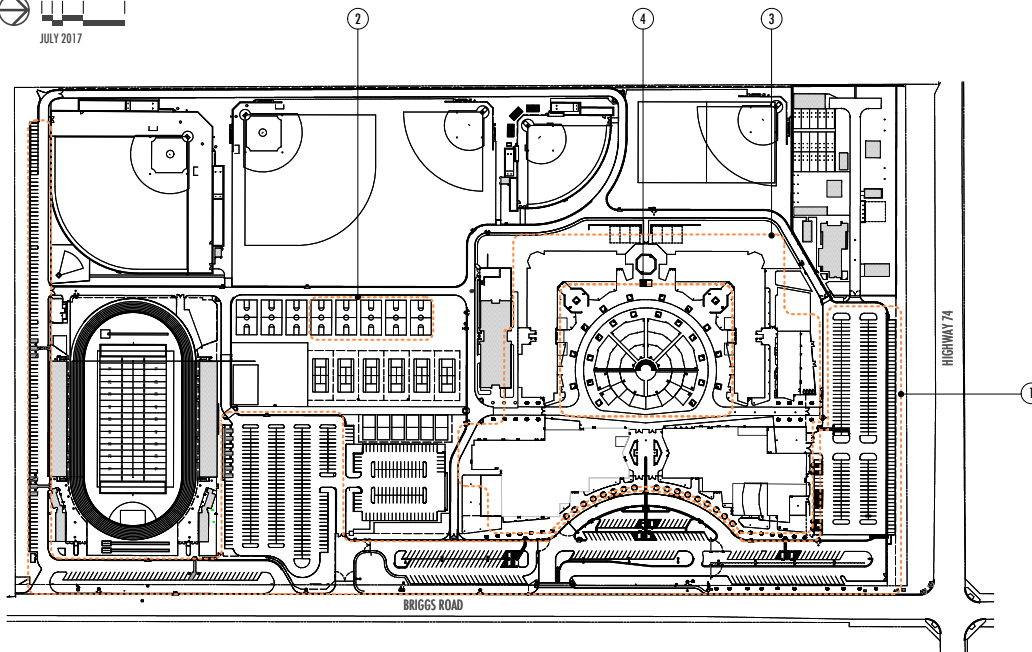
NEW - ADDITIONAL

- 14 NEW HOME TEAM ROOM AND WEIGHT ROOM
- 15 NEW VISITOR'S TEAM ROOM
- 16 ADDITIONAL CONFERENCE ROOMS
- 17 NEW STUDENT TUTORING SPACE
- 18 ADDITIONAL MULTI-PURPOSE SPACE
- 19 NEW PARENT CENTER
- 20 NEW CAMPUS OPERATIONS CENTER
- 21 NEW AUXILIARY GYMNASIUM
- 22 NEW AQUATIC CENTER
- 23 NEW TENNIS COURTS

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Facilities Needs Assessment and Campus Master Plan

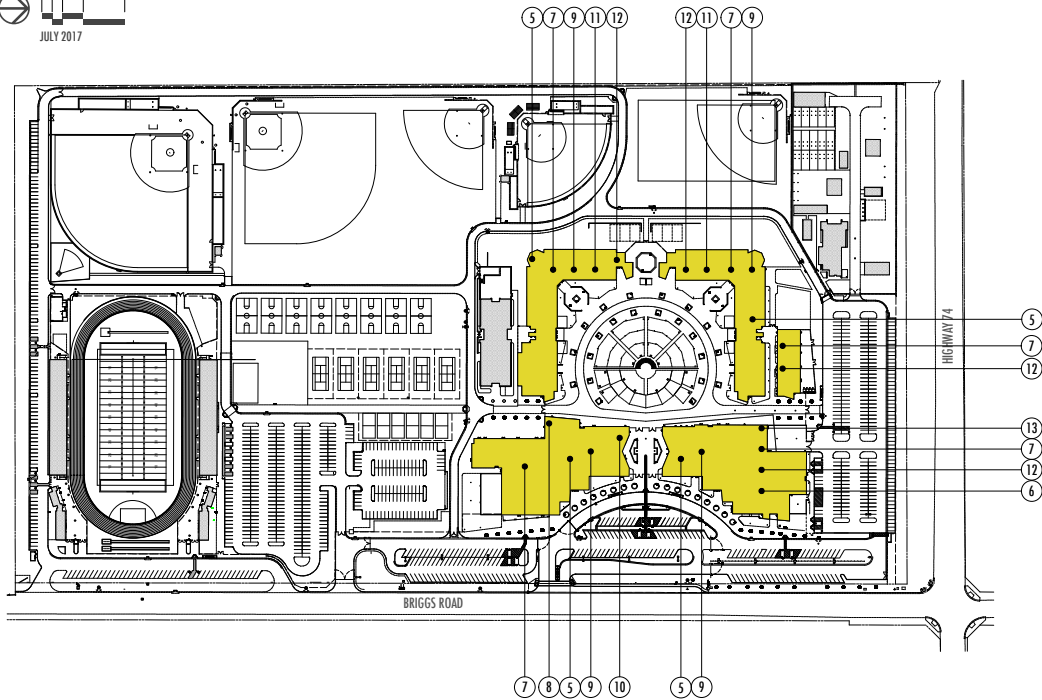
Heritage High School



- SITE**
- ① SEAL COAT AND STRIPE ALL PARKING LOTS
 - ② REMOVE AND REPLACE BASKETBALL COURTS
 - ③ DEVELOP OUTDOOR, SHADED LEARNING CENTERS
 - ④ COURTYARD IMPROVEMENTS WIFI, SYNTHETIC TURF, POWER OUTLETS

Facilities Needs Assessment and Campus Master Plan

Heritage High School

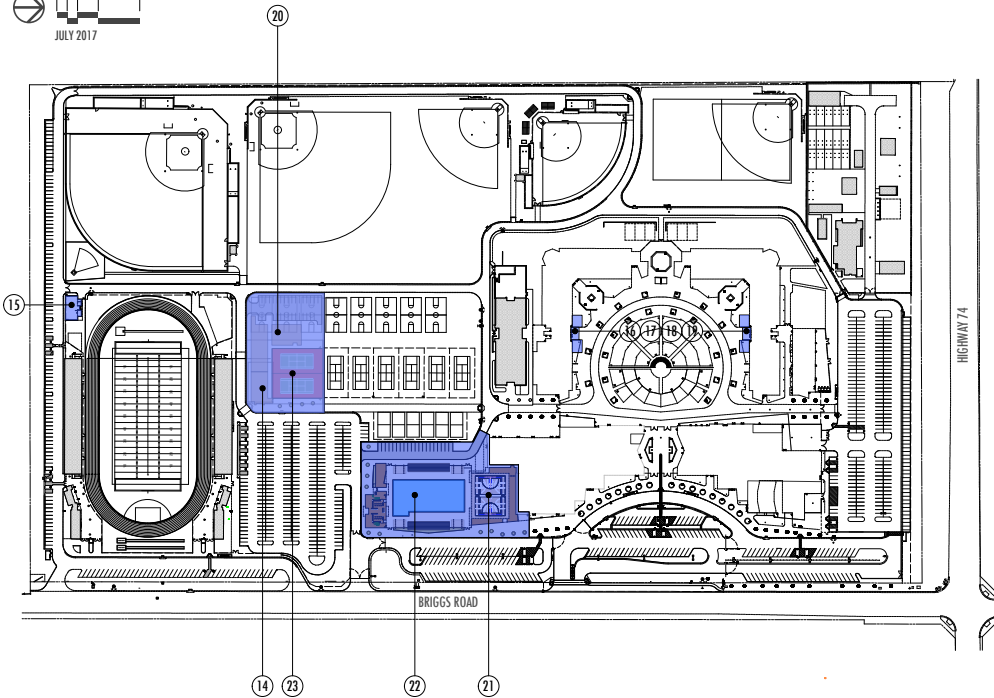


- 5 REPLACE ROOFING
- 6 THEATER LIGHTING AND SOUND UPGRADES
- 7 STANDARDIZE INTERIOR LED LIGHTS AND RELATED ELECTRICAL IMPROVEMENTS
- 8 EXPANDED STUDENT STORE
- 9 PROVISION FOR ADDITIONAL SMALLER OFFICES
- 10 PROVIDE A RECORDS STORAGE ROOM ADJACENT TO REGISTRAR'S OFFICE
- 11 PROVISION FOR COLLABORATION SPACES ACCOMMODATING 60 TO 70 STUDENTS
- 12 INSTALL AN ENERGY MANAGEMENT SYSTEM
- 13 REFINE LUNCH LINE LAYOUT

BUILDING

Facilities Needs Assessment and Campus Master Plan

Heritage High School



- 14 NEW HOME TEAM ROOM AND WEIGHT ROOM
- 15 NEW VISITOR'S TEAM ROOM
- 16 ADDITIONAL CONFERENCE ROOMS
- 17 NEW STUDENT TUTORING SPACE
- 18 ADDITIONAL MULTI-PURPOSE SPACE
- 19 NEW PARENT CENTER
- 20 NEW CAMPUS OPERATIONS CENTER
- 21 NEW AUXILIARY GYMNASIUM
- 22 NEW AQUATIC CENTER
- 23 NEW TENNIS COURTS

NEW - ADDITIONAL

Facilities Needs Assessment and Campus Master Plan

Heritage High School - **Cost Analysis** JULY 2017

INFRASTRUCTURE			
NO IMPROVEMENTS REQUIRED	—	\$	—
			—
SITE			
SEAL COAT AND STRIPE ALL PARKING LOTS	125,000	\$	
REMOVE AND REPLACE BASKETBALL COURTS	250,000		
DEVELOP OUTDOOR, SHADED LEARNING CENTERS	2,500,000		
COURTYARD IMPROVEMENTS WIFI, SYNTHETIC TURF, POWER OUTLETS	500,000		
			3,375,000
			+
BUILDING			
REPLACE ROOFING	2,000,000	\$	
THEATER LIGHTING AND SOUND UPGRADES	500,000		
STANDARDIZE INTERIOR LED LIGHTS AND RELATED ELECTRICAL IMPROVEMENTS	400,000		
EXPANDED STUDENT STORE	250,000		
PROVISION FOR ADDITIONAL SMALLER OFFICES	250,000		
PROVIDE A RECORDS STORAGE ROOM ADJACENT TO REGISTRAR'S OFFICE	75,000		
PROVISION FOR COLLABORATION SPACES ACCOMODATING 60 TO 70 STUDENTS	500,000		
INSTALL AN ENERGY MANAGEMENT SYSTEM	175,000		
REFINE LUNCH LINE LAYOUT	10,000		
			4,160,000
			+
NEW - ADDITIONAL			
NEW HOME TEAM ROOM AND WEIGHT ROOM	1,400,000	\$	
NEW VISITOR'S TEAM ROOM	720,000		
ADDITIONAL CONFERENCE ROOMS	400,000		
NEW STUDENT TUTORING SPACE	400,000		
ADDITIONAL MULTI-PURPOSE SPACE	400,000		
NEW PARENT CENTER	400,000		
NEW CAMPUS OPERATIONS CENTER	700,000		
NEW AUXILIARY GYMNASIUM	6,500,000		
NEW AQUATIC CENTER	6,500,000		
NEW TENNIS COURTS	400,000		
			17,820,000
			+
			SUB-TOTAL = 25,355,000
			SOFT COSTS @ 20% = 5,071,000
			GRAND TOTAL = 30,426,000

Section 8

Assessment of Facilities/Campus Master Plan • Paloma Valley High School •



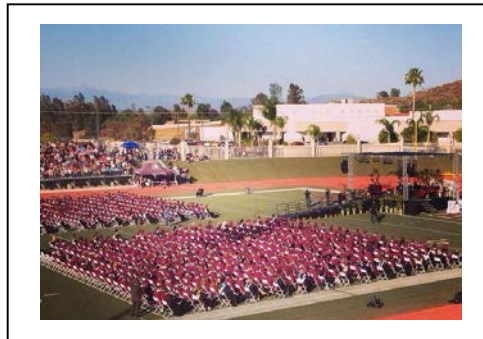


Paloma Valley High School - “Home of the *Wildcats*”

31375 Bradley Road
Menifee, California 92584

• PVHS History and Operational Characteristics •

Paloma Valley High School has been constructed in multiple phases, with the first phase completed in 1995 and school opening in August of that year. The campus includes approximately 56.5 acres and in the 2016-17 school year provided educational services for approximately 3,100 students in grades 9–12.



• PVHS Facilities Master Plan Committee Members •

Don Williamson
Jennifer Thomasian
Lee Alfred
Oscar Contreras
Giovanni Cueva
Lois Cunningham
Josie Delgadillo

Stephanie Fomby
Kimberly Frieberg
Art Fritz
Hector Gonzalez
Eillen Hirschy
Nicholas Kiewei
Alison King

Melissa Ledesma
Jenny Liu
Jeffrey Perez
Michael Pfeiffer
Kathleen Reid
Marysol Rodriguez
Jennifer Sides



• **Recent Facility Improvements at PVHS** •

- Shade structure in main lunch/courtyard area
- Girls and Boys restroom improvements
- Campus-wide painting
- Roof replacement for the J Bldg.
- Epoxy flooring installed in rooms B119 & B137
- Campus-wide camera upgrades
- CTE Building/Auto Shop Bldg. (summer 2017)
- Installation of solar shade structures (in progress)

• **Site and Facility Assessment of the Existing Conditions at PVHS** •

The attendance area for Paloma Valley High School has consistently experienced the most rapid rate of residential growth within the District and, as such, the need for additional classrooms and facilities at Paloma Valley has been a constant. The District has purchased the site for the Menifee area's second high school (PUHSD HS #4) and final plans for this school have received all required State approvals. Initiation of construction for this school awaits the eventual receipt of State matching funds for locally-generated funds through the passage of Measure T in 2012. The Paloma Valley campus and facilities remain in good condition due to the consistent and dedicated efforts of site and District maintenance staff. However, the PVHS Facilities Master Plan Committee has identified a diverse range of improvements to existing facilities, as well as an expressed desire to see new/additional facilities. Careful planning balance will be required over the next several years as the timing for HS #4 construction is clarified and the resultant impacts upon existing facilities at Paloma Valley are more clearly understood.





• Summary of Facility Considerations at PVHS •

Infrastructure Improvements

- None suggested at this time

Site Improvements

- Seal coat and stripe all parking and basketball courts
- Install remaining exterior LED lighting
- Modify the current compact-sized parking spaces to full size spaces in consideration of the standard and/or larger vehicles that most students/parents/visitors drive to the school
- Create improvements that make student pick-up and drop-off more effective/efficient – work closely with the City of Menifee to analyze traffic adjacent to the school and collaboratively develop potential solution strategies
- Consider alternative uses/facilities within the approximate 6 acre parcel in the northwest corner of the site that is separated from the “main campus” by the Riverside County Flood Control Channel

Improvements Within Existing Buildings

- Roofing for the whole site (except for ½ B Bldg. & J Bldg.) - gym re-roofing is currently in planning
- Install Energy Management System (EMS) that is consistent with overall District standard
- Replace the current portables similar to the facilities included within the J Bldg.
- Improve acoustics in the gym
- Additional theater improvements are required - theater foyer, technology upgrades consistent with District standards, lighting, sound, set construction, etc.
- Interior LED lighting installations
- Additional restroom renovations
- HVAC (Heating, Ventilation, Air Conditioning) replacement
- Locker Rooms – the site currently has about 1500 lockers but the actual need is more between 2200 – 2500 lockers



New Facilities

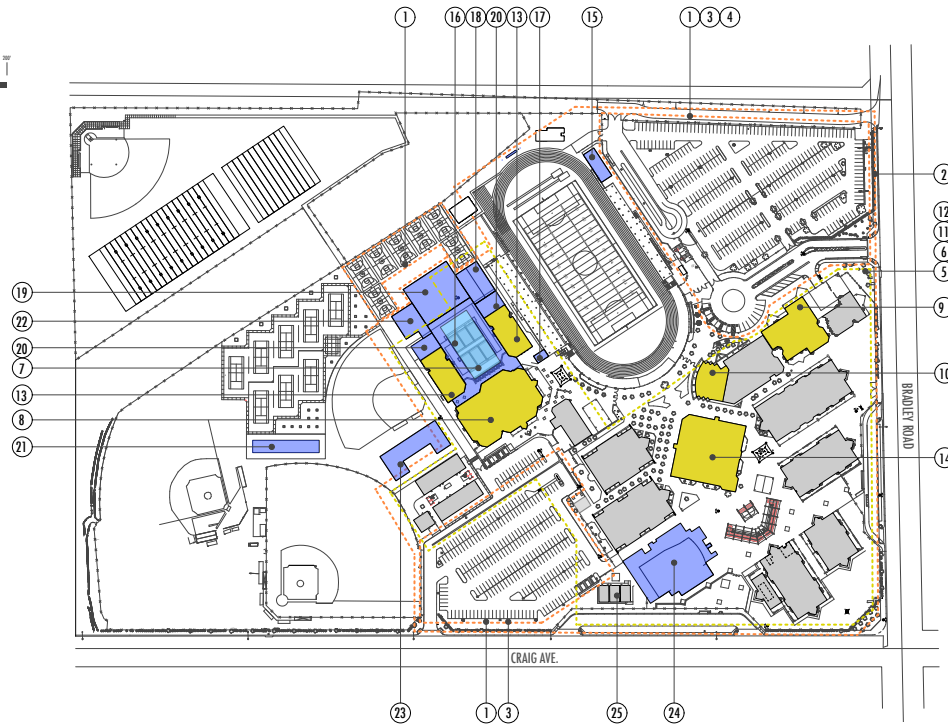
- Provide snack bar and restrooms at the Stadium
- Consider relocation of some or all of the administrative facilities to the building that currently houses the County Library (with the understanding that there are existing contractual issues that need to be considered)
- New Multipurpose Facility - provide a “Student Union” capable of seating 350 to 500 people. Anticipated activities within this space would include banquets, special activities/performances/presentations, staff meetings, parent/student meetings, opportunities for group studies, areas for students to do homework/projects and areas to facilitate student and staff collaboration. Additional desired features within this facility are the provision of charging stations, fast/reliable fiWiFi access, kitchen/food preparation facilities, and a functional staff lounge. Consider inclusion of a Culinary Arts facility/program within or near a new Student Union.
- Swimming/Aquatics Complex
- Consider more extensive two-story construction for the campus given the anticipated ongoing increase in student enrollment and the need for additional facilities within the limited available acreage; in essence, create a more efficient site plan
- Consider construction of an Auxiliary Gym or athletic facility to accommodate dance, aerobics, spin classes, treadmills, etc.
- Consider development of a 2-story parking structure and/or consider the potential re-location/reconfiguration of staff, visitor and/or staff parking
- Create additional/specific/secure storage (ASB, Theater, etc.)
- The campus needs additional science labs to accommodate recent and anticipated enrollment increases

• Priority Ranking of Facility Improvement Requests by the PVHS Facilities Master Plan Committee (5/17) •

- | | |
|---|---|
| 1. Convert Existing County Library to PVHS Admin | 12. Complete Restroom Renovations Throughout the Campus |
| 2. New Two-Story Classroom/Science/Storage Facility | 13. Re-Roof All Buildings (except ½ of “B” and “J” Buildings) |
| 3. Provide Snack Bar/Restrooms at the Stadium | 14. Convert Portions of Existing Admin. Facility to Student Union |
| 4. New 600 Seat Theater/Performing Arts/Instructional Bldg | 15. Develop Alternative Uses on the 6.2 Acre Parcel in the NW of site |
| 5. New Auxiliary Gymnasium | 16. Replace All Existing Relocatables with Permanent Classrooms |
| 6. Provide Locker Room Expansion to Increase Capacity | 17. Install Remaining Outdoor Lighting |
| 7. Develop Adequate/Efficient Parent/Student Pick-up/Drop-Off | 18. Replace Heating, Ventilation, Air Condition, throughout the site |
| 8. Baseball/Softball Field Restrooms | 19. Improve Gymnasium Acoustics |
| 9. Provide Parking Lot Improvements | 20. Provide Interior Lighting Upgrades |
| 10. New Aquatics Center | 21. Seal Coat and Stripe All Parking Lots and Basketball Courts |
| 11. Convert Existing Theater into Lecture/Multipurpose Facility | |

Facilities Needs Assessment and Campus Master Plan

Paloma Valley High School



INFRASTRUCTURE

NO IMPROVEMENTS REQUIRED

SITE

- 1 SEAL COAT AND STRIPE ALL PARKING AND BASKETBALL COURTS
- 2 INSTALL REMAINING EXTERIOR LED LIGHTING
- 3 PROVIDE PARKING IMPROVEMENTS
- 4 DEVELOP ADEQUATE, EFFICIENT PARENT/CHILD PICK-UP AND DROP-OFF

BUILDING

- 5 RE-ROOF ALL BUILDING EXCEPT 1/2 'B' BUILDING & 'I' BUILDING
- 6 INSTALL AN ENERGY MANAGEMENT SYSTEM
- 7 REPLACE CURRENT MODULAR NJROTC BUILDINGS WITH NEW PER ITEM 22
- 8 IMPROVE GYMNASIUM ACOUSTICS
- 9 CONVERT EXISTING JOINT - USE LIBRARY TO ADMINISTRATION
- 10 CONVERT THEATER TO LECTURE/MULTI-PURPOSE FACILITY
- 11 INTERIOR LED LIGHTING UPGRADES
- 12 RESTROOM RENOVATIONS
- 13 ALTER LOCKER ROOMS TO INCREASE CAPACITY
- 14 CONVERT ADMINISTRATION PORTION OF EXISTING BUILDING MULTI-PURPOSE LEARNING CENTER/CLASSROOMS

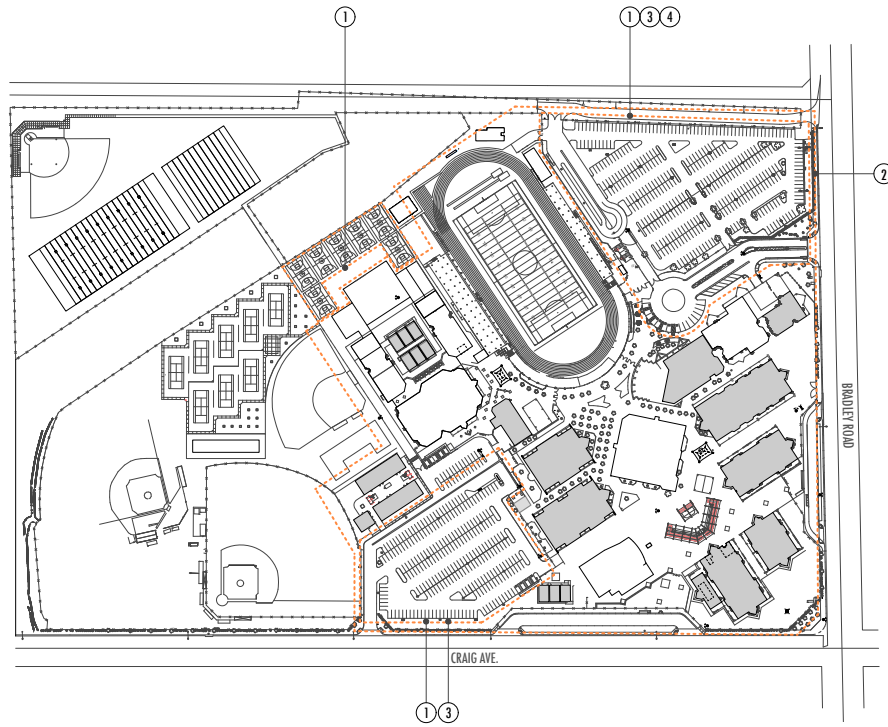
NEW - ADDITIONAL

- 15 NEW VISITOR STADIUM ENTRANCE BUILDING, CONCESSIONS, RESTROOMS, TEAM ROOM, TICKETS
- 16 NEW AQUATICS FACILITY
- 17 NEW HOME STADIUM ENTRANCE
- 18 NEW HOME STADIUM CONCESSIONS AND RESTROOMS
- 19 NEW AUXILIARY GYMNASIUM
- 20 LOCKER ROOM BUILDING EXPANSION
- 21 NEW ATHLETIC BUILDING, CONCESSIONS, LOCKER ROOMS, TEAM ROOMS AND RESTROOMS
- 22 NEW NJROTC BUILDING
- 23 NEW 2-STORY PORTABLE TO PERMANENT CLASSROOM BUILDING
- 24 NEW THEATER/CLASSROOM BUILDING
- 25 REMOVE MODULAR BUILDINGS AND REPLACE WITH NEW PER ITEM 23

pjhm
architects

Facilities Needs Assessment and Campus Master Plan

Paloma Valley High School



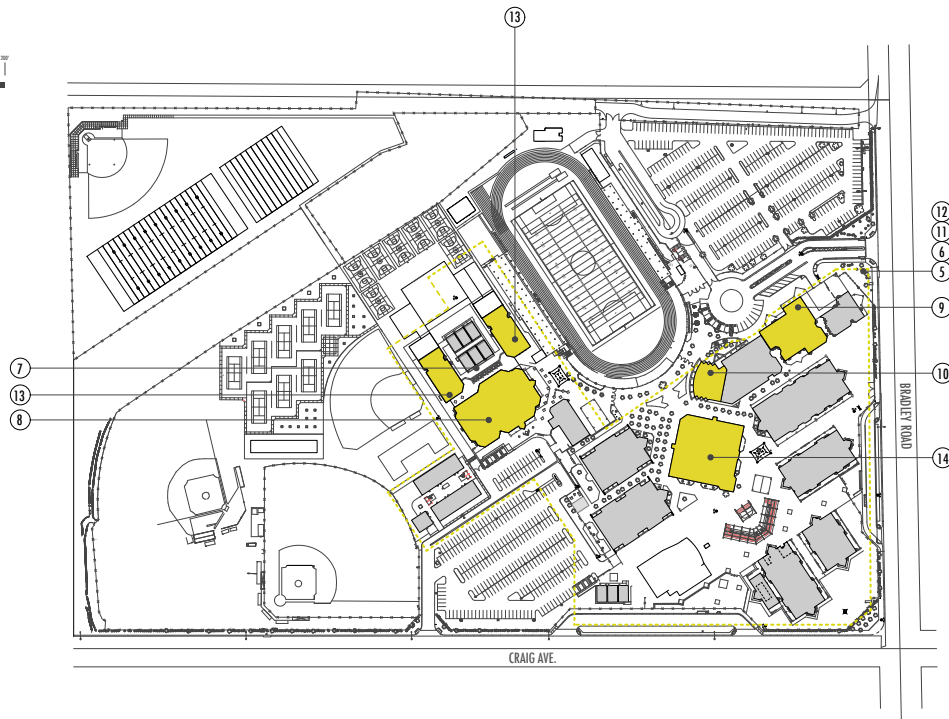
- ① SEAL COAT AND STRIPE ALL PARKING AND BASKETBALL COURTS
- ② INSTALL REMAINING EXTERIOR LED LIGHTING
- ③ PROVIDE PARKING IMPROVEMENTS
- ④ DEVELOP ADEQUATE, EFFICIENT PARENT/CHILD PICK-UP AND DROP-OFF

SITE

pjhm
architects

Facilities Needs Assessment and Campus Master Plan

Paloma Valley High School



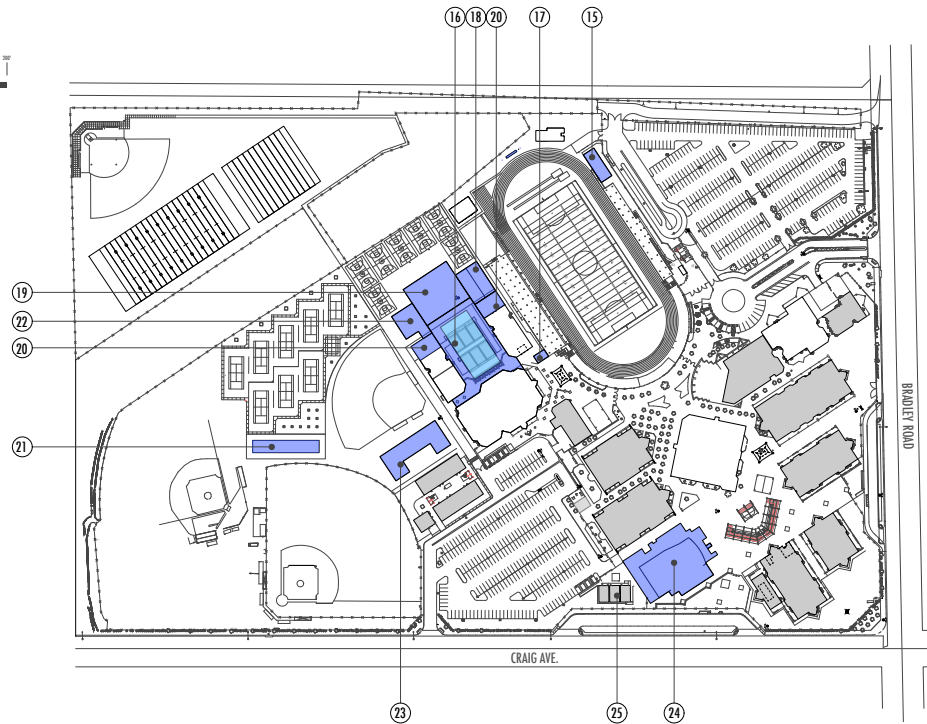
- 5 RE-ROOF ALL BUILDING EXCEPT 1/2 "B" BUILDING & "J" BUILDING
- 6 INSTALL AN ENERGY MANAGEMENT SYSTEM
- 7 REPLACE CURRENT MODULAR NJROTC BUILDINGS WITH NEW PER ITEM 22
- 8 IMPROVE GYMNASIUM ACOUSTICS
- 9 CONVERT EXISTING JOINT - USE LIBRARY TO ADMINISTRATION
- 10 CONVERT THEATER TO LECTURE/MULTI-PURPOSE FACILITY
- 11 INTERIOR LED LIGHTING UPGRADES
- 12 RESTROOM RENOVATIONS
- 13 ALTER LOCKER ROOMS TO INCREASE CAPACITY
- 14 CONVERT ADMINISTRATION PORTION OF EXISTING BUILDING MULTI-PURPOSE LEARNING CENTER/CLASSROOMS

BUILDING

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Facilities Needs Assessment and Campus Master Plan

Paloma Valley High School



- 15 NEW VISITOR STADIUM ENTRANCE BUILDING, CONCESSIONS, RESTROOMS, TEAM ROOM, TICKETS
- 16 NEW AQUATICS FACILITY
- 17 NEW HOME STADIUM ENTRANCE
- 18 NEW HOME STADIUM CONCESSIONS AND RESTROOMS
- 19 NEW AUXILIARY GYMNASIUM
- 20 LOCKER ROOM BUILDING EXPANSION
- 21 NEW ATHLETIC BUILDING, CONCESSIONS, LOCKER ROOMS, TEAM ROOMS AND RESTROOMS
- 22 NEW NJROTC BUILDING
- 23 NEW 2-STORY PORTABLE TO PERMANENT CLASSROOM BUILDING
- 24 NEW THEATER/CLASSROOM BUILDING
- 25 REMOVE MODULAR BUILDINGS AND REPLACE WITH NEW PER ITEM 23

NEW - ADDITIONAL

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Facilities Needs Assessment and Campus Master Plan

Paloma Valley High School - **Cost Analysis** JULY 2017

INFRASTRUCTURE		\$
NO IMPROVEMENTS REQUIRED	-	
		-
SITE		\$
SEAL COAT AND STRIPE ALL PARKING AND BASKETBALL COURTS	125,000	
INSTALL REMAINING EXTERIOR LED LIGHTING	150,000	
PROVIDE PARKING IMPROVEMENTS	100,000	
DEVELOP ADEQUATE, EFFICIENT PARENT/CHILD PICK-UP AND DROP - OFF	1,500,000	
		1,875,000
		+
BUILDING		\$
RE- ROOF ALL BUILDING EXCEPT 1/2 'B' BUILDING & 'J' BUILDING	2,000,000	
INSTALL AN ENERGY MANAGEMENT SYSTEM	200,000	
REPLACE CURRENT PORTABLE BUILDING SIMILAR TO 'J'- BUILDING	50,000	
IMPROVE GYMNASIUM ACOUSTICS	150,000	
CONVERT EXISTING JOINT-USE LIBRARY TO ADMINISTRATION	3,000,000	
CONVERT THEATER TO LECTURE/ MULTI-PURPOSE FACILITY	3,000,000	
INTERIOR LED LIGHTING UPGRADES	400,000	
RESTROOM RENOVATIONS	1,500,000	
ALTER LOCKER ROOMS TO INCREASE CAPACITY	2,750,000	
CONVERT ADMINISTRATION PORTION OF EXISTING BUILDING MULTI-PURPOSE LEARNING CENTER/CLASSROOMS	5,000,000	
		18,050,000
		+
NEW - ADDITIONAL		\$
NEW VISITOR STADIUM ENTRANCE BUILDING, CONCESSIONS, RESTROOMS, TEAM ROOM, TICKETS	750,000	
NEW AQUATICS FACILITY	6,500,000	
NEW HOME STADIUM ENTRANCE	350,000	
NEW HOME STADIUM CONCESSIONS AND RESTROOMS	450,000	
NEW AUXILIARY GYMNASIUM	6,500,000	
LOCKER ROOM BUILDING EXPANSION	1,700,000	
NEW ATHLETIC BUILDING, CONCESSIONS, LOCKER ROOMS, TEAM ROOMS AND RESTROOMS	1,400,000	
NEW NJROTC BUILDING	800,000	
NEW 2-STORY PORTABLE TO PERMANENT CLASSROOM BUILDING	5,800,000	
NEW THEATER/CLASSROOM BUILDING	12,500,000	
REMOVE MODULAR BUILDINGS AND REPLACE WITH NEW PER ITEM 23	60,000	
		36,810,000
		+
SUB-TOTAL=		56,735,000
SOFT COSTS @ 20% =		11,347,000
GRAND TOTAL =		68,082,000

Section 9

Assessment of Facilities/Campus Master Plan **• *Perris High School* •**





Perris High School - “Home of the **Panthers**”

175 East Nuevo Road
Perris, California 92571

• **PHS History and Operational Characteristics** •

Perris High School was originally constructed and opened in 1962; since that time the campus has been modernized and reconstructed in multiple phases. The school is currently in mid-phase of an exciting facility enhancement/reconstruction project. The site includes approximately 33.56 acres and in the 2016-17 school year provided educational services for approximately 2,300 students in grades 9-12.



• **PHS Facilities Master Plan Committee Members** •

Steve Spraker
Cynthia Avila-Medina
Rosa Baiz
Shashonia Carr
Kathleen Reid
Donald Cerchia
Marybeth Colvin

Doug Cousins
Art Fritz
Angel Galvun
Chris Genton
Hector Gonzalez
Adriana Lepe-Ramirez
Gabriela Mandujano

Marilee Menez
William Walters



• **Recent Facility Improvements at PHS** •

- Entire floor replacement in large gym, as well as bleacher replacement (2011)
- Stadium completion project (2011/12)
- Phase 1 AG project completed (farrowing barn, shade structure, greenhouse – 2011/12)
- Completion of Phase 1A of the Campus Master Plan (18 classrooms adjacent to Ruby Drive – 2011/12)
- Completion of Phase 1B of the Campus Master Plan (10 classrooms adjacent to Ruby Drive and site demolition/removal of 13 existing classroom buildings– 2013)
- Site electrical upgrade project (2014)
- Construction of Phase 2A of the campus master plan (classroom buildings – 2015)
- Construction of Phase 2B of the campus master plan (classrooms/shops, Student Union, Food Services/Culinary Arts, Perris Agricultural Center for Excellence) - PACE – (2016)
- Makerspace project in room 1212 (2015/16)
- Campus wide security camera upgrade (2016)
- Stadium field turf replacement (2016)
- Installation of solar shade structures (In progress)

• **Site and Facility Assessment of the Existing Conditions at PHS** •

For many years the District has implemented modifications/improvements to the Perris High School campus as funding opportunities have developed. However, these improvements have often been completed without the vision of a fully conceived and long-term Campus Master Plan. In recent years, this approach has changed. Multiple and ongoing strategies continue to improve the overall functionality and aesthetics of the campus - all now focused through a long-range vision. The existing Campus Master Plan was originally developed during the 2010-11 school year through a process that involved a broad diversity of campus, community representatives and the Board of Trustees. Subject matter/area sub-groups were formed to provide input and share ideas within their designated areas of expertise and interest. Based upon their involvement and resultant planning, exciting progress continues to be made. However, much still needs to be planned, designed and accomplished – these upcoming efforts will be guided through this most current update to the Campus Master Plan.





• *The Ongoing/Emerging Nature of the Perris High School Facilities Master Plan* •

The 2010 version of the Perris High School Facilities Master Plan identifies three final phases (phases 3, 4 and 5) which include a wide variety of facilities that range from administration to library/media center, performing arts facilities, additional athletic facilities and an operations center. It is now envisioned that these final phases need to be revisited to determine the most appropriate scopes and eventual approach toward construction phasing. Needless to say, creation of a feasible and well-conceived construction schedule related to this planning will be fully dependent upon the amount and timing of funding that becomes available.



• *“The Final Act!” - Where We Go From Here* •

Perris High School has undergone extensive physical plant changes over the past several years. These changes have required significant adjustments to campus utilization, scheduling, etc. There is no doubt the physical changes to the campus have made dramatic improvements in the teaching and learning environments, as well as to the overall “flow” within the campus; however, much still remains to be completed. As the campus has already endured years of imposition and compromise due to ongoing construction, it is highly desired that the final improvements to the campus be completed in one final phase. Once completed, this “final phase” will result in essentially a complete reconstruction of the campus that was first built over fifty years ago. There is excitement at the school and within the community over this possibility!



Campus Master Plan – Perris High School



Perris High School - Campus Master Plan (2011 – 2016)





Perris High School Campus Master Plan – Final Completion Phase

• Preliminary Program of Areas – Administration and Learning Support Facilities •

• Administration, Counseling, Instructional Support •

• Office (Principal)	150 sq. ft.
• Reception/waiting	600 sq. ft.
• Admin. support/clerical	900 sq. ft.
• Attendance	500 sq. ft.
• Conference room	250 sq. ft.
• Flex office spaces (3 @ 150 sq. ft.)	450 sq. ft.
• Records storage	250 sq. ft.
• Support staff offices (4 @ 100 sq. ft.)	400 sq. ft.
• Professional development lab	900 sq. ft.
• Health services, nurse, restroom/s	700 sq. ft.
• Student services/Counseling	
- Offices (3 @ 150 sq. ft.)	450 sq. ft.
- Career Center	700 sq. ft.
- Conference room	200 sq. ft.
• Specialists' offices (4 @ 200 sq. ft.)	800 sq. ft.
• Workroom/storage	600 sq. ft.
• Restrooms (2 @ 80 sq. ft.)	160 sq. ft.
• Parent Center/Community Room	600 sq. ft.
• Custodial, elec., telecom, mechanical	<u>300 sq. ft.</u>

Departmental sub-total 8,910 sq. ft.
 20% grossing factor 1,782 sq. ft.

Proposed total area allocation 10,692 sq. ft.

• Learning Commons •

• Lobby/entrance	300 sq. ft.
• Project/collaboration open areas	1,500 sq. ft.
• Stacks area	800 sq. ft.
• Innovation Center	1,200 sq. ft.
• Project rooms (4 @ 150 sq. ft.)	600 sq. ft.
• Workroom/office	300 sq. ft.
• Instructional materials office	350 sq. ft.
• Student restrooms (2 @ 240 sq. ft.)	480 sq. ft.
• Adult restrooms (2 @ 120 sq. ft.)	240 sq. ft.
• Custodial, elec., telecom, mechanical	<u>200 sq. ft.</u>

Learning Commons sub-total 5,970 sq. ft.
 20% grossing factor 1,194 sq. ft.

Proposed total area allocation 7,164 sq. ft.

• Preliminary Area Allocations for Admin., Counseling, Instructional Support and the Learning Commons •

• Admin., Counseling, Instru. Support	10,692 sq. ft.
• Learning Commons	<u>7,164 sq. ft.</u>

Proposed total facility allocation 17,856 sq. ft.



Perris High School Campus Master Plan – Final Completion Phase

• Preliminary Program of Areas – Visual and Performing Arts.

Additional Perris Agricultural Center for Excellence (PACE), Athletic/P.E. Facilities and Operations Center •

• Visual and Performing Arts Facilities •

• Theater Lobby	750 sq. ft.
• Tickets/Concessions	250 sq. ft.
• House	6,000 sq. ft.
• Stage Area	2,100 sq. ft.
• Orchestra Pit	700 sq. ft.
• Control Room	300 sq. ft.
• Restrooms (2 @ 300 sq. ft.)	600 sq. ft.
• Theater Support Areas	
Dressing rooms/make-up areas	1,000 sq. ft.
Scene shop/set construction	960 sq. ft.
Prop Storage	600 sq. ft.
Costume Storage	400 sq. ft.
Restrooms (2 @ 300 sq. ft.)	600 sq. ft.
• Band, Choir, Drama (4,000 each)	12,000 sq. ft.
• Functional support areas (custodial, mechanical, electrical)	500 sq. ft.
Departmental sub-total	26,760 sq. ft.
20% grossing factor	<u>5,352 sq. ft.</u>
Proposed total area allocation	32,112 sq. ft.

• Perris Agricultural Center for Excellence (PACE) •

• Farrowing Barn	644 sq. ft.
• Aquaculture Barn	644 sq. ft.
• Covered Wash Rack	800 sq. ft.
• Workshop/Greenhouse	1,011 <u>sq. ft.</u>
Departmental sub-total	3,099 sq. ft.
20% grossing factor	620 <u>sq. ft.</u>
Proposed total area allocation	3,719 sq. ft.

• Athletics/P.E./Operations Center Facilities •

• Aquatics Facility Area	
25 meter pool	lump sum
Pool Building/Shade/Bleachers	4,500 sq. ft.
• Home Team Room	2,500 sq. ft.
• Visitor Team Room	2,500 sq. ft.
• Weightroom	2,500 sq. ft.
• Campus Operations Center	2,000 sq. ft.
Area sub-total	14,000 sq. ft.
20% grossing factor	<u>2,800 sq. ft.</u>
Proposed total area allocation	16,800 sq. ft.



Perris High School Campus Master Plan – Final Completion Phase

• Square Footage Summaries/Re-Cap for Preliminary Program of Areas •

• Administration, Counseling, Instructional Support	Proposed total area allocation	10,692 sq. ft.
• Learning Commons	Proposed total area allocation	7,164 sq. ft.
• Visual and Performing Arts Facilities	Proposed total area allocation	32,112 sq. ft.
• Perris Agricultural Center for Excellence (PACE)	Proposed total area allocation	3,719 sq. ft.
• Athletics/P.E./Operations Center Facilities	<u>Proposed total area allocation</u>	<u>16,800 sq. ft.</u>

Total proposed area in a final/cumulative phase of the PHS Master Plan **70,487 sq. ft.**



Perris High School – Project Estimate Totals

<u>Project Cost Category</u>	<u>Cost</u>	<u>Source</u>
1. Summary of preliminary programs and area estimates <ul style="list-style-type: none"> • Administration, Counseling, Instructional Support • Learning Commons • Visual and Performing Arts Facilities • Perris Agricultural Center for Excellence (PACE) • Athletics/P.E./Operations Center Facilities • Site alterations to school entrance/parking on Nuevo Road 	\$ 29,525,500	Neff Construction
2. A/E, CM & GC Fees (@16% of Line Item #1 above)	\$ 4,724,080	Fred Good/PUHSD
3. Project Implementation Costs (additional “soft costs”)	\$ 2,952,550	Fred Good/PUHSD
4. Additional Allocation for Equipment (5% of Line Item #1 above)	\$ 1,476,275	Fred Good/PUHSD
5. <u>Contingency (10% of Line Item #1 above)</u>	<u>\$ 2,952,550</u>	<u>Fred Good/PUHSD</u>
Estimate of Total Project Costs	\$ 41,630,955	Neff Construction, Fred Good/PUHSD

Project estimate notes: The estimated costs reflected herein represent May 2017 pricing and bid climate/market

Project cost data sources: Neff Construction, Fred Good and Associates and the PUHSD Facilities Department

Section 10

Assessment of Facilities/Campus Master Plan • Perris Lake High School •





Perris Lake High School - “Home of the *Falcons*”

418 Ellis Avenue
Perris, California 92570

• PLHS History and Operational Characteristics •

Perris Lake High School opened in 1987 on its existing 6.42 acre site. The campus provided educational services for approximately 250 students during the 2016-17 school year.

• Status of Current/Future Programs at PLHS and the Recommended Approach to Campus Master Plan Development •

The District’s instructional leadership is currently assessing the proposed use of the Perris Lake High School site for the upcoming school year/s - significant programmatic changes are anticipated. Therefore, with respect to the development of the campus master plan for PLHS, it was decided that the master planning process will be deferred until a final determination of program offerings and educational services has been made.



Section 11

Assessment of Facilities/Campus Master Plan ***• Pinacate Middle School •***



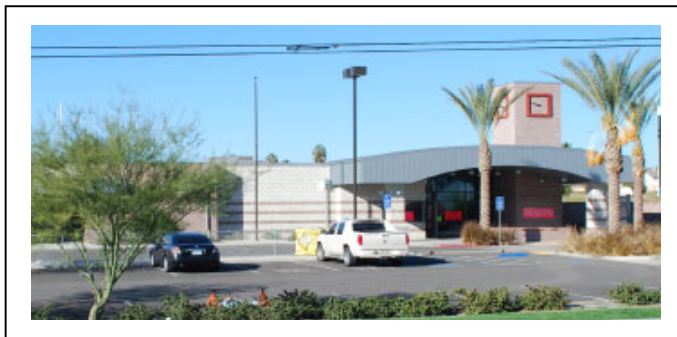


Pinacate Middle School - “Home of the Pumas”

1990 South A Street
Perris, California 92570

• PMS History and Operational Characteristics •

Pinacate Middle School originally opened in 1987 as the District’s second middle school, with the current CMI campus providing the location of the District’s first middle school. Throughout the past seven years the campus has proceeded through an extensive and multi-phased physical transformation. The campus is now comprised of virtually all new and/or reconstructed facilities that are well-suited to accommodate the District’s rapidly emerging instructional programs and strategies for the approximate 1,100 students in grades 7 and 8.



• PMS Facilities Master Plan Committee Members •

Rebecca Brown
Debbie Andelin
Lucy Englander
Lucy Espinosa
Art Fritz

Hector Gonzalez
Patrick Jenkins
Brandon Jones
Charles Manning
John Pulido

Simona Webb
Al Winters



• Recent Facility Improvements at PMS •

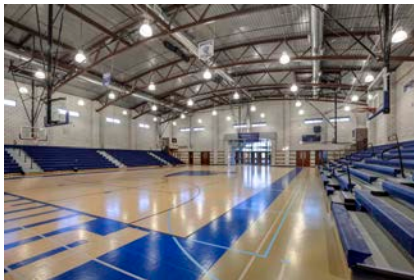
Over the past seven years, Pinacate has proceeded through a full-campus transformation project that was completed in highly organized phases that enabled the school to continue to providing educational programs and instructional services to its students without modification of the school calendar. Needless to say, this type of ambitious project created unique day-to-day operational challenges for everyone on the campus. With the third and final phase of planned construction now complete, the final desired “phase” is to construct an additional middle school within the District to reduce the number of students at Pinacate to a maximum of 1,000. The new middle school has been planned, designed and approved through the Division of the State Architect; commencement of construction on that project is dependent upon the finalization of a plan to use a combination of State and local funds.

In addition to the major facilities transformation that has occurred at Pinacate, the following additional improvements have occurred:

- Removed portables from the Mountain Avenue side of the campus
- Maker Spaces are complete
- Epoxy flooring in rooms 2 and 3
- Security camera Upgrade
- Installation of solar shade structures (in progress)

• Site and Facility Assessment of the Existing Conditions at PMS •

As stated above, the school’s facilities are now generally exceptional. Utilization of multi-story construction for a new classroom building has aided in creating a much more efficient and supervisable campus. The overall reorganization and transformation of the campus has created a renewed enthusiasm and sense of pride for the school’s students, staff and community.





• Summary of Facility Considerations at PMS •

Infrastructure Improvements

- None required at this time

Site Improvements

- Install a “walking track” in the existing turf playfield area
- Install a walkway that is perpendicular to Rooms 102 and 103
- Widen the sidewalk that is in front of the 300’s
- Additional security cameras are requested in select interior building locations, as well as in the spiral stairwell of the two-story classroom building

Improvements Within Existing Buildings

- Install LED lighting within classrooms/buildings
- Install Energy Management System (EMS) that is consistent with overall District standard
- HVAC (heating, ventilation, air conditioning) upgrades in select buildings
- Transform existing relocatable classroom #108 into a MakerSpace
- The sound system in the gymnasium requires adjustment/modification as current volume is too low and sound is not clear
- Additional awnings would be helpful outside of Buildings A, B and C

New Facilities

- Install an additional shade structure in the lunch area
- Create an awning/sun/ & rain shade going into the Gymnasium (especially on the south entry)



Prioritization of Site/Facility Improvement Requests

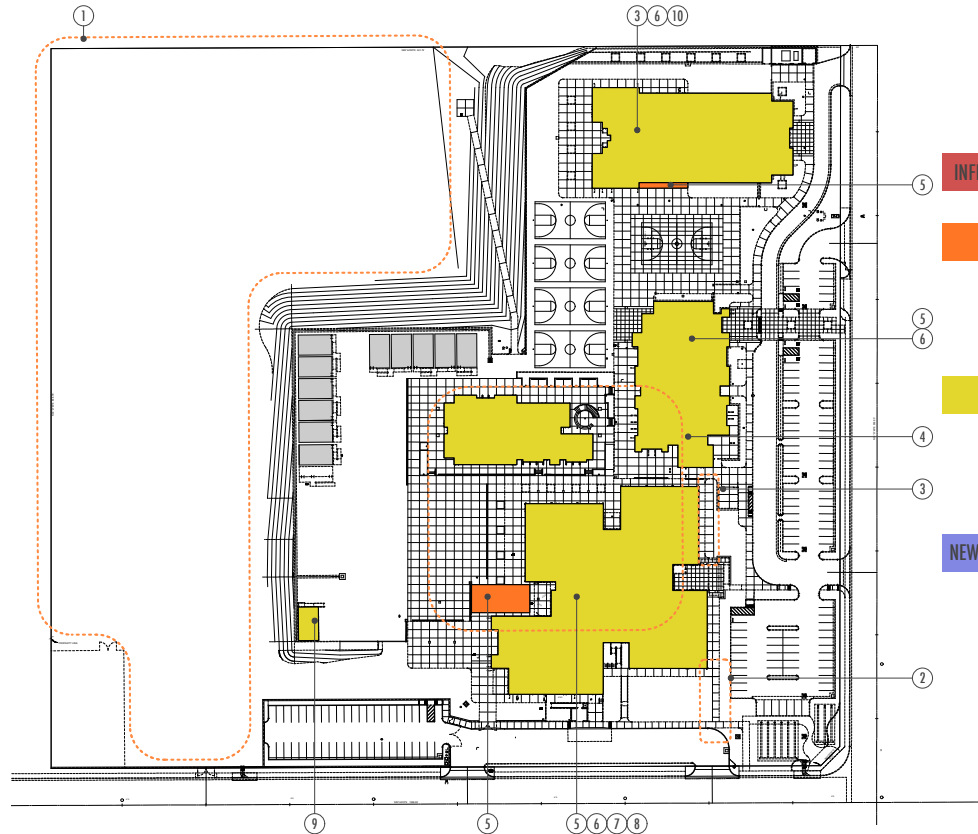
Given the comprehensive and successful nature of the full-campus modernization/reconstruction project that has recently been completed at Pinacate, the PMS Master Plan Committee did not believe there was a need to meet for a final time to conduct a prioritization process of their stated suggestions for additional facility modifications. In fact, it was generally agreed that the majority of items that were generated will likely be accomplished through the use of District maintenance staff as work schedules and the site's maintenance budget allows.

Facilities Needs Assessment and Campus Master Plan

Pinacate Middle School



0 25' 50' 100' 200'
JULY 2017



INFRASTRUCTURE

NO IMPROVEMENTS REQUIRED

SITE

- 1 INSTALL WALKING TRACK
- 2 INSTALL NEW WALKWAY
- 3 WIDEN EXISTING WALKWAY
- 4 INSTALL ADDITIONAL SECURITY CAMERAS
- 5 PROVIDE ADDITIONAL SHADE

BUILDING

- 6 INSTALL LED LIGHTING
- 7 INSTALL ENERGY MANAGEMENT SYSTEM
- 8 HVAC UPGRADES
- 9 CONVERT CLASSROOM TO "MAKER SPACE"
- 10 GYMNASIUM SOUND SYSTEM ADJUSTMENT

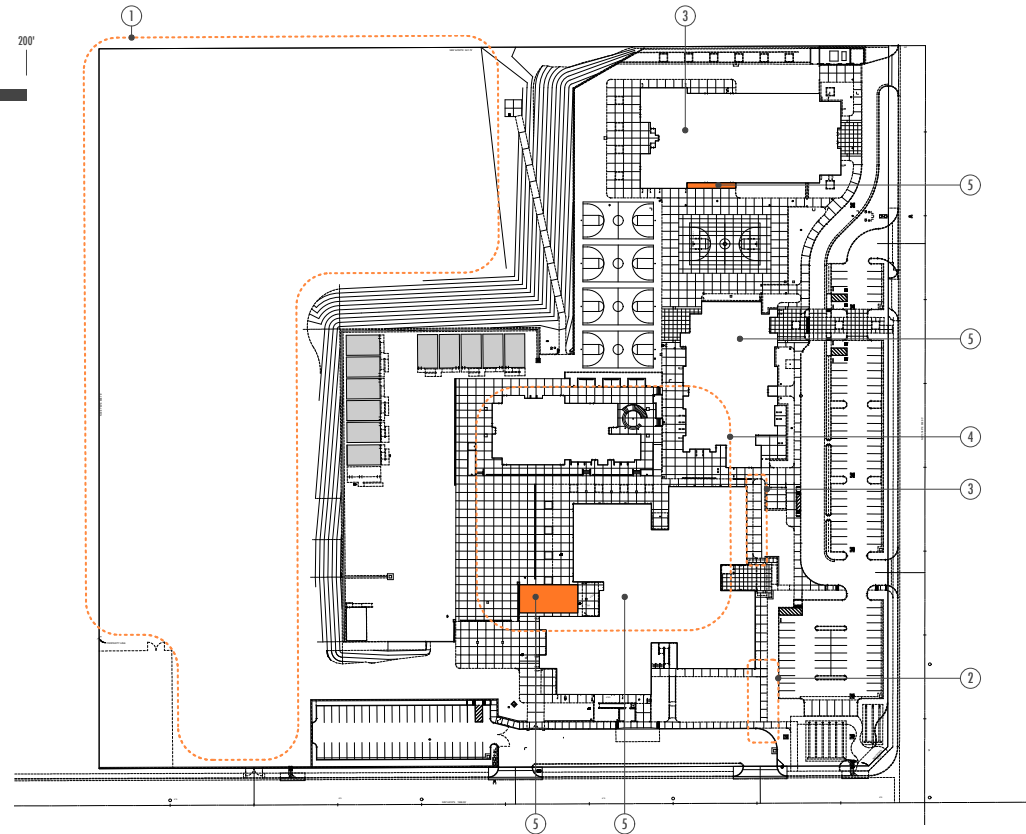
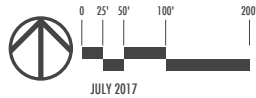
NEW - ADDITIONAL

NO IMPROVEMENTS REQUIRED

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Facilities Needs Assessment and Campus Master Plan

Pinacate Middle School



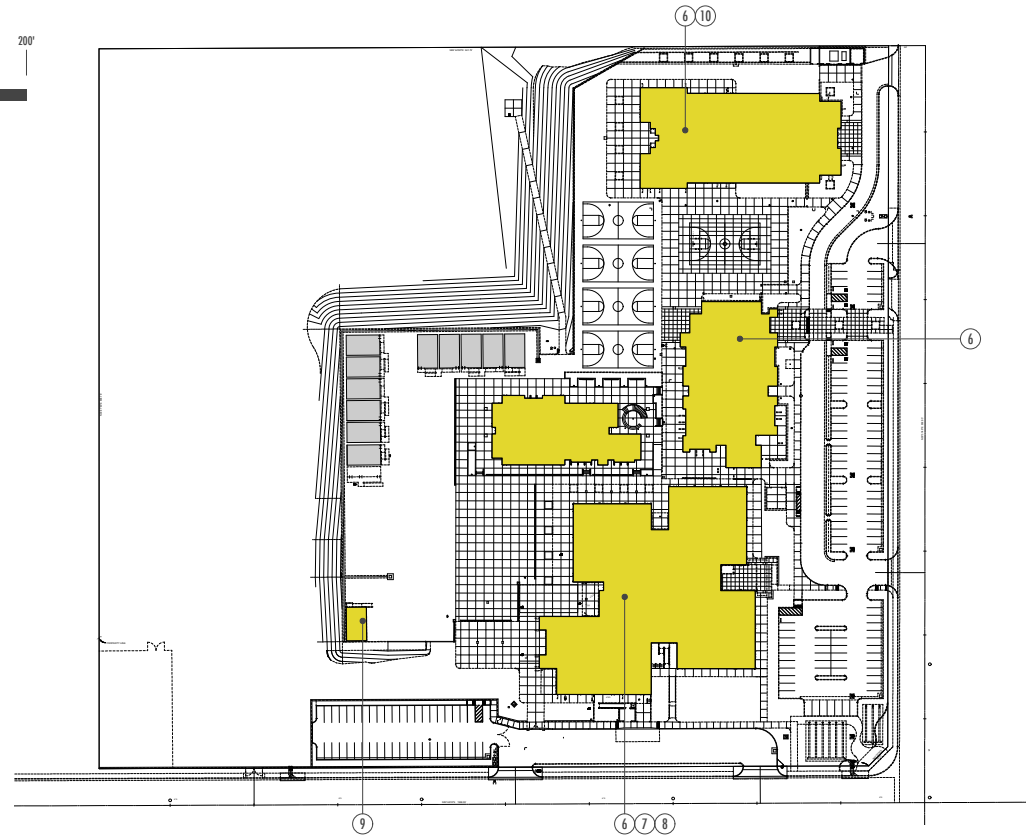
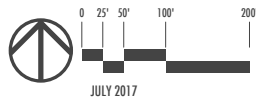
- ① INSTALL WALKING TRACK
- ② INSTALL NEW WALKWAY
- ③ WIDEN EXISTING WALKWAY
- ④ INSTALL ADDITIONAL SECURITY CAMERAS
- ⑤ PROVIDE ADDITIONAL SHADE

SITE

pjhm
architects

Facilities Needs Assessment and Campus Master Plan

Pinacate Middle School



- 6 INSTALL LED LIGHTING
- 7 INSTALL ENERGY MANAGEMENT SYSTEM
- 8 HVAC UPGRADES
- 9 CONVERT CLASSROOM TO "MAKER SPACE"
- 10 GYMNASIUM SOUND SYSTEM ADJUSTMENT

BUILDING

pjhm
architects

Facilities Needs Assessment and Campus Master Plan

Pinacate Middle School - **Cost Analysis** JULY 2017



Section 12

Perris Union High School District Long-Range Facilities Master Plan • **High School #4** •





• The Site •

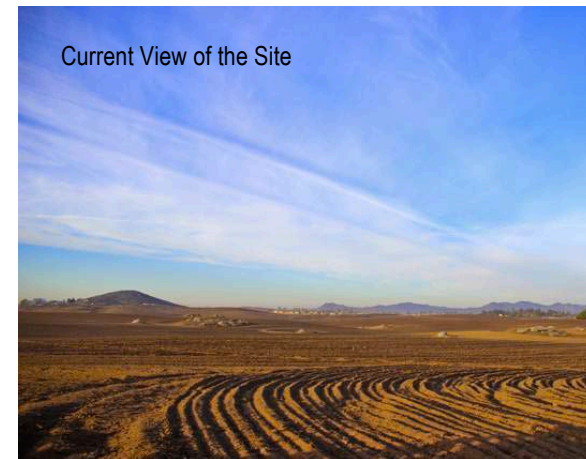
The overall parcel upon which the District's fourth high school will be built was acquired in 2010 by the Perris Union High School District through multiple landowners. The approximate 52.42 acre site is located at the northwest corner of Leon and Wickerd Roads, in the unincorporated Winchester area of Riverside County. The school site was originally approved by the California Department of Education in 2010 and site approval was renewed in 2015. The project plans were approved by the California Department of Education and the Division of the State Architect in 2016.





• **The Project** •

The planning process for High School #4 (HS #4) commenced with a four-day Design Symposium that brought together teachers, administrators, community and business leaders, representatives from the Menifee Union School District and Mt. San Jacinto College. The Symposium strategically offered a wide range of opportunities for diverse input and thinking from its participants. The initial purpose of the Symposium was to verify the contents and directions identified within the District's educational specifications. Focus groups were utilized to intensely review and discuss facility and programmatic needs in the areas of core curriculum, science, athletics/physical education – all centered upon the most relevant strategies for overall student development and instructional delivery. Symposium participants visited the High School #4 site to fully understand the surrounding and site-specific planning issues – including topography, traffic patterns, neighborhood/community adjacencies (existing and future), and drainage patterns. After collaborating with Symposium attendees regarding educational issues and participating in the site visitation, the group worked together to develop site zoning schemes that responded directly to the site and campus educational goals. The design team further developed and refined the resulting scheme and program through more highly focused planning sessions with subject matter experts to ensure that the visions had been translated into the initial conceptual design.





Design of the Physical Environment



Due to the site's location within the Menifee Valley's fairly arid climate, the physical environment within the campus provides plentiful shade and protection from the sun and wind. The site design focuses upon the provision of many strategically located outdoor learning areas to support and extend the diversity of indoor learning spaces. This combination of indoor and outdoor spaces – all designed to facilitate individual, small group and larger group activities – support the District's belief that learning can and should happen anywhere and anytime. In essence, the District's vision of technology-rich learning assumes that all areas of the campus facilitate ongoing learning and student development.

Design of the Learning Environments



The educational specifications for the project focused upon the creation of three primary spatial concepts: Small Learning Communities (SLC's), Centers for Applied Learning (CAL's), and the Center for Advanced Science Exploration (CASE).

- Small Learning Communities (SLC's) – this design approach serves to address some of the biggest challenges that face a large, comprehensively-sized high school campus: Personalization of the learning experiences for students and creation of an overall learning environment where students want to be and feel that they are “not getting lost in the shuffle.” The HS #4 plan provides four small unique learning communities, each with the potential for decentralized administrative and student support services, a professional center and an adjacent Center for Applied Learning (CAL).
- Center for Applied Learning (CAL's) – these spaces will ultimately be designed and equipped to accommodate student interests, based





upon input obtained from a wide range of sources. Additionally, these areas will be flexible in nature in order to efficiently respond to changing programs and resultant facility/spatial needs over time. The design intent for each CAL will be to create spaces that facilitate more practical opportunities to support the instructional content and approach in the adjacent SLC.

- Center for Advanced Science Exploration (CASE) – this collection of scientific learning spaces will provide specialized labs for the application and exploration of the sciences and their integration into the academic environment and focus within each SLC.

The planning effort that ensued resulted in the identification of three foundational strategies to guide program implementation for the school: flexibility, collaboration and socialization.

- Flexibility is envisioned to be the provision of spaces that enable students to move comfortably between group instruction, individual research/learning activities, project team activities/project-based learning – all within either the SLC or CAL setting. Additionally, flexibility will be a driving design consideration in the provision of both indoor and outdoor learning spaces. The campus' linear design will allow for the shifting of teaching stations to and between adjacent SLC's while retaining proximity during periods of enrollment fluctuation. Transparency in the design of buildings will foster ease of supervision as students use all physical areas of the site to pursue learning and individual development.
- Collaboration is a utilization element that is considered in all spaces of the campus to promote sharing and partnering between both students and staff members. Each pair of SLC's is equipped with a professional center where teacher and staff collaboration can seamlessly occur and where sharing of programs, instructional strategies, program implementation and student progress is encouraged. Teachers who are able to be in close proximity, to function as a team, are more able to plan for and respond to the rigors of the typical instructional day. Each SLC is designed around open collaboration rooms on each floor, and multiple protected outdoor areas that create meaningful extensions to indoor teaching/learning spaces. The design intent is to give students spatial options that best support their needs and overall development.
- Socialization is a primary consideration in the development of a student-centered learning and in the design of HS #4. The Learning Commons and Student Union will be exciting spaces that promote active participation by all students.





Design as a Community Asset and Attribute

This exciting new campus will begin to define the center of the community and develop community connections through strong and effective communication and partnerships with business entities, industry and post-secondary education, as well as provide exciting and varied opportunities for shared use of the school's facilities by members of the community.





• **Project Status** •

The construction documents for the High School #4 project have received all final approvals through the Division of the State Architect and the California Department of Education. Additionally, all application materials for funding have been filed. Commencement of the construction phase for the project is contingent upon the implementation of a joint funding effort that combines the use of local District funds and “matching” funds through the State’s School Facilities Program. Definitive timing for the construction of the school is yet to be determined.





High School #4 – Project Estimate Totals

<i>Project Cost Category</i>	<i>Cost</i>	<i>Source</i>
1. Summary of construction trade/bid category estimates	\$ 105,600,000	Neff Construction
2. CM & GC Fees (@10.5% of Line Item #1 above)	\$ 11,088,000	Fred Good/PUHSD
3. Project Implementation Costs (“soft costs”)	\$ 14,475,781 (does not include A/E fees nor site acquisition costs that have already been paid)	Fred Good/PUHSD
4. Additional Allocation for Equipment (5% of Line Item #1 above)	\$ 5,280,000	Fred Good/PUHSD
5. Contingency (5% of Line Item #1 above)	\$ 5,280,000	Fred Good/PUHSD
Estimate of Remaining Total Project Costs	\$141,723,781	Neff Construction,
Costs Already Incurred	\$ 10,555,894	Fred Good/PUHSD
Total Project Costs	\$152,279,675	

Project estimate notes: Site acquisition costs of \$6,023,675 have already occurred – no additional costs will be associated with purchase of the site. The architectural/engineering fees have been paid (\$4,532,219.08) to 75% of the current contract amount; therefore, Line Item #3 above has been reduced accordingly. The estimated costs reflected herein represent May, 2017 pricing and then-current bid climate/market. It should be noted that approximately \$75,000,000 in Measure T bond authorization remains for potential allocation to the HS #4 project.

Project cost data sources: Neff Construction (in conjunction with Marcene Taylor Inc.), Fred Good and Associates and the PUHSD Facilities Department.

Section 13

Perris Union High School District Long-Range Facilities Master Plan **• High School #5 •**





• **Project History** •

In approximately 2009, the Perris Union High School District initiated discussions with representatives from the Lewis Companies to discuss the potential for siting of a new high school site within or near their proposed specific plan development – The Villages of Lakeview. PUHSD and Lewis worked closely and cooperatively over several years to identify a variety of site alternatives for a new high school. The District involved representatives from the California Department of Education to assist with analyses pertaining to the various site alternatives. In late 2010, the District commenced California Environmental Quality Act procedures pertaining to the then-preferred alternative for the new high school – the project was referenced as PUHSD High School #5 (HS #5). Subsequently, the District and Lewis commenced the mutual development of a Purchase and Sale Agreement for the preferred site alternative for High School #5. However, in 2012, multiple lawsuits were filed against Villages of Lakeview’s approved project seeking to overturn approval of the Specific Plan by the Riverside County Board of Supervisors. The lawsuits seeking disapproval of the project later prevailed and, as such, activities associated with planning for the District’s HS #5 project were suspended.

In 2016, a modified specific plan for the Villages of Lakeview (identified as “Alternative 7”) was circulated to the PUHSD for its review and comment. The Alternative 7 plan includes approximately 2,883 acres within the proposed development area, with a density range of approximately 8,725 residential units proposed. Included within the Alternative 7 proposed Land Use Plan is a site for High School #5. The location for HS #5 is in the southwest corner of the land use plan and is located on a 74.2 acre parcel. The proposed location assumes that a K-8 school will be constructed on the approximate 20 northerly acres of this parcel. The K-8 school would be planned, designed, constructed and operated through the Nuview Union High School District, while the HS #5 project would be under the jurisdiction of the Perris Union High School District. Photos of the existing area for the proposed HS #5 site are shown below:



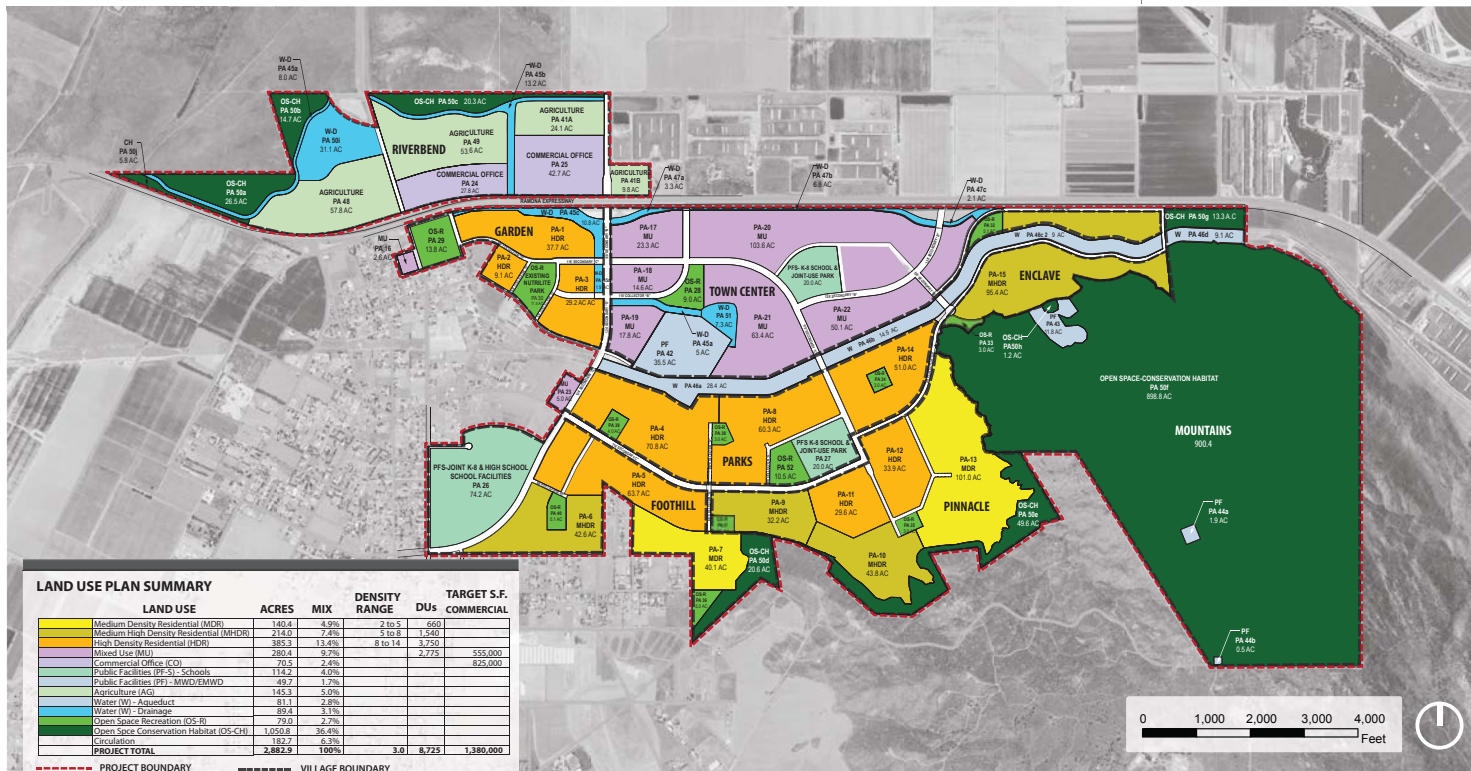


• Project Planning Status – The Villages of Lakeview (Alternative 7) •

Representatives from the PUHSD have had recent discussions with County of Riverside Planning Department staff pertaining to the status of The Villages of Lakeview (TVOL) entitlement process, as well as to advise County staff about expectations of the PUHSD related to the siting of a new high school within the TVOL Alternative 7 proposed land use plan. Processing of the Alternative 7 plan is continuing through the County of Riverside.



SECTION B. PROJECT-WIDE DEVELOPMENT
PLAN STANDARDS
1. LANDUSE PLAN
EXHIBIT B.1.5- Conceptual Land Use Diagram





• **Project Planning Status – Proposed HS #5 within the Alternative 7 Land Use Plan** •

The proposed current location for HS #5 is depicted in the graphic at the right as location #2 (shaded in yellow). This area includes approximately 54.2 acres dedicated to the high school project, while the approximate 20 acres directly to the north would be the proposed location for a K-8 school for the Nuvview Union School District. The PUHSD is involved in discussions with representatives from Nuvview related to the long-term advisability of locating these two new schools in an adjacent manner as currently proposed within Lewis' current land use plan.

• **Next Steps** •

The PUHSD will continue to work collaboratively with area agencies to plan for the most effective and timely delivery of the HS #5 project, if/when it is warranted due to the development that is proposed through the Villages of Lakeview and/or other proposed developments within the Lakeview/Nuevo area of the PUHSD District boundaries.

In anticipation of the need for HS #5, the PUHSD is estimating its cost to be approximately \$150,000,000 (reflected in current day costs and based upon current cost projections for the District's HS #4 project; it is anticipated that the scopes for both HS #4 and HS #5 would be very similar) .



Section 14

Perris Union High School District Long-Range Facilities Master Plan **• Middle School #2 •**





• The Site •

The parcel upon which the District's second middle school will be built was acquired in 2012. The approximate 24.62 acre site is located in the extreme easterly portion of the City of Perris. The site is bounded by Wilson Avenue to the west, by Murrieta Road to the east, by vacant land to the south (this is projected to be developed in the future – possibly to include multi-family residential) and on the north by the Perris Valley Storm Channel. Prior to acquisition by the PUHSD, this property was planned for residential development to include approximately 115 single-family homes. The site was acquired in a pre-graded condition and was raised by an average of approximately 4 ½ feet across the entire site to elevate the buildable area above the previous flood plain designation. The school site was approved by the California Department of Education in 2013 and associated project plans were approved by the California Department of Education and the Division of the State Architect in 2016.



View of existing conditions



Rendering of future built conditions



• **The Project** •

Middle School #2 is sited in a suburban residential neighborhood, abutting a city park. Opportunities for joint-use partnerships are available within the school project site, including overflow parking, a community forum location, and intramural/after-school/evening activities. The issue of “building scale” was an important consideration during the design process, tailored to fit the context and character of the neighborhood. The selection of building materials was also an important consideration. The campus features a unique color scheme to complement the neighborhood palette. It highlights textures and materials found throughout the community, such as corrugated metals, smooth plaster, and weathered steel – all of which are trademark characteristics of the community.

With Perris’ Mediterranean climate, energy and water management for the campus were at the forefront of design. All non-playfield landscaping utilizes drought tolerant species with drip irrigation systems and all turf playfields dually function as onsite water quality management collection and filtration areas. All buildings have a strong commitment to north facing fenestration and nearly all educational spaces utilize this as an asset. A strong example includes the academic core buildings, which have been positioned with the long axis of the building due East West azimuth, optimizing sun angles. All buildings incorporate shed roofs to best utilize north day-lighting via clerestory windows and provide substantial south facing surfaces for future renewable energy systems. Insulated rain-screen wall and roof assemblies are featured on all buildings, easily exceeding Title 24 building envelope requirements. The gymnasium is equipped with multiple large diameter ceiling fans to help optimize occupant comfort levels and lessen cooling loads as well as the provision of over 1,000 square feet of north facing clerestory window area to reduce the active lighting requirements within the space.





The project planning phase commenced in connection to the ideals expressed in the District's recently developed educational specifications. The concepts outlined within this document aim to create a campus that establishes interactive and collaborative spaces which facilitate the implementation of Common Core State Standards. Enhanced by the District's ongoing commitment to its Scholar Plus Program, the students' educational experiences are no longer confined to classroom walls. Students will have the ability to collaborate within groups of varying size or study independently throughout the entire campus - this supports the District's belief that learning can and should happen everywhere and at anytime. A highly collaborative planning process ensued. The formation of a project planning/design committee was formed that included representatives from current middle school administration, certificated and classified staff, District administrators, as well as the project architects. The design team utilized a variety of strategies to develop the design, including: open discussions, instantaneous graphics generation via computer modeling, and case scenario exploration. Additionally, a project website was developed to create an open forum during the design process; the design team produced, analyzed and ultimately synthesized a wide range of design options.



The issues of budget adherence and cost containment were consistent focuses throughout all design phases. Early and ongoing cost analysis was exercised, specifically during the case scenario exploration phases of planning. Additionally, a construction management firm worked in parallel with the design team through collaborative preconstruction processes, extracting 4D scheduling and 5D estimating analytical data to the District and its design team on cost, material quantities, scheduling, and overall design audits.



The project's final design seeks to provide multiple use opportunities for virtually every space throughout the campus. Additionally, the school's facilities strive to serve the local community far beyond the typical school day. The Administration and Student Union offer Parent Resource and Professional Centers to help families who do not necessarily have the technological resources at home for homework/student project development, career training, and internet activity, while also fostering ongoing professional development opportunities for staff. Additionally, the final project design reflects a carefully



conceived approach toward campus and student security. Campus access is limited to four access points, creating highly visible and easily supervised controlled points of entry. Playfields and the campus vehicle parking surrounding the periphery of campus help to buffer noise and activity to nearby homes. The campus consists of five buildings encircling a large Academic Courtyard. The courtyard optimizes open space within the campus to best accommodate student migration routes during passing periods. Additionally, its scale serves as an informal buffer between grades, and provides valuable shade for students passing with its featured date palm grove.



Building 'A' houses Administration and Student Support Services, Performing Arts, Nutritional Services, the Learning Commons, and most notably - the Student Union. The Student Union has been designed to serve as "the hub" of the campus to provide students with refuge to study, collaborate, and recreate. Additionally, this facility will be able to accommodate a wide diversity of after hour school and community functions.

Buildings 'B' and 'C' contain the academic cores for seventh and eighth grades respectively. The buildings feature a two-classroom + supplemental educational space grouping referred to as the "Core Module". The core module is geometrically translated along the east/west axis creating a zigzag configuration. This configuration positions all classroom ingress and egress to the Academic Courtyard, improving supervision and reducing travel time between classrooms. Additionally, the translated zigzag pattern generates voids within the building footprint, providing shaded outdoor learning labs for each "Core Module". Lastly, the configuration produces a highly efficient use of programmed space, eliminating non-educational space such as corridors and foyers.



Building 'D' is dedicated to revolving elective program offerings, featuring three highly adaptable laboratories/shops with an interconnecting outdoor work-yard that will be capable of supporting emerging programs.

Building 'E' contains the gymnasium and locker rooms and is strategically flanked by outdoor activity and learning spaces to support the school's physical education program, while offering additional areas/facilities for use by the community.



• Project Status •

The construction documents for the project have received all final approvals through the Division of the State Architect and the California Department of Education. Commencement of the construction phase for the project is contingent upon the implementation of a joint funding effort that combines the use of local District funds and matching funds through the State's School Facilities Program. Definitive timing for the construction of the school is yet to be determined. An additional factor that will be considered relative to the timing of initiating construction is past, current and projected enrollment within the District's middle school boundary. When planning for the project commenced in 2014, there were 1,175 students in the District in grades 7-8. At the end of the 2016-17 school year there were 1,135 students in grades 7-8. The projected enrollment in grades 7-8 for the 2017-18 school year is 1,100. Given an enrollment trend that appears to be slightly declining, it will be important to closely monitor future enrollments to assess the timing need for Middle School #2.



Middle School #2 – Project Estimate Totals

<u>Project Cost Category</u>	<u>Cost</u>	<u>Source</u>
1. Summary of construction trade/bid category estimates	\$ 37,892,065	Balfour Beatty
2. CM & GC Fees (@10.5% of Line Item #1 above)	\$ 3,978,666	Fred Good/PUHSD
3. Project Implementation Costs (“soft costs”)	\$ 4,937,980 (does not include A/E fees nor site acquisition costs that have already been paid)	Fred Good/PUHSD
4. Additional Allocation for Equipment (5% of Line Item #1 above)	\$ 1,894,603	Fred Good/PUHSD
5. Contingency (5% of Line Item #1 above)	\$ 1,894,603	Fred Good/PUHSD
Estimate of Remaining Total Project Costs	\$50,597,918	Balfour Beatty,
Costs Already Incurred	\$ 3,211,671	Fred Good/PUHSD
Total Project Costs	\$53,709,689	

Project estimate notes: Site acquisition costs of \$1,700,000 have already occurred – no additional costs will be associated with purchase of the site. The architectural/engineering fees have been paid (\$1,511,671) to 75% of the current contract amount; therefore, Line Item #3 above has been reduced accordingly. The estimated costs reflected herein represent May, 2017 pricing and then-current bid climate/market.

Project cost data sources: Balfour Beatty Construction, Fred Good and Associates and the PUHSD Facilities Department

Section 15

Perris Union High School District Long-Range Facilities Master Plan **• Summary of Projected Costs for Implementation of the Facilities Master Plan •**





FACILITY IMPROVEMENT REQUESTS IDENTIFIED BY SCHOOL SITE

Site Name	Description of Proposed Facility Improvements	Preliminary Cost Estimate
California Military Institute	<i>The CMI campus master has been developed in consideration of the age of the campus and the potential for a full campus reconstruction. However, plans for an initial phase gymnasium facility are possible.</i>	\$56,823,600 (full campus)
Heritage High School	<i>Selective improvements to the existing HHS site and facilities with new/additional athletic and P.E. facilities, a new on-campus operations center, new parent center, additional office spaces, etc.</i>	\$30,426,000
Paloma Valley High School	<i>Complete a variety of improvements to the existing site and facilities, as well as provide new classrooms, a new theater & assoc. classrooms, an aquatics center, and auxiliary gym, and provide improvements to parking and traffic related facilities</i>	\$68,082,000
Perris High School	<i>Planning, design and construction of a “final/comprehensive” phase to the PHS campus master plan to include new admin./student support, Learning Commons, Performing Arts, additional athletic facilities, parking facilities and an on-campus operations center</i>	\$41,630,955
Pinacate Middle School	<i>Somewhat minor improvements to the existing campus site and facilities to supplement/refine the extensive new and reconstructed facility improvement program that has recently been completed</i>	\$ 1,006,600



NEW FACILITY PROJECTS AND ADDITIONAL IMPROVEMENTS THROUGHOUT THE DISTRICT

<i>Project Reference</i>	<i>Description of Proposed Project and/or Facility Improvement</i>	<i>Preliminary Cost Estimate</i>
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Construction of High School #4	HS #4 will accommodate 2,600 students in grades 9-12 on a site that has been acquired by the District in facilities of approx. 275,000 sq. ft.	\$141,723,781 remaining \$\$ requirement
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Construction of High School #5	HS #5 will accommodate 2,600 students in grades 9-12 on a site that is yet to be acquired in facilities of approximately 275,000 sq. ft.	\$150,000,000
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Construction of Middle School #2	MS #2 will accommodate 1,000 students in grades 7-8 on a site that has been acquired by the District in facilities of approx. 98,000 sq. ft.	\$ 50,597,918 remaining \$\$ requirement
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Total Costs for Improvements at Existing Schools	\$197,969,155
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Total Cost for New Schools/Additional Categories	<u>\$342,321,699</u>
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Total Funding Requirement for Master Plan Implementation	\$540,290,854
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NOTE: \$78,483,476 in bond authorization remains from Measure T (2012)

Section 16

Perris Union High School District Long-Range Facilities Master Plan **• Conclusions, Recommendations and “Next Steps” •**





Conclusions:

1. The District's last comprehensive facilities master planning effort was initiated in September, 2007; this resulted in completion of the 2008-2009 PUHSD Facilities Master Plan. The process associated with the development of this plan resulted in a well-conceived approach to strategically address facilities-related needs at all District sites. Since 2008, a wide range of facility improvement projects has been completed. The value of these improvements over the ten-year period is approximately \$200,000,000. However, the implementation plan originally outlined within the 2008-2009 Facilities Master Plan has been significantly compromised due to a variety of fiscal issues. First, the economic landscape within the District and throughout the country was severely hindered by the widespread financial recession from 2008 through 2012; second, the State's School Facilities Program has lacked adequate funding since the passage of the last statewide bond measure in 2006. There is reason for some level of optimism, however, given the approval by California voters in November 2016 of Proposition 51 - the \$9 billion school bond measure (\$7 billion for K-12 projects). This optimism is tempered by the relative lack of implementation support by governmental leadership in Sacramento. It appears that the bond sales necessary to distribute these funds will not be made available in time frames that match the pent-up need for public school facility project funding.
2. The PUHSD continues to implement innovative and resourceful approaches for the delivery of educational programs and instructional services. This modified pedagogy will continue to require careful facility planning to ensure that physical spaces throughout the District facilitate optimal teaching and learning opportunities in consideration of current instructional and program strategies.
3. The District's proactive efforts pertaining to facility planning over the past decade have been highly successful. New school sites have been identified and acquired for the next high school (High School #4) as well as a second middle school (Middle School #2). In addition, the District continues interactive planning for an additional new high school site (High School #5) in the Lakeview-Nuevo area of the District. While highly dedicated advanced planning has occurred, the initiation of construction for these new schools has been severely constrained due to the unavailability of State matching funds.
4. There is great satisfaction associated with the full-campus reconstruction completed at Pinacate Middle School, as well as the far-reaching campus/facility transformation that is in progress at Perris High School. These accomplishments are especially noteworthy given the necessity at both schools to maintain all programs and services during all phases of construction.
5. District staff has been extremely diligent over the last decade in seeking to utilize locally-generated funds for the pursuit of State and Federal matching share funding programs. However, it appears that these types of “outside” opportunities are now greatly diminished. Reliance upon future matching share funding no longer seems to be prudent nor advisable. Continued use of this strategy will likely



Conclusions continued:

reduce the District’s ability to develop and implement accurate and reliable project schedules. Regaining control over scheduling is especially important given the need to provide physical plant environments within time frames that best accommodate emerging pedagogies and program directions.

6. Enrollment forecasting has become especially challenging over the past several years. This is due, in part, to varying rates of development renewal throughout different areas of the District. Additionally, the types of new residential development appear to be changing. Many potential homebuyers are foregoing or delaying home purchases in lieu of renting or leasing apartments, townhomes, condominiums or single family residences. This “wait and see” trend is making it difficult for homebuilders to determine the types and numbers of new dwelling units to construct, as well as where and when they should be constructed. These factors make it more difficult to project the numbers of new students that may be generated from different geographic areas within the District

7. The overall nature of public education continues to dramatically change. The era of “cells and bells” schools where teachers are primarily stationed at the front of the classroom appears to be ending. Instead, there is new dedication to the concept that “learning should happen everywhere and at anytime.” This necessitates a change from traditional thinking as to how education should best be delivered to students. Opportunities for “away from the school building” learning and achievement must be recognized and accommodated. This goal will require careful consideration and planning as the District continues its facilities improvement efforts.

8. The process utilized in the development of this new Long-Range Facilities Master Plan has identified through the District’s constituents an extremely ambitious list of facility improvement requests. It will be especially important for the Board to analyze and review these requests over time through a perspective that ultimately seeks to provide long-term facility flexibility.

Recommendations:

1. District staff should continue to evaluate the optimal enrollments for the comprehensive high schools and the middle schools. During the past decade, it has been determined that the ideal PUHSD high school enrollment should be between 2,700 students, while the optimal PUHSD middle school enrollment should be approximately 1,000 students. In consideration of these enrollment standards and in planning future projects, it will be important to avoid the utilization of resources that permanently expand a school’s enrollment capacity beyond agreed-upon standards.



Recommendations continued:

2. Careful analysis must occur regarding the development of a local funding plan/approach that realistically acknowledges the funding opportunities that currently exist, as opposed to those that were more readily available and accessed by the District in the past. This should include an ongoing commitment to the development and review of “pros and cons” associated at any given time with all facility funding alternatives.
3. Over the past decade, strong coordination between instructional services, facilities planning/construction, and fiscal services has been the cornerstone to the success of the PUHSD facilities improvement program. These working relationships must be maintained as the District enters a new era of programmatic and fiscal challenges.
4. It will be increasingly important to provide opportunities for engagement with students, staff and community members throughout the District as future facility projects are considered. This should include the provision of a digital/interactive process for access to the District’s Long-Range Facilities Master Plan. Utilization of social media will continue to provide invaluable opportunities to connect with the District’s constituency.
5. The PUHSD should continue to maintain a laser focus upon the needs and welfare of all PUHSD students. Dedication to this principle will ensure that facility-related decisions result in the best outcomes to support the District’s vision and mission.
6. The public school construction “bid climate and market” remains extremely volatile. As California’s public school districts wait to see if, how and when State funds will be distributed over the next several years, the associated uncertainties have unsettling impacts upon contractor and sub-contractor pricing. Of equal concern is the potential impact upon the availability of high-quality contractors and sub-contractors. Therefore, it will be imperative to continue to closely monitor school construction costs. It is expected that these costs will increase at least 7% annually over the next three years.
7. The PUHSD should understand and embrace that changes will be required within the District’s facilities-related strategies; merely conducting “business as usual” will not suffice given the complex and changing landscape associated with California’s public schools programs, services and facilities needs.



“Next Steps”:

1. The Board should direct staff to develop master plan implementation alternatives that carefully consider fiscal realities in relation to individual project timing and funding needs.
2. District staff should provide periodic updates to the Board to ensure the timely provision of evolving facilities master plan information and allow plentiful opportunities for discussion and analysis pertaining to implementation strategies.

• Acknowledgements •

The development of the PUHSD Long Range Facilities Master Plan has been a team effort! Many people have shared their knowledge, ideas, interest and time to participate in the process and to help create this document. The creation of the Long-Range Facilities Master Plan would not be complete without acknowledging the many individuals and groups that made our collective accomplishment possible:

- The Perris Union High School District Board of Trustees
- The hundreds of PUHSD students, staff and community members that participated in our site-based committees
- Grant Bennett, Superintendent
- Candace Reines, Deputy Superintendent
- Hector Gonzalez, Director of Facilities
- Art Fritz, Director of Facilities Services
- Anna Fetzner and Xochitl Molina, Business Services Division
- PUHSD Architects and Construction Managers



Your interest in the students, programs and educational services within the Perris Union High School District and your contributions to the developmental process for the Long-Range Facilities Master Plan are greatly appreciated and truly respected!



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