



Perris Union High School District

School Facilities Master Plan 2009 Update - “A View For the Next Fifteen Years”





Perris Union High School District Facilities Master Plan – Summer 2009 Update

• Table of Contents •

Section Number	Section Content	Page Number
I.	Opening Statements.....	1.1
II.	Developmental Progress with the Facilities Master Plan Since April, 2008.....	2.1
III.	Overview of Preliminary Costs for the PUHSD Facilities Improvement Program.....	3.1
IV.	The Academy's Facilities Improvement Plan.....	4.1
V.	CMI's Facilities Improvement Plan.....	5.1
VI.	Heritage High School's Facilities Improvement Plan.....	6.1
VII.	Paloma Valley High School's Facilities Improvement Plan.....	7.1
VIII.	Perris High School's Facilities Improvement Plan.....	8.1
IX.	Perris Lake High School's Facilities Improvement Plan.....	9.1
X.	Pinacate Middle School's Facilities Improvement Plan.....	10.1
XI.	New High School #4.....	11.1
XII.	New High School #5.....	12.1
XIII.	New Middle School #2.....	13.1
XIV.	PUHSD Facility Improvement Program Implementation and Phasing Plan.....	14.1
XV.	A Long-Term Maintenance Plan to Sustain Functionality of Capital Facility Investments...	15.1
XVI.	Suggested Next Steps.....	16.1

Section I

• Opening Statements •





Perris Union High School District Facilities Master Plan

2009 Facility Improvement Plan - Opening Statements

TO: Members of the PUHSD Board of Trustees and Members of the PUHSD Superintendent's Cabinet

FROM: Fred Good

SUBJECT: Summer 2009 Update to the PUHSD Facilities Master Plan

DATE: June 8, 2009

I am very excited to share with each of you the Summer 2009 Update to the PUHSD Facilities Master Plan that originated last year. As I have said to you before, I feel very proud of our accomplishments during 2007-2008 to recruit and involve a broad diversity of representatives throughout the District to help us begin to understand the facility improvements that could facilitate an even more effective delivery of instructional programs and services. Last year's involvement occurred at the individual school sites as well as from a broader district wide perspective. There was genuine momentum generated last year with regard to facilities planning within the PUHSD as we initiated the earliest phase of the PUHSD School Facilities Improvement Program.

This year has been even more exciting and productive. This update reflects many, many hours of involvement by students, staff and community members during this school year. As I have worked at all of your schools to refine planning input, generate fresh ideas and to engage the architects with your planning committees, you could definitely sense increased excitement and enhanced support for what we are hoping to achieve. Everyone understands that these are uniquely challenging economic times and, as a result, a natural feeling of anxiety appears once we start talking about financial requirements. Nonetheless, there seems to be widespread support for the philosophy I have shared that "the most effective public school district facility programs are those that are busy planning while most everyone else sits and bemoans the lack of growth, the lack of funding or various other perspectives filled with pessimistic doom and gloom."

I truly appreciate the privilege of working with all of you to continue to assess the potential for facility improvements at your existing schools and the pursuit of new sites for future schools. The fifteen-year "look-ahead" within your Facilities Master Plan is becoming more focused everyday and offers exciting challenges and opportunities for those of us that strive to achieve the best for the students, staff and communities within the Perris Union High School District. Thanks to all of you for your interest, involvement and support as we continue to forge ahead.



Section II

• Developmental Progress with the Facilities Master Plan Since April, 2008 •





PUHSD Facilities Master Plan 2008-2009 – Elements Within the Implementation Plan

Planning-Based Activities

- Work with the instruc. staff to plan individual projects & identify the most practical/effective ways to create SLC's
- Track/monitor residential development projects
- Articulation meetings with the collaborative districts re: facility planning and potential reorganization/s
- Improved communication with staff & community
- Establish design, maint. & technology standards
- PUHSD Facilities Dept. Annual Report

Enhancements at Existing Schools

- Engage architect/s to complete master facility site plans for all existing sites (except HHS)
- Complete utility assessments at existing schools (except HHS)
- Develop scopes for projects at each school and determine respective funding requirements
- Establish respective phasing plans for each school improvement program
- Engage architect/s to prepare plans for DSA

New School Sites and Facilities

- Finalize site alternatives for two new high schools and a new middle school within the PESD
- Complete required due diligence for each site
- Obtain CDE approval for each site
- Obtain appraisals for each site
- Finalize negotiations with respective property owners for each site
- Finalize respective purchase agreements

Facility Funding/Financing

- Finalize District eligibility for SFP funding w/OPSC
- Utilize a polling consultant to evaluate potential support for a local bond
- Continue discussions with developers to finalize mitigation agreements
- Continue to refine facility project accounting
- Consistently monitor all facility funding alternatives for potential use within the PUHSD

Note: Items highlighted in red have not yet been initiated – all other tasks/activities are either completed or are in progress – 6/5/09 – Fred Good and Associates

Section III

- Overview of Preliminary Costs for the PUHSD Facilities Improvement Program •





• **Perris Union High School District Facilities Improvement Program** •



FACILITY IMPROVEMENT REQUESTS IDENTIFIED BY SCHOOL SITE

• SITE NAME	• DESCRIPTION OF PROPOSED FACILITY IMPROVEMENTS	• PRELIMINARY COST EST.
THE ACADEMY COMMUNITY DAY SCHOOL	<i>Construct a new multi-use facility, exterior enhancements to improve the school's "curb appeal", improve site lighting, provide facilities for health services, complete flooring improvements, improve the bell system, provide technology upgrades</i>	\$2,640,000
CALIFORNIA MILITARY INSTITUTE (CMI)	<i>Complete infrastructure improvements, paving improvements, improve pick-up & drop-off areas, student restroom upgrades, replace HVAC units, MPR & kitchen improvements, construct 4 science labs and additional athletic facilities & storage</i>	\$16,750,000
HERITAGE HIGH SCHOOL	<i>Complete facilities designed within the school's original campus master plan: new athletic center with team rooms, construct an operations center for the campus, construct an aquatic center, construct additional agri-science facilities</i>	\$20,500,000
PALOMA VALLEY HIGH SCHOOL	<i>Complete a variety of existing facility improvements (student restroom improvements, roof repairs/replacements, re-purpose existing admin., library/media, etc.) construct a multi-use/student union bldg., athletic facility improvements, technology upgrades</i>	\$28,000,000
PERRIS HIGH SCHOOL	<i>Complete a major campus refurbishment plan to improve site utilization through the elimination of existing single story relocatables, construct a performing arts facility, new administration bldg, new library and classroom bldgs., technology upgrades</i>	\$92,000,000
PERRIS LAKE CONTINUATION HIGH SCHOOL	<i>Complete a major campus refurbishment plan to create an EOC (Education Options Ctr.), elimination of single story relocatables, construct new classrooms, admin. and multi-use facilities, restroom upgrades, library improvements, technology upgrades</i>	\$29,000,000
PINACATE MIDDLE SCHOOL	<i>Complete a major campus refurbishment plan to create new permanent capacity for approx. 1,000 students – new admin., new classroom bldgs., re-purpose existing perm. bldg., construct a joint-use gymnasium, new library & multipurpose, tech. upgrades</i>	\$51,000,000



• **Perris Union High School District Facilities Improvement Program** •



ADDITIONAL FACILITY PROJECTS AND IMPROVEMENTS THROUGHOUT THE DISTRICT

• PROJECT REFER.	• DESCRIPTION OF PROPOSED PROJECT AND/OR FACILITY IMPROVEMENT	• PRELIMINARY COST EST.
TECHNOLOGY UPGRADES AT ALL SCHOOLS	<i>Upgraded standards are in the process of being developed so that equitable access is provided at all District schools for all students – this will not only require new/additional hardware/software but also, in some cases, infrastructure improvements</i>	\$35,000,000
CONSTRUCTION OF HS #4	<i>Based upon the District's most recent comprehensive high school construction project - Heritage High School – it is envisioned that the HS #4 plan will include approximately 250,000 sq. ft of building area with equivalent instruc. support/athletic facilities to HHS</i>	\$115,000,000
CONSTRUCTION OF HS #5	<i>Based upon the District's most recent comprehensive high school construction project - Heritage High School – it is envisioned that the HS #5 plan will include approximately 250,000 sq. ft of building area with equivalent instruc. support/athletic facilities to HHS</i>	\$115,000,000
CONSTRUCTION OF NEW MIDDLE SCHOOL #2	<i>A second middle school is required to relieve overcrowding that currently exists at Pinacate Middle School. The new middle school should be designed with a student capacity for 1,000 students within approximately 95,000 square feet of building area</i>	\$47,000,000 (not including site purchase)
IMPROVEMENTS @ DIST. ADMIN, DPSS, & M.O.T.	<i>Yet-to-be identified improvements are required for the District's Administrative Center, the "old District Office/DPSS" facility on A Street, as well as the District's Maintenance, Operations and Transportation facility on A Street</i>	\$5,000,000
FUNDING PLAN FOR LONG-TERM FACIL. MAINTENANCE	<i>It is recommended that the PUHSD develop a funding plan to establish and implement a long-term maintenance plan in order to sustain the functionality of its capital facility investments over the next fifteen years</i>	\$\$ To be determined

TOTAL COSTS FOR IMPROVEMENTS AT EXISTING SCHOOLS	\$240,000,000
TOTAL COSTS FOR ADDITIONAL PROJECTS/NEW SCHOOLS	<u>\$317,000,000</u>
TOTAL FUNDING REQUIREMENTS FOR ALL PROJECTS	\$557,000,000

Section IV

- **The Academy's Facilities Improvement Plan** •





Perris Union High School District Facilities Master Plan

2009 Facility Improvement Plan @ The Academy

The Academy

515 East Seventh Street

Principal: David Moore

Home of the Eagles
Perris, California 92570



The Academy's Facility Improvement Plan – Objectives for Implementation of the Campus Master Plan

- To measurably improve safety and security for students on and near the campus.
- To create an overall campus environment that is more physically attractive, welcoming and, in essence, improves the “curb appeal” of the school.
- To complete a variety of site-related and existing building improvements (site lighting upgrades, provide space for the provision of health services, improve the bell system, paint designated interior areas, and improve the HVAC system within the school office) in order to positively impact overall morale on the campus and assist in the more efficient delivery of services to a group of students that already come to school facing significant challenges.
- To provide a multi-use facility in order to accommodate a variety of large group activities on campus and provide an educational setting where student performances and student recognition ceremonies can occur. This space could also serve as a large group gathering area on days of inclement weather.



Perris Union High School District Facilities Master Plan

2009 Facility Improvement Plan @ The Academy

Preliminary Estimate of Costs Associated with the Implementation of the Campus Master Plan

• Infrastructure/utility improvements costs included within the Site Development & New Construction categories listed below	included below
• Site development improvements improve the functionality of existing drinking fountains, improve the "curb appeal" of the campus through a variety of exterior enhancements, improve site lighting	\$ 500,000
• Existing facility improvements improve the HVAC in the school office, provide facilities for health services, complete remaining flooring improvements, improve the bell system, paint designated interior areas	\$ 235,000
• New construction construct a multipurpose facility for the campus	\$ 1,265,000
Total Estimated Construction Costs	\$ 2,000,000
• Implementation/Soft Costs A/E fees, DSA fees, tests & inspection, contingencies, etc	\$ 640,000
TOTAL PROJECT COSTS FOR PMS' CAMPUS MASTER PLAN	\$ 2,640,000

Facilities Needs Assessment + Campus Master Plan

Facility:

The Academy
515 East 7th Street, Perris, CA, 92570

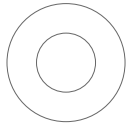
Prepared for:

Perris Union High School District
June 8, 2009

Prepared by:

pjhm
architects

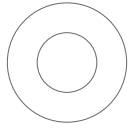
INFRASTRUCTURE •
SITE •
BUILDING •
TECHNOLOGY •
NEW-ADDITIONAL •



Facilities Needs Assessment and Campus Master Plan

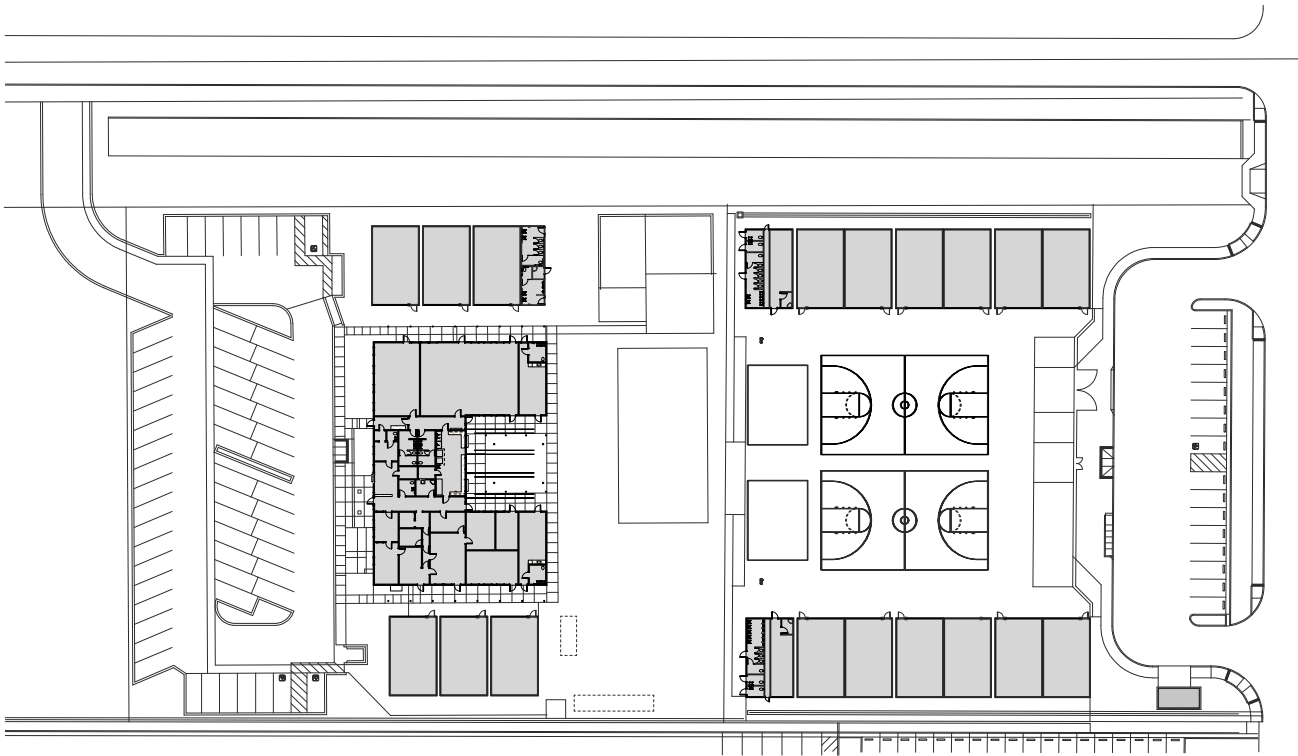
The Academy - **Priority Matrix**

INFRASTRUCTURE	NO IMPROVEMENTS REQUESTED	N/A
SITE	IMPROVE THE DRINKING WATER FROM THE DRINKING FOUNTAINS	B-5
	IMPROVE THE CURB APPEAL OF THE SCHOOL	B-3
	IMPROVE SITE LIGHTING	B-1
BUILDING	IMPROVE THE AIR CONDITIONING IN THE SCHOOL OFFICE AND OTHER INTERIOR SPACES	C-3
	PROVIDE FACILITIES FOR HEALTH SERVICES ON CAMPUS	C-4
	COMPLETE THE REMAINING FLOORING REPLACEMENTS	C-10
	IMPROVE THE SCHOOLS BELL SYSTEM	C-2
	PAINT DESIGNATED INTERIOR AREAS OF THE SCHOOL	C-7
TECHNOLOGY	PENDING DISTRICT TECHNOLOGY STANDARD	N/A
NEW - ADDITIONAL	CONSTRUCT A MULTI-PURPOSE FACILITY	E-1



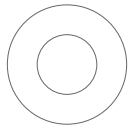
Facilities Needs Assessment and Campus Master Plan

The Academy



NO IMPROVEMENTS REQUESTED

INFRASTRUCTURE



Facilities Needs Assessment and Campus Master Plan

The Academy



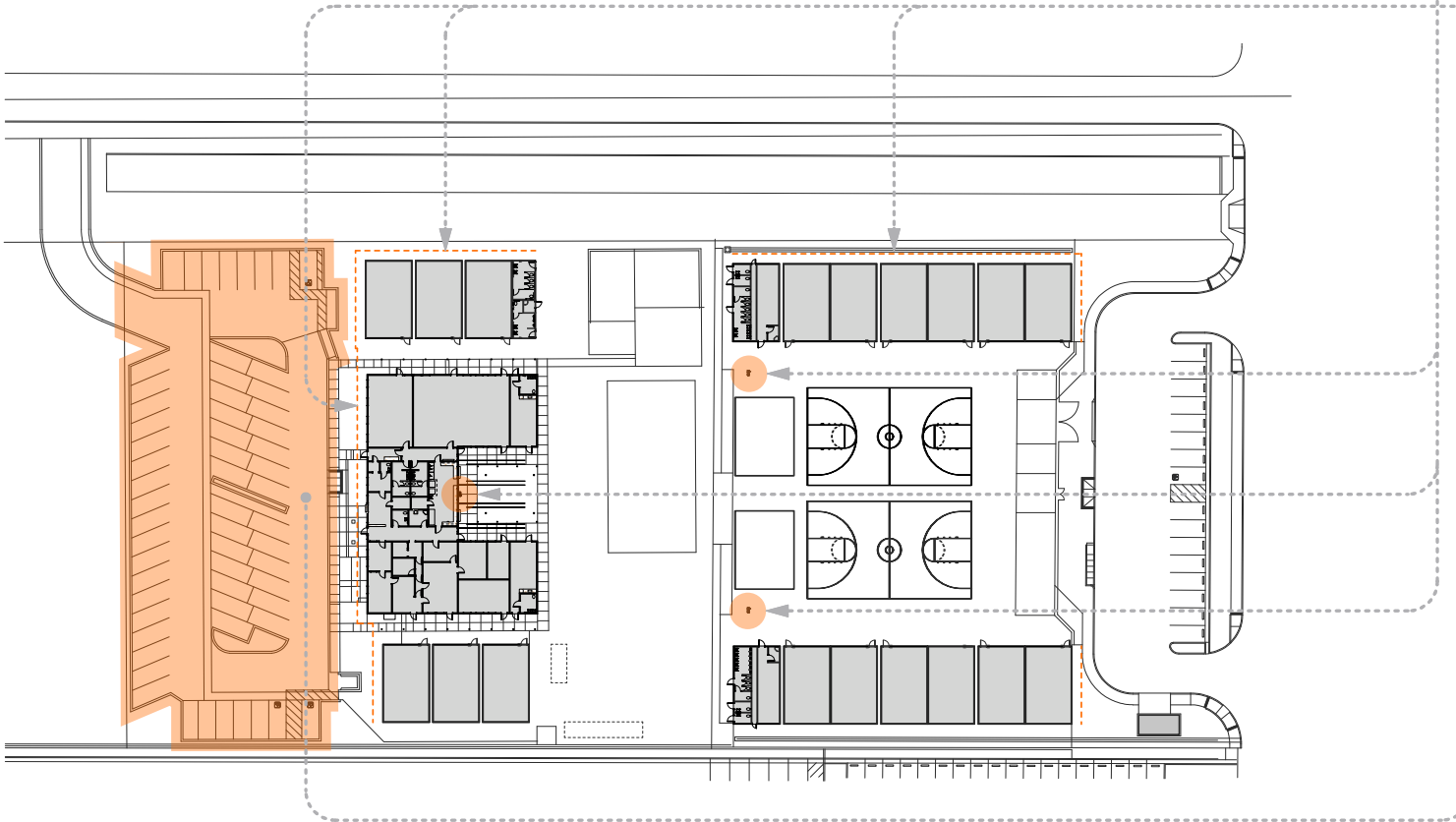
pjhm
architects

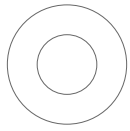
IMPROVE THE DRINKING WATER
FROM THE DRINKING FOUNTAINS

IMPROVE THE CURB APPEAL OF
THE SCHOOL

IMPROVE SITE LIGHTING

SITE

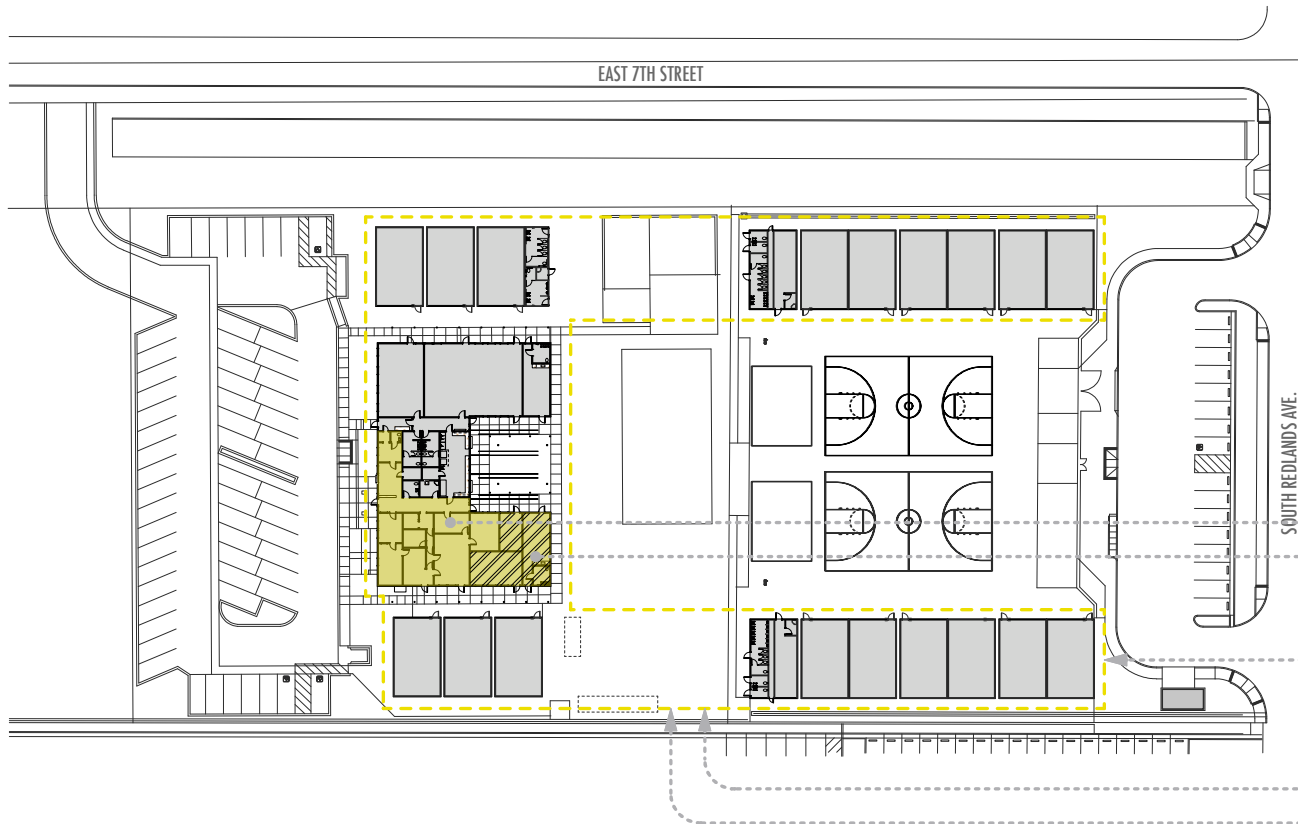




Facilities Needs Assessment and Campus Master Plan

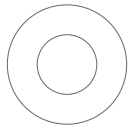
The Academy

pjhm
architects



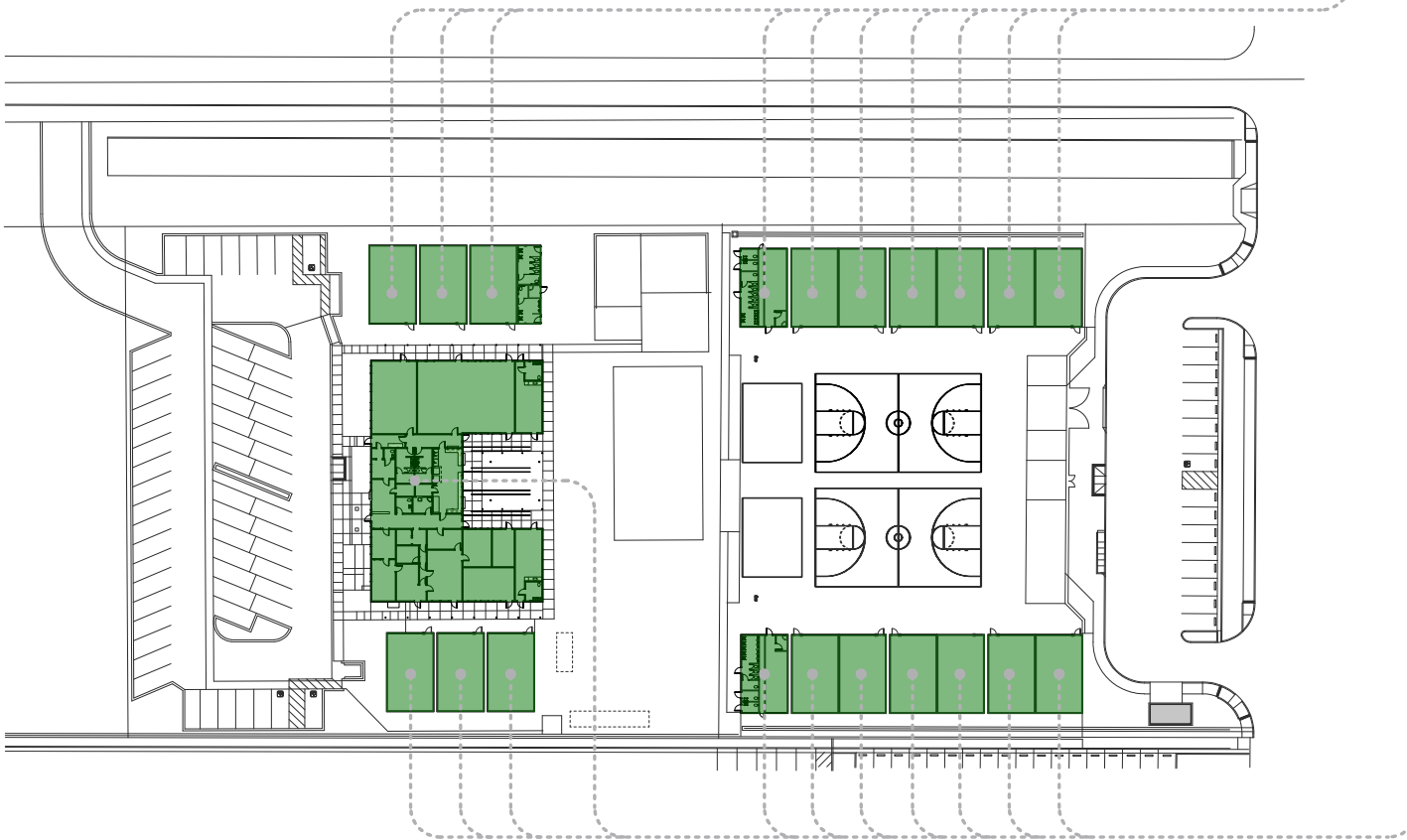
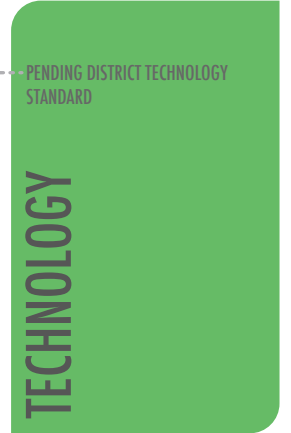
- IMPROVE THE AIR CONDITIONING IN THE SCHOOL OFFICE AND OTHER INTERIOR SPACES
- PROVIDE FACILITIES FOR HEALTH SERVICES ON CAMPUS
- COMPLETE THE REMAINING FLOORING REPLACEMENTS
- IMPROVE THE SCHOOLS BELL SYSTEM
- PAINT DESIGNATED INTERIOR AREAS OF THE SCHOOL

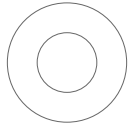
BUILDING



Facilities Needs Assessment and Campus Master Plan

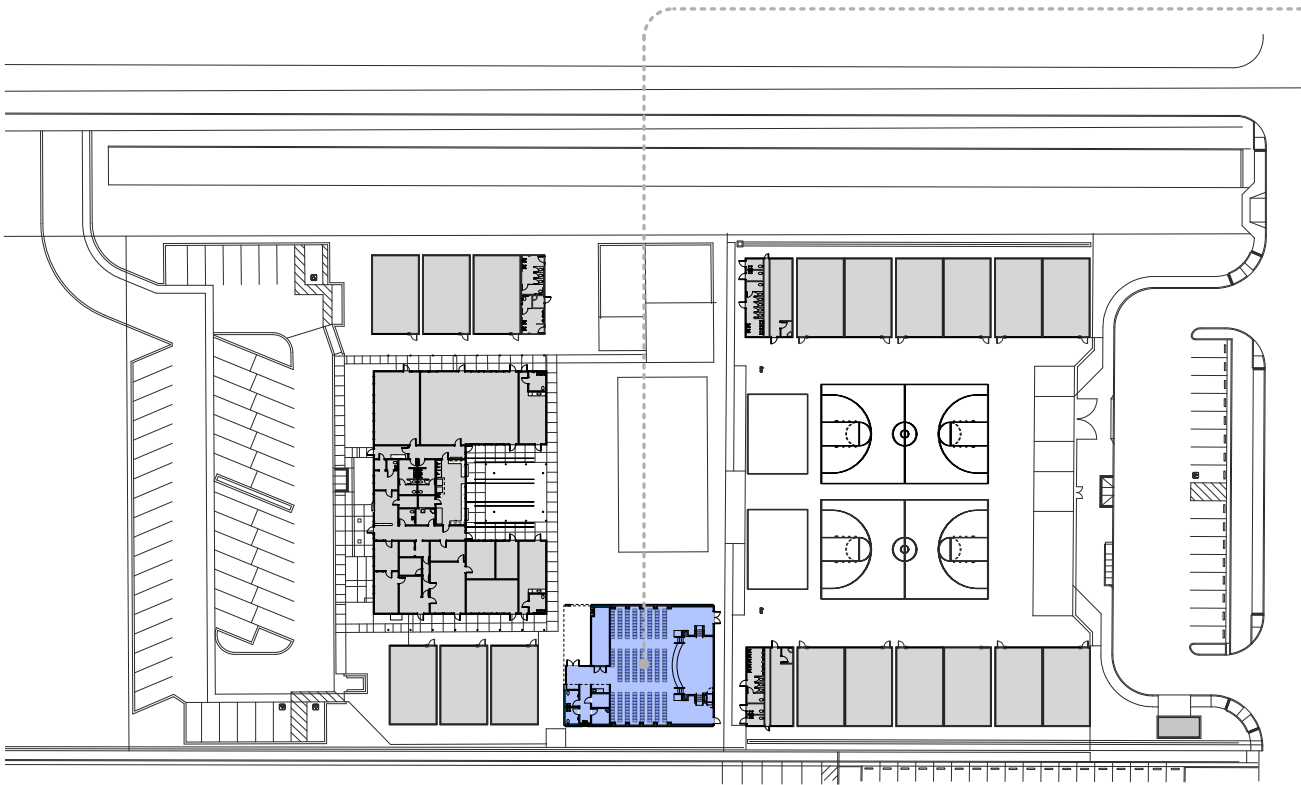
The Academy





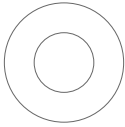
Facilities Needs Assessment and Campus Master Plan

The Academy



CONSTRUCT A MULTI-PURPOSE FACILITY

NEW - ADDITIONAL



Facilities Needs Assessment and Campus Master Plan

The Academy - **Cost Analysis**

INFRASTRUCTURE

NO IMPROVEMENTS REQUESTED

\$

0

0

SITE

IMPROVE THE DRINKING WATER FROM THE DRINKING FOUNTAINS

\$

25,000

IMPROVE THE CURB APPEAL OF THE SCHOOL

350,000

IMPROVE SITE LIGHTING

125,000

500,000

BUILDING

IMPROVE THE AIR CONDITIONING IN THE SCHOOL OFFICE AND OTHER INTERIOR SPACES

\$

30,000

PROVIDE FACILITIES FOR HEALTH SERVICES ON CAMPUS

125,000

COMPLETE THE REMAINING FLOORING REPLACEMENTS

15,000

IMPROVE THE SCHOOLS BELL SYSTEM

15,000

PAINT DESIGNATED INTERIOR AREAS OF THE SCHOOL

50,000

235,000

TECHNOLOGY

PENDING DISTRICT TECHNOLOGY STANDARD

\$

—

—

NEW - ADDITIONAL

CONSTRUCT A MULTI-PURPOSE FACILITY

\$

1,265,000

1,265,000

SUB-TOTAL = 2,000,000
IMPLEMENTATION/SOFT COSTS = 640,000
GRAND TOTAL = 2,640,000

Section V

• CMI's Facilities Improvement Plan •





Perris Union High School District Facilities Master Plan

2009 Facility Improvement Plan @ The CMI

California Military Institute

755 North "A" Street

Home of the Rough Riders
Perris, California 92570

Principal: Rick Wallis



CMI's Facility Improvement Plan – Objectives for Implementation of the Campus Master Plan

Since the inception of CMI's opening on the A Street campus, the school program has occupied and utilized only a portion of the site's 20.11 acres. CMI has shared the campus with a variety of additional PUHSD programs and services during that time. Additionally, the CMI program has sequentially added grade levels and now functions as a 7th through 12th grade program for the cadets. CMI's charter currently identifies a proposed maximum enrollment of 700 cadets within its 7th – 12th grade program. In consideration of the existing conditions at the school and the aforementioned enrollment growth, the objectives for the school's campus master plan include:

- To measurably improve safety and security for students on and near the campus.
- To upgrade the school's aging infrastructure and provide exterior building & site improvements that will improve the school's overall appearance and functionality to support its educational programs/instructional services.
- To plan for the full utilization of the A Street campus as the CMI program continues to grow in enrollment, curriculum and seeks to expand program offerings/educational opportunities for the cadets.
- To provide a broader range of facilities and site improvements to accommodate the school's continually developing physical education and athletic programs/team events, to construct new science labs, to create an appropriate music facility and to improve the functionality/aesthetic environment of the existing multipurpose room.



Perris Union High School District Facilities Master Plan

2009 Facility Improvement Plan @ CMI

Preliminary Estimate of Costs Associated with the Implementation of the Campus Master Plan

• Infrastructure/utility improvements Electrical, sewer, water & drainage improvements	\$ 1,350,000
• Site development improvements drinking fountain improvements, paving improvements, installation of block wall to improve campus security, improve student drop-off/pick-up areas, replace the tennis and handball courts, remove/re-locate the exposed conduit that is mounted on building exteriors	\$ 1,682,000
• Existing facility improvements restroom improvements, locker room renovation, provide a music classroom, multipurpose room and kitchen improvements, replace hvac units in all permanent classrooms, repair or replace existing doors in all classrooms, modify existing security cameras, provide storage for the Marine Corps JROTC Program	\$ 3,667,000
• New construction construct four new science labs, construct additional athletic facilities, construct additional storage, install an electronic marquee	\$ 6,005,000
Total Estimated Construction Costs	\$12,704,000
• Implementation/Soft Costs A/E fees, DSA fees, tests & inspection, contingencies, etc	\$ 4,046,000
TOTAL PROJECT COSTS FOR CMI'S CAMPUS MASTER PLAN	\$16,750,000

Facilities Needs Assessment + Campus Master Plan

Facility:

California Military Institute
755 North A Street, Perris, CA, 92570

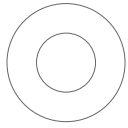
Prepared for:

Perris Union High School District
June 8, 2009

Prepared by:



INFRASTRUCTURE •
SITE •
BUILDING •
TECHNOLOGY •
NEW-ADDITIONAL •



Facilities Needs Assessment and Campus Master Plan

California Military Institute - **Priority Matrix**

INFRASTRUCTURE

SEWER LINE IMPROVEMENTS	N/A
IMPROVEMENTS TO THE SCHOOLS ELECTRICAL SYSTEM	A-2
IMPROVEMENTS THE CAMPUS WATER SUPPLY	N/A
SITE DRAINAGE FACILITY IMPROVEMENTS	A-1

SITE

REPAIR EXISTING DRINKING FOUNTAINS AND INSTALL ADDITIONAL DRINKING FOUNTAINS	B-4
IMPROVEMENTS TO PAVED AREAS THROUGHOUT THE CAMPUS	B-1
8'-0" BLOCK WALL UPGRADE TO IMPROVE CAMPUS SECURITY	B-2
IMPROVE THE STUDENT DROP-OFF/ PICK-UP AREAS	B-3
TENNIS AND HAND BALL COURT REPLACEMENT	B-5
REMOVE BUILDING MOUNTED EXPOSED CONDUIT AND RELOCATE TO SUBGRADE TRENCH	N/A

BUILDING

STUDENT RESTROOM IMPROVEMENTS	C-9
RENOVATED BOYS AND GIRLS LOCKER ROOMS	N/A
PROVIDE A MUSIC CLASSROOM	C-7
MULTIPURPOSE ROOM / KITCHEN IMPROVEMENTS	C-5
REPLACE THE HVAC UNITS FOR ALL PERMANENT CLASSROOMS	C-10
REPAIR OR REPLACE EXISTING DOORS IN ALL CLASSROOMS	C-8
MODIFY THE 10 EXISTING SECURITY CAMERAS TO "PAN / TILT" STYLE	C-1
PROVIDE SECURE STORAGE FOR THE MARINE CORP. JROTC PROGRAM	N/A

TECHNOLOGY

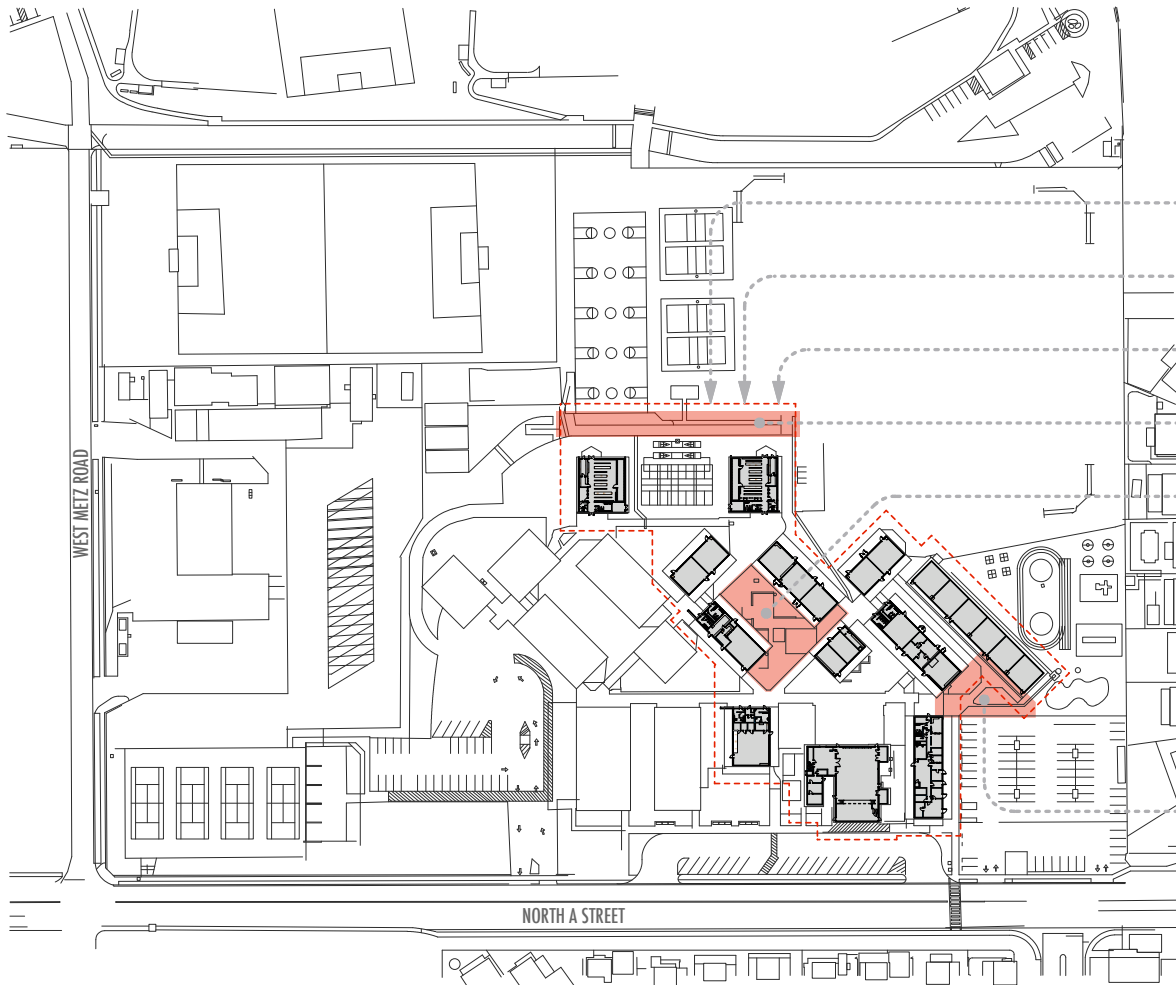
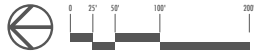
PENDING DISTRICT TECHNOLOGY STANDARD	D-1
--------------------------------------	-----

NEW - ADDITIONAL

CONSTRUCT FOUR NEW SCIENCE LABS	E-2
CONSTRUCT ADDITIONAL ATHLETIC FACILITIES	E-1
CONSTRUCT ADDITIONAL SECURE STORAGE FOR THE MARINE CORP. JROTC PROGRAM	N/A
INSTALL A ELECTRONIC MARQUEE	E-3

Facilities Needs Assessment and Campus Master Plan

California Military Institute



SEWER LINE IMPROVEMENTS

IMPROVEMENTS TO THE SCHOOLS
ELECTRICAL SYSTEM

IMPROVEMENTS THE CAMPUS WATER
SUPPLY

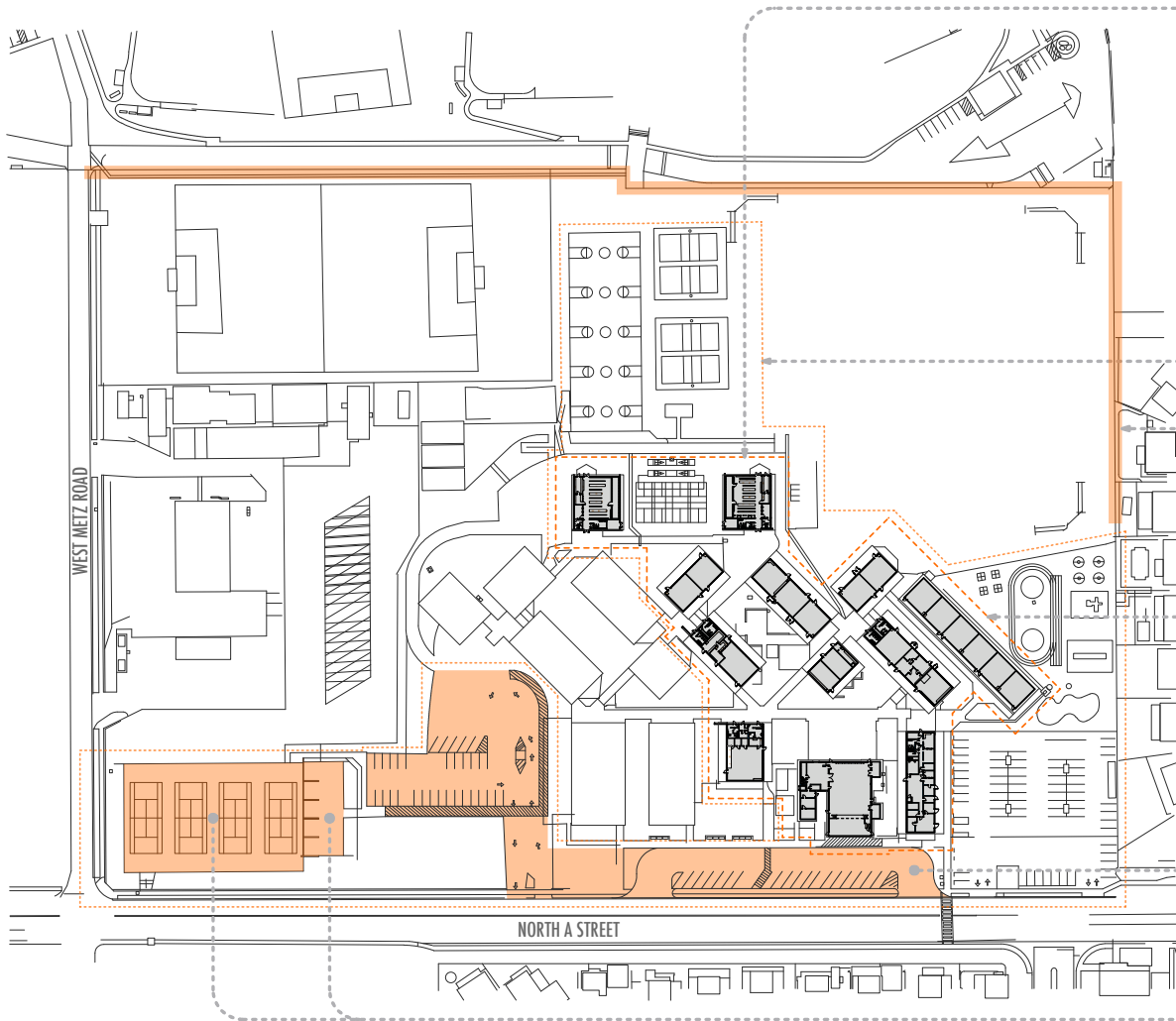
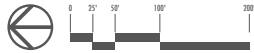
SITE DRAINAGE FACILITY
IMPROVEMENTS

INFRASTRUCTURE

Facilities Needs Assessment and Campus Master Plan

California Military Institute

pjhm
architects



REPAIR EXISTING DRINKING
FOUNTAINS AND INSTALL
ADDITIONAL DRINKING FOUNTAINS

IMPROVEMENTS TO PAVED AREAS
THROUGHOUT THE CAMPUS

8'-0" BLOCK WALL UPGRADE TO
IMPROVE CAMPUS SECURITY

IMPROVE THE STUDENT DROP-OFF/
PICK-UP AREAS

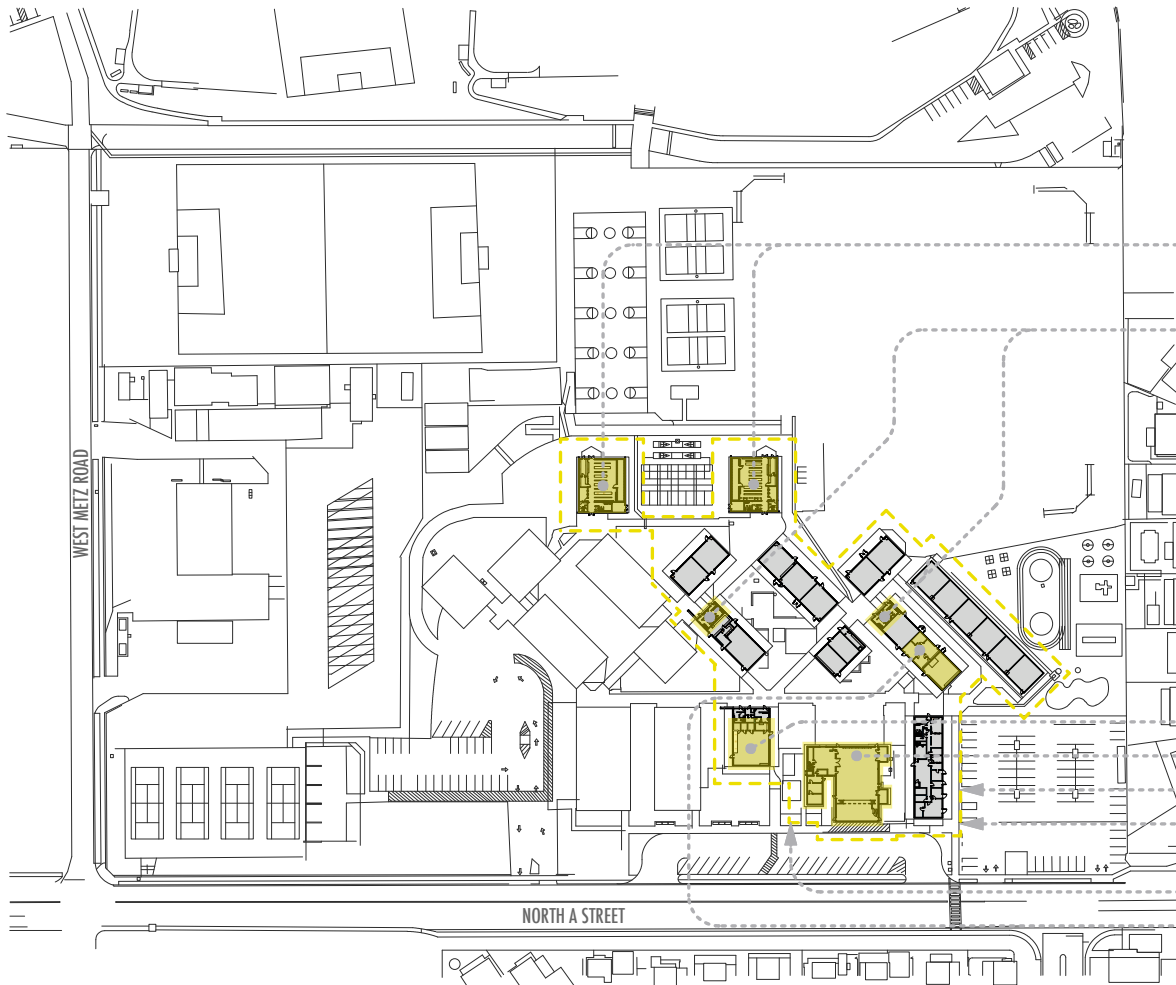
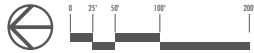
TENNIS AND HAND BALL COURT
REPLACEMENT

REMOVE BUILDING MOUNTED
EXPOSED CONDUIT AND RELOCATE
TO SUBGRADE TRENCH

SITE

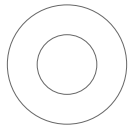
Facilities Needs Assessment and Campus Master Plan

California Military Institute



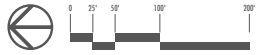
- STUDENT RESTROOM IMPROVEMENTS
- RENOVATED BOYS AND GIRLS LOCKER ROOMS
- PROVIDE A MUSIC CLASSROOM
- MULTIPURPOSE ROOM / KITCHEN IMPROVEMENTS
- REPLACE THE HVAC UNITS FOR ALL PERMANENT CLASSROOMS
- REPAIR OR REPLACE EXISTING DOORS IN ALL CLASSROOMS
- MODIFY THE 10 EXISTING SECURITY CAMERAS TO "PAN / TILT" STYLE
- PROVIDE SECURE STORAGE FOR THE MARINE CORP. JROTC PROGRAM

BUILDING



Facilities Needs Assessment and Campus Master Plan

California Military Institute



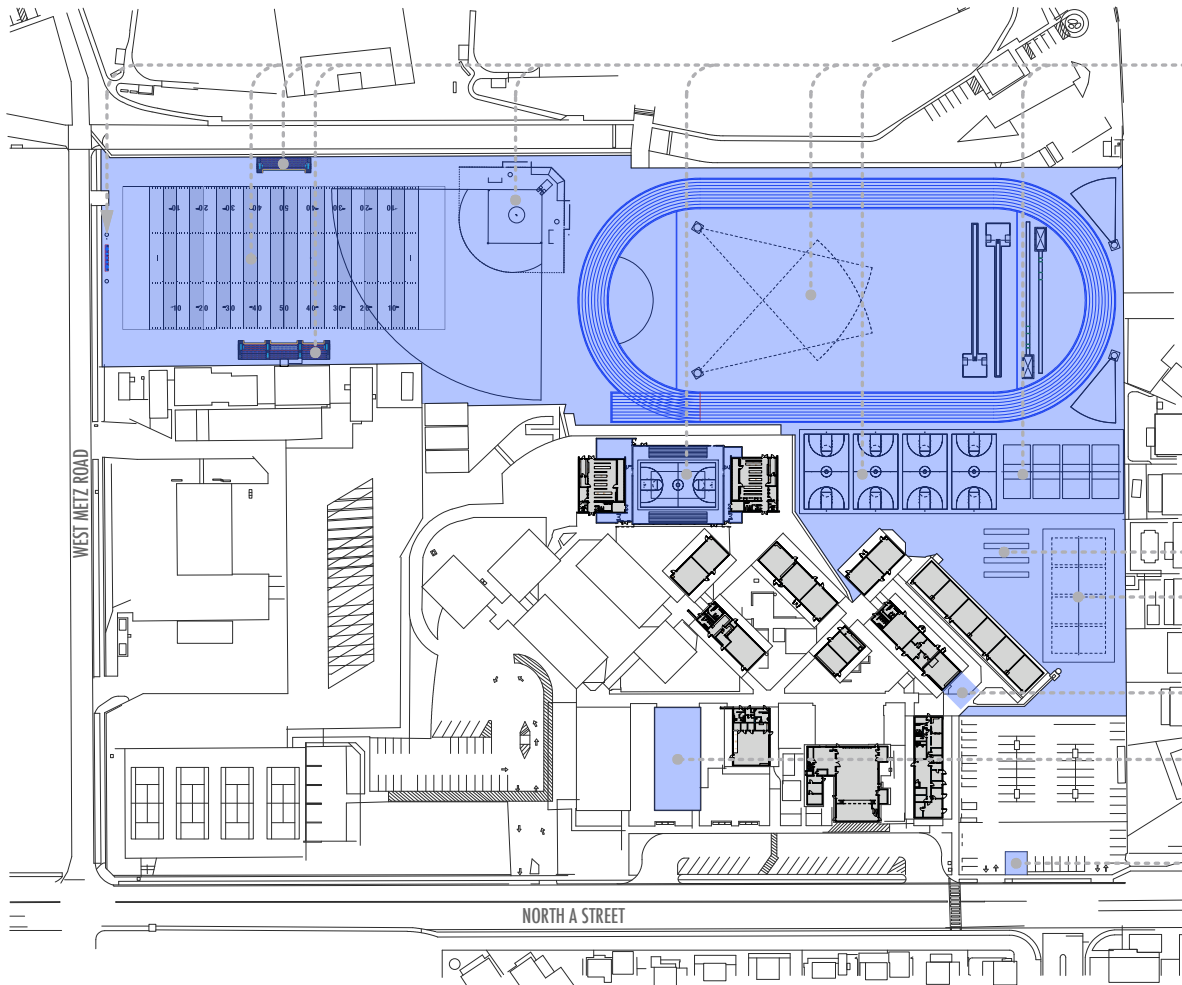
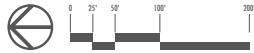
pjhm
architects

PENDING DISTRICT TECHNOLOGY
STANDARD

TECHNOLOGY

Facilities Needs Assessment and Campus Master Plan

California Military Institute



CONSTRUCT FOUR NEW SCIENCE LABS

CONSTRUCT ADDITIONAL ATHLETIC FACILITIES

- enclosed athletic pavilion
- 400 meter track and field events
- home and visitor bleachers with pressbox
- football field (synthetic)
- scoreboard
- varsity baseball field
- new outdoor basketball and volleyball courts
- sand volleyball courts
- horseshoe pits

CONSTRUCT ADDITIONAL SECURE STORAGE FOR THE MARINE CORP. JROTC PROGRAM

INSTALL A ELECTRONIC MARQUEE

NEW - ADDITIONAL

GRAND TOTAL = 16,750,000

Section VI

• Heritage High School's Facilities Improvement Plan •





Perris Union High School District Facilities Master Plan

2009 Facility Improvement Plan @ Heritage High School

Heritage High School

26000 Briggs Road

Principal: Julie Zierold

Home of the Patriots
Romoland, California 92585



Heritage High School's Facility Improvement Plan – Objectives for Implementation of the Campus Master Plan

The Heritage High School opened in 2007 to approximately 1,200 students in grades 9 and 10. During the 2008-2009 the school added 11th grade and enrollment was at approximately 1900 students. The school will expand again in 2009-2010 to provide services for students in grades 9 through 12 – it is envisioned that at that time the school's enrollment will be close to its original design capacity for 2,700 students.

The primary objectives of the HHS campus master plan area as follows:

- To complete the original campus plan to include facilities for the agriculture program, construct additional facilities for the school's physical education and athletic programs, and to construct an on-campus operations center.
- To provide minor modifications/improvements to the school's originally constructed facilities to implement suggested changes as a result of the first two years of use/occupancy of the school.





Perris Union High School District Facilities Master Plan

2009 Facility Improvement Plan @ Heritage High School

Preliminary Estimate of Costs Associated with the Implementation of the Campus Master Plan

• Infrastructure/utility improvements No improvements are requested	\$ - N/A -
• Site development improvements install "skate stoppers" on concrete benches & railings improve food service speed line areas	\$ 15,000
• Existing facility improvements improve acoustics in band room & adjacent areas, provide additional staff restrooms on 2 nd floor of academic buildings, provide affixed shelving within the Career Center, provide copy services within classroom buildings, provide additional shelving in the counseling area, improve security	\$ 525,000
• New construction construct the agriculture center/exterior facilities, construct additional athletic facilities (team rooms, aquatic center, auxiliary gym, bleachers at the tennis courts), construct the operations building	\$16,600,000
Total Estimated Construction Costs	\$17,140,000
• Implementation/Soft Costs A/E fees, DSA fees, tests & inspection, contingencies, etc	\$ 5,460,000
TOTAL PROJECT COSTS FOR HHS' CAMPUS MASTER PLAN	\$22,600,000

Facilities Needs Assessment + Campus Master Plan

Facility:

Heritage High School

26001 Briggs Road, Romoland, CA, 92585

Prepared for:

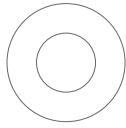
Perris Union High School District

June 8, 2009

Prepared by:



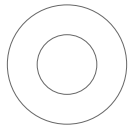
INFRASTRUCTURE •
SITE •
BUILDING •
TECHNOLOGY •
NEW-ADDITIONAL •



Facilities Needs Assessment and Campus Master Plan

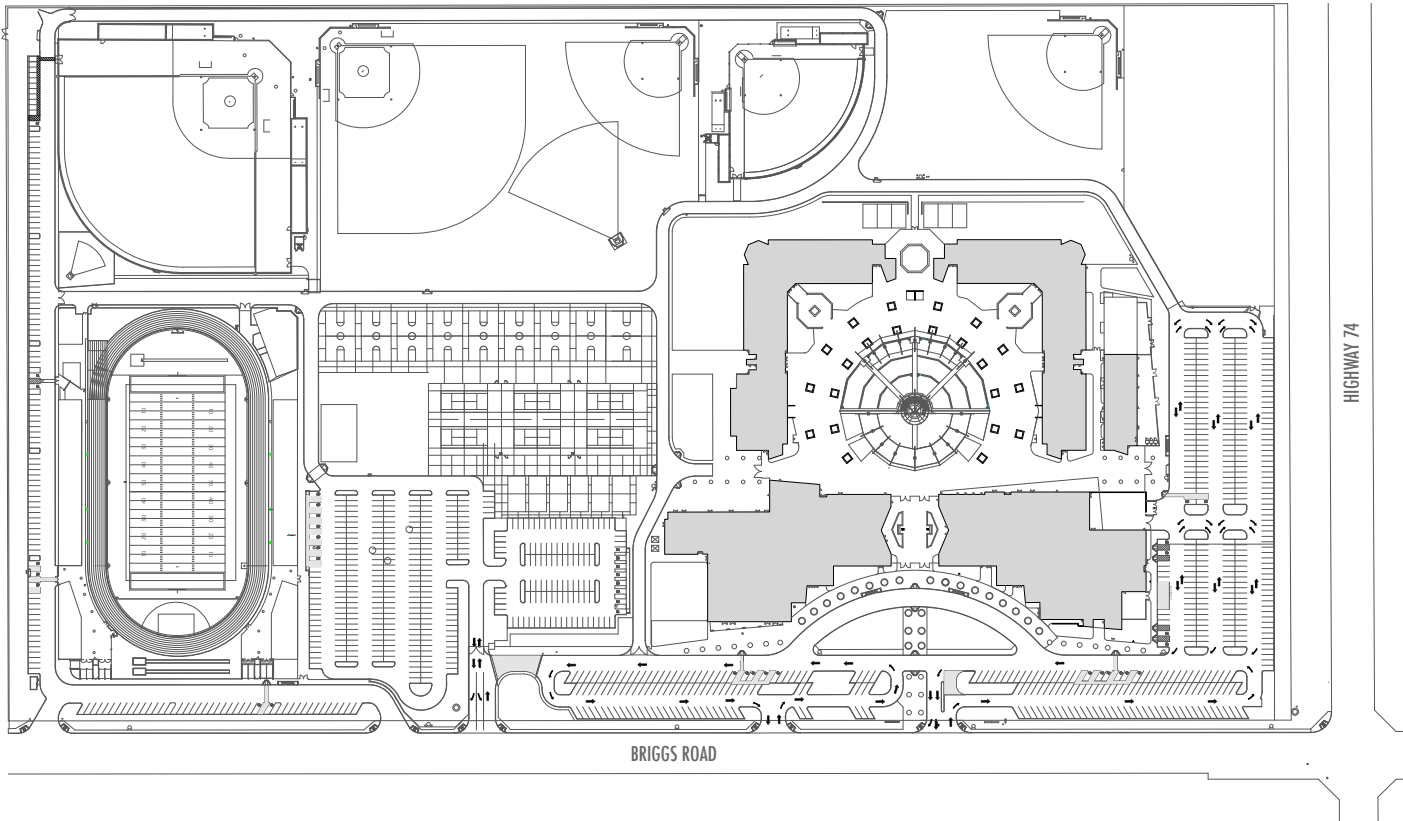
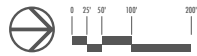
Heritage High School - **Priority Matrix**

INFRASTRUCTURE	NO IMPROVEMENTS REQUESTED	N/A
SITE	INSTALL "SKATE STOPPERS" ON CAMPUS CONCRETE BENCHES AND RAILINGS	B-2
	LENGTHEN LUNCH LINE RAILINGS BY 10'-0"	N/A
BUILDING	MODIFY THE EXTERIOR WALL OF THE "SET BUILDING" AREA TO IMPROVE SECURITY	C-6
	INSTALL SHELVING FOR STUDENT CUMULATIVE RECORDS WITHIN THE COUNSELING AREA	C-4
	PROVIDE CUSTODIAL CLOSETS ON THE 2ND FLOOR OF CLASSROOM BUILDINGS	C-2
	PROVIDE COPY SERVICES WITHIN THE CLASSROOM BUILDINGS	C-3
	INSTALL AFFIXED BOOK CASES WITHIN THE CAREER CENTER	C-5
	INSTALL ADDITIONAL STAFF RESTROOMS ON THE 2ND FLOOR OF CLASSROOM BUILDINGS	C-1
	IMPROVE ACOUSTICS WITHIN THE BAND ROOM AND ADJACENT AREAS	C-7
TECHNOLOGY	PENDING DISTRICT TECHNOLOGY STANDARD	D-1
NEW - ADDITIONAL	NEW ATHLETIC CENTER WITH TEAM ROOMS AND OPERATIONS WORKSHOP NEAR STADIUM	E-2
	NEW AGRICULTURE CENTER	E-3
	NEW AQUATIC CENTER AND AUXILIARY GYM	E-1
	NEW BLEACHERS FOR THE TENNIS COURTS	E-5



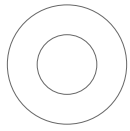
Facilities Needs Assessment and Campus Master Plan

Heritage High School



NO IMPROVEMENTS REQUESTED

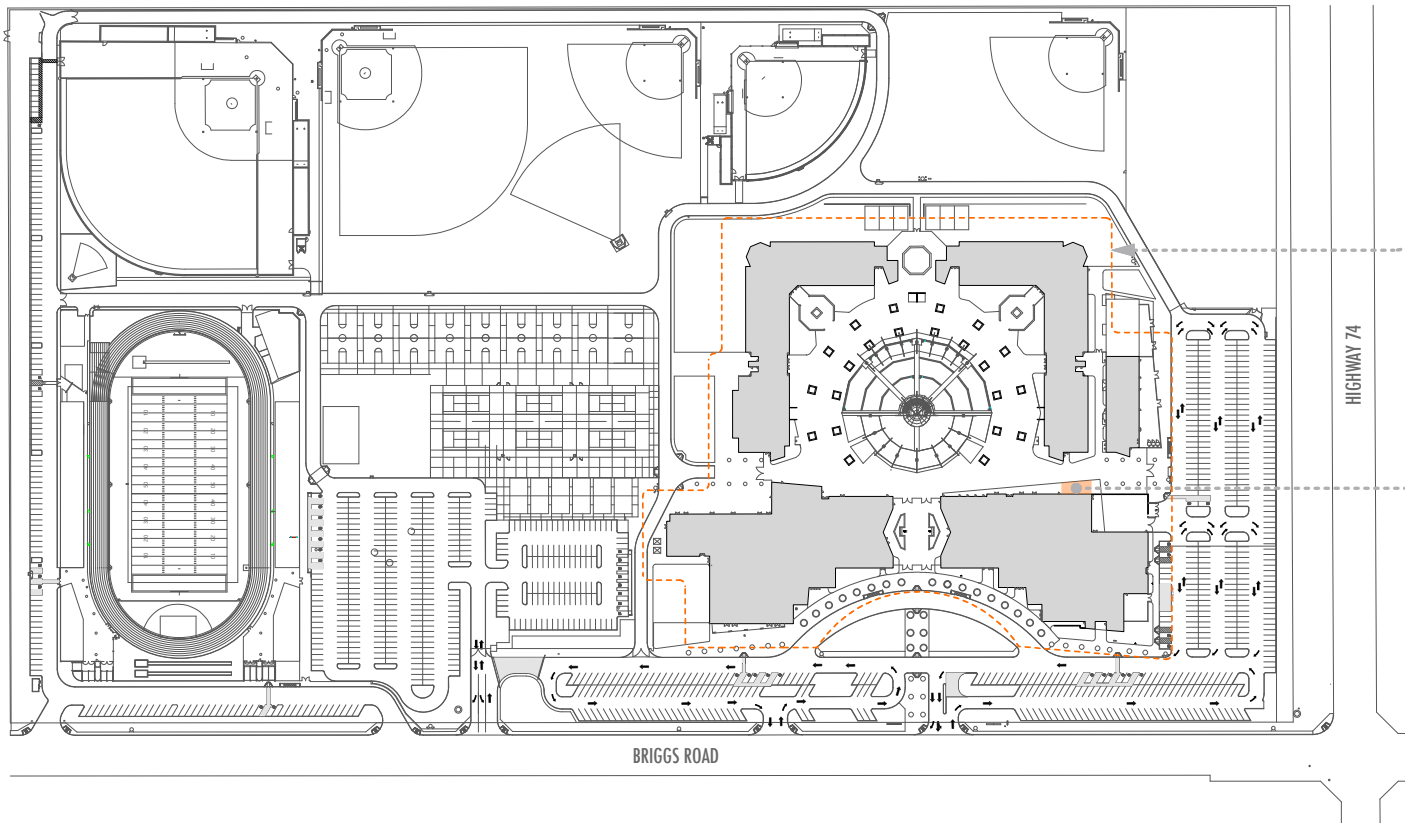
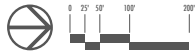
INFRASTRUCTURE



Facilities Needs Assessment and Campus Master Plan

Heritage High School

pjhm
architects



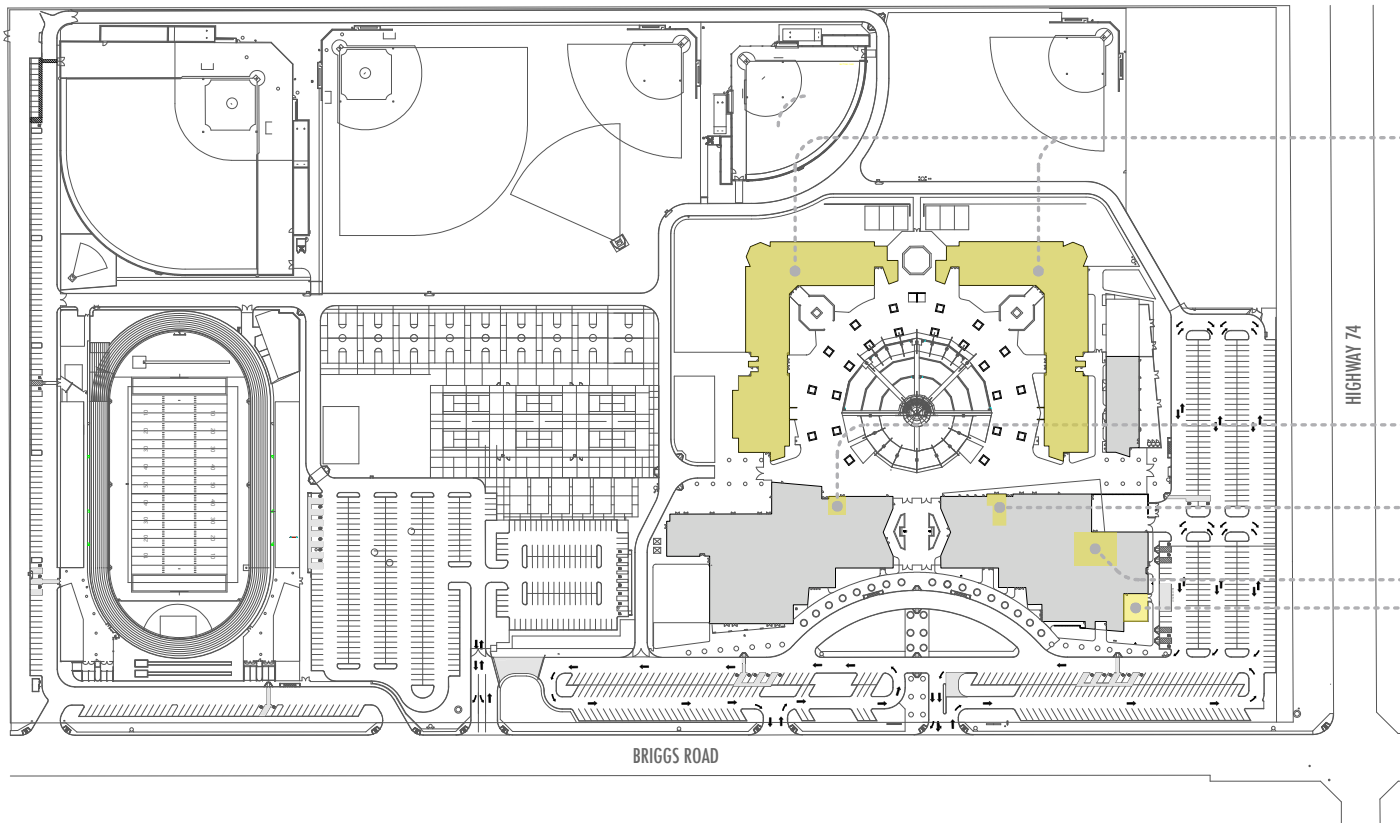
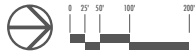
INSTALL "SKATE STOPPERS" ON
CAMPUS CONCRETE BENCHES
AND RAILINGS

LENGTHEN LUNCH LINE RAILINGS
BY 10'-0"

SITE

Facilities Needs Assessment and Campus Master Plan

Heritage High School



MODIFY THE EXTERIOR WALL OF THE "SET BUILDING" AREA TO IMPROVE SECURITY

INSTALL SHELVING FOR STUDENT CUMULATIVE RECORDS WITHIN THE COUNSELING AREA

PROVIDE CUSTODIAL CLOSETS ON THE 2ND FLOOR OF CLASSROOM BUILDINGS

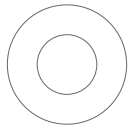
PROVIDE COPY SERVICES WITHIN THE CLASSROOM BUILDINGS

INSTALL AFFIXED BOOK CASES WITHIN THE CAREER CENTER

INSTALL ADDITIONAL STAFF RESTROOMS ON THE 2ND FLOOR OF CLASSROOM BUILDINGS

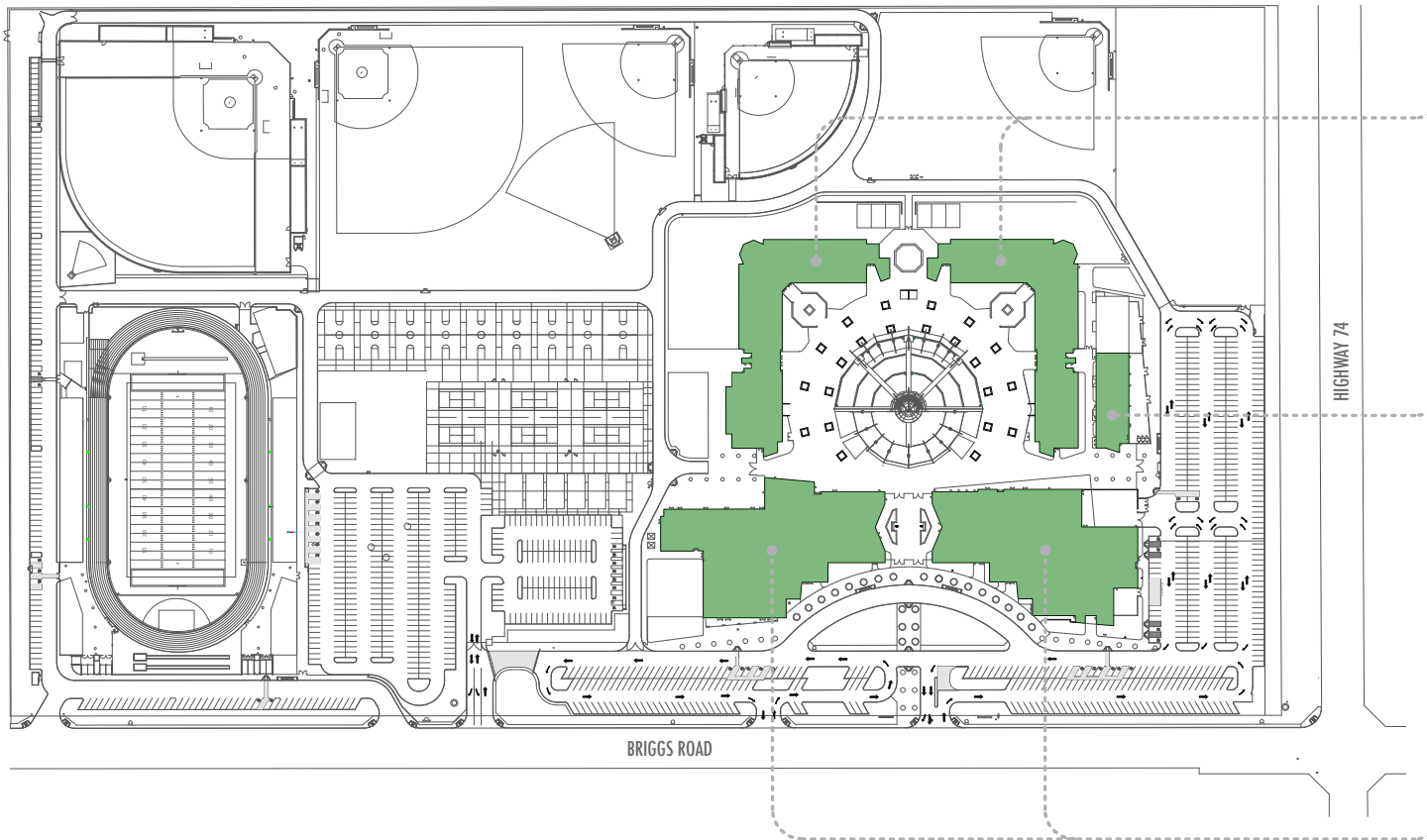
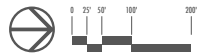
IMPROVE ACOUSTICS WITHIN THE BAND ROOM AND ADJACENT AREAS

BUILDING



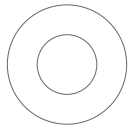
Facilities Needs Assessment and Campus Master Plan

Heritage High School



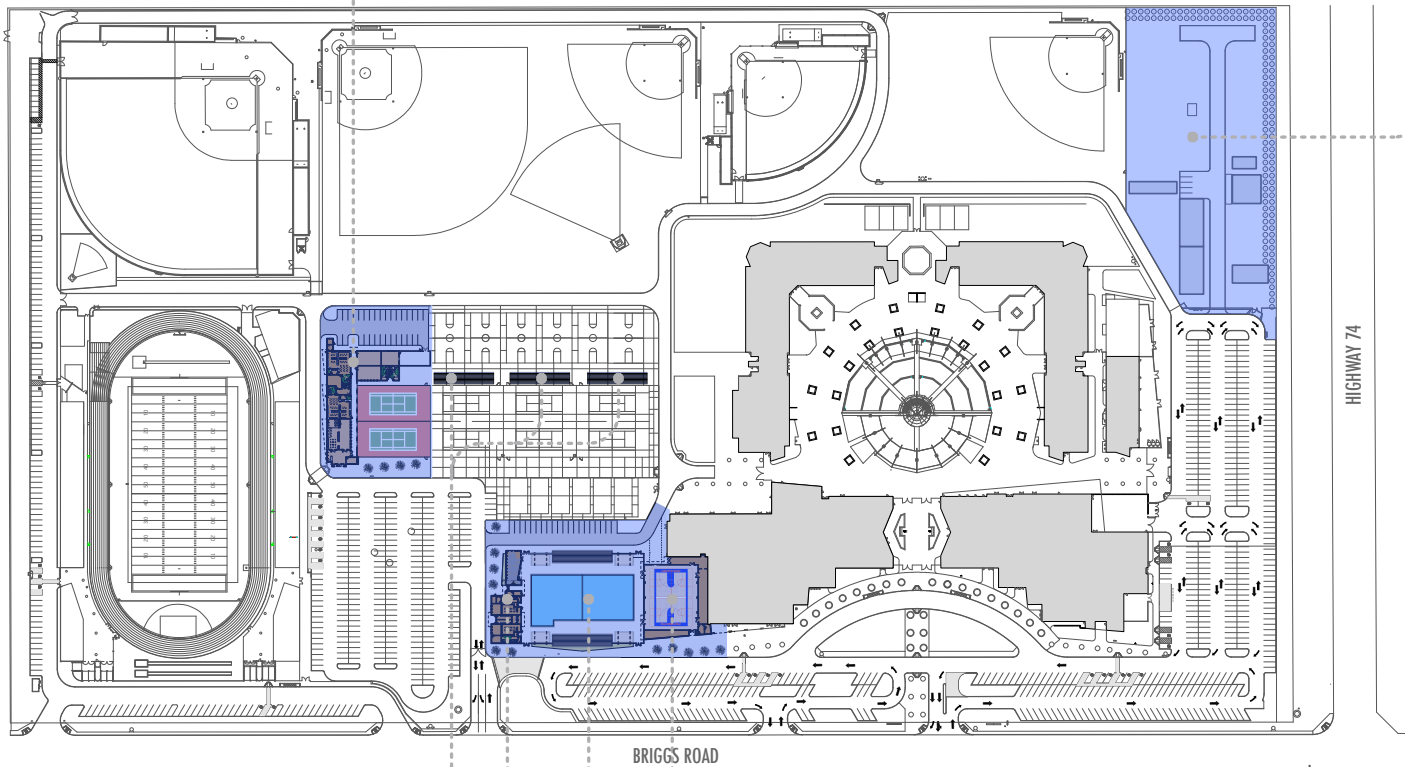
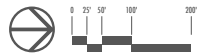
PENDING DISTRICT TECHNOLOGY STANDARD

TECHNOLOGY



Facilities Needs Assessment and Campus Master Plan

Heritage High School



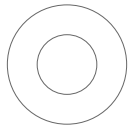
NEW ATHLETIC CENTER WITH TEAM ROOMS AND OPERATIONS WORKSHOP NEAR STADIUM

NEW AGRICULTURE CENTER

NEW AQUATIC CENTER AND AUXILIARY GYM

NEW BLEACHERS FOR THE TENNIS COURTS

NEW - ADDITIONAL



Facilities Needs Assessment and Campus Master Plan

Heritage High School - Cost Analysis



Section VII

- **Paloma Valley High School's
Facilities Improvement Plan** •





Perris Union High School District Facilities Master Plan

2009 Facility Improvement Plan @ Paloma Valley High School

Paloma Valley High School

31375 Bradley Road

Principal: Brian Morris

Home of the Wildcats
Menifee, California 92584



PVHS School Facility Improvement Plan – Objectives for Implementation of the Campus Master Plan

- To measurably improve safety and security for students on and near the campus – i.e., improve campus lighting.
- To potentially create a more identifiable entrance/"front door" to the campus and to better secure access to the campus.
- To provide a new multipurpose room/student union to support the school's educational programs and instructional services.
- To complete a variety of improvements to existing buildings to improve student support capabilities (restroom upgrades, improvements to bells & paging systems, potential space conversions within the existing admin. facility, theater improvements, etc.).
- To create an overall campus environment that is more physically attractive and contemporary through the painting of all building exteriors, re-surfacing of campus fencing, etc.
- To increase the number of parking spaces on campus.



Perris Union High School District Facilities Master Plan

2009 Facility Improvement Plan @ Paloma Valley High School

Preliminary Estimate of Costs Associated with the Implementation of the Campus Master Plan

• Infrastructure/utility improvements electrical improvements throughout the campus	\$ 250,000
• Site development improvements parking lot improvements, paving improvements throughout the campus, relocation of the baseball field	\$ 525,000
• Existing facility improvements restroom upgrades, potential conversion of the exist. admin. bldg., theater improvements, improvements to bells & paging systems, HVAC performance upgrades, roof repairs/replacements, student store power upgrade	\$ 9,342,000
• New construction provide additional computer labs within existing buildings, construct a multipurpose/student union facility with additional instructional spaces, provide additional storage, construct additional athletic-related facilities	\$11,440,000
Total Estimated Construction Costs	\$21,557,000
• Implementation/Soft Costs A/E fees, DSA fees, tests & inspection, contingencies, etc	\$ 6,443,000
TOTAL PROJECT COSTS FOR PVHS' CAMPUS MASTER PLAN	\$28,000,000

Facilities

Needs Assessment

+

Campus Master Plan

Facility:

**Paloma Valley
High School**

31375 Bradley Rd., Menifee, CA, 92584

Prepared for:

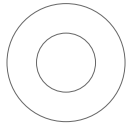
Perris Union High School District

June 8, 2009

Prepared by:



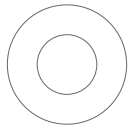
INFRASTRUCTURE •
SITE •
BUILDING •
TECHNOLOGY •
NEW-ADDITIONAL •



Facilities Needs Assessment and Campus Master Plan

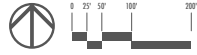
Paloma Valley High School - **Priority Matrix**

INFRASTRUCTURE	CAMPUS WIDE ELECTRICAL IMPROVEMENTS	A-1
SITE	IMPROVE CAMPUS LIGHTING	B-4
	PAVING IMPROVEMENTS IN SELECTED AREAS OF THE CAMPUS	B-6
	RELOCATE BASEBALL FIELD	N/A
BUILDING	CONVERT EXISTING ADMINISTRATION TO LIBRARY/MEDIA CENTER	C-3
	CONVERT EXISTING JOINT-USE LIBRARY TO ADMINISTRATION	C-3
	THEATER IMPROVEMENTS	C-5
	MODERNIZATION OF STUDENT RESTROOMS	N/A
	BELL / PAGING SYSTEM IMPROVEMENTS	C-6
	HVAC PERFORMANCE UPGRADE	C-14
	NEW STUDENT DESKS AND CHAIRS	C-15
	ROOF REPAIRS/REPLACEMENTS	C-9
	STUDENT STORE POWER UPGRADE	N/A
TECHNOLOGY	PENDING DISTRICT TECHNOLOGY STANDARD	D-1
NEW - ADDITIONAL	CONSTRUCT A NEW MULTI-PURPOSE ROOM/FACILITY	E-1
	ADDITIONAL STORAGE THROUGHOUT THE CAMPUS, INCLUDING TEXTBOOKS	C-4
	CONSTRUCT A COVERED AREA FOR THE MAIN GATE TO THE SCHOOL	B-2
	CONSTRUCT ADDITIONAL ATHLETIC FACILITIES	C-11
	ADDITIONAL COMPUTER LABS	N/A



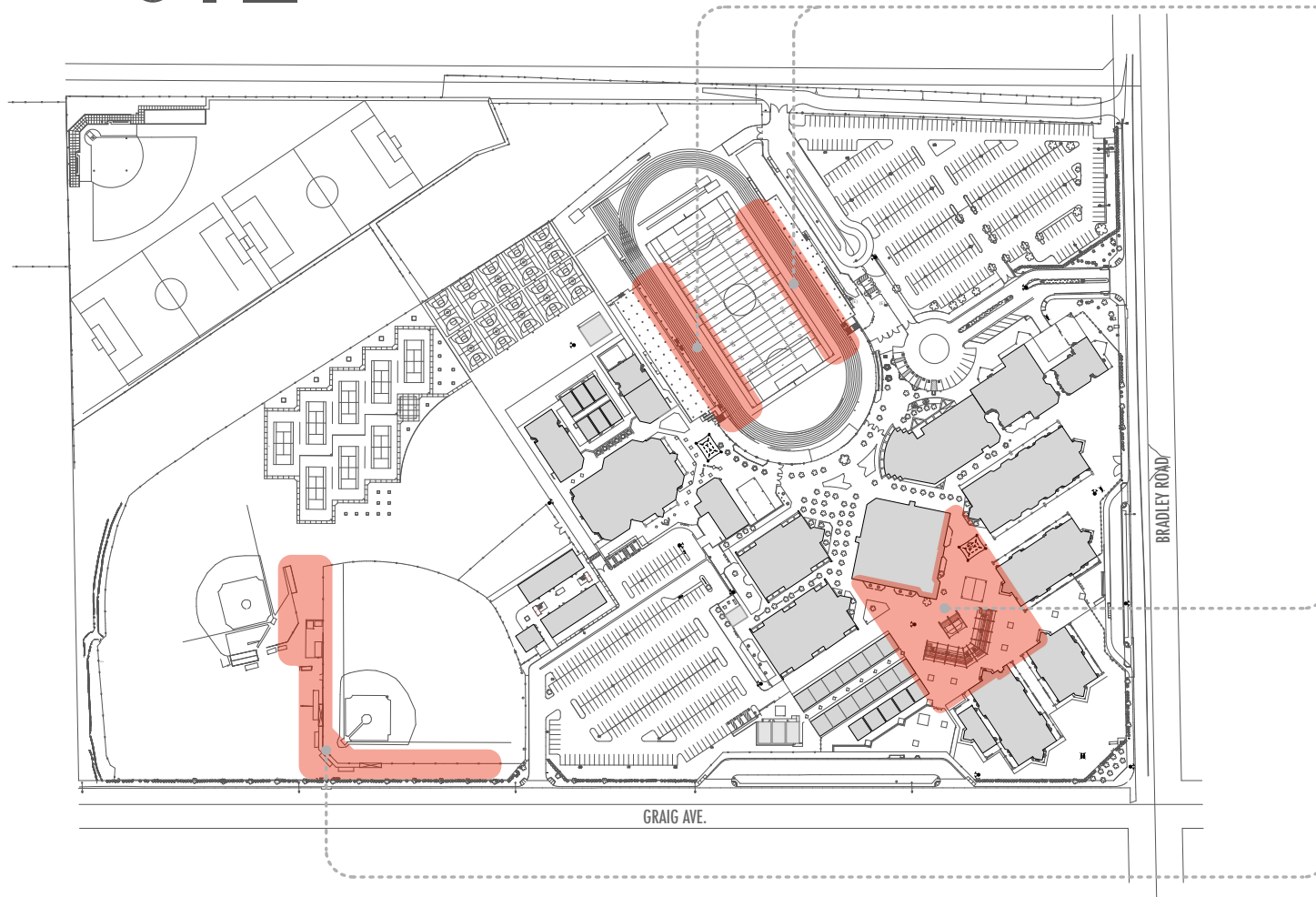
Facilities Needs Assessment and Campus Master Plan

Paloma Valley High School



CAMPUS WIDE ELECTRICAL
IMPROVEMENTS

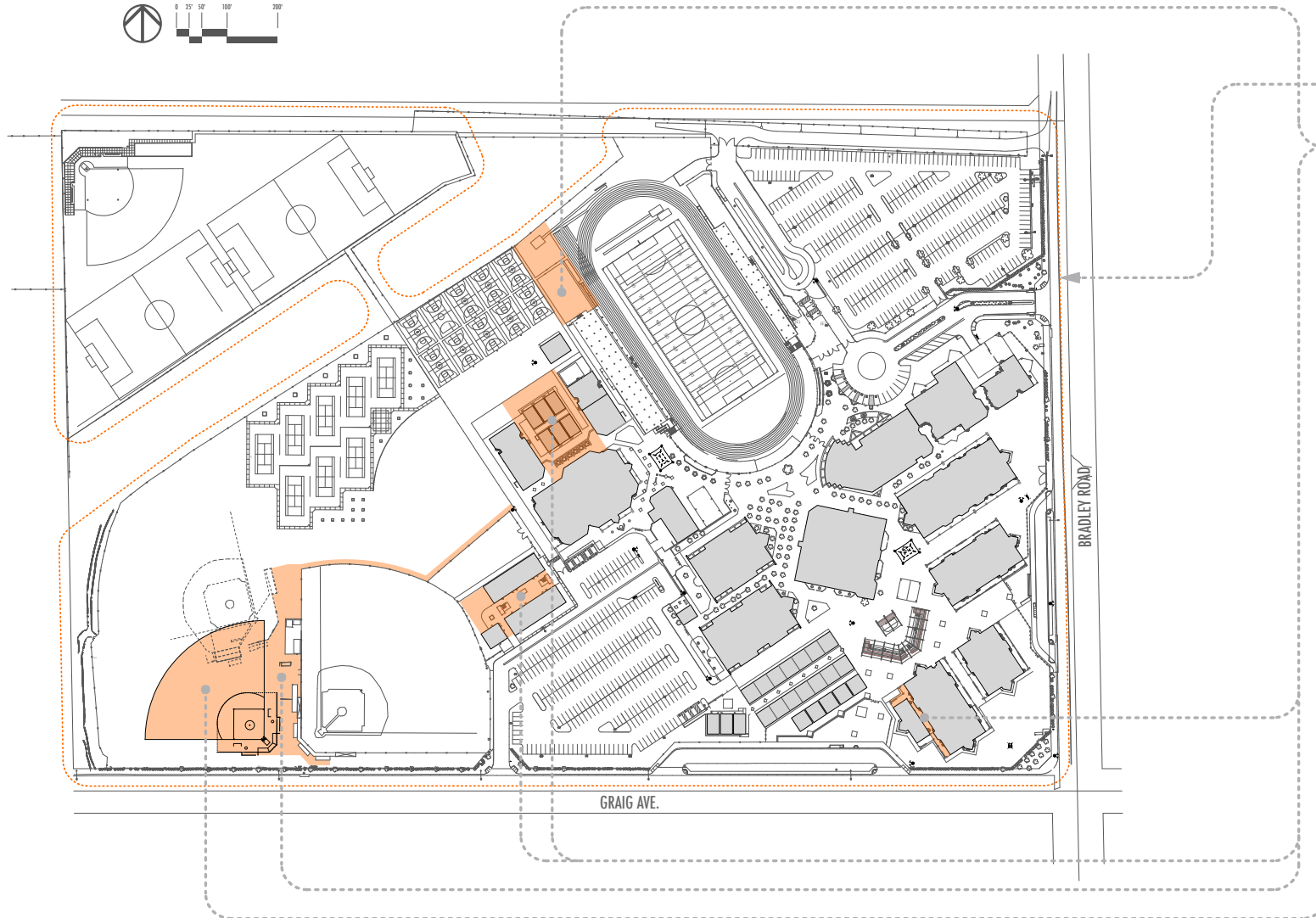
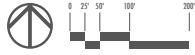
INFRASTRUCTURE



Facilities Needs Assessment and Campus Master Plan

Paloma Valley High School

pjhm
architects



IMPROVE CAMPUS LIGHTING

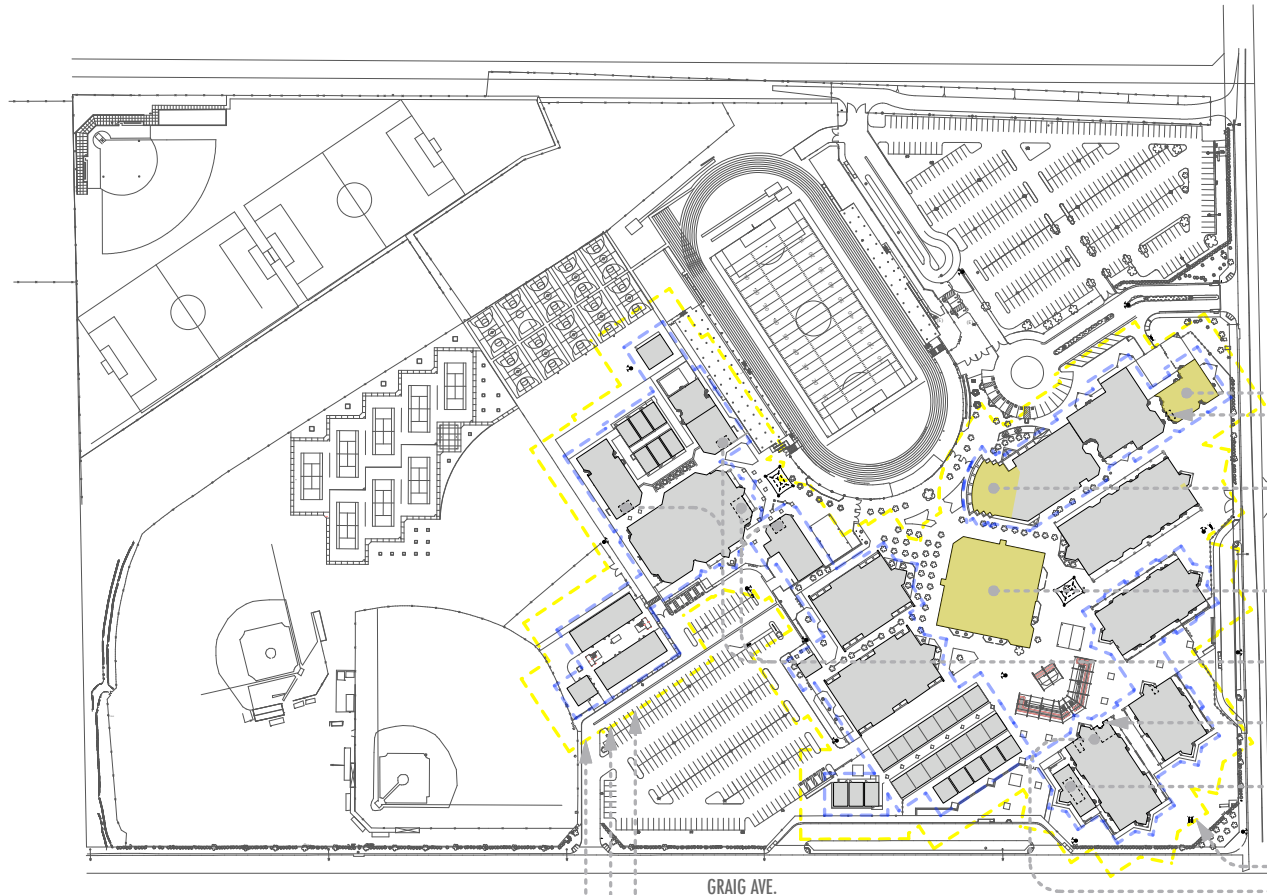
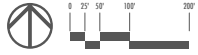
PAVING IMPROVEMENTS IN
SELECTED AREAS OF THE CAMPUS

RELOCATE BASEBALL FIELD

SITE

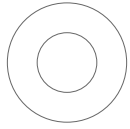
Facilities Needs Assessment and Campus Master Plan

Paloma Valley High School



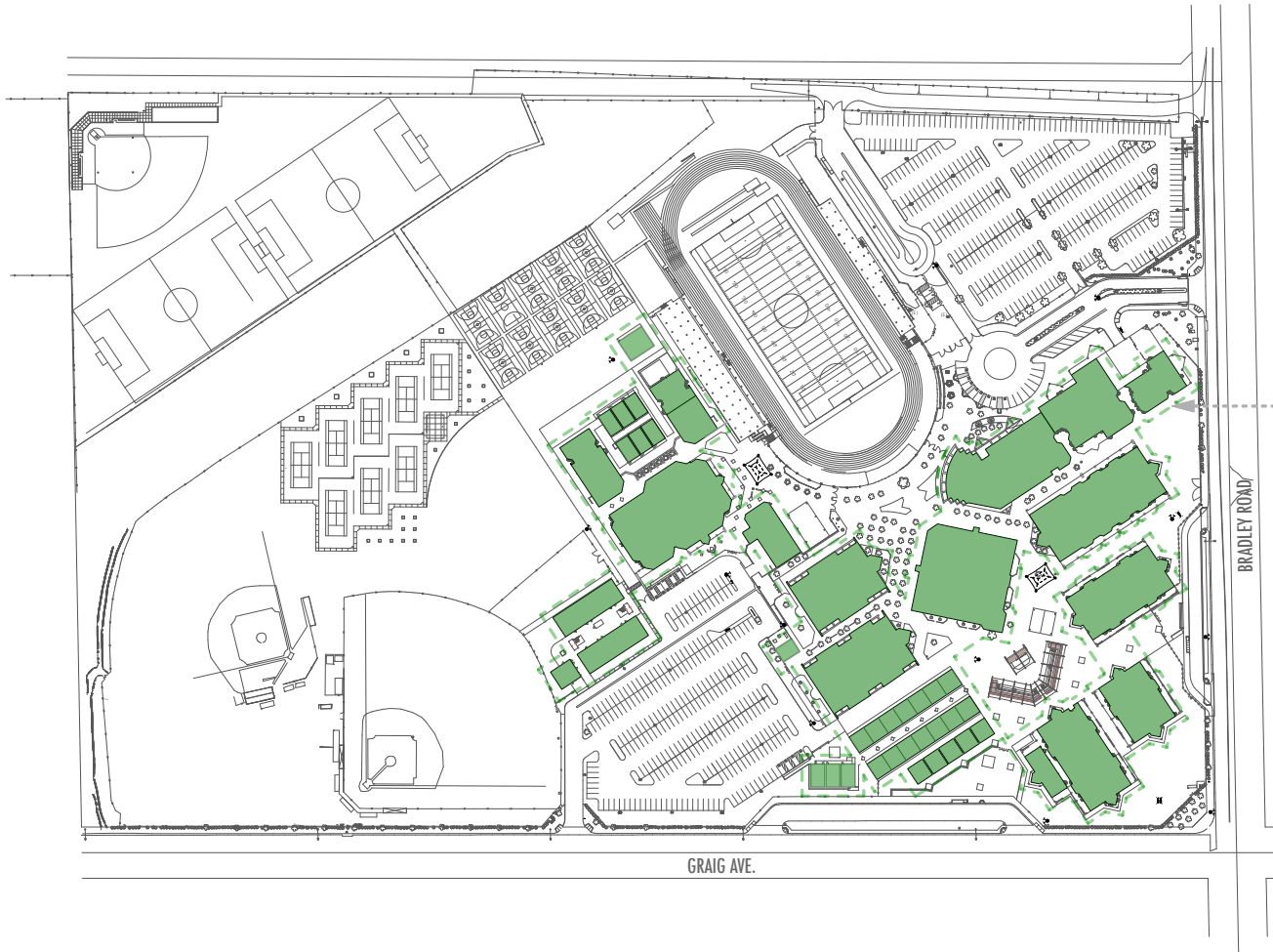
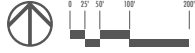
- CONVERT EXISTING ADMINISTRATION TO LIBRARY/MEDIA CENTER
- CONVERT EXISTING JOINT-USE LIBRARY TO ADMINISTRATION
- THEATER IMPROVEMENTS
- MODERNIZATION OF STUDENT RESTROOMS
- BELL / PAGING SYSTEM IMPROVEMENTS
- HVAC PERFORMANCE UPGRADE
- NEW STUDENT DESKS AND CHAIRS
- ROOF REPAIRS/REPLACEMENTS
- STUDENT STORE POWER UPGRADE

BUILDING



Facilities Needs Assessment and Campus Master Plan

Paloma Valley High School



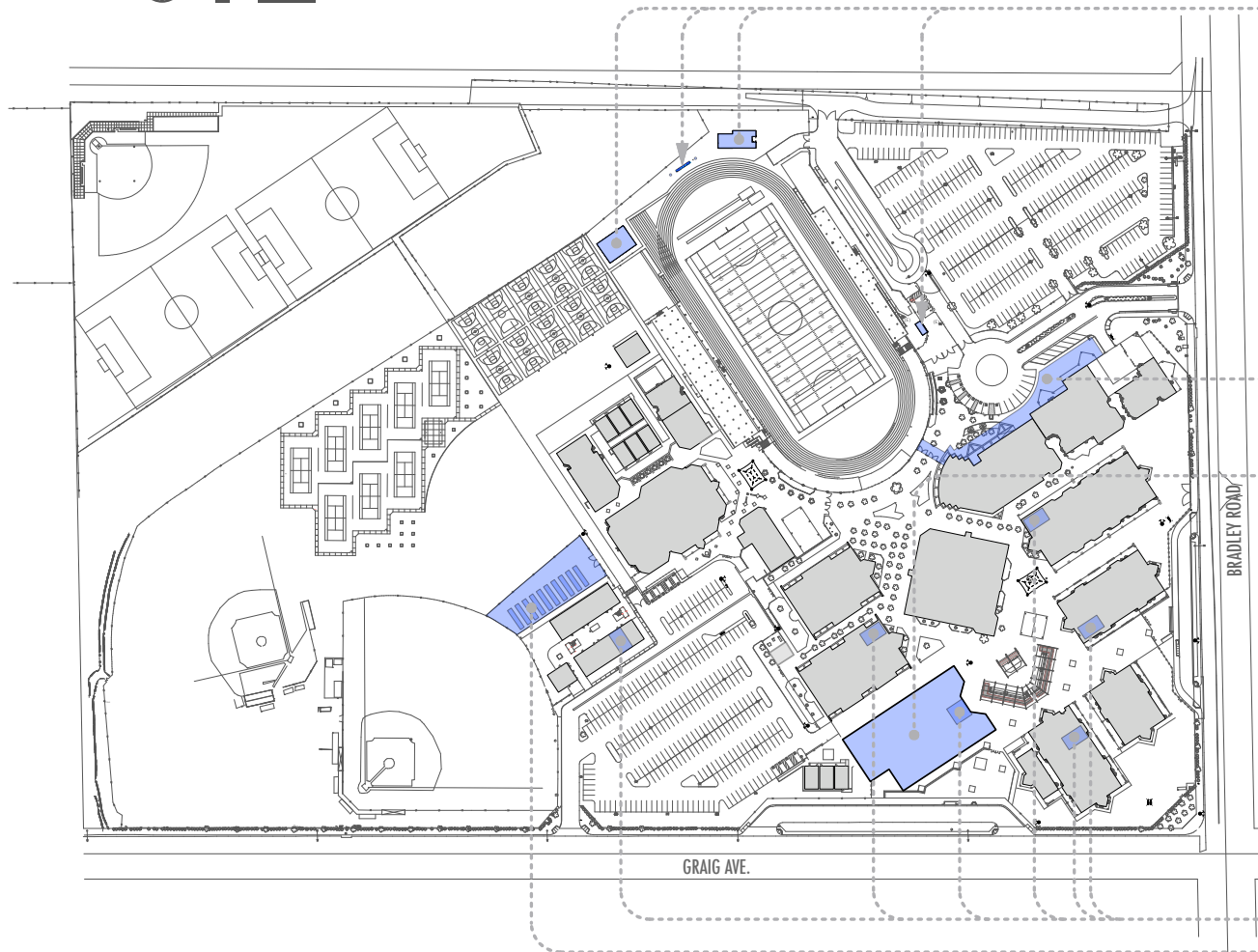
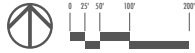
pjhm
architects

PENDING DISTRICT TECHNOLOGY
STANDARD

TECHNOLOGY

Facilities Needs Assessment and Campus Master Plan

Paloma Valley High School



CONSTRUCT A NEW MULTI-PURPOSE ROOM/FACILITY

ADDITIONAL STORAGE THROUGHOUT THE CAMPUS, INCLUDING TEXTBOOKS

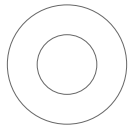
CONSTRUCT A COVERED AREA FOR THE MAIN GATE TO THE SCHOOL

CONSTRUCT ADDITIONAL ATHLETIC FACILITIES

- visitor ticket booth
- visitor restrooms and concessions
- new scoreboard
- home locker/team room

ADDITIONAL COMPUTER LABS

NEW - ADDITIONAL



Facilities Needs Assessment and Campus Master Plan

Paloma Valley High School - **Cost Analysis**

INFRASTRUCTURE	CAMPUS WIDE ELECTRICAL IMPROVEMENTS	\$ 250,000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							</
----------------	-------------------------------------	------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----

Section VIII

• Perris High School's Facilities Improvement Plan •





Perris Union High School District Facilities Master Plan

2009 Facility Improvement Plan @ Perris High School

Perris High School Home of the Panthers
175 East Nuveo Road Perris, California 92571
Principal: Lynne Sheffield



PHS School Facility Improvement Plan – Objectives for Implementation of the Campus Master Plan

- To measurably improve safety and security for students on and near the campus.
- To create a more identifiable entrance/"front door" to the campus and to better secure access to the campus.
- To provide new classroom buildings and instructional support facilities that fully accommodate the school's educational programs and instructional services.
- To dramatically improve the supervision capabilities within the campus through the re-organization of buildings.
- To create a campus environment that offers more organized opportunities for students to gather in identifiable outdoor spaces.
- To create an overall campus environment that is more physically attractive and welcoming.



Perris Union High School District Facilities Master Plan

2009 Facility Improvement Plan @ Perris High School

Preliminary Estimate of Costs Associated with the Implementation of the Campus Master Plan

(assumes full implementation of the preferred master plan alternative as approved by the PHS Facilities Improvement Committee)

• Infrastructure/utility improvements costs included within the Site Development & New Construction categories listed below	included below
• Site development improvements site development around existing and new buildings, parking lots, hardcourt areas and turfed playfields, relocatable removals, etc.	\$10,602,000
• Existing facility improvements modernization of a portion of the 108,000 square feet that exists within the gym, pool and concessions areas, and buildings 1100 and 6100	\$ 4,817,000
• New construction construct new 2-story classroom buildings, new 2-story administration and library, new performing arts facility with band, chorus and drama classrooms, construct new locker facilities with additional P.E. classrooms, additional stadium improvements, and new lunch/shade shelters	\$57,401,000
Total Estimated Construction Costs	\$72,820,000
• Implementation/Soft Costs A/E fees, DSA fees, tests & inspection, contingencies, etc	\$19,180,000
TOTAL PROJECT COSTS FOR PHS' CAMPUS MASTER PLAN	\$92,000,000



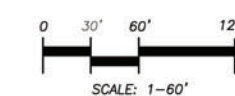
EXISTING 2ST. BLDG.	1100	27
NEW 2ST. B.LDG.	2100	11
NEW B.LDG.	3000	3
NEW 2ST.B.LDG.	5000	19
NEW 2 ST.B.LDG.	5100	13
NEW ST. 2B.LDG.	5200	20
EXISTING 2ST. BLDG.	6100	10
EXISTING B.LDG.	7000	1
NEW 2ST. B.LDG.	7100	2
		<u>106</u>

BUILDING LEGEND

SITE INFORMATION LEGEND

- ## STUDENTS PARKING

2798
437



NORTH C



Section IX

• Perris Lake High School's Facilities Improvement Plan •





Perris Union High School District Facilities Master Plan

2009 Facility Improvement Plan @ Perris Lake High School

Perris Lake High School

418 West Ellis Avenue

Principal: Penelope Graham

Home of the Falcons
Perris, California 92570



PLHS School Facility Improvement Plan – Objectives for Implementation of the Campus Master Plan

- To measurably improve safety and security for students on and near the campus.
- To provide new classrooms within a 2-story building to more efficiently utilize the limited available acreage for the campus.
- To provide instructional support facilities (food services, multi-use facility, P.E. classroom, fitness center/weightroom, ASB, etc.) that more fully accommodate the school's educational programs and instructional services.
- To create a new campus that is capable of being used for other programs and services within the PUHSD – for the campus to possibly jointly function as the District's alternative high school while also potentially operating as an Education Options Center (Adult Education, Independent Study, Vocational Education/ROP, "Parent University", etc)
- To more fully capitalize upon the school's adjacency to Rotary Park – to enhance and increase the utilization of the school and park grounds for the benefits of students and community members.



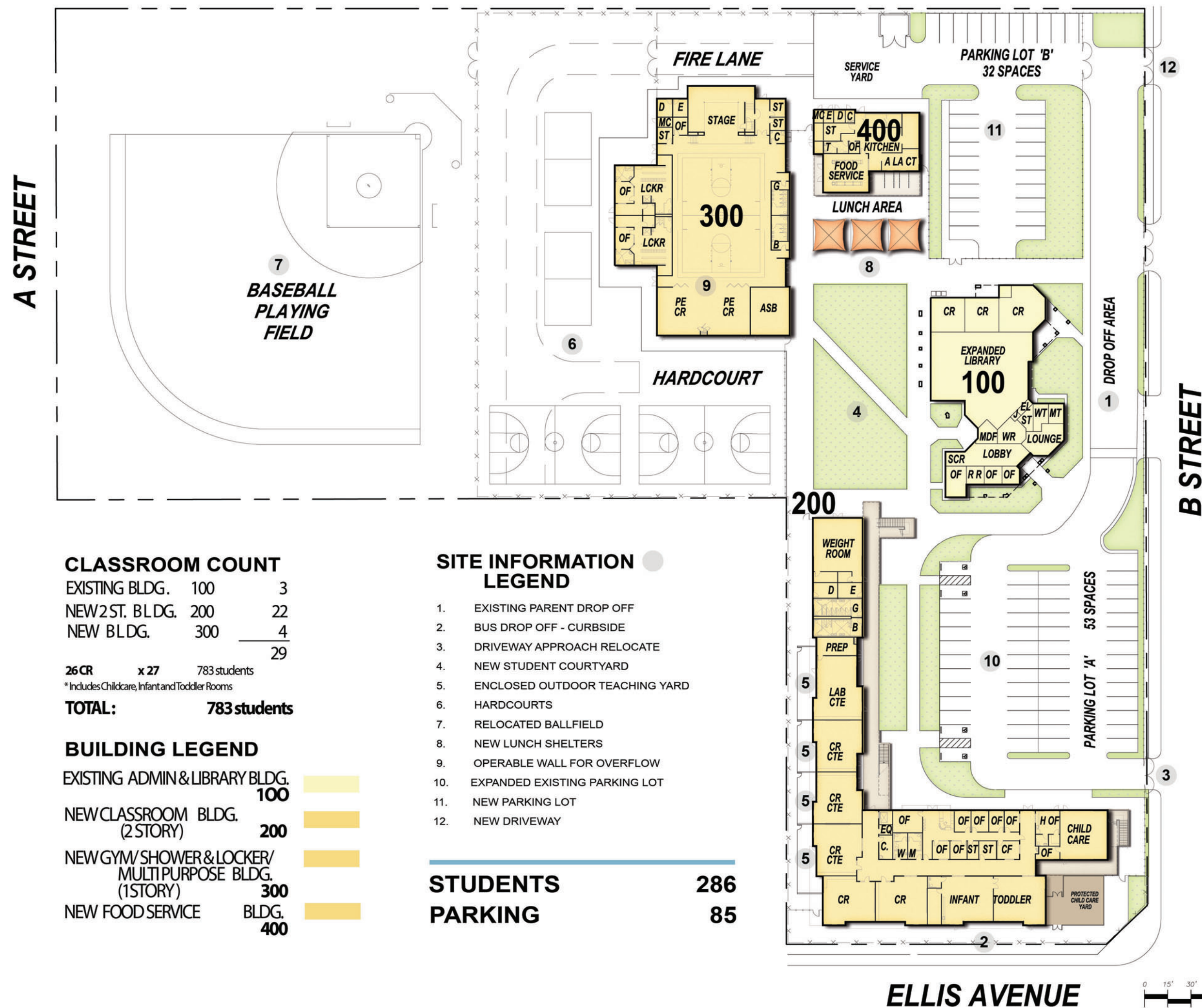
Perris Union High School District Facilities Master Plan

2009 Facility Improvement Plan @ Perris Lake High School

Preliminary Estimate of Costs Associated with the Implementation of the Campus Master Plan

(assumes full implementation of the preferred master plan alternative as approved by the PLHS Facilities Improvement Committee)

• Infrastructure/utility improvements costs included within the Site Development & New Construction categories listed below	included below
• Site development improvements site development around existing and new buildings, parking lots, hardcourt areas and turfed playfields, relocatable removals, etc.	\$ 5,000,000
• Existing facility improvements modernization of a portion of the 7,764 square feet that exists within Building A on the campus	\$ 1,475,000
• New construction construct a new 2-story classroom building, new multi-use facility, new food service facility, and new lunch/shade shelters	\$16,064,000
Total Estimated Construction Costs	\$22,539,000
• Implementation/Soft Costs A/E fees, DSA fees, tests & inspection, contingencies, etc	\$ 6,461,000
TOTAL PROJECT COSTS FOR PLHS' CAMPUS MASTER PLAN	\$29,000,000



Section X

• Pinacate Middle School's Facilities Improvement Plan •





Perris Union High School District Facilities Master Plan

2009 Facility Improvement Plan @ Pinacate Middle School

Pinacate Middle School

1990 South "A" Street

Principal: Charles Newman

Home of the Pumas
Perris, California 92570



PMS School Facility Improvement Plan – Objectives for Implementation of the Campus Master Plan

- To measurably improve safety and security for students on and near the campus.
- To create an overall campus environment that is more physically attractive, welcoming and is able to accommodate:
 - fewer structures on campus with fewer students in order to promote more personalized daily learning opportunities for. In essence, the goal is to create a greater sense of community within the PMS campus and to create a more nurturing educational setting.
 - pursuit of the goal to reduce campus enrollment to approximately 1,000 students in grades 7 thru 8 after a second middle school is constructed within the Perris Elementary School District boundaries of the PUHSD. This enrollment change would likely have positive impacts upon the instructional program.
 - a campus that is more easily supervised during lunch, before and after school and during passing periods, as well as the creation of multiple gathering/socialization areas for students.
 - increased on-task behaviors by students and an increased sense of "inclusion."
 - a greater sense of student, staff and community pride in the school's facilities and grounds.
- To increase the value of the Pinacate Middle School as a community resource through the possible construction of a joint-use athletic facility on the campus. This facility would be operated and utilized by the PUHSD and the City of Perris. This facility could provide widespread mutual benefits for students as well as community members.
- To create core facilities (administration, library, multipurpose) that are adequately sized and designed to enhance the effective delivery of middle school instructional programs and educational services.



Perris Union High School District Facilities Master Plan

2009 Facility Improvement Plan @ Pinacate Middle School

Preliminary Estimate of Costs Associated with the Implementation of the Campus Master Plan

(assumes full implementation of the preferred master plan alternative as approved by the PMS Facilities Improvement Committee)

• Infrastructure/utility improvements costs included within the Site Development & New Construction categories listed below	included below
• Site development improvements site development around existing and new buildings, parking lots, hardcourt areas and turfed playfields, relocatable removals, etc.	\$ 7,756,000
• Existing facility improvements modernization of the 41,066 square feet that exists within building 100 (classrooms, kitchen, lecture room/multi-use room, and career center)	\$ 7,802,500
• New construction construct new kitchen facilities & enclosed lunch shelter addition, new single story classroom building, new 2-story administration and library, new multipurpose w/band & choral, new joint-use gymnasium and shower/lockers & P.E. classrooms and new shade shelters	\$24,737,500
Total Estimated Construction Costs	\$40,296,000
• Implementation/Soft Costs A/E fees, DSA fees, tests & inspection, contingencies, etc	\$10,074,000
TOTAL PROJECT COSTS FOR PMS' CAMPUS MASTER PLAN	\$50,370,000

Section XI

• New High School #4 •





Perris Union High School District Facilities Master Plan

2009 Facility Improvement Plan - New High School #4 (Menifee area of the PUHSD)

Project Description for New High School Number 4 (Menifee area of the PUHSD)

The Perris Union High School District anticipates future extensive development throughout its District boundaries. Anticipated timing for the resumption of development activity within any area of the District is subject to recovery of the nation's overall economic condition, the re-establishment of a real estate market within the Menifee area of the District, and the return of new residential development activity. As such, identifying the required timing for completion of New High School #4 remains undetermined at this time. Nonetheless, the PUHSD has been actively pursuing a site for this high school and, in fact, is entering into escrow for an approximate fifty-acre parcel just northwest of the intersection of Leon and Wickerd Roads. This property is located just east of the city limits for the recently incorporated City of Menifee.

With regard to advance planning for this anticipated new high school, the PUHSD has utilized project specifications contained within its most recently constructed comprehensive high school – Heritage High School. Using this model, High School Number 4 is contemplated to include the following types of facilities:

- Onsite parking requirements to accommodate approximately 800 vehicles, a campus stadium with an overall seating capacity of approximately 4,500, a 50-meter aquatics complex, 8 tennis courts, and to-be-identified site development elements (shade structure/s), etc.
- Core facilities to include: Administration and Counseling facilities, Library, Gymnasiums (Main and Auxiliary), Multipurpose facility, Media Center, Kitchen, Performing Arts Facility, Staff Workrooms, Toilet facilities to adhere to CDE/DSA plumbing fixture requirements.
- Approximately 107 teaching stations to accommodate 2,700± students within approx. 260,000 sq. ft. of building area
 - 65 Standard classrooms
 - 4 Arts/crafts labs/classrooms
 - 2 Business-related classrooms
 - 12 Science classrooms/labs
 - 5 Technology labs
 - 5 Special education classrooms (non-severe)
 - 3 Physical education labs
 - 1 Drama lab/classroom
 - 1 Dance lab/classroom
 - 1 Agriculture facility
 - 1 Weightroom
 - 2 Music/Band/Choir labs/classrooms
 - 5 Industrial technology labs/classrooms



Perris Union High School District Facilities Master Plan

2009 Facility Improvement Plan - New High School #4 (Menifee area of the PUHSD)

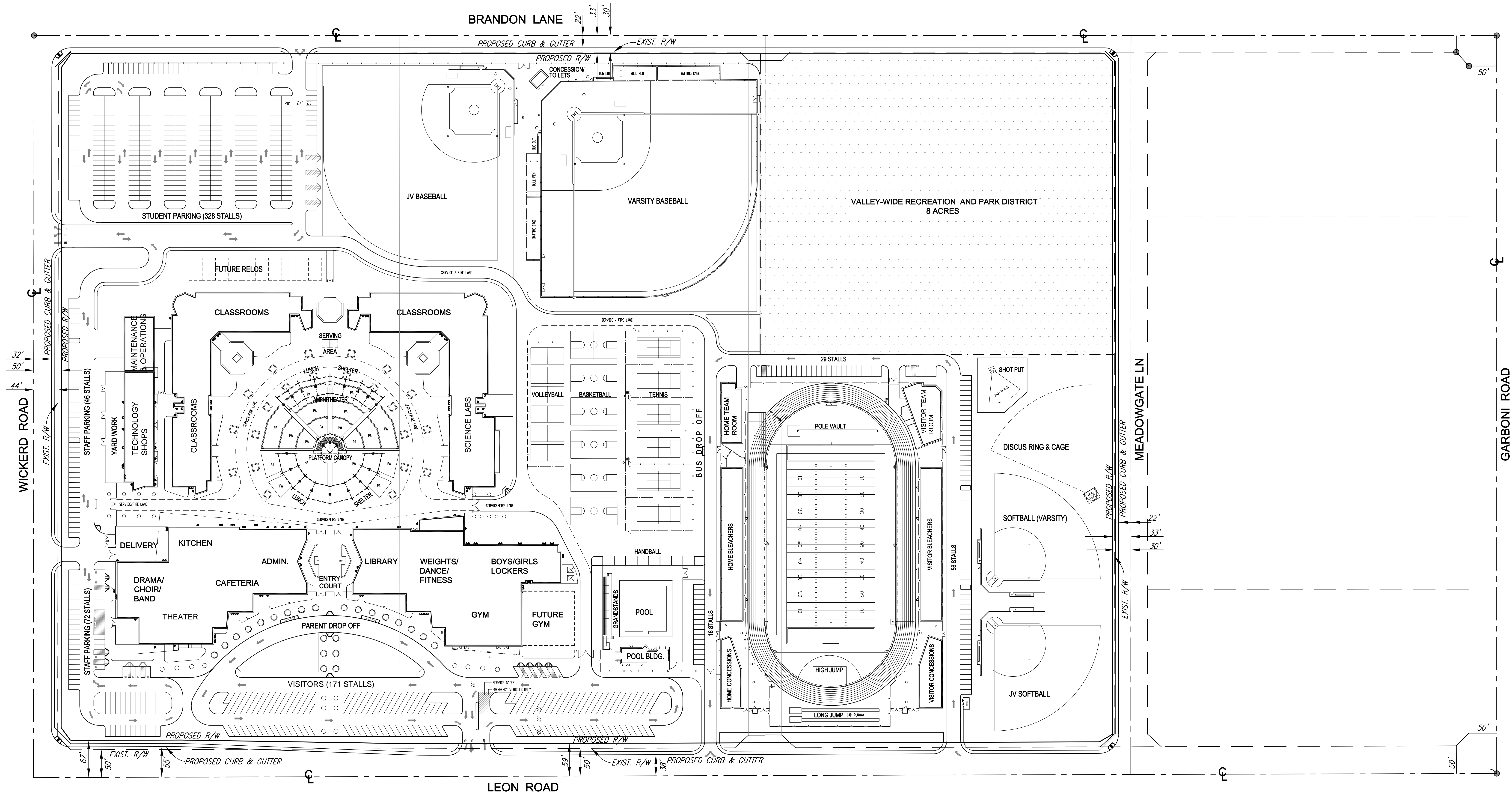
Preliminary Estimate of Costs Associated with the Implementation of New High School #4

• Site Acquisition	Property acquired through altern. funding sources
• Infrastructure/utility improvements costs included within the Site Development & New Construction categories listed below	included below
• Site development improvements due to lack of conceptual planning at this time, an estimate of \$380,000 per acre has been assumed for the site's 50± acres	\$19,000,000
• New construction it is the desire of the PUHSD to construct a new comprehensive high school that includes elements/guide specifications as briefly identified on the previous page – it is envisioned that this will require the construction of approximately 260,000 square feet of new building area – due to the lack of project specific planning at this time, an estimate of \$280/sq. ft has been assumed for construction-only costs	\$72,800,000
Total Estimated Construction Costs	\$91,800,000
• Implementation/Soft Costs A/E fees, DSA fees, tests & inspection, contingencies, etc	\$23,200,000
TOTAL ESTIMATED PROJECT COSTS FOR NEW HIGH SCHOOL #4	\$115,000,000

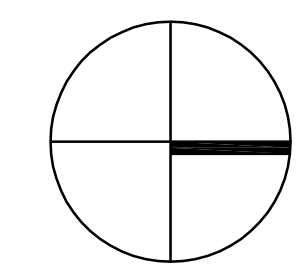
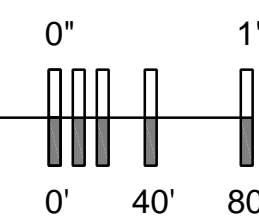


PERRIS UNION HIGH SCHOOL DISTRICT HIGH SCHOOL #4

WLC
Architects, Inc.
RANCHO CUCAMONGA - FOLSOM - EMERYVILLE
SOUTHERN CALIFORNIA
8163 Rochester Avenue, Suite 100
Rancho Cucamonga
California 91730-0729
tel: 909-987-0909
fax: 909-980-9980

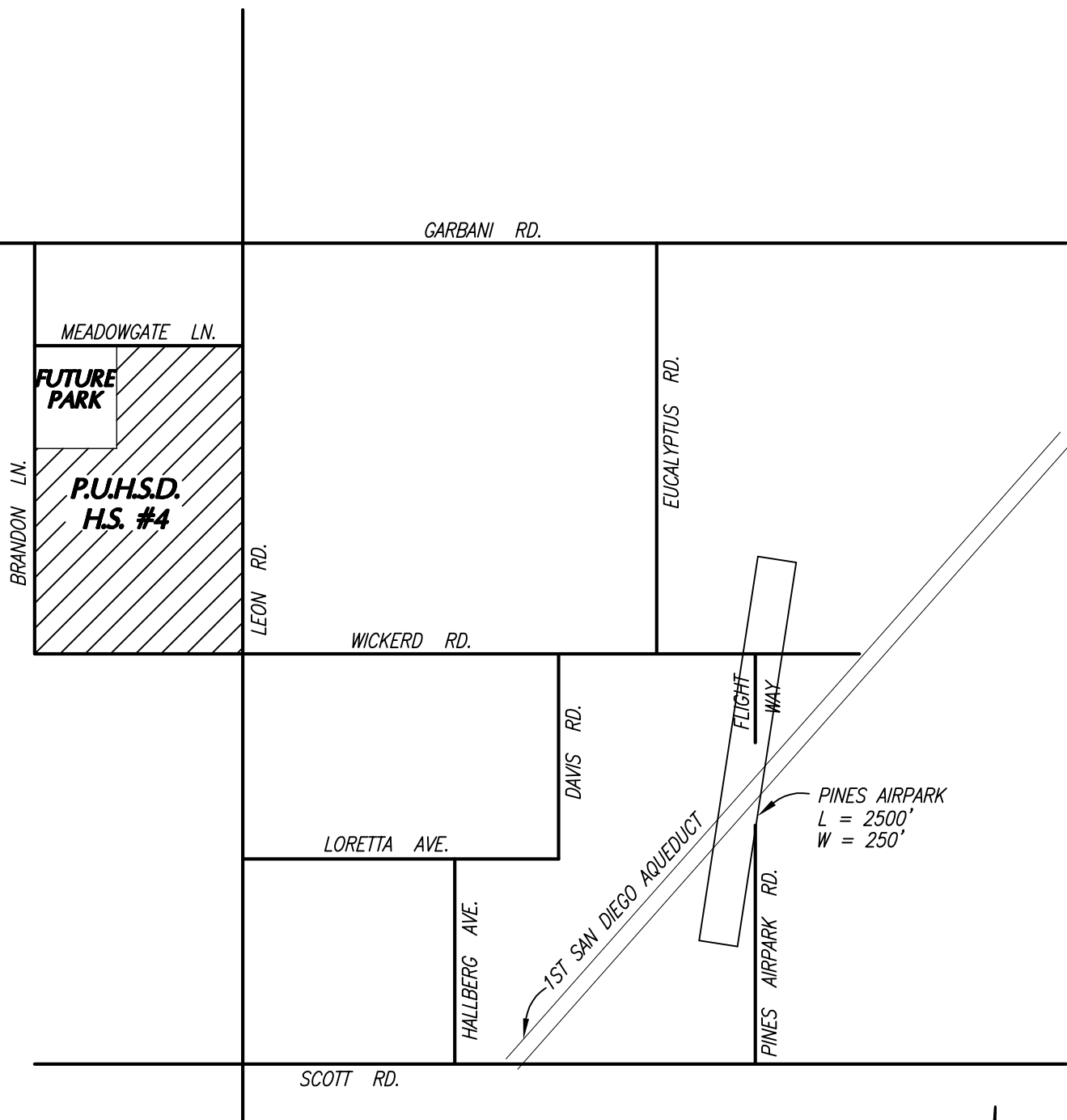


CONCEPTUAL SITE PLAN
SCALE: 1"=80'-0"



PLAN NORTH

File name: R:\SCHOOLS\Perris\HS4\Exhibit\EXHIBIT2.dwg Rel 2006
 Plot date: 6/15/2009 10:56 AM



SCALE: 1"=1000'

RHA Engineering, Inc. 6800 INDIANA AVENUE • SUITE 260 RIVERSIDE, CA 92506 (951) 683-8088 FAX (951) 683-6915	PROPOSED SITING FOR HIGH SCHOOL NUMBER FOUR PERRIS UNION HIGH SCHOOL DISTRICT	JOB: 257-0102	DATE: 6-15-09
		DRAWN: SR	
		CHECKED: SLR	



Section XII

- New High School #5 •





Perris Union High School District Facilities Master Plan

2009 Facility Improvement Plan - New High School #5 (Lakeview-Nuevo area of the PUHSD)

Project Description for New High School #5 (Lakeview-Nuevo area of the PUHSD)

The Perris Union High School District anticipates future extensive development throughout its District boundaries. Anticipated timing for the resumption of development activity within any area of the District is subject to recovery of the nation's overall economy, the establishment of a new and emerging development /real estate market within the Lakeview-Nuevo area of the District, and the generalized return of new residential development activity. As such, identifying the required timing for completion of New High School #5 remains undetermined at this time. Nonetheless, the PUHSD has been actively pursuing a site for this high school and working through the California Department of Education with respect to its site selection process and the identification of site alternatives.

With regard to advance planning for this anticipated new high school, the PUHSD has utilized project specifications contained within its most recently constructed comprehensive high school – Heritage High School. Using this model, High School #5 is contemplated to include the following types of facilities:

- Onsite parking requirements to accommodate approximately 800 vehicles, a campus stadium with an overall seating capacity of approximately 4,500, a 50-meter aquatics complex, 8 tennis courts, and to-be-identified site development elements (shade structure/s), etc.
- Core facilities to include: Administration and Counseling facilities, Library, Gymnasiums (Main and Auxiliary), Multipurpose facility, Media Center, Kitchen, Performing Arts Facility, Staff Workrooms, Toilet facilities to adhere to CDE/DSA plumbing fixture requirements.
- Approximately 107 teaching stations to accommodate 2,700± students within approx. 260,000 sq. ft. of building area
 - 65 Standard classrooms
 - 4 Arts/crafts labs/classrooms
 - 2 Business-related classrooms
 - 12 Science classrooms/labs
 - 5 Technology labs
 - 5 Special education classrooms (non-severe)
 - 3 Physical education labs
 - 1 Drama lab/classroom
 - 1 Dance lab/classroom
 - 1 Agriculture facility
 - 1 Weightroom
 - 2 Music/Band/Choir labs/classrooms
 - 5 Industrial technology labs/classrooms



Perris Union High School District Facilities Master Plan

2009 Facility Improvement Plan - New High School #5 (Lakeview-Nuevo area of the PUHSD)

Preliminary Estimate of Costs Associated with the Implementation of New High School #5

• Site Acquisition	Property acquired through altern. funding sources
• Infrastructure/utility improvements costs included within the Site Development & New Construction categories listed below	included below
• Site development improvements due to lack of conceptual planning at this time, an estimate of \$380,000 per acre has been assumed for the site's 50± acres	\$19,000,000
• New construction it is the desire of the PUHSD to construct a new comprehensive high school that includes elements/guide specifications as briefly identified on the previous page – it is envisioned that this will require the construction of approximately 260,000 square feet of new building area – due to the lack of project specific planning at this time, an estimate of \$280/sq. ft has been assumed for construction-only costs	\$72,800,000
Total Estimated Construction Costs	\$91,800,000
• Implementation/Soft Costs A/E fees, DSA fees, tests & inspection, contingencies, etc	\$23,200,000
TOTAL ESTIMATED PROJECT COSTS FOR NEW HIGH SCHOOL #5	\$115,000,000

Section XIII

- New Middle School #2 •





Perris Union High School District Facilities Master Plan

2009 Facility Improvement Plan - New Middle School #2 (Perris ESD area of the PUHSD)

Project Description for New Middle School #2 (Perris ESD area of the PUHSD)

The Perris Union High School District anticipates future development within the Perris Elementary School District portion of its boundaries. The PUHSD currently provides middle school educational programs and services for students within the Perris Elementary School District boundaries at the Pinacate Middle School. This campus currently serves over 1,400 students in grades 7 & 8, which dramatically exceeds the original design capacity for enrollment at the school. A situation of even greater significance is the District's desire to serve a maximum number of 1,000 students at any middle school.

The District has recently analyzed enrollment and demographic data for the students attending Pinacate Middle School. This data confirms that the school's 1,400 students reside fairly evenly between areas west and east of Interstate 215. It is believed that Interstate 215 may create a future logical boundary for two middle schools and would alleviate the necessity to transport many of the students that would attend either the existing Pinacate Middle School or New Middle School #2. Therefore, the PUHSD has been actively pursuing a site for a second middle school in the easterly portion of the Perris Elementary School District and is working with the California Department of Education in the site selection process and the development of site alternatives.

With regard to advance planning for this anticipated new middle school, the PUHSD envisions a new middle school that includes some of the features listed below:

- A site of between 20 and 25 net useable acres is preferred. Onsite parking should be provided to accommodate approximately 150 vehicles, and yet-to-be-identified site development elements (shade structure/s) will need further consideration.
- Core facilities to include: Administration and Counseling facilities, Library/Media Center, Gymnasium (with boys & girls locker facilities), Multipurpose facility, Kitchen, Staff Workroom, and Toilet facilities to adhere to CDE/DSA plumbing fixture requirements.
- Approximately 40 teaching stations to accommodate 1,000± students within approx. 95,000 sq. ft. of building area.



Perris Union High School District Facilities Master Plan

2009 Facility Improvement Plan - New Middle School #2 (Perris ESD area of the PUHSD)

Preliminary Estimate of Costs Associated with the Implementation of New Middle School #2

• Site Acquisition	Property acquired through altern. funding sources
• Infrastructure/utility improvements costs included within the Site Development & New Construction categories listed below	included below
• Site development improvements due to lack of conceptual planning at this time, an estimate of \$380,000 per acre has been assumed for the site's 25± acres	\$ 9,500,000
• New construction it is the desire of the PUHSD to construct a new middle school that includes elements/guide specifications as briefly identified on the previous page – it is envisioned that this will require the construction of approximately 95,000 square feet of new building area – due to the lack of project specific planning at this time, an estimate of \$280/sq. ft has been assumed for construction-only costs	\$26,600,000
Total Estimated Construction Costs	\$36,100,000
• Implementation/Soft Costs A/E fees, DSA fees, tests & inspection, contingencies, etc	\$10,900,000
TOTAL ESTIMATED PROJECT COSTS FOR NEW MIDDLE SCHOOL #2	\$47,000,000

Section XIV

- **PUHSD Facility Improvement Program
Implementation and Phasing Plan** •





Perris Union High School District Facilities Master Plan

2009 Facility Improvement Plan - Implementation and Phasing Plan

Overview of the PUHSD Facilities Improvement Program Implementation and Phasing Approach

An understanding of the facility improvement requests at each existing campus has been developed and preliminarily priced to reflect scopes identified within the conceptual improvements. Additionally, new facility needs have been identified and also have been preliminarily priced to reflect the broad-parameter scopes identified for each new facility project.

The District is now at a point within its facilities master planning process that It will be necessary to complete a variety of processes to help develop and refine the most realistic initial implementation and phasing approach; these processes include the following – each required process is more specifically defined in the pages that follow:

- A. Assess the total PUHSD Facilities Improvement Program costs vs. anticipated funding sources & amounts
- B. Review all facility improvement requests to complete a prioritization/ranking process and determine the funding requirements associated with each classification of prioritized projects/facility improvement elements
- C. Commit to consistent funding opportunity assessments to most effectively “position” the PUHSD for optimal access to facility funding opportunities that can be strategically matched with unfunded projects and facility improvement elements
- D. Determine the most effective cost escalation and income factors to be assumed within the implementation and phasing plan in consideration of the likely fifteen-year life of the PUHSD Facilities Improvement Program
- E. Assign the ranked projects/facility improvement elements to respective implementation phases, match funding sources to finance each phase and create tasks, roles and responsibilities that are required to successfully implement each respective phase (delineation of phasing elements/funding sources/ required tasks and role definitions)



Perris Union High School District Facilities Master Plan

2009 Facility Improvement Plan - Implementation and Phasing Plan

Process A – Assessment of Costs vs. Anticipated Funding

The summary below reflects the preliminary costs that have been assigned to the respective campus facility improvement plans as well as potential funding sources for the implementation of the PUHSD Facilities Improvement Program. The District's architectural firms and Fred Good and Associates have prepared the listed projected expenditure estimates; these include "hard" construction costs (actual costs to build) and "soft" costs (professional service fees, permitting/agency fees, furniture/fixtures and equipment, inspection fees, and contingencies). Soft costs are estimated to be approximately 25 – 30% of total project costs depending upon project type, scope, etc. Collectively, soft and hard costs result in "total project costs." With respect to anticipated funding, virtually all State and Federal funding opportunities require a local matching share amount. Therefore, to maximize potential access to these types of funding opportunities the conduction of a local bond election will likely be required to supplement other local generated facility funds. Due to the fact that local bond proceeds from the 2004 PUHSD Measure Z bonds are nearly depleted and funds within the State's School Facilities Improvement Program are currently "frozen" as a result of budget/economic conditions, it is not feasible at this time to project funding from the majority of sources listed below.

Projected Expenditures

The Academy	\$ 2,500,000
CMI	\$ 16,750,000
Heritage HS	\$ 20,500,000
Paloma Valley HS	\$ 25,000,000
Perris HS	\$ 92,000,000
Perris Lake HS	\$ 30,000,000
Pinacate MS	\$ 51,000,000
New HS #4	\$115,000,000
New HS #5	\$115,000,000
New MS #2	\$ 50,000,000
Technology Upgrades	\$ 35,000,000
District Facility Improv.	\$ - TBD -
Long Term Maintenance	\$ - TBD -
Total	\$556,000,000+

Projected Funding Sources

State Funding	
New Construction	\$ - TBD -
Modernization	\$ - TBD -
Joint Use	\$ - TBD -
Career Tech Ed.	\$ - TBD -
ORG	\$ - TBD -
ERP	\$ - TBD -
CHPS/High Perf.	\$ - TBD -
Defer. Maint.	\$ - TBD -
CFD's/School Fees	\$ - TBD -
RDA funds	\$ - TBD -
Federal Funds	\$ - TBD -
Local bond proceeds	\$ - TBD -
Total	\$ - TBD -





Perris Union High School District Facilities Master Plan

2009 Facility Improvement Plan - Implementation and Phasing Plan

Process B – Prioritization/Ranking of the PUHSD Facility Improvement Projects and Elements

The identified facility improvement requests at the existing schools and the need for new schools contain expenditure requirements that far exceed immediate expected revenues; this will require the careful consideration and establishment of an implementation plan that is phased over the next several years. As such, it will be necessary to complete a prioritization and ranking process in order to establish which facility improvement elements and projects are contained within the respective implementation phases. A variety of approaches can be considered relative to the prioritization process and should consider a variety of the following factors:

- Is there a desire to move toward a greater degree of “facilities equity” throughout the District and, thus, seek to create and implement a set of District Facility Standards?
- Are projects going to be broken into construction phases at individual campuses or will projects be completed in total at one campus before proceeding to the next campus?
- Should facility improvement requests at the existing schools be classified and rank-ordered? Should these requests be group by school or on a District wide basis?
- Will new schools be constructed in phases? Which new school project should proceed first? Second? Third?

Process C – The District’s Commitment to Monitor Ongoing Funding Opportunities and to Adjust the Implementation Plan Accordingly

As is often the case with facility master plans developed with and through public school districts, the PUHSD’s identified facility needs create acute financial challenges. In order to maximize PUHSD Facility Improvement Program implementation effectiveness and efficiency, consistent concerted efforts must be committed toward the monitoring of all conceivable funding mechanisms. The most successful facility improvement programs are those that can and do adjust according to funding opportunities and constraints, as well as evolving needs. It is highly recommended that the PUHSD embrace this approach and employ it from the beginning of and throughout its Facilities Improvement Program.





Perris Union High School District Facilities Master Plan

2009 Facility Improvement Plan - Implementation and Phasing Plan

Process D – Determination of Cost Escalation and Income Factors to be Utilized During Program Implementation

Given the likely long-term nature of the District's Facilities Improvement Program, it will be necessary to establish assumptions regarding the anticipated changes that will occur with project costs and income sources over time. These determinations are best made through collaborative discussions between District staff, the District's architects and the District's construction managers. Carefully conceived recommendations can then be presented to the Districtwide Facilities Improvement Committee and/or Board of Trustees for review, approval and utilization as an integral planning tool.

Process E – Phasing Plan Development and Identification

The development and identification of phasing plans for the implementation of the District's Facilities Improvement Program will present unique challenges. The ongoing review and development of the phasing plan will require the following:

- Careful attention to construction projects and phases that respect and limit interruptions to the delivery of the District's educational programs and instructional services.
- Analysis and "matching" of project scopes with funding opportunities.
- Clear identification of roles, responsibilities and timelines for each respective project.
- Careful monitoring of project progress, income and expenditure.
- The ability to adapt to evolving needs, changing conditions and an economy that is currently in a dramatic state of flux.

Section XV

- **A Long-Term Maintenance Plan to Sustain Functionality of Capital Facility Investments •**





Perris Union High School District Facilities Master Plan

2009 Facility Improvement Plan - Long Term Maintenance Plan

• Development of a Long-Term Maintenance Plan to Sustain Functionality of Capital Facility Investments

The Perris Union High School District's Facilities Improvement Program continues to develop and emerge. In its current status the program is very ambitious and, regardless of eventual funding sources, will require an extremely significant investment of public finances. The recent trend in public school finance has seen diminishing funding for the State's Deferred Maintenance Program; in turn, this has resulted in local school district maintenance programs becoming very challenged to meet ongoing demands for upkeep and maintenance at school sites.

As the PUHSD considers future implementation of its Facilities Improvement Program, it is highly recommended that the District concurrently consider the creation of a preventative and ongoing maintenance plan. This approach is advised to help ensure long-term functionality of the significant capital investments that are currently being considered. This approach will likely require the commitment of additional local funds as it is not envisioned that State funding for deferred maintenance will improve in the near future.

Section XVI

• Suggested Next Steps •





Perris Union High School District Facilities Master Plan

2009 Facility Improvement Plan - Suggested Next Steps

Suggested Next Steps

The ongoing development and evolution of the District's Facilities Improvement Program has been a complex, time-consuming and structured process. The District has diligently worked to include the involvement and input from a wide variety of its constituents. The District's decision to proceed with the implementation of this ambitious program has widespread policy and practical implications. It is strongly recommended that Study Session/s be conducted with the Board of Trustees to present a broad range of topics for their information, discussion and review. Some of the topics that should be considered within any Facilities Study Session/s are listed below:

- Rationale for the PUHSD Facilities Improvement Program – the issue of facilities equity and District facility standards
- Presentation of the campus master plans/site visitations
- Projected need for new schools
- Additional facility needs throughout the District
- Facility funding tools/the PUHSD Facility Financing Plan
 - Need for local funds as a leveraging tool
 - Current status of State funding opportunities
 - Viability of other facility funding mechanisms
- Defining and refining the PUHSD Facility Improvement Project List
- Matching facility improvements with facility funding options
- Developing an implementation plan with a “monitor and adjust” mechanism, e.g. prioritization of projects
- Developing a long-term maintenance plan
- Local bond election for facility improvements
 - Utilization of a campaign consultant
 - Assessing feasibility and understanding voter attitudes
 - Potential dates for a local general obligation bond election
 - Reaching a “go/no-go” decision point
 - Understanding the components within a school bond campaign and the associated demands for extensive community involvement - creating a local school bond committee
- Conveying “The Plan” in simple & understandable ways
- Joint use opportunities with other agencies
- A look at a typical project schedule – i.e., High School #4
- The Districtwide Facilities Improvement Committee's Update to the Board of Trustees
- Technology standards for existing and future PUHSD facilities