



2023

# School Facilities Master Plan



**PERRIS UNION**  
HIGH SCHOOL DISTRICT





# WE ARE PUHSD

The mission of Perris Union High School District is to create high quality relevant learning opportunities for all in a safe and caring environment. We will develop a high quality, caring staff who will be dedicated to learning, and connect students to their education and potential goals. We will care for all students while developing a growth mindset through collaboration, creativity, communication, and critical thinking.

prepared FOR:



**PERRIS UNION**  
HIGH SCHOOL DISTRICT

[WWW.PUHSD.ORG](http://WWW.PUHSD.ORG)

@PerrisUnionHSD

prepared BY:



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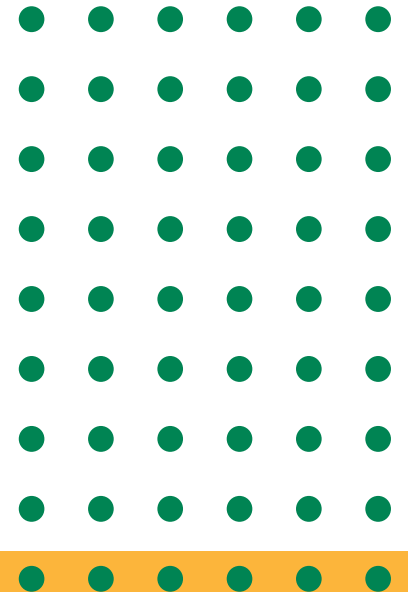
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# A. PURPOSE, VISION, AND PROCESS

## PURPOSE

Over the past 15 years, the Perris Union High School District has been on a strategic and sequential journey to improve learning environments for its students, staff and communities. The cornerstone of the District's facilities program has been an unwavering commitment to an inclusive approach toward planning for meaningful and lasting improvements at all existing and future campuses – regardless of scope, magnitude or apparent availability of funding solutions. At the heart of every project, focus has remained solely on those goals that are most beneficial for students and the effective delivery of educational opportunities.





## VISION

The District has achieved many significant improvements to its facilities supported by the collaborative efforts of many. These improvements have included the reconstruction of the District's only middle school, Pinacate Middle School, as well as the addition of a new two-story classroom building on its campus. Over this fifteen-year period, the District systematically completed five phases of reconstruction/new construction for Perris High School – all undertaken with the highest sensitivities toward student schedules and the minimization of disruptions to the quality of their educational experiences. In February 2019, construction of the District's fourth comprehensive high school, Liberty High School, commenced on a 52-acre site east of the Menifee city limits. The 2,600 student school opened to 9th and 10th graders in August 2021. Additionally, a wide variety of projects on other campuses of varying size and scope were completed, including four new aquatic centers on each of the District's comprehensive high school sites.

As the District begins the 2023-24 academic year and many exciting and successful projects are either completed or near completion, it is understood that continued reflection and self-analysis will be extremely important. This seems even more imperative given the instructional shifts that have occurred and the undeniable impacts upon the lives and the educational experiences of students. We must recognize and affirm that

2020 changed our students lives forever. We must be the stewards of change and seize these opportunities. In essence, there is general agreement that a “business as usual” approach in contemplating new projects is likely short-sighted, if not unwise.

Nonetheless, in completing these internal analyses, many critical factors have become apparent. First, the spirit of overwhelming collaboration and support among all the team members has strengthened already strong working relationships. The opinions and values of all team members are considered within each decision-making process, no matter the size or complexity of each issue or opportunity. There has been a sense of equity and unwavering importance established for each project, regardless of scope or location. The District has demonstrated a unique and resourceful approach toward the pursuit of facility funding opportunities. In virtually all instances the availability of potential funding for a project (assuming it is “shovel-ready”) has been a major factor in determining its placement within the master schedule for projects. Clear, concise and consistent messaging has been an important factor in the implementation of projects at the site level; this is especially critical relative to developing mutual understandings of budgets and schedules. Most significantly, however, has been the very successful practice to include project constituents early in the initial planning phases. In virtually all instances this has provided an invaluable

opportunity for everyone to openly and freely have their voices heard as pertains to their idea/s or project/s; in turn, this has been a unique opportunity for the administration to express objectivity pertaining to project feasibility.

### JUST A FEW OF THE PROJECTS PUHSD HAS COMPLETED OVER THE PAST 15 YEARS:

1. Five Phases of Reconstruction / New Construction for Perris High School
2. Construction of Liberty High School
3. Improvements and New Construction at Pinacate Middle School
4. New Classroom Buildings at Paloma Valley High School
5. Stadium improvements at Paloma Valley High School including new restroom buildings and new snack bar/ ticket booth
6. New Aquatics Centers at all four high schools
7. New Agricultural Resource Center at Heritage High School
8. New STEM Classroom Building at Heritage High School
9. Installation of solar shade structures at all existing PUHSD sites
10. Parking facility improvements at Perris High School, Paloma Valley High School and Heritage High School

## PROCESS

Moving forward, the cardinal principle that must be followed as the District considers additional potential facilities projects is to ensure widespread participation and representation from anticipated project planning participants. There is a proven “blueprint” that the District has utilized in previous circumstances, e.g. development of the 2017 Facilities Master Plan. It all begins with an opportunity for participation. Each school site should continue to focus upon the facility related needs they currently deem to be most important toward enhancing student learning and achievement in areas that are most relevant within each specific school site. The current District Administration is highly skilled in establishing the optimal environments within each site committee to ensure a balance between freedom of expression/discussion and the establishment of realistic assessments pertaining to opportunities (or lack thereof) for likely outcomes.

Of dramatic importance to the operation of the Perris Union High School District, enrollment is significantly on the rise. District administration has worked diligently to create school site enrollments that are balanced and not excessive. The speed with which the comprehensive high schools are nearing their optimal capacities is of concern. While the consistent development patterns that have been present for the past several years in the Menifee area have continued, completion of the Line A Storm Drain project throughout the Romoland area appears to have unlocked years of unmet need for moderately priced new residential units. Concurrently, the City of Menifee and Brookfield Development are refining aspects of a large, planned community near Highway 74. This new development will include an extensive business park, large commercial properties, and a residential project which will provide a new school for the Romoland School District. There is excitement about

this new planned project and its proposed educational partnership with the adjacent Heritage High School and the PUHSD. Collectively, there are many reasons to anticipate the future with new-found optimism but also with the requisite courage to face the difficult planning decisions that will be required.

# +18.2%

PUHSD is expected to grow by 18.2% in the next five years.\*

\*Assumes 5% growth for 2023-24 and 3% growth thereafter.

# ENROLLMENT AT PUHSD IS SIGNIFICANTLY ON THE RISE.









# B. EXECUTIVE SUMMARY

The Perris Union High School District's pursuit of constantly evolving programs and facilities is energized and driven by the outstanding students within its boundaries. **A central focus has remained upon the provision of qualitative equity for facility improvements, leading to diverse educational opportunities for the broadest range of students. Collaborative planning and consistent follow-through have been hallmarks of the Perris Union High School District's highly successful facilities planning and implementation efforts.**

The consistent and aggressive pursuit of various funding mechanisms continues to be a proven successful financing strategy for the District. The PUHSD leadership is highly skilled in its timely discovery of funding opportunities that sporadically become available through the State's School Facilities Programs. State funding programs can be an uncertain maze of individual access requirements. Therefore, it is imperative that the District remain ready, well in advance, with both the completed program requirements and the ability to meet local matching share obligations. The District takes its responsibilities to local taxpayers with extreme care. District leadership clearly understands that opportunities to utilize and leverage financial resources for facility improvements are in very limited supply.



These recently completed site-based facility master plans have clearly identified the need for continued improvements throughout District facilities to keep pace with instructional aspirations. Additionally, the District is experiencing dramatic growth in multiple geographic regions of the District. Despite the relatively recent completion of Liberty High School, enrollment projections for the 2023-24 school year anticipate comprehensive high schools will be at or near their respective facility capacities. Given the excessive costs associated with either constructing a new high school campus or modifying existing attendance boundaries together with planned additions at multiple high school campuses, it is strongly recommended that planning immediately commence to address these impending issues.

The consulting team has worked diligently to create working budgets for the cumulative projects at each existing District site, District Support Facilities, as well as conceptual budgets for the proposed new schools. The chart below shows the totals for each category of desired facility improvements:

**Enrollment projections for the 2023-24 school year anticipate comprehensive high schools will be at or near their respective facility capacities.**

	<b>SITE IMPROVEMENTS</b>	<b>IMPROVEMENTS WITHIN EXISTING BUILDINGS</b>	<b>NEW FACILITIES</b>	<b>TOTAL</b>
<b>Existing Schools</b>	<b>\$38,427,000</b>	<b>\$35,760,000</b>	<b>\$159,600,000</b>	<b>\$233,787,000</b>
<b>District Sites / Support Facilities</b>				<b>TBD</b>
<b>Future and Prospective Sites</b>				<b>\$235,000,000</b>
<b>TOTAL COST FOR FULL IMPLEMENTATION OF THE MASTER PLAN</b>				<b>\$468,787,000</b>

# C. PROPERTY DATA AND INFORMATION





# PROPERTY DATA/ INFORMATION FOR PUHSD SITES

SCHOOL / SITE NAME	ADDRESS	ACREAGE (Gross/Net)	DATE OF ACQUISITION
California Military Institute (CMI)	755 North A Street, Perris	16.73 ac.	1959
Heritage High School	26001 Briggs Road, Menifee	63.10 ac. / 59.51 ac.	2005
Liberty High School	32255 Leon Road, Winchester	52.42 ac. / 46.56 ac.	2017
Pathways for Adult Life Skills (PALS)	515 East Seventh Street, Perris	3.34 ac.	2003
Paloma Valley High School	31375 Bradley Road, Menifee	56.53 ac. / 52.33 ac.	1993
Perris High School	175 East Nuevo Road, Perris	33.65 ac.	1958
Perris Lake High School	418 West Ellis Avenue, Perris	6.42 ac.	1986
Pinacate Middle School	1990 South A Street, Perris	20.42 ac. / 18.55 ac.	1986
District Administration Center	155 East 4th Street, Perris	1.84 ac.	1995
Student Services Center	1151 North A Street, Perris	2.85 ac.	1986
Maintenance & Operations Facility	300 W. Metz, Perris	3.38 ac.	1959
New Menifee-Area High School***	Site Location TBD	Est. to be 55 ac.	
New Villages of Lakeview HS ***	To be located within The Villages of Lakeview	Est. to be 54 ac.	
New Middle School #2 ***	Murrieta Rd/Patriot Lane, Perris	26.12 ac. / 24.62 ac.	2013

\*\*\* Denotes future school site

# D. SCHOOL FACILITY FUNDING IN PUHSD: PAST, CURRENT AND FUTURE

## HOW ARE FACILITIES PROJECTS TYPICALLY FUNDED WITHIN THE PUHSD?

Over the past 15-year period the PUHSD has developed a strong reputation for its resourcefully pursuing of a wide variety of facility funding opportunities. Previous successful efforts have utilized the potential for maximizing funding through matching share programs. This approach has been exceptionally productive for the District as it pertains to the State's School Facilities Program (SFP). The SFP has historically required a school district to utilize locally generated funds to qualify for eventual matching share contributions from the State. While this program has been accessed and utilized by the District, the opportunities to seize funding have often been hampered by the stringent program requirements. Additionally, abilities for school districts to match program opportunities have generally been within tightly constrained funding cycles – almost always against a heavy backlog of applications. This backlog has often required the PUHSD to utilize other funding sources in order to initiate projects while they awaited the future receipt of available State funds. While the District is certainly grateful for the existence of the State's School Facilities Program, the uncertainty associated with the timely receipt of State funds has significantly hampered the effectiveness of opportunities for program participation.



## FACILITIES FINANCING IN THE DISTRICT - 2010 THROUGH 2017

In 2011, the Board of Trustees authorized the issuance of \$45,000,000 of special tax bonds through Community Facilities District (CFD) 91-1 and 92-1. The funds were utilized to refinance the outstanding 2003 Certificates of Participation (approximately \$23,000,000 for Paloma Valley High School 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 initially resulted in the construction of an 18-classroom multi-story building for math and technology classrooms along with a second building that was constructed to house 10 additional classrooms. The utilization of local funds to access funding through the State's Overcrowding Relief Grant Program enabled the District to obtain approximately \$6,000,000 in State funds. 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. Additionally, the Heritage High School Agricultural Resource Center enabled the District to access State CTE funding.



**PINACATE  
MIDDLE SCHOOL**

- » Modernized / Reconstructed Classrooms and Instructional Support Spaces
- » Expanded Kitchen and Multipurpose



**PERRIS  
HIGH SCHOOL**

- » 18-Classroom Two-Story Building for Math and Technology
- » Second Building to house 10 Additional Classrooms



**HERITAGE  
HIGH SCHOOL**

- » STEM Facility and Agricultural Research Center
- » Parking, Traffic, Pedestrian Improvements

In 2012, the Board of Trustees approved 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 were 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.

The project list for Measure T included a wide variety of projects and sites. Multiple phases of the Perris High School master plan were included for planning and completion. Planning and construction of Phase 3 at Pinacate Middle School was an important component within the project list. Site purchase and DSA-approved plans for the new middle school in Perris was also a very important project. Perhaps the most urgent project focused on the planning and design of high school #4 (now called Liberty High School) within the Menifee area of the District. In completing all of the Measure T projects it was imperative to maintain sensitivity to ensure that expenditures were evenly divided between the Menifee area of the District as well as the remainder of the District.



**PERRIS  
HIGH SCHOOL**

» Multiple Phases of the Perris High School Master Plan.



**PINACATE  
MIDDLE SCHOOL**

» Planning and Construction of Phase 3



**HIGH SCHOOL #4  
LIBERTY HIGH SCHOOL**

» Planning and Design of High School #4 (Now Called Liberty High School).



## FACILITIES FINANCING IN THE PUHSD – 2018 THROUGH THE PRESENT

In November 2016, California voters approved Proposition 51 to authorize \$7 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. As this was the first statewide school bond to be approved by California's voters since 2006, the passage of Proposition 51 became the impetus for the PUHSD Board of Trustees to approve the placement of a local school bond before the District's voters for November 2018. It had become painfully clear that the only imminent way to acquire the other half of required funding for the new high school was through passage of a local bond. Concurrently, however, the District remained fully committed to the pursuit and utilization of all opportunities to acquire matching funds its school facility improvement projects. Burgeoning enrollment growth combined with the urgent need to obtain construction funding focused efforts on the Liberty High School project. Menifee residents had been assured that the high school construction would begin despite uncertain timing to receive State funding. While the Liberty High School project presented various complicated, ambitious and fiscally challenging scenarios (e.g. obtaining materials/supply chain issues and maintaining work crew staff during a pandemic), this high school has become an immense source of pride for the PUHSD students, staff and residents.

Of equal importance within the District was the completion of the final phase of the Perris High School master plan. This final phase included the construction of a new administrative facility, a new Learning Commons/Library Media Center, a full-scale Theater complex with designated spaces for the visual and performing arts, a new Agricultural Mechanics facility, a new Aquatic Center and additional physical education facilities.

Completion of the new gymnasium and associated facilities on the California Military Institute (CMI) campus were of extreme importance to the school. This type of facility had been a vision for the school but, in spite of general support for the ideas centered around the need for this new facility, efforts to obtain project funding had consistently been unsuccessful. Once completed, the new gymnasium at CMI has become a cornerstone for a widespread range of activities at the school. Perhaps of greater importance is the pride and enthusiasm displayed by the students for their new facility.





## COLLECTION AND UTILIZATION OF DEVELOPER FEES THROUGHOUT THE PUHSD

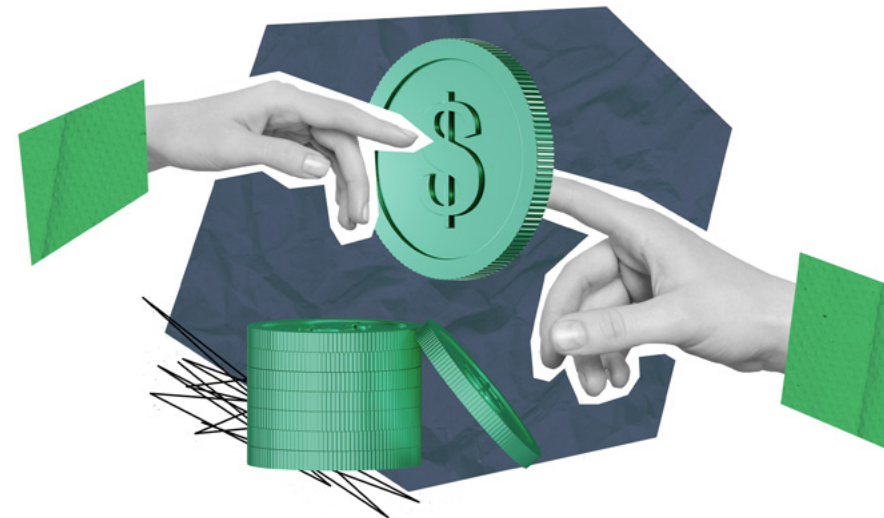
PUHSD has continued to collect State-mandated developer fees for new residential and commercial projects throughout all parts of the District. Varying rates of developer fee collection have occurred since the first comprehensive Facilities Master Plan was originated in 2008 to the present and are identified as follows:

YEAR OF COLLECTION	FEES COLLECTED	YEAR OF COLLECTION	FEES COLLECTED	YEAR OF COLLECTION	FEES COLLECTED
2008 - 2009	\$930,477	2013 - 2014	\$2,600,900	2018 - 2019	\$2,132,181
2009 - 2010	\$721,479	2014 - 2015	\$1,508,042	2019 - 2020	\$2,389,182
2010 - 2011	\$680,139	2015 - 2016	\$1,799,156	2020 - 2021	\$4,091,127
2011 - 2012	\$652,919	2016 - 2017	\$2,326,470	2021 - 2022	\$3,562,133
2012 - 2013	\$1,459,199	2017 - 2018	\$1,669,752	2022 - 2023	\$2,533,869

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. In spite of the ever-changing market conditions, it is envisioned that the district will continue to pursue the collection of developer fees. Additionally, the District will continue to work closely with those development projects that are larger sized to create school fee agreements that may enable the District to capitalize on economies of scale as pertain to structured payment of school fees.

## A LOOK AHEAD TO FACILITIES FUNDING APPROACHES

The PUHSD has been imaginative and resourceful in seeking approaches toward school facility funding solutions. While the District is immensely proud of its efforts to upgrade and expand school facilities throughout the District, there remains a wide range of unmet needs. The District will maintain, if not expand, its efforts to utilize funding options in order to keep pace with enrollment growth and provide expanded program opportunities for its diverse student population. The District works diligently with its development partners to create “win-win” solutions that provide for enriched and new communities throughout the District. **This is especially important in consideration of the extremely excessive bid climate we have recently experienced and in anticipation of continued upward increases in school facility construction costs.**



## PARTICIPATION BY THE DISTRICT IN THE STATE'S SCHOOL FACILITIES PROGRAM

The District has been an active and frequent participant in nearly all of the programs offered by the state of California through its School Facilities Program (SFP). This program is operated by the State of California through the State Allocation Board and its partnership with the Office of Public School Construction. The program was originated in 1998 and typically requires a matching share contribution by participating public school districts.

SCHOOL SITE	STATE FUNDING PROGRAM	AMOUNT OF FUNDING	DATE OF FUNDING	UTILIZATION OF FUNDS
The Academy/PALS	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
Liberty HS	School Facilities Program	\$58,800,000	10/28/2020	Original Campus Construction
Perris HS	School Facilities Program	\$410,204	6/25/02 & 2/18/03	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	9/15/2014	7000 Building
Perris HS	School Facilities Program	\$3,000,000	9/21/2021	PACE
Perris HS	School Facilities Program	\$3,000,000	12/14/2021	Ag. Mech.
Paloma Valley HS	Lease-Purchase Program	\$233,475	12/22/1998	Phase 2 Planning
Paloma Valley HS	Lease-Purchase Program	\$15,100,000	2/2/2004	Phase 2 Construction
Paloma Valley HS	School Facilities Program	\$6,756,952	9/26/2006	"J" Building and Stadium
Perris Valley JH (CMI)	Lease-Purchase Program	\$242,498	6/30/1995	Project plan development
Pinacate	School Facilities Program	\$395,618	6/25/02 & 2/18/03	Site development
Pinacate	School Facilities Program	\$1,536,259	9/15/2014	New construction
Pinacate	School Facilities Program	\$3,838,451	7/13/2015	Campus modernization

**TOTAL STATE FUNDING TO-DATE: \$156,893,492**

# E. ENROLLMENT TRENDS

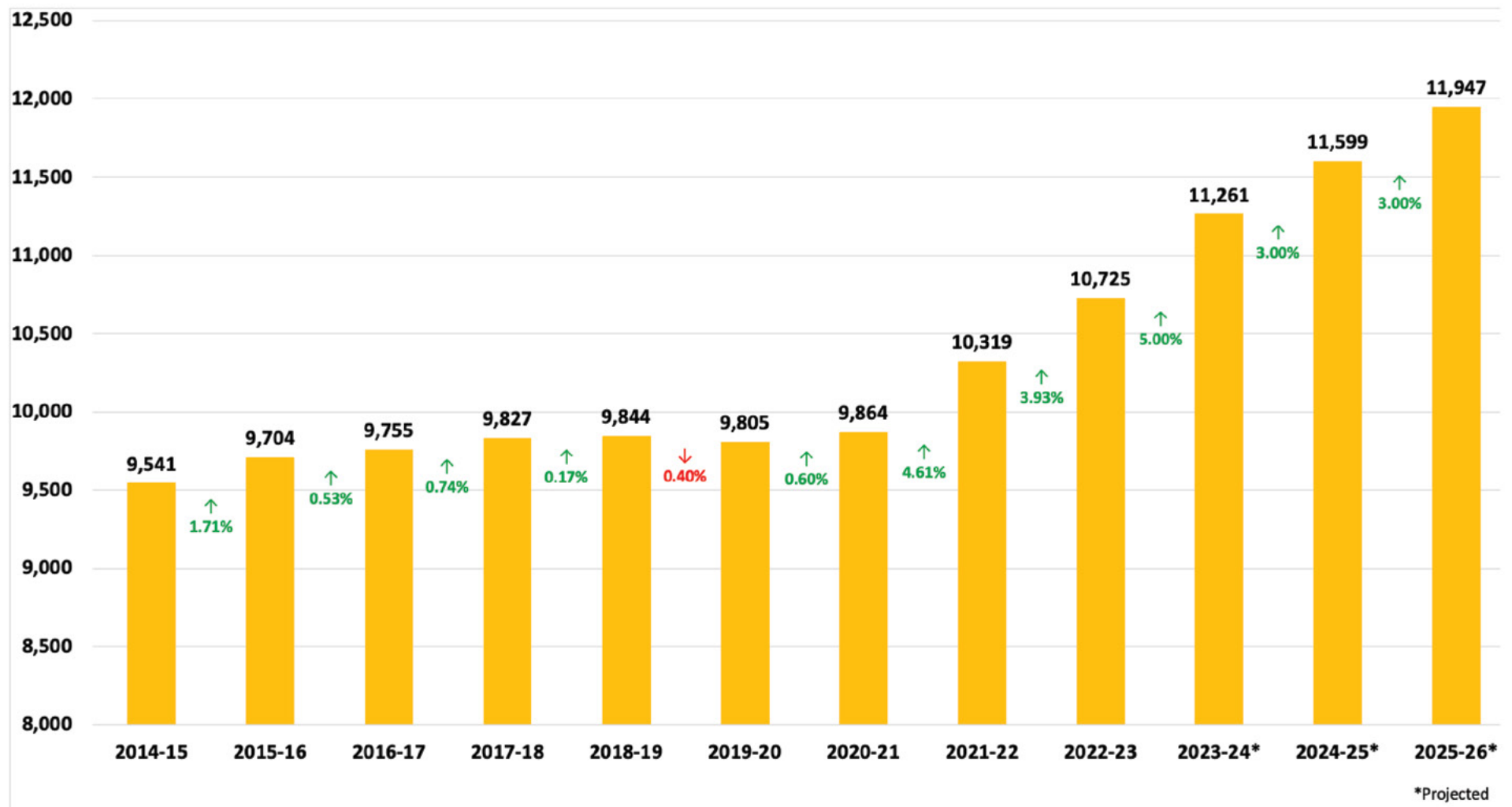
The Perris Union High School District has historically experienced enrollments that have inclined gradually. From a recent perspective, this assessment generally held true from 2010 through 2020. However, student enrollment patterns were derailed by the pandemic, creating uncertainty. Public schools were especially hit hard by disparate community attitudes and individual perspectives relative to multiple factors. Realities such as online learning and government intervention in the closing of public schools for caused disruptions. Local decision-making regarding the timing of student options for returning to school and a wide range of other complex public policy issues required analysis. Much of this left public schools in uncharted waters with even greater uncertainty about long-term effects.

In general, the elementary collaborative districts of the Perris Union High School District reacted more favorably toward students returning for in-person learning. Concurrently, students within PUHSD's secondary schools also favored a more rapid return to the classroom. This same trend, however, was not generally experienced throughout the remainder of California, where public school enrollments continue to decline. Together, these contrasting factors have created unusual short-term and long-term challenges for the PUHSD. Capacities at three of the four comprehensive high schools within the District are about to be reached. This means that the PUHSD is left with a difficult decision; does the District continue its pursuit of a new site for its next comprehensive high school, or does the District potentially modify existing high school boundaries and/or provide for relocatable classrooms to be installed at one or more existing high school sites? The decision is even more burdensome because appropriately located new site alternatives are in extremely limited supply.

The attached graphics display pertinent factors that must be considered as alternative approaches are developed and assessed. The District has been very diligent in working to prevent individual comprehensive high schools from becoming overburdened with additional modular classrooms. Not only does this approach potentially further impact available acreage on any given site, but it also limits the number of students able to participate in important learning and extracurricular activities.



# HISTORICAL ENROLLMENT & PROJECTIONS



## ***SCHOOL SITE ENROLLMENT***

	2019-20	2020-21	2021-22	2022-23	2023-24*
Pinacate Middle School	1,104	969	932	927	924
Perris High School	2,200	2,236	2,260	2,321	2,350
Paloma Valley High School	3,195	3,328	2,942	2,815	2,623
Heritage High School	2,878	2,911	2,701	2,500	2,375
Liberty High School	-	-	978	1,753	2,580
Perris Lake High School	238	246	107	153	150
Scholar+ Online ISP	74	41	268	123	125
Pathways for Adult Life Skills	83	95	102	114	115
Non Public Schools	33	38	29	19	20
<b>TOTAL</b>	<b>9,805</b>	<b>9,864</b>	<b>10,319</b>	<b>10,725</b>	<b>11,261</b>

\*Projected

## HIGH SCHOOL ENROLLMENT

	2019-20	2020-21	2021-22	2022-23	2023-24*
Perris High School	2,200	2,236	2,260	2,321	2,350
Paloma Valley High School	3,195	3,328	2,942	2,815	2,623
Heritage High School	2,878	2,911	2,701	2,500	2,375
Liberty High School	-	-	978	1,753	2,580
<b>TOTAL</b>	<b>8,273</b>	<b>8,475</b>	<b>8,881</b>	<b>9,389</b>	<b>9,928</b>
		↑ 2.44%	↑ 4.79%	↑ 5.72%	↑ 5.74%

\*Projected



# F. PUHSD-EXISTING SCHOOL SITES







F-1.



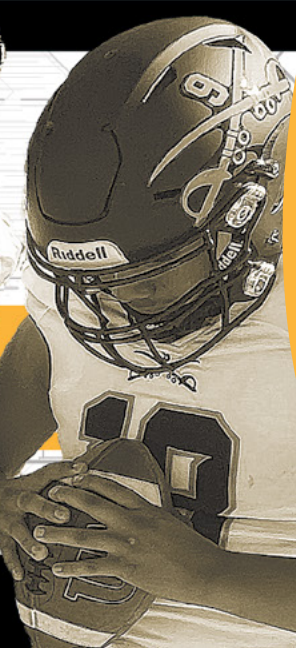
**CALIFORNIA**  
MILITARY INSTITUTE



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A# 04-23766



BUILDING 'D'  
A# 04-18320  
A# 04-23766



## **CMi HISTORY AND OPERATIONAL CHARACTERISTICS**

The California Military Institute property has been the home to multiple educational users since its initial construction in 1962. The most recent prolonged utilization of the site has occurred through the California Military Institute's Charter School Program. Since its inception in 2003, the school has experienced a steady enrollment expansion close to the maximum allowable within its existing charter. During the current use of the facility as the home of CMI, there have been several organizational changes to the grade level structure for the school in various years. The school opened in 2003 for approximately 50 students in 7th grade, which was followed by sequential grade level expansions through 2008 when enrollment grew to approximately 410 for students in 7th through 12th grades. The charter for CMI was modified again on multiple occasions until enrollment reached its current maximum for approximately 1,050 students in 5th through 12th grades.



**ROUGHRIDERS  
LEAD THE CHARGE**

## **2023 CMI FACILITIES MASTER COMMITTEE MEMBERSHIP**

**Arianna Abriez**

**Miles Henderson**

**Nicholas Milosavljevic**

**Sarah Almedia**

**Steven Hoak**

**Vishaal Raju**

**Sgt. James Daniels**

**Erendera Marquez**

**Luis Valdovinos**

**Lillianna Garcia**

**Yesenia Melendez**

**Cheryl Ziska**

**Michelle Gonzalez**





## ASSESSMENT OF EXISTING SITE AND FACILITY CONDITIONS AT CMI

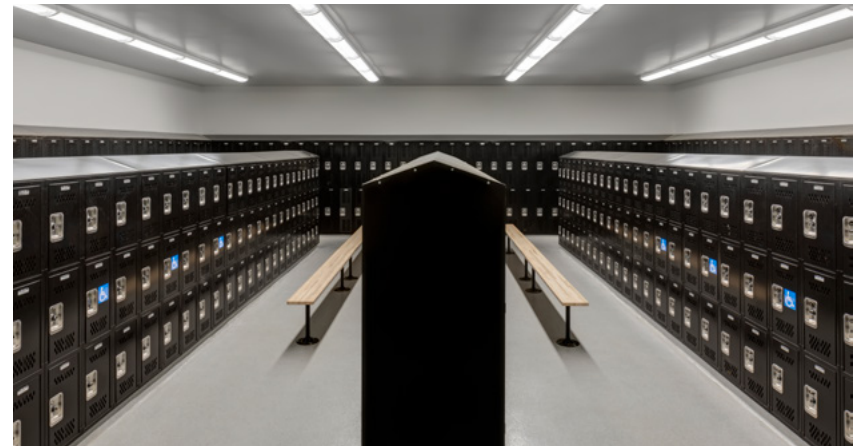
Serving as the lone charter school within the Perris Union High School District, California Military Institute has developed a growing reputation for its academic and programmatic excellence. Since the school's charter was initiated in 2003, enrollment has steadily climbed to its maximum of 1,050 today and grade levels served have expanded from 5th through 12th grades. The approximate 16+ acres were originally opened in 1962 as the home of Perris Valley Junior High School. Since its opening, the campus served as the home for multiple grade level configurations and was even leased to the Perris Elementary School District for a period of time before CMI was relocated to this facility in 2006. Due to the wide range of programs and services provided during the 60+ year history of the campus, it is "definitely showing its age." Campus infrastructure is, in many instances, in need of replacement. Drainage throughout the campus often presents significant challenges to students and staff during periods of inclement weather. Staff has worked closely with Southern California Edison to address service needs. Many of the HVAC units within the original buildings are nearing the end of their useful life. In essence, there appears to be general agreement that the campus could benefit greatly through a sequenced replacement of select classroom buildings.



## HISTORICAL PERSPECTIVES OF CMI FACILITY IMPROVEMENTS

An ongoing and wide range of facility improvements have been made at CMI over the school's history and include the following:

- Music and Science Building Addition
- Addition of the T Building portable restroom building
- Gymnasium Facility
  - Includes a full CIF basketball court, fitness/weight room, full locker rooms and an ASB classroom
- Remodel of two sets of student restrooms
- Relocation of the R Portables to a more central location on campus
- Improvements to the student drop off/vehicle circulation and parking lots on campus.
- Widening of A street in front of CMI with the addition of a traffic signal/signalized crosswalk to improve student safety
- Replacement of electrical service to the CMI campus, including the replacement of the main distribution panel
- Improvements to the campus irrigation system including the replacement of the main irrigation pump
- Campus wide camera upgrades
- Replacement of the campus natural gas infrastructure



# SUMMARY OF FACILITY IMPROVEMENT REQUESTS DEVELOPED BY THE CMI FACILITIES MASTER PLAN COMMITTEE

## SITE IMPROVEMENTS

- Create foursquare area and construct a ball wall for 5th and 6th grade students
- Multiuse baseball/softball field
- Site drainage improvements
- Improve perimeter fencing/adjusted to 8 ft.
- Solar via Power Purchase Agreement

## IMPROVEMENTS WITHIN EXISTING BUILDINGS

- Address HVAC issues throughout the campus
- Cafeteria/kitchen modernization/upgrades

## NEW FACILITIES

- New two-story administration building with flexible use meeting and classroom space that provides for a single point of entry
- Stadium for athletic events/daily use that includes team rooms
- New 5th-6th classroom building classroom with restrooms
- New 7th-8th classroom building classroom with restrooms
- New 9th-12th classroom building classroom with restrooms
- Create a Parent Resource Center
- New art classroom

“Our amazing students deserve to grow in spaces that are modern, safe, and support their learning. I am excited to continue to work with Dr. Good, our Cabinet, and the PUHSD Board to make this dream a reality for our students and staff.

**DR. MILOSAVLJEVIC**  
PRINCIPAL - CMI  
CAPTAIN - CACC

# PRIORITIZED RANKING OF FACILITY IMPROVEMENT REQUESTS BY THE CMI FACILITIES MASTER PLAN COMMITTEE

**1**

New two-story Admin Building with flexible use meeting and classroom space & design that provides for a single point of entry

**2**

Stadium for athletic events/daily use that includes team rooms

**3**

New 9th–12th grade classroom building with restrooms

**4**

New 5th–6th grade classroom building with restrooms

**5**

New 7th–8th grade classroom building with restrooms

**6**

Cafeteria/kitchen modernization/upgrades

**7**

Address HVAC issues throughout the campus

**8**

Multiuse baseball/softball field

**9**

Improve perimeter fencing-adjusted to 8 ft.

**10**

Site drainage improvements

**11**

Create art classroom

**12**

Create a Parent Resource Center

**13**

Create Foursquare area and construct a ball wall for 5th and 6th grade students

**14**

Solar via Power Purchase Agreement Plan

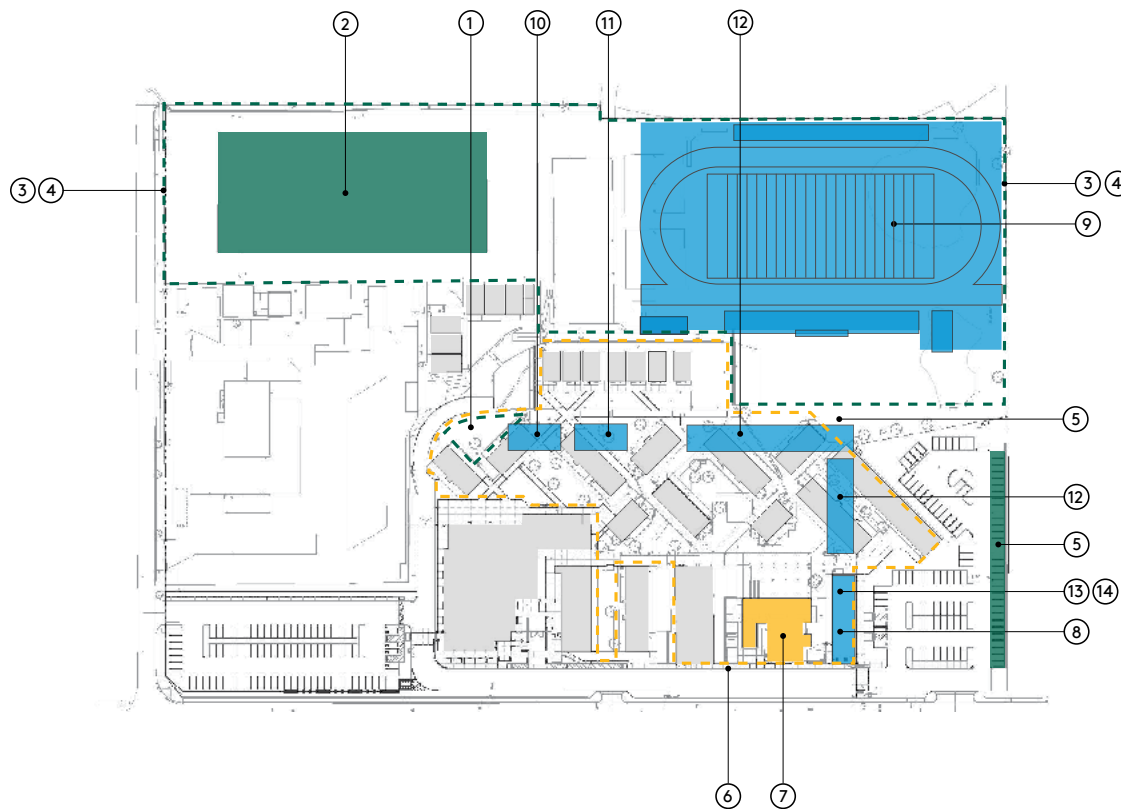




# FACILITIES NEEDS ASSESSMENT AND MASTER PLAN

CALIFORNIA MILITARY INSTITUTE

JUNE 2023



## SITE IMPROVEMENTS

1. Create foursquare area and construct a ball wall for 5th and 6th grade students
2. Multiuse baseball/softball field
3. Site drainage improvements
4. Improve perimeter fencing/adjusted to 8 feet
5. Solar via Power Purchase Agreement

## IMPROVEMENTS WITHIN EXISTING BUILDING

6. Address HVAC issues throughout the campus
7. Cafeteria/kitchen modernization/upgrades

## NEW FACILITIES

8. New two-story administration building with flexible use meeting and classroom space and a design that provides for a single point of entry
9. Stadium for athletic events/daily use that includes team rooms
10. New 5th-6th grade classroom building with restrooms
11. New 7th-8th grade classroom building with restrooms
12. New 9th-12th grade classroom building with restrooms
13. Create a Parent Resource Center
14. Create art classroom

-N

0 60' 120' 180'



# FACILITIES NEEDS ASSESSMENT AND MASTER PLAN

## CALIFORNIA MILITARY INSTITUTE - COST ANALYSIS

JUNE 2023

**Grand Total \$50,462,000**

### SITE IMPROVEMENTS

1. Create foursquare area and construct a ball wall for 5th and 6th grade students	\$12,000
2. Multiuse baseball/softball field	\$1,900,000
3. Site drainage improvements	\$150,000
4. Improve perimeter fencing/adjusted to 8 feet	\$250,000
5. Solar via Power Purchase Agreement	

Sub Total

\$2,312,000

### IMPROVEMENTS WITHIN EXISTING BUILDING

6. Address HVAC issues throughout the campus	\$350,000
7. Cafeteria/kitchen modernization/upgrades	\$5,300,000

Sub Total

\$5,650,000

### NEW FACILITIES

8. New two-story administration building with flexible use meeting and classroom space and a design that provides for a single point of entry	\$6,500,000
9. Stadium for athletic events/daily use that includes team rooms	\$8,000,000
10. New 5th-6th grade classroom building with restrooms	\$2,400,000
11. New 7th-8th grade classroom building with restrooms	\$2,400,000
12. New 9th-12th grade classroom building with restrooms	\$21,200,000
13. Create a Parent Resource Center	\$1,000,000
14. Create art classroom	\$1,000,000

Sub Total

\$42,500,000





# F-2.

## *Home of the Patriots*





## HERITAGE HIGH SCHOOL HISTORY AND OPERATIONAL CHARACTERISTICS

Heritage High School first opened in August 2007 for approximately 1,180 students in 9th and 10th grades. The following year the school's services expanded to include 9th through 11th grades. The first graduating class at Heritage occurred during 2009-10 when approximately 550 seniors received their diplomas from an overall enrollment of 2,529. From 2010 through the 2020 school year enrollment steadily grew to 2,911. In August 2021 the PUHSD opened its fourth comprehensive high school at Liberty High School. The attendance boundary for the new school resulted in modified enrollments at Heritage and Paloma Valley.

The vicinity in which Heritage is located continues to experience significant development activity. While overall enrollment at Heritage has decreased due to the opening of Liberty, it is anticipated existing available capacity will be needed to accommodate the influx of many new students during the next couple of years. Concurrent planning efforts are highly recommended to either create future additional classrooms at Heritage or commence planning for the eventual construction of the District's next comprehensive high school.

### 2023 HHS FACILITIES MASTER COMMITTEE MEMBERSHIP

**Eslam Alwi**

**Renee Garcia**

**Damon Polk**

**Chad Barajas**

**Alvin Hill**

**Jose Ramirez**

**Desiree Benitez**

**Brandon Jones**

**Kody Smity**

**Lindsay Chavez**

**Heather Johnson**

**Uli Walther**

**Doug Fairchild**



## ASSESSMENT OF EXISTING SITE AND FACILITY CONDITIONS AT HHS

Serving as the largest physical campus within the PUHSD, Heritage High School provides significant challenges from grounds and buildings perspectives. Given the unique location of the school with its single points of access from Briggs, there are ongoing challenges for site access. Adjacency of the school to Highway 74 has precluded any access from this direction heretofore. Due to this, ongoing study of ingress and egress options have been required. Ultimately site access and circulation improvements were installed in 2013.



## **HISTORICAL PERSPECTIVES OF HHS FACILITY IMPROVEMENTS**

An ongoing and wide range of facility improvements have been made at Heritage over the school's approximate 16-year history and include the following:

- Award Winning Agricultural Research Center
- Animal Pen Facility (Hog Pens) Addition
- Farrowing Barn Addition
- Campus-wide camera upgrades
- STEM Building Addition
- Ceramics air filtration system addition
- Installation of solar shade structures
- Aquatics Facility and Pool Building that includes a campus operations and team room facility.
- New PE/basketball area
- Construction of a campus operations center
- Front parking lot reconfiguration to improve circulation for student pick up/drop off
- Traffic signal addition at main entrance to campus for safety
- Addition of school marquee





# SUMMARY OF FACILITY IMPROVEMENT REQUESTS DEVELOPED BY THE HHS FACILITIES MASTER PLAN COMMITTEE

## SITE IMPROVEMENTS

- Replace artificial track
- Repair existing tennis courts
- Modify/revise access to stadium
- Improve quad area, electrical outlet accessibility
- Planter areas in the quad to be better used for new seating with shade – outdoor collaboration spaces

## IMPROVEMENTS WITHIN EXISTING BUILDINGS

- Modify existing library space to accommodate more contemporary approaches/uses, perhaps with a new Parent Center
- Single point of entry/administration building reorganization
- Need improved storage within the gym
- Install video system in gym
- Film room reorganization
- Reconfigure and expand student store with ASB connected to student store
- Review wrestling room, layout, size and location
- Additional outlets are needed within classroom buildings to accommodate charging of Chromebooks
- Better access for cumulative folders for counseling office
- Improve existing gym lighting controls

## NEW FACILITIES

- Plan for modular classrooms to accommodate anticipated growth enrollment
- Build a new auxiliary gym and include additional storage
- Create golf cart storage/charging area



# PRIORITIZED RANKING OF FACILITY IMPROVEMENT REQUESTS BY THE HHS FACILITIES MASTER PLAN COMMITTEE

**1**

Single point of entry/  
administration building  
reorganization

**2**

Modify existing library space  
to accommodate more  
current uses, perhaps with  
Parent Center

**3**

Replace artificial track

**4**

Build new auxiliary gym and  
include additional storage

**5**

Reconfigure and expand  
Student Store with ASB  
connected to Student Store

**6**

Improve perimeter fencing-  
adjusted to 8 ft

**7**

Repair existing tennis courts

**8**

Planter areas in quad to be better  
used for new seating with shade-  
outdoor collaboration space

**9**

Install video system in gym

**10**

Modify/revise access to  
stadium

**11**

Improve quad area, electrical  
outlet accessibility

**12**

Film room reorganization

**13**

Need improved storage  
within existing gym

**14**

Improve existing gymnasium  
lighting controls

**15**

Create golf cart storage/  
charging area

**16**

Review wrestling room  
layout, size and location

**17**

Plan for 10 modular  
classrooms to accommodate  
enrollment growth

**18**

Better access for cumulative  
folders for counseling

**19**

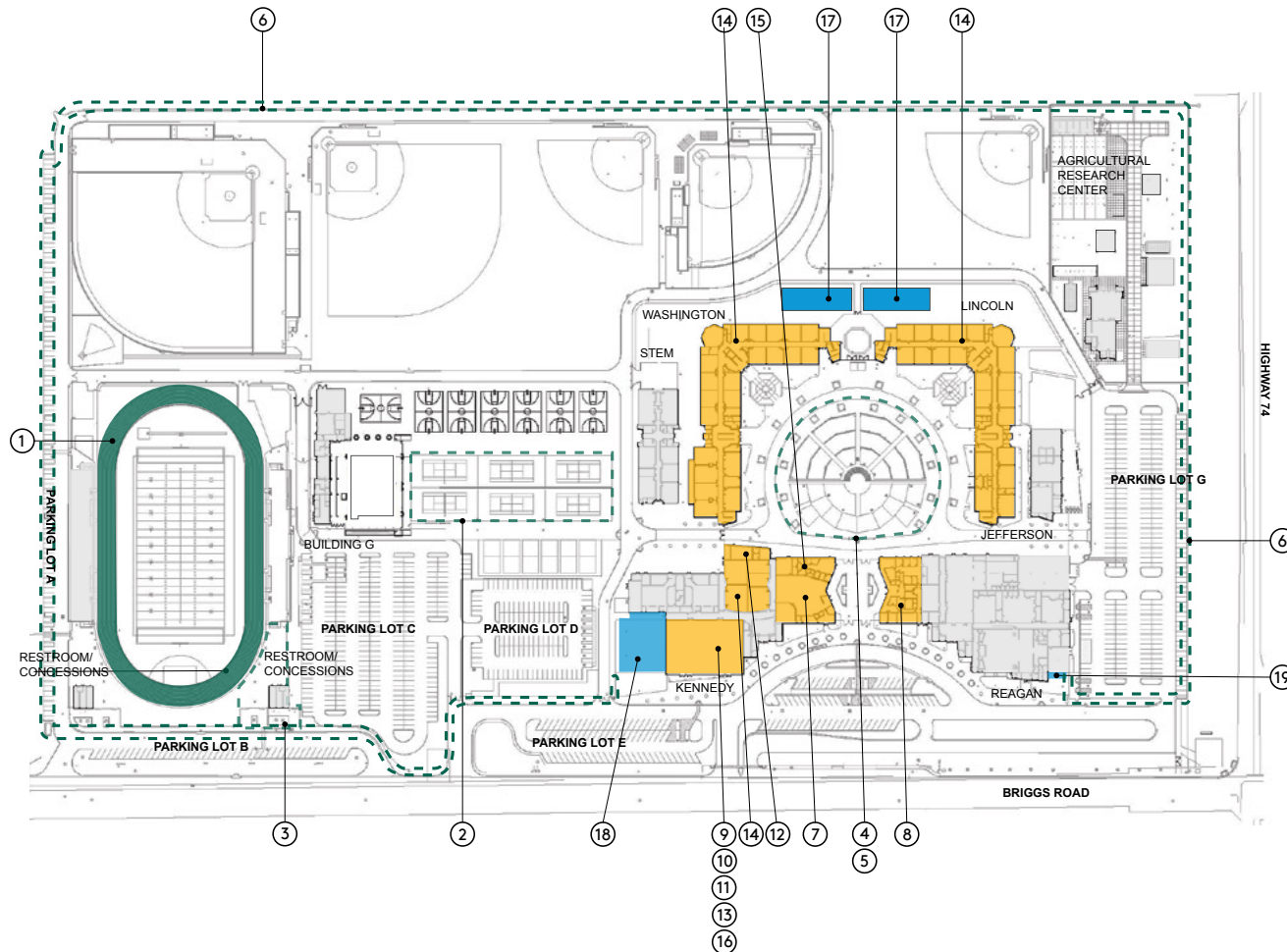
Additional outlets are needed  
within classroom buildings  
to accommodate charging of  
Chromebooks



# FACILITIES NEEDS ASSESSMENT AND MASTER PLAN

## HERITAGE HIGH SCHOOL

JUNE 2023



### SITE IMPROVEMENTS

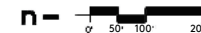
1. Replace artificial track
2. Repair existing tennis courts
3. Modify/revise access to stadium
4. Improve quad area, electrical outlet accessibility
5. Planter areas in the quad to be better used for new seating with shade - outdoor collaboration space
6. Improve perimeter fencing/adjusted to 8 feet

### IMPROVEMENTS WITHIN EXISTING BUILDING

7. Modify existing library space to accommodate more contemporary approaches/uses, perhaps with a new Parent Center
8. Single point of entry/administration building reorganization
9. Need improved storage within existing gym
10. Install video system in gym
11. Film room reorganization
12. Reconfigure and expand student store with ASB connected to student store
13. Review wrestling room, layout, size and location
14. Additional outlets are needed within classroom buildings to accommodate charging of Chromebooks
15. Better access for cumulative folders for counseling office
16. Improve existing gymnasium lighting controls

### NEW FACILITIES

17. Plan for modular classrooms (10) to accommodate enrollment growth
18. Build new auxiliary gym and include additional storage
19. Create golf cart storage/charging area





# FACILITIES NEEDS ASSESSMENT AND MASTER PLAN

## HERITAGE HIGH SCHOOL - COST ANALYSIS

JUNE 2023

**Grand Total \$46,700,000**

### SITE IMPROVEMENTS

1. Replace artificial track	\$1,750,000
2. Repair existing tennis courts	\$25,000
3. Modify/revise access to stadium	\$100,000
4. Improve quad area, electrical outlet accessibility	\$50,000
5. Planter areas in the quad to be better used for new seating with shade - outdoor collaboration space	\$250,000
6. Improve perimeter fencing/adjusted to 8 feet	\$300,000

**Sub Total**

**\$2,475,000**

### IMPROVEMENTS WITHIN EXISTING BUILDING

7. Modify existing library space to accommodate more contemporary approaches/uses, perhaps with a new Parent Center	\$6,350,000
8. Single point of entry/ administration building reorganization	\$9,700,000
9. Need improved storage within existing gym	\$100,000
10. Install video system in gym	\$50,000
11. Film room reorganization	\$50,000
12. Reconfigure and expand student store with ASB connected to student store	\$250,000
13. Review wrestling room, layout, size and location	\$100,000
14. Need more outlets within classroom buildings to accommodate charging of Chromebooks	\$1,000,000
15. Better access for cumulative folders for counseling office	\$50,000
16. Improve existing gymnasium lighting controls	\$25,000

**Sub Total**

**\$17,675,000**

### NEW FACILITIES

17. Plan for modular classrooms (10) to accommodate anticipated enrollment growth	\$7,300,000
18. Build new auxiliary gym to include additional storage	\$19,000,000
19. Create golf cart storage/charging area	\$250,000

**Sub Total**

**\$26,550,000**









## HOME OF THE BISON

Liberty High School initially opened in August 2021 to grades 9 and 10, totaling an enrollment of 978 students. During the 2022-23 school year enrollment, expanded to include 9th–11th grades and reached 1,753 students. Liberty's first graduating class will occur in June 2024, with an enrollment for the 2023-24 school year anticipated to be 2,580 students.

The total enclosed building area for Liberty High School is 268,619 square feet. The school is located on 52.42 gross acres. The campus site plan provides separate parking areas for visitors (70 spaces) and staff (225 spaces); both are accessed from the front of the campus (with direct access from Leon Road). There is a separate student parking area that is accessed from Wickerd Road (includes 500 student spaces).



## CAMPUS SITE PLAN/ORGANIZATION OF BUILDINGS AND FACILITIES

The original topography of the site when it was purchased by the District included an approximate 15 foot grade differential that ran from the northeast corner to the southwest corner of the site. This resulted in a grading plan that created two distinctive pad levels. The site plan that was developed created a separate northerly building pad area that accommodated the academic buildings for the campus. The academic buildings were organized in a two-story configuration and surrounds a central courtyard. This creates vistas from the academic buildings down to the central courtyard. A separate building pad area was created to the south to accommodate the 15 ft. grade separation. A separate grading operation was utilized to create the PE areas, the athletic playfields, the stadium complex, the gym and associated indoor facilities, and an aquatic center. Student parking was intentionally separated from the staff and visitor parking areas.



## UNIQUE CAMPUS DESIGN ASPECTS AND OPERATIONAL FEATURES

Building massing was intentionally utilized to locate the buildings around the campuses' internal quad/courtyard. The quad/courtyard was intentionally sited to create exterior learning opportunities for small and large groups while also providing opportunities for passive supervision from building occupants. The student learning spaces were organized and located in clusters that created individual small learning communities (SLC's). Each SLC has an adjacent Center for Applied Learning (CAL). The four sets of SLC's and CALS are organized to facilitate the theoretical and practical aspects associated with each of the school's unique career pathways. The first career pathway is housed in the SLC/CAL for the School of Business and Entrepreneurship. The second career pathway is housed in the SLC/CAL for the School of Public Services and Leadership. The third career pathway is housed in the SLC/CAL for the School of Health Sciences and Medical Technology. The fourth career pathway is housed in the SLC/CAL for the School of Engineering, Innovation and Design.

To recognize and celebrate the instructional significance associated with science instruction and learning, the school's two-story science center is located mid-point in the campus plan, flanked on each side by two sets of SLC's/CAL's. The science facility is referred to as CASE (Center for Advanced Science Exploration) and provides 8 science labs within its two-story building structure.





A fifth learning community is utilized organizationally and spatially for the visual and performing arts. The central focus of this facility includes the 500-seat Theater for the campus. Adjacent to the Theater is the Drama/“Black Box,” facilities for Choir, Band and Dance, as well as facilities for the Scene Shop, dressing rooms and a storage specifically designed to serve the Theater. The westerly portion of the building serves as labs for Ceramics and Drawing/Painting, as well as Special Education facilities. The second story of this area of the building houses Digital Media, Video Production/Photo Studio, Yearbook and Graphic Design.

Additional exciting features of the campus include the Student Union/MPR with a second story Learning Commons that includes Project Rooms and an Innovation Lab. Each two-story classroom building houses administrative support and counseling facilities in decentralized locations. Also located within each two-story classroom facility are professional centers for staff and collaboration spaces for use by students. The campus design facilitates either a centralized or decentralized approach to school administration.

The Liberty High School campus provides an exciting array of physical education and athletic facilities for a wide variety of athletic endeavors. The school includes a stadium for the campus, softball and baseball fields, a multi-story gymnasium, soccer fields, tennis courts and an aquatic center.









F-4.

**Paloma  
VALLEY**

HIGH SCHOOL

**RV**

## PALOMA VALLEY HIGH SCHOOL HISTORY AND OPERATIONAL CHARACTERISTICS

Paloma Valley High School first opened its doors for students, staff and the community in August 1995. Initial enrollment numbers at Paloma's opening included 477 9th graders, 352 10th graders, 271 11th graders, and 127 12th graders – resulting in a first-year total enrollment of 1,227. The school's enrollment steadily grew during its first decade to a peak of 2,783 students in the 2004–05 school year. In 2004, funding was obtained through the State's Lease-Purchase Program in the amount of approximately \$15,100,000. This second phase of construction funding accommodated ongoing growth for the school when enrollment reached its second peak of 3,443 students in 2007. At that time, the District opened its third high school – Heritage High School. The opening of Heritage necessitated the creation of revised attendance boundaries for Paloma Valley. The redistributing a portion of Paloma's enrollment to Heritage enabled Paloma to have available capacity for the first time in several years. However, the available excess capacity was short-lived. Paloma's enrollment steadily grew during the next 10 years when the District's fourth comprehensive high school – Liberty High School – opened for the 2021-22 school year. With the opening of Liberty, a second offset of projected student enrollment numbers designated for Paloma (2,623) will occur in the 2023-24 school year.

Over the last two decades, the District has established excellent working relationships with the City of Menifee and the County of Riverside. These relationships help the District to closely monitor development patterns and trends that facilitate consistently accurate enrollment projections. While the District has witnessed a slight slowdown in new housing starts over the past nine months, District staff is preparing once again for anticipated increases in development activity and the resultant impacts upon student enrollment.

### 2023 PVHS FACILITIES MASTER COMMITTEE MEMBERSHIP

**David Aguilera**

**Monica Orozco**

**Katie Garcia**

**Jason Berni**

**Raymond Pand**

**James Gray**

**Julie Blied**

**Alison King**

**Jennifer Thomasian**

**Joe Ellett**

**Aliza Lazaro**

**Lori Young**

**Stephanie Fomby**

**Antoinette Miles**





## ASSESSMENT OF EXISTING SITE AND FACILITY CONDITIONS AT PVHS

As is the case with all of the campuses within the PUHSD, Paloma Valley High School has benefited from a regular schedule of routine maintenance activities; this is supplemented through the regular processing of work orders. As mentioned previously, the campus has experienced a general increase in overall student enrollment. This has necessitated the utilization of numerous modular classrooms to keep pace with enrollment growth. Subsequently, the campus has experienced several periods of excessive wear and tear on the facilities and grounds. In spite of the overall acreage for the campus exceeding typical state requirements, the campus is bisected in a way that creates an approximate 6-acre parcel at the northwest corner of the site that is physically separated from the remainder of the campus by a large drainage easement. Therefore, full utilization of available acreage is dramatically reduced. This factor makes it extremely difficult for the campus to function optimally during periods of excessive enrollment.

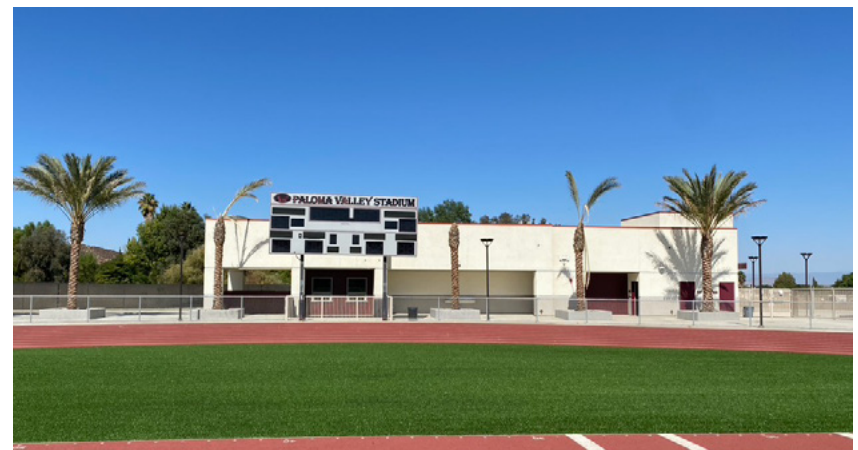




## **HISTORICAL PERSPECTIVES OF PVHS FACILITY IMPROVEMENTS**

An ongoing and wide range of facility improvements have been made at Paloma Valley over the school's approximate 28-year history and include the following:

- Girls and Boys restroom improvements
- Installation of stadium bleachers and press box
- Installation of artificial turf in the stadium and installation of artificial track
- Shade Structure in the main lunch/courtyard area
- Construction of Building J1 and Building J2 (20 classrooms)
- Epoxy flooring installed in rooms B119 & B137
- Campus-wide camera upgrades
- CTE Building/Auto Shop Building
- Installation of solar shade structures
- Aquatics Facility and Pool Building
- New PE/basketball area
- Relocation of G portables
- Construction of two-story classroom building (10 classrooms)
- Expansion of quad/student circulation area in front of Gymnasium
- Construction of concession building and permanent restroom facilities along with new parking
- Replacement of landscaped areas with artificial turf



# SUMMARY OF FACILITY IMPROVEMENT REQUESTS DEVELOPED BY THE PVHS FACILITIES MASTER PLAN COMMITTEE

## SITE IMPROVEMENTS

- Install artificial turf in back 6-acre for multipurpose athletic fields
- Install lights in the back six acres and for all other athletic facilities
- Irrigation improvements
- Install wayfinding signage for all athletics
- Improve accessibility throughout the campus (most areas to be improved when major construction occurs starting this summer)
- Create synthetic multi-use turf playfields consolidating varsity softball
- Install artificial turf for varsity baseball
- Improve perimeter fencing/adjusted to 8 ft.

## IMPROVEMENTS WITHIN EXISTING BUILDINGS

- Convert existing theater to use meeting and classroom space
- Provide stadium storage
- Make improvements to existing gym (bleachers, projector system, reposition center court)
- Install snack bar in existing gym

## NEW FACILITIES

- Plan for modular classrooms (10) to accommodate anticipated growth enrollment
- Build a theater with black box and adjacent instructional/storage facilities
- Baseball/softball/tennis locker rooms to include restrooms
- Build new ROTC facility
- Build new auxiliary gym (located by existing gym, if possible)
- Build parking structure for displaced staff parking near proposed performing arts complex
- Build new restroom/concession/storage on back 6-acre
- Build operations center (roll-up doors, custodial supply storage, golf carts)

*Welcome To*

EST.  1995

*Wildcat Country*



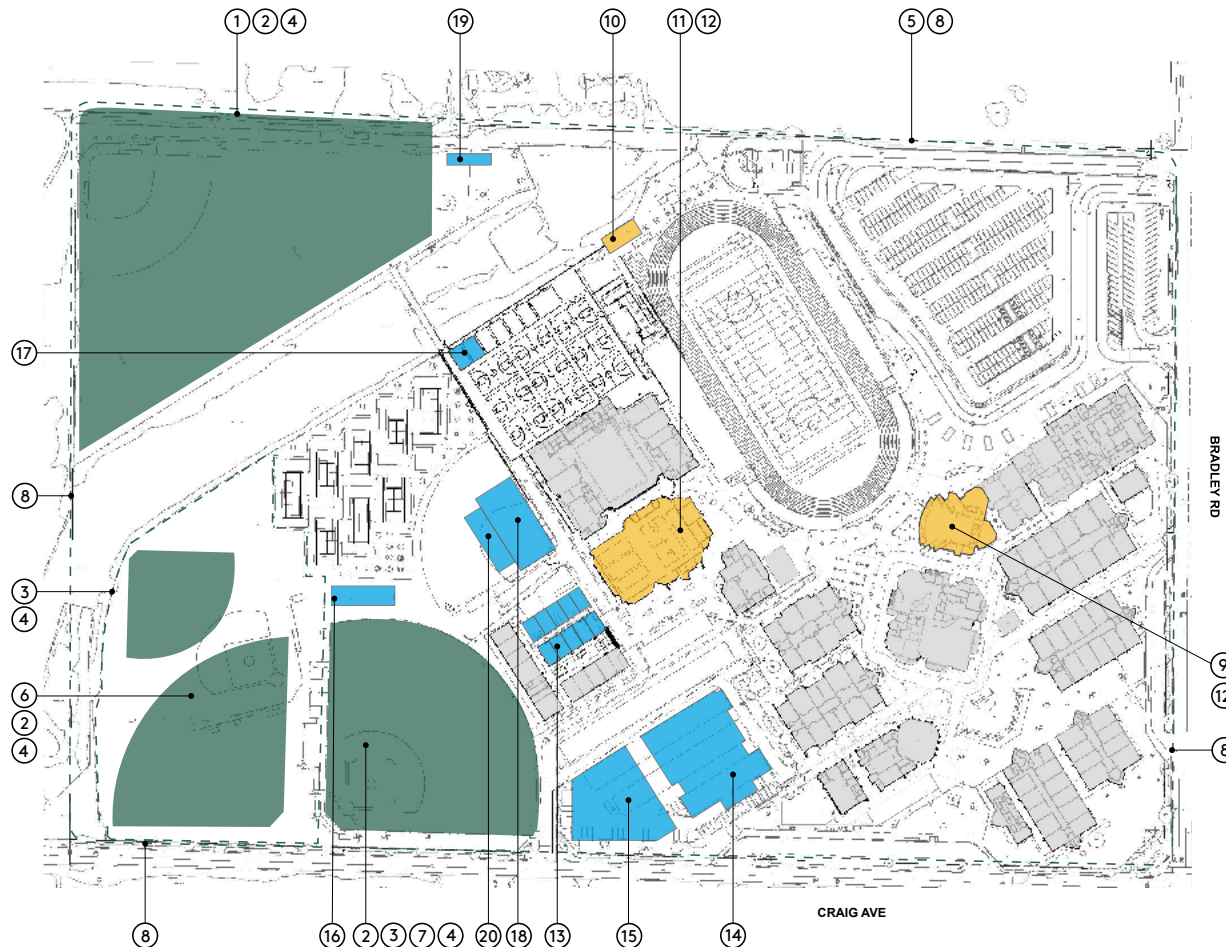
# PRIORITIZED RANKING OF FACILITY IMPROVEMENT REQUESTS BY THE PVHS FACILITIES MASTER PLAN COMMITTEE

- 1** Build new auxiliary gym
- 2** Plan for modular classrooms (10) to accommodate enrollment growth
- 3** Baseball/softball/tennis locker rooms to include restrooms
- 4** Build theater with “black box” and adjacent instructional storage facilities
- 5** Create synthetic multi-use turf playfields consolidating varsity softball
- 6** Improve perimeter fencing/adjusted to 8 ft.
- 7** Install artificial turf for varsity baseball
- 8** Install snack bar with domestic water in existing gym
- 9** Build parking structure for displaced staff parking where Performing Arts Complex is to be located
- 10** Make improvements to existing gym (bleachers, projector system, reposition center court)
- 11** Build new ROTC facility
- 12** Build Operation Center (roll up doors, custodial supply, golf carts)
- 13** Convert existing theater to flexible use meeting and classroom space
- 14** Build new restroom/concession/storage on back 6 acres
- 15** Improve accessibility throughout the campus
- 16** Irrigation improvements
- 17** Install lights in the back 6 acres for all other athletic facilities
- 18** Provide stadium storage
- 19** Install wayfinding signage for all athletics
- 20** Install artificial turf in back 6 acres for multi-purpose athletic fields

# FACILITIES NEEDS ASSESSMENT AND MASTER PLAN

PALOMA VALLEY HIGH SCHOOL

JUNE 2023



## SITE IMPROVEMENTS

1. Install artificial turf in back 6-acres for multipurpose athletic fields
2. Install lights in the back 6-acres and for all other athletic facilities
3. Irrigation improvements
4. Install wayfinding signage for all athletics
5. Improve accessibility throughout campus (most areas to be improved when major construction occurs starting summer 2023)
6. Create synthetic multi-use turf playfields relocating baseball and softball fields as needed
7. Install artificial turf for varsity baseball
8. Improve perimeter fencing/adjusted to 8 feet

## IMPROVEMENTS WITHIN EXISTING BUILDING

9. Convert existing theater to flexible use meeting and classroom space
10. Provide stadium storage
11. Make improvements to existing gym (bleachers, projector system, re-position center court)
12. Install snack bar with domestic water in existing gym

## NEW FACILITIES

13. Plan for modular classrooms (10) to accommodate enrollment growth
14. Build theater with black box and adjacent instructional/storage facilities
15. Build parking structure for displaced staff parking where proposed performing arts complex is located
16. Baseball/softball/tennis locker rooms to include restrooms
17. Build new ROTC facility
18. Build new auxiliary gym (located by existing gym, if possible)
19. Build new restroom/concession/storage on back 6-acres
20. Build operations center (roll-up doors, custodial supply storage, golf carts)



# FACILITIES NEEDS ASSESSMENT AND MASTER PLAN

## PALOMA VALLEY HIGH SCHOOL - COST ANALYSIS

JUNE 2023

**Grand Total \$95,600,000**

### SITE IMPROVEMENTS

1. Install artificial turf in back 6-acres for multipurpose athletic fields	\$11,000,000
2. Install lights in the back 6-acres and for all other athletic facilities	\$1,700,000
3. Irrigation improvements	\$200,000
4. Install wayfinding signage for all athletics	\$50,000
5. Improve accessibility throughout campus (most areas to be improved when major construction occurs starting summer 2023)	\$150,000
6. Create synthetic multi-use turf playfields relocating baseball and softball fields as needed	\$2,500,000
7. Install artificial turf for varsity baseball	\$4,200,000
8. Improve perimeter fencing/adjusted to 8 feet	\$300,000

**Sub Total \$20,100,000**

### IMPROVEMENTS WITHIN EXISTING BUILDING

9. Convert existing theater to flexible use meeting and classroom space	\$4,100,000
10. Provide stadium storage	\$150,000
11. Make improvements to existing gym (bleachers, projector system, re-position center court)	\$1,200,000
12. Install snack bar with domestic water in existing gym	\$150,000

**Sub Total \$5,600,000**

### NEW FACILITIES

13. Plan for modular classrooms (10) to accommodate enrollment growth	\$7,600,000
14. Build theater with black box and adjacent instructional/storage facilities	\$37,000,000
15. Build parking structure for displaced staff parking where proposed performing arts complex is located	\$8,700,000
16. Baseball/softball/tennis locker rooms to include restrooms	\$4,600,000
17. Build new ROTC facility	\$1,800,000
18. Build new auxiliary gym (located by existing gym, if possible)	\$8,300,000
19. Build new restroom/concession/storage on back 6-acres	\$1,900,000
20. Build operations center (roll-up doors, custodial supply storage, golf carts)	Included in Item 17

**Sub Total \$69,900,000**











**Paloma Valley is proud of the facility additions over the past few years and the opportunities that these have brought our students, particularly our student athletes with the aquatics center opening. We are excited to begin more development this summer on several projects including a new multi-purpose room, a new culinary program kitchen, an updated auto shop, an updated video production studio, a new office building, a new student union, and improved traffic and parking facilities. We hope to continue long-term improvements and updates to Wildcat Country as outlined in this Master Plan.**

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**DR. JENNIFER THOMASIAN, PRINCIPAL, PALOMA VALLEY HIGH SCHOOL**

FOR HYDRAULIC  
DESIGN ONLY



# F-5.

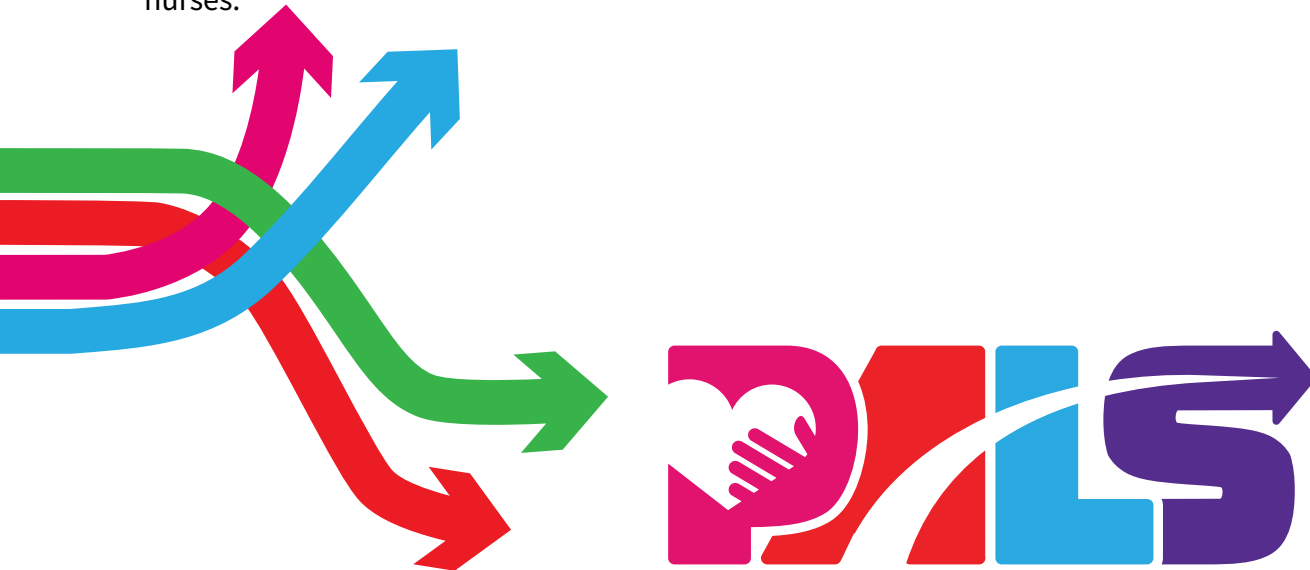
## PATHWAYS

FOR ADULT LIFE SKILLS



## PATHWAYS FOR ADULT LIFE SKILLS (PALS) HISTORY AND OPERATIONAL CHARACTERISTICS

The Pathways for Adult Life Skills (PALS) program was opened in August 2019 on the previous Academy Community Day School campus which closed in 2018. This underwent a re-configuration that transformed the campus into a dual use facility. The front half of the campus houses the PALS program and includes the main building for the administration and support services. The administration building also houses a life skills facility that includes a kitchen, laundry facility and a hands-on skills facility. Additionally, the PALS facility includes portable classrooms. The rear of the campus currently serves as a District training site, storage facilities and the offices of the PUHSD nurses.



### 2023 PALS FACILITIES MASTER COMMITTEE MEMBERSHIP

**Amil Alzubaidi**

**Bob Brough**

**Erika Heiliger-Garcia**

**Dian Martin**





## ASSESSMENT OF EXISTING SITE AND FACILITY CONDITIONS AT PALS

The PALS campus has greatly benefited from the work that was performed during 2019 in preparation to re-open the school for a new range of students and service requirements. As such, the PALS campus and facilities are in good condition.

## HISTORICAL PERSPECTIVES OF PALS FACILITY IMPROVEMENTS

- Installation of solar shade structures
- Main building reconfiguration to expand offices and student areas
- Addition of students' activities area to include a new basketball court and stationary exercise equipment
- Addition of parking facility at the rear of the campus



“

**PALS IS A VERY SPECIAL PLACE; WE ARE A SMALL, TIGHTKNIT COMMUNITY THAT SUPPORTS EACH OTHER AND BELIEVES IN THE IMPORTANCE OF INCLUSION, DIVERSITY, AND ACCOUNTABILITY.**

**ERIKA HEILIGER-GARCIA, PRINCIPAL, PALS**



# SUMMARY OF FACILITY IMPROVEMENT REQUESTS DEVELOPED BY THE PALS FACILITIES MASTER PLAN COMMITTEE

## SITE IMPROVEMENTS

- Add shade structure to existing paved play area

## IMPROVEMENTS WITHIN EXISTING BUILDINGS

- Single point of entry/administration building reorganization
- Relocate Special Ed administration functions to back of facility to provide growth for PALS campus
- Create flexible use office, meeting and life skills spaces in areas once occupied by Special Ed administration
- Create larger staff lounge
- Transform existing kitchen into student learning kitchen
- Expand existing laundry room into existing kitchen for greater space to fold laundry



# PRIORITIZED RANKING OF FACILITY IMPROVEMENT REQUESTS BY THE PALS FACILITIES MASTER PLAN COMMITTEE



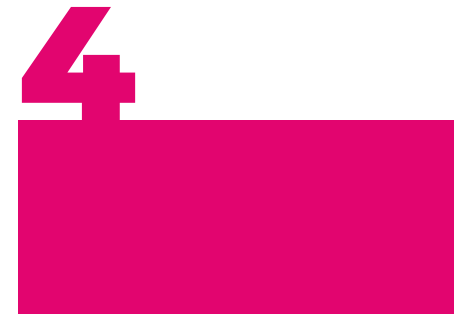
Relocate Special Ed file functions to the back of facility for more growth for the PALS campus



Single point of entry - administration building reorganization



Add shade structure to existing paved play



Create flexible use office, meeting and life skills spaces in the areas once occupied by Special Education administration



Create a larger staff lounge



Transform existing kitchen in student learning kitchen



Expand existing laundry room into existing kitchen for greater space for students to fold laundry



# FACILITIES NEEDS ASSESSMENT AND MASTER PLAN

## PATHWAYS FOR ADULT LIFE SKILLS

JUNE 2023



### SITE IMPROVEMENTS

1. Add shade structure to existing paved play area

### IMPROVEMENTS WITHIN EXISTING BUILDING

2. Single point of entry/administration building reorganization
3. Relocate Special Ed administrative functions to back of facility to provide growth for PALS campus
4. Create new flexible use office, meeting and life skills spaces in areas once occupied by Special Ed administration
5. Create larger staff lounge
6. Transform existing kitchen in student learning kitchen
7. Expand existing laundry room into existing kitchen for greater space to fold laundry



# FACILITIES NEEDS ASSESSMENT AND MASTER PLAN

## PATHWAYS FOR ADULT LIFE SKILLS - COST ANALYSIS

JUNE 2023

**Grand Total** **\$550,000**

### SITE IMPROVEMENTS

1. Add shade structure to existing paved play area \$100,000

Sub Total

\$100,000

### IMPROVEMENTS WITHIN EXISTING BUILDING

2. Single point of entry/ administration building reorganization \$75,000
3. Relocate Special Ed administrative functions to back of facility to provide growth for PALS campus \$25,000
4. Create new flexible use office, meeting and life skills spaces in areas once occupied by Special Ed administration \$50,000
5. Create larger staff lounge \$75,000
6. Transform existing kitchen in student learning kitchen \$175,000
7. Expand existing laundry room into existing kitchen for greater space to fold laundry \$50,000

Sub Total

\$450,000







F-6.



50 OCCUPANT CAPACITY

## PERRIS HIGH SCHOOL HISTORY AND OPERATIONAL CHARACTERISTICS

Perris High School originally opened in 1888 at the current City of Perris City Hall campus location, and was moved to its present site in 1962. The campus has experienced a broad range of physical changes throughout its approximate 60-year history. This is especially noteworthy given the relatively small size of the campus (33+ gross acres) in comparison to other comprehensive high school sites within the District. The most significant period of physical change for the campus has taken place during the past 20 years beginning with the opening of the STEM Building (1000 Building) in 2004. PHS has experienced several periods of expansion and contraction as the District has responded to multiple new school openings and resultant modifications to high school attendance boundaries.

# P-TOWN...YOU KNOW!

### 2023 PHS FACILITIES MASTER COMMITTEE MEMBERSHIP

Cynthia Avila-Medina

Vanessa O'campo

Matt Schmidt

Chris Cooper

Michael Overton

Alejandra Tavaréz

Doug Cousins

Charles Ramirez

Nyla Wiley

Chris Genton

Eltebina Rojas

Mekanie Yates

Alyssa Jones

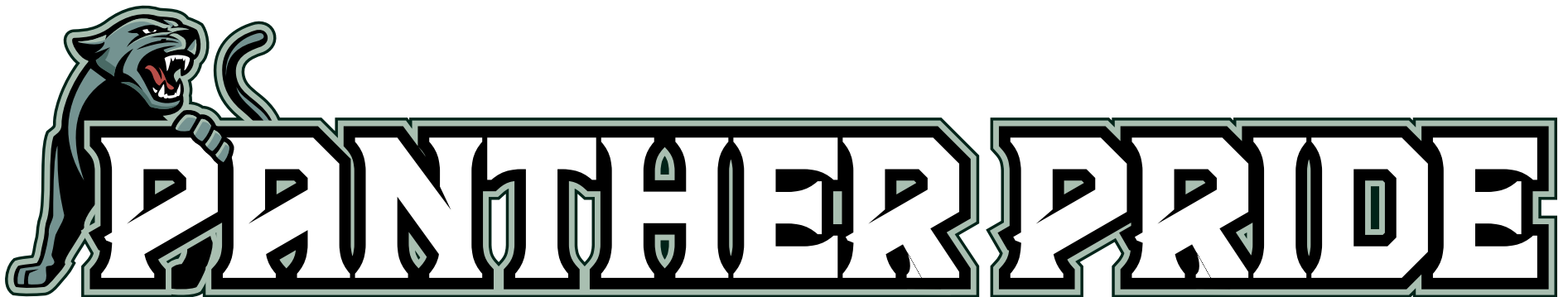
Juan Santos





## ASSESSMENT OF EXISTING SITE AND FACILITY CONDITIONS AT PHS

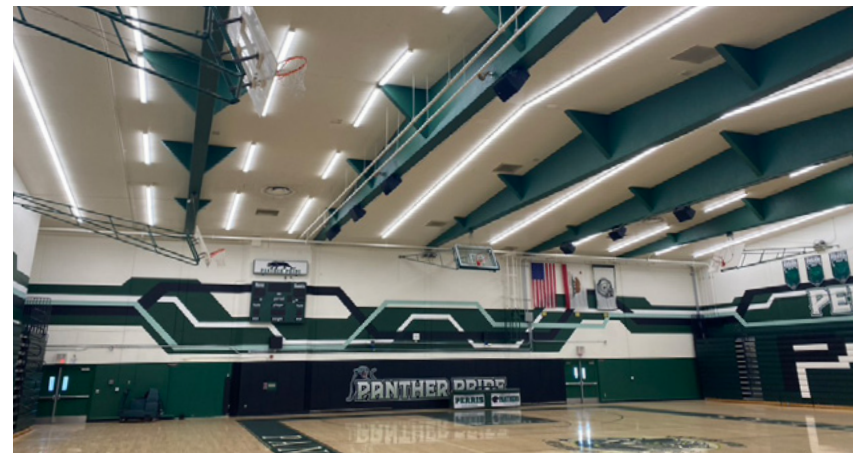
The Perris High School site is, for all intents and purposes, basically a new campus. This remarkable campus transformation project has been made possible through the collective efforts of many and it is a tribute to the courage and fortitude to realize project goals.





## PERSPECTIVES UPON RECENT FACILITIES IMPROVEMENTS AT PHS

- 4000 Building – 14 Classrooms
- 5000 Building – 4 classrooms including Auto Shop, ROTC facility, classrooms with lab space, kitchen, student union and culinary kitchen facility with a culinary classroom
- 6000 Building – 14 Classrooms
- 7000 Building – 10 Classrooms
- 8000 Building – 18 Classrooms
- 9000 Building which houses the Perris Agricultural Center for Excellence (PACE)
- Greenhouse and farrowing barn facility
- Additions and improvement to the Agricultural Facility.
- Boys and Girls Locker rooms including an athletic trainer's room.
- Artificial turf athletic field and stadium track.
- Concession building
- Satellite kitchen building
- New tennis facility that includes 6 courts
- Weight room and wrestling facility
- New gym floor and bleachers
- Campus wide electrical main distribution replacement
- Installation of solar shade structures
- New campus marquee
- Replacement of all perimeter fencing with new fencing system
- Replacement of landscaped areas with artificial turf
- Underground stormwater retention system
- Aquatics facility that includes locker and equipment rooms





# SUMMARY OF FACILITY IMPROVEMENT REQUESTS DEVELOPED BY THE PHS FACILITIES MASTER PLAN COMMITTEE

## SITE IMPROVEMENTS

- Install stadium lighting for baseball
- Install artificial turf on athletic fields
- Install retaining wall to create more playfield space adjacent to stadium
- Traffic and off-site drainage - work with the City of Perris
- Remodel gymnasium planters to create additional seating

## IMPROVEMENTS WITHIN EXISTING BUILDINGS

- Remodel/re-use of old wrestling room

## NEW FACILITIES

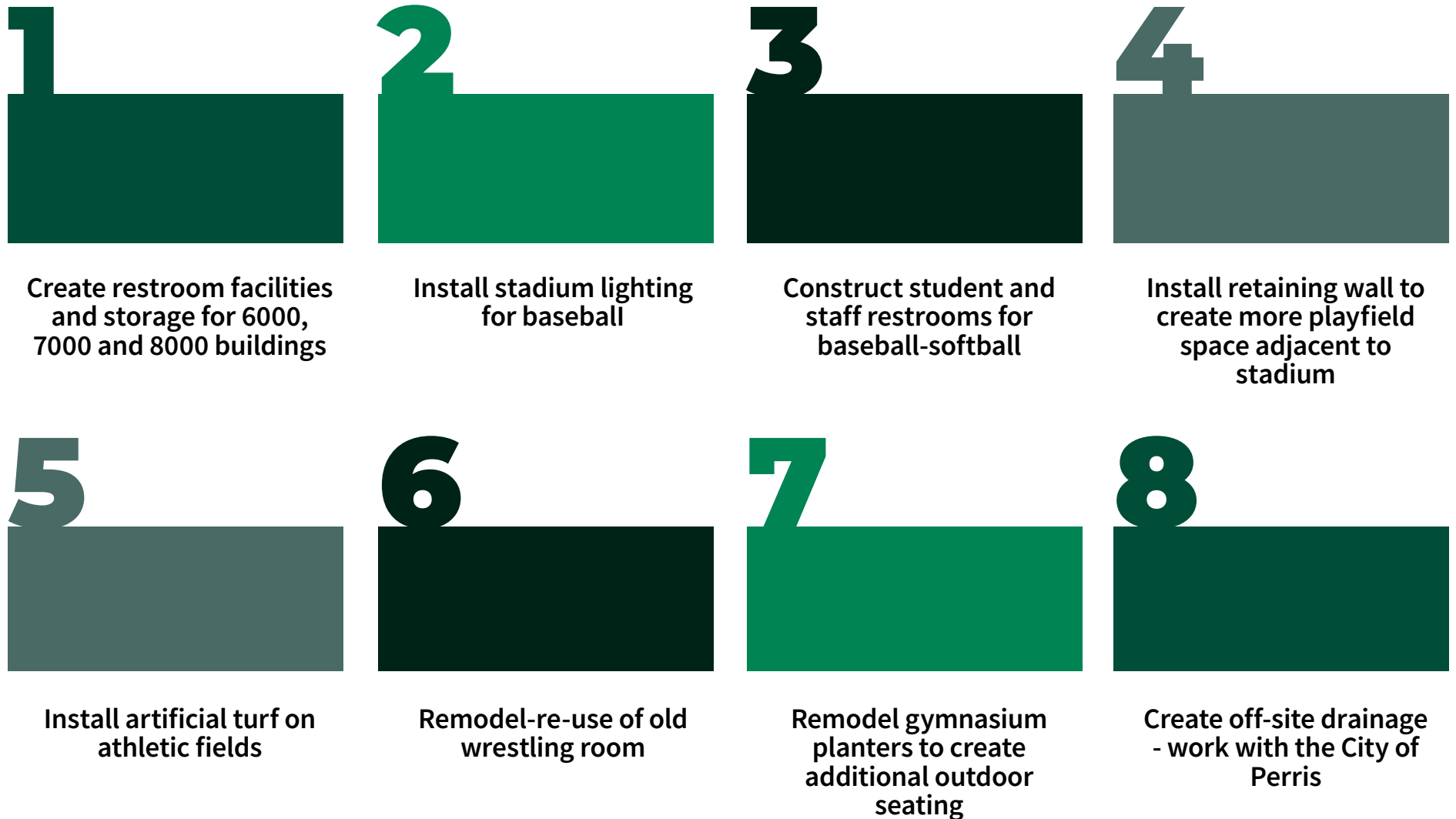
- Create restroom facilities and storage for 6000, 7000 and 8000 buildings
- Construct student and staff restrooms for baseball/softball

“The revitalization and construction of the new buildings have infused our students with a greater sense of pride in their school and community.

JUAN SANTOS,  
PRINCIPAL, PERRIS HIGH SCHOOL



# PRIORITIZED RANKING OF FACILITY IMPROVEMENT REQUESTS BY THE PHS FACILITIES MASTER PLAN COMMITTEE

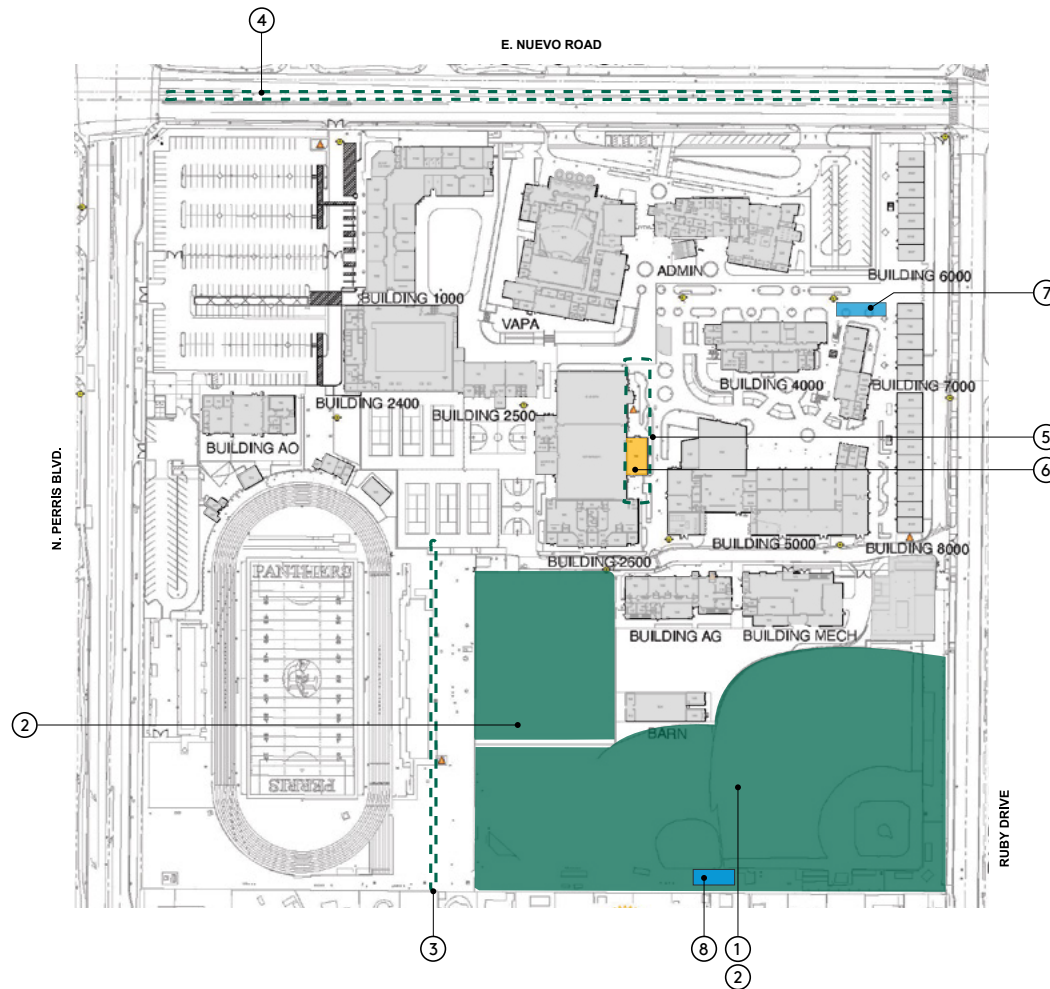




# FACILITIES NEEDS ASSESSMENT AND MASTER PLAN

PERRIS HIGH SCHOOL

JUNE 2023



## SITE IMPROVEMENTS

1. Install stadium lighting for baseball
2. Install artificial turf on athletic fields
3. Install retaining wall to create more playfield space adjacent to stadium
4. Traffic and off-site drainage - work with the City of Perris
5. Remodel gymnasium planters to create additional seating

## IMPROVEMENTS WITHIN EXISTING BUILDING

6. Remodel/re-use of old wrestling room

## NEW FACILITIES

7. Create restroom facilities and storage for 6000, 7000 and 8000 buildings
8. Construct student and staff restrooms for baseball/softball



# FACILITIES NEEDS ASSESSMENT AND MASTER PLAN

PERRIS HIGH SCHOOL - COST ANALYSIS

JUNE 2023

**Grand Total**      **\$12,315,000**

## SITE IMPROVEMENTS

1. Install stadium lighting for baseball	\$150,000
2. Install artificial turf on athletic fields	\$7,600,000
3. Install retaining wall to create more playfield space adjacent to stadium	\$500,000
4. Traffic and off-site drainage -work with the City of Perris	\$25,000
5. Remodel gymnasium planters to create additional seating	\$100,000

**Sub Total**

**\$8,375,000**

## IMPROVEMENTS WITH EXISTING BUILDING

6. Remodel/re-use of old wrestling room	\$740,000
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**Sub Total**

**\$740,000**

## NEW FACILITIES

7. Create restroom facilities and storage for 6000, 7000 and 8000 buildings	\$1,600,000
8. Construct student and staff restrooms for baseball/softball	\$1,600,000

**Sub Total**

**\$3,200,000**





**F-7.****ALTERNATIVE  
EDUCATION**

## ALTERNATIVE EDUCATION HISTORY AND OPERATIONAL CHARACTERISTICS

The physical facilities at the Alternative Education Center have been used creatively for a variety of uses over the recent past. The campus is currently the home for Perris Lake High School, the Scholar+ Online Learning Academy, and the Perris Community Adult School. The campus has been able to flexibly respond to varying program offerings. From this perspective, the campus has provided excellent and unique facility use capabilities for ever-changing groups of students. The facility is used to accommodate varying programming schedules to ensure maximum use of all site facilities throughout the daytime and evening hours.



**Scholar+**  
Online  
Learning  
Academy



### 2023 ALTERNATIVE EDUCATION FACILITIES MASTER COMMITTEE MEMBERSHIP

Lee Alfred

Ramon Benz

Bob Brough

Amy Hall

Denise Inzauro

Stephany Lon

Dian Martin

Martha Puente

Rene Ramirez

Stephanie Stafford





## ASSESSMENT OF EXISTING SITE AND FACILITY CONDITIONS AT PLHS

The physical campus at Perris Lake has undergone multiple iterative changes over the years. Given the relatively compact nature of the site it, has been beneficial for the school's campus to readily respond to desired programmatic changes. Currently the campus is assessing potential changes to accommodate a single point of entrance to enhance campus security.

## HISTORICAL PERSPECTIVES OF PLHS FACILITY IMPROVEMENTS

The Perris Lake High School campus serves as the PUHSD alternative education facility. This campus includes multiple programs which include the on-campus Perris Lake High School, Scholar+ Online Learning Academy and Perris Community Adult School.

Improvements over the recent years have included:

- Video Production Facility classroom conversion
- Wood shop classroom conversion
- Re-purposing of the on-campus daycare facility to the new campus library and office space
- Addition of solar shade structures
- Wellness room classroom conversion
- Campus wide painting project
- Upgrades to campus ADA parking areas
- Addition of two portables to house the Adult Education Program

“

**PERRIS LAKE IS MORE THAN A SCHOOL. IT IS A FOUNDATION WHERE HOPE IS RESTORED. THE ABILITY TO HELP YOUNG MINDS FIND THEIR PURPOSE IS THE MOST POWERFUL THING WE CAN DO AS EDUCATORS. WE CHANGE LIVES ONE STUDENT AT A TIME AND THAT WILL CHANGE THE WORLD.**

---

**LEE ALFRED, PRINCIPAL, ALTERNATIVE EDUCATION**



# SUMMARY OF FACILITY IMPROVEMENT REQUESTS DEVELOPED BY THE ALTERNATIVE EDUCATION FACILITIES MASTER PLAN COMMITTEE

## SITE IMPROVEMENTS

- Improve perimeter, fencing/adjust to 8 ft.
- Campus lighting to be improved
- Parking lot improvements
- Provide shelter in bus loading area

## IMPROVEMENTS WITHIN EXISTING BUILDINGS

- Single Point of entry/administration building reorganization
- Remodel existing Library/Adult Ed Administration offices for flexible use space
- Staff and student restrooms need updating
- Remodel existing MPR room for more flexible use

## NEW FACILITIES

- Create multi-use sports pavilion with restrooms, lockers and storage



# PRIORITIZED RANKING OF FACILITY IMPROVEMENT REQUESTS BY THE ALTERNATIVE EDUCATION FACILITIES MASTER PLAN COMMITTEE

1



Single point of entry/  
administration building  
reorganization

2



Improve perimeter  
fencing/adjusted to 8 ft.

3



Staff and student  
restrooms need updating

4



Campus lighting to be  
improved

5



Remodel existing MPR for  
more flexible use

6



Remodel existing Library/  
Adult Ed administration  
offices for flexible use  
space

7



Create multi-use sports  
pavilion with restrooms,  
lockers and storage

8



Parking lot  
improvements

9



Provide shelter in bus  
loading area

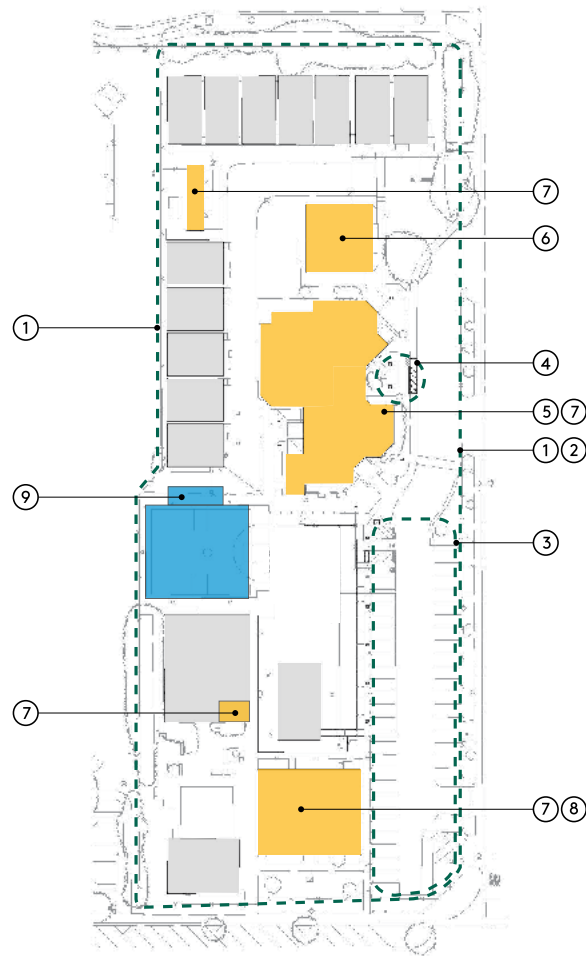




# FACILITIES NEEDS ASSESSMENT AND MASTER PLAN

PERRIS LAKE HIGH SCHOOL

JUNE 2023



## SITE IMPROVEMENTS

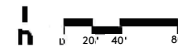
1. Improve perimeter fencing/adjusted to 8 feet
2. Campus lighting to be improved
3. Parking lot improvements
4. Provide shelter in bus loading area

## IMPROVEMENTS WITHIN EXISTING BUILDING

5. Single point of entry/administration building reorganization
6. Remodel existing Library/Adult Ed Administration offices for flexible use space
7. Staff and student restrooms need updating
8. Remodel existing MPR for more flexible use

## NEW FACILITIES

9. Create multi-use sports pavilion with restrooms, lockers and storage



# FACILITIES NEEDS ASSESSMENT AND MASTER PLAN

## PERRIS LAKE HIGH SCHOOL - COST ANALYSIS

JUNE 2023

**Grand Total \$10,970,000**

### SITE IMPROVEMENTS

1. Improve perimeter fencing/adjusted to 8 feet	\$250,000
2. Campus lighting to be improved	\$150,000
3. Parking lot improvements	\$100,000
4. Provide shelter in bus loading area	\$40,000

**Sub Total \$540,000**

### IMPROVEMENTS WITHIN EXISTING BUILDING

5. Single point of entry/administration building reorganization space	\$3,400,000
6. Remodel existing Library/Adult Ed Administration offices for flexible use	\$830,000
7. Staff and student restrooms need updating	\$200,000
8. Remodel existing MPR for more flexible use	\$1,100,000

**Sub Total \$5,530,000**

### NEW FACILITIES

9. Create multi-use sports pavilion with restrooms, lockers and storage	\$4,900,000
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**Sub Total \$4,900,000**







F-8.



# PINACATE

MIDDLE SCHOOL



## PINACATE MIDDLE SCHOOL HISTORY AND OPERATIONAL CHARACTERISTICS

Pinacate Middle School provides important educational services within the Perris Union High School District. The school is the single middle school campus within the District, and serves students in seventh and eighth grades who have matriculated from various elementary school campuses within the Perris Elementary School District. Pinacate students participate in a wide range of exciting programs and services. The campus has undergone extensive renovations and upgrades during the past decade. The physical plan changes have created closer working relationships and the ability for more intimate learning opportunities for students and staff.



### 2023 PMS FACILITIES MASTER COMMITTEE MEMBERSHIP

**Lucia Crouse**

**Maria Garcia**

**Ravinderjit Gothra**

**Patrick Jenkins**

**Deidra Johnson**

**Alex Marmolejo**

**Victor Murillo**





## ASSESSMENT OF EXISTING SITE AND FACILITY CONDITIONS AT PMS

Given the thoughtful and extensive rebuilding of existing spaces that have occurred at Pinacate, it is exciting to see what amounts to a total rebuild of the school. Of equal importance is the fact that the new facilities reset the start of badly needed new systems and infrastructure. The highly durable building materials provide for facilities that are more readily able to respond to the rigors imposed by daily use from middle school students.





## PERSPECTIVES UPON RECENT FACILITIES IMPROVEMENTS AT PMS

In 2011 a series of planned improvements were initiated; these included:

- Pre Phase 1 - 2011, Included the removal and relocation of 27 portables to get the campus ready for Phase 1.
- Phase 1 – 2012, Included the construction of the administration and gym buildings along with the exterior basketball/sports quad area between the new buildings. This phase included a new parking/ student drop off and circulation improvements.
- Phase 2 – 2014, included the reconfiguring and remodeling of the existing A (now C Building). This phase included a new MPR and Kitchen addition to this building.
- Phase 3 – 2016, this phase completed the campus transformation and included the removal of most of the existing portables that were moved during Pre-Phase 1 and the construction of a 2-story, 14 classroom building.



# SUMMARY OF FACILITY IMPROVEMENT REQUESTS DEVELOPED BY THE PMS FACILITIES MASTER PLAN COMMITTEE

## SITE IMPROVEMENTS

- New marquee in a more visible location – double sided
- Improve perimeter fencing/ adjusted to 8 ft.
- Install lighting under solar panels
- Install wayfinding signage
- Installation of speed bumps and directional arrows in the front parking lot/circulation area
- Install synthetic track and turf in playfields with improved field drainage

## IMPROVEMENTS WITHIN EXISTING BUILDINGS

- Remodel/repair 700 building modular restrooms
- Replace VCT floors in select locations with polished concrete

## NEW FACILITIES

- Replace existing portables with a permanent building
- Install additional shade structure in lunch area



# PRIORITIZED RANKING OF FACILITY IMPROVEMENT REQUESTS BY THE PMS FACILITIES MASTER PLAN COMMITTEE

1



Improve perimeter fencing/adjusted to 8 ft.

2



Installation of speed bumps and directional arrows in front parking lot/circulation area

3



Remodel/repair 700 building modular restrooms

4



Replace existing portables with permanent buildings

5



Install additional shade structure in lunch area

6



Upgrade single point of entry

7



New marquee in a more visible location - double sided

8



Install additional lighting under solar panels

9



Install synthetic track and turf in playfields with improved field drainage

10



Replace VCT floors in select locations with polished concrete

11



Install wayfinding signage

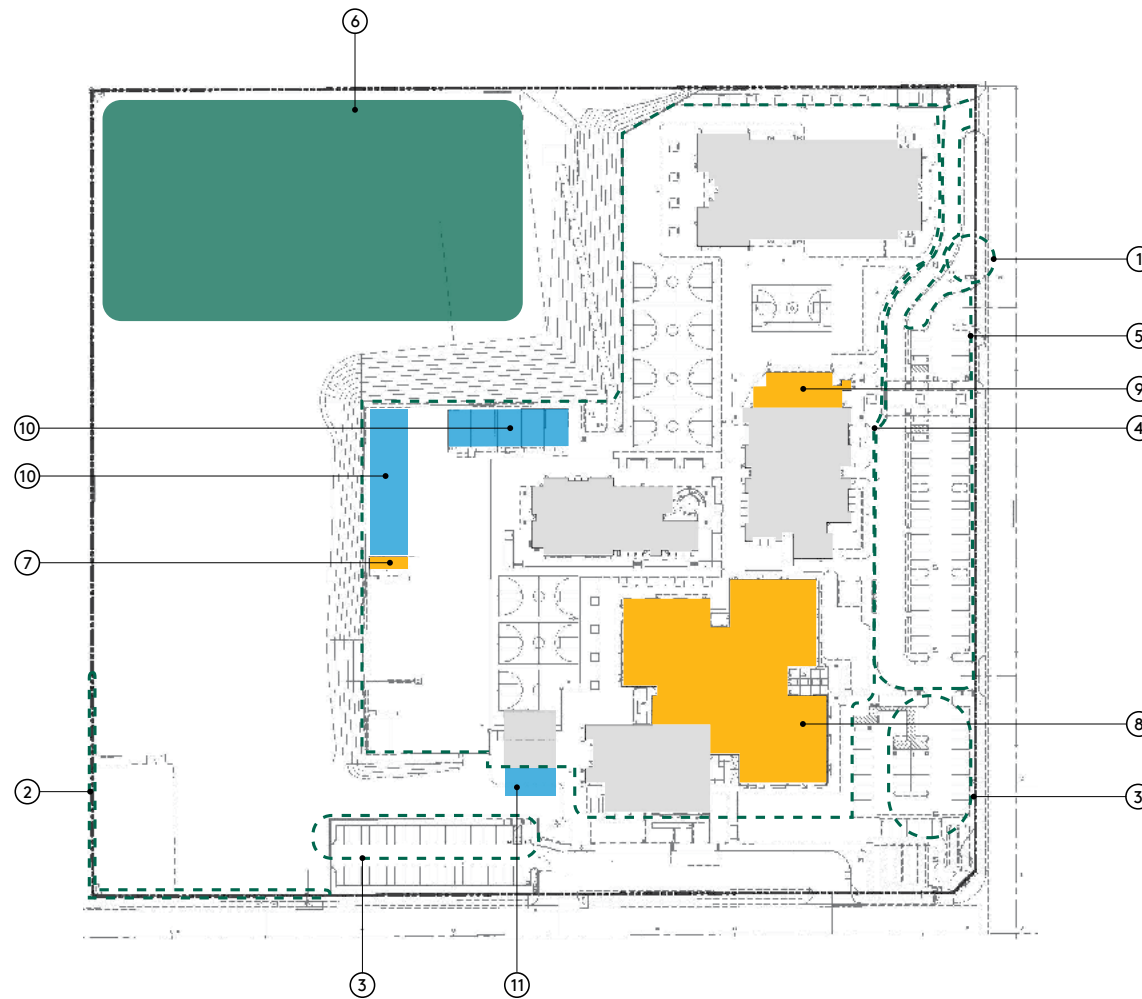




# FACILITIES NEEDS ASSESSMENT AND MASTER PLAN

PINACATE MIDDLE SCHOOL

JUNE 2023



## SITE IMPROVEMENTS

1. New marquee in a more visible location - double sided
2. Improve perimeter fencing/adjusted to 8 feet
3. Install lighting under solar panels and additional lighting at parking lot.
4. Install wayfinding signage
5. Installation of speed bumps and directional arrows in the front parking lot/circulation area
6. Install synthetic track and turf in playfields with improved field drainage

## IMPROVEMENTS WITHIN EXISTING BUILDING

7. Remodel/repair 700 building modular restrooms
8. Replace VCT floors in select locations with polished concrete
9. Upgrade single point of entry

## NEW FACILITIES

10. Replace existing portables with permanent buildings
11. Install additional shade structure in lunch area



# FACILITIES NEEDS ASSESSMENT AND MASTER PLAN

## PINACATE MIDDLE SCHOOL - COST ANALYSIS

JUNE 2023

**Grand Total**    **\$16,190,000**

### SITE IMPROVEMENTS

1. New marquee in a more visible location - double sided	\$150,000
2. Improve perimeter fencing/adjusted to 8 feet	\$250,000
3. Install lighting under solar panels and additional lighting at parking lot	\$75,000
4. Install wayfinding signage	\$25,000
5. Installation of speed bumps and directional arrows in the front parking lot/circulation area	\$25,000
6. Install synthetic track and turf in playfields with improved field drainage	\$3,000,000

**Sub Total**    **\$3,525,000**

### IMPROVEMENTS WITH EXISTING BUILDING

7. Remodel/repair 700 building modular restrooms	\$75,000
8. Replace VCT floors in select locations with polished concrete	\$25,000
9. Upgrade single point of entry	\$15,000

**Sub Total**    **\$115,000**

### NEW FACILITIES

10. Replace existing portables with permanent buildings	\$12,400,000
11. Install additional shade structure in lunch area	\$150,000

**Sub Total**    **\$12,550,000**



# G. DISTRICT INSTRUCTIONAL AND OPERATIONAL SUPPORT FACILITIES

## DISTRICT ADMINISTRATION CENTER (DAC)

The Perris Union High School District has functionally housed the majority of District leadership and governance responsibilities within the 4th Street property in downtown Perris since 1995. This facility is referred to as the District Administration Center (DAC). The DAC provides facilities for the Office of the Superintendent, Business Services, Human Resources and Technology. The DAC includes two large group meeting rooms - one primarily functions as the Governing Board Room while the other space is used for large group testing and meetings. The majority of the staff is housed within the approximate 15,500 sf. two-story facility. Additional facilities are provided at the rear of the property within three modular structures to accommodate the Technology and Facilities Departments.

Interior modifications have been made within the DAC to respond to varying staffing needs and placements. Further modifications to the DAC may need to be considered given the anticipated enrollment increases. In turn, future staffing adjustments may likely impact facility planning related to the District's Student Services Center (SSC) and the Maintenance and Operations (M&O) yard.





## MAINTENANCE AND OPERATIONS FACILITY (M&O)

The District's Maintenance and Operations (M&O) facility opened on the site that was originally shared with Perris Valley Junior High School. The M&O facility is in need of a thorough assessment and development of a long-term plan as the District continues to grow.

The M&O yard is home for vitally important operational services and warehousing functions. The facility includes shops, storage for versatile and important equipment/supplies, a keying office, postal services, offices, meeting spaces and gated parking. The transportation facilities are currently leased to the Hemet Unified School District and include a three-bay maintenance/mechanic work set-up, CNG slow fill parking, and CNG fast fill public use parking.





## STUDENT SERVICES CENTER (SSC)

The current Student Services Center was initially constructed by the District in 1986 and served as the PUHSD District Office until 1995. At that time, the District Office moved to its current location on 4th Street. Today the SSC serves as the home for the Educational Services Division which includes Curriculum and Instruction, Learning Support Services and Pupil Services. The multiple modular facilities that were originally constructed on the SSC campus now include a large room which hosts a variety of important training and large group functions. Additional offices provide areas for staff support. A recent tour of the SSC identified the need for additional training facilities, as well as a possible review of current space utilization through department assignments. As the District continues to monitor the enrollment surge that is anticipated, it would be prudent to carefully consider the use of the SSC in relation to other facility options that may be feasible at other locations.





### **PALS ANNEX (SEPARATE/GATED ACCESS FROM REDLANDS)**

When originally constructed in 2003, The Academy was designed to utilize the entire available parcel (approximately 3.34 gross acres) for approximately 350 students in grades 7–12. However, when the District determined in 2018 to no longer use the site for its originally intended purpose, the decision was made to utilize approximately 55% of the available acreage for a new program focused upon adult learners (18 – 22 years old who have a Certificate of Completion and an IEP). The Pathways for Adult Life Skills (PALS) campus was formed and effectively bisected in 2018 to create two separate parcels from the same area that was previously used solely for The Academy. The “remainder portion” of the site (approximately 1.6 acres taken from the original 3.34 acre-site) was fenced to create what is now referred to as the “PALS Annex.”

This “new” site includes 14 modular classrooms evenly placed to the north and south boundaries of the site to enable the placement of additional onsite parking. The existing modular facilities are currently partially utilized for special education administrative/support services, nurses, storage, and training facilities. The potential exists for possible relocation of other services to this site for support with departmental reorganization and/or additional staffing necessitated as result of anticipated enrollment growth.





# H. FUTURE AND PROSPECTIVE SITES





## H.1 NEW MENIFEE-AREA HIGH SCHOOL

With the high school enrollment surge the District is experiencing, a relatively urgent need to accommodate additional students has emerged. Enrollment projections that were prepared for Liberty High School in anticipation of its opening in 2021 showed that facility relief would be provided for the greater Menifee area. It was believed that the consideration of a future high school site would be pushed well into the future. However, not only is Liberty High School projected to meet its facilities capacity for the 2023-24 school year but overcrowding effects are also being experienced at Paloma Valley High School. The combination of these factors has magnified the need to consider potential site alternatives for the District's next comprehensive high school.

The District is closely monitoring housing starts that will exacerbate the need for additional high school facilities. Staff continues to work closely with the City of Menifee planning staff, the City of Perris and the County of Riverside to carefully monitor areas that will experience continued growth. Concurrently, staff is redoubling its efforts to monitor and assess potential sites that may be suitable and well located for consideration as a future comprehensive high school site. The District continues to be actively involved in discussions with multiple representatives from the development community regarding cooperative preliminary efforts to identify feasible site alternatives. Concurrently, interim housing locations are being considered within the Paloma Valley, Heritage and Liberty school sites.

Identification of the new high school site remains to be determined and project planning will be required. An initial budget for the new high school has been estimated to be approximately \$235,000,000.

## H.2 NEW VILLAGES OF LAKEVIEW HIGH SCHOOL

### 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 a new high school 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.

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. Included within the Alternative 7 Land Use Plan is a site for a future high school. The location for this future high school site 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 Nuvview Union High School District, while the high school project would be under the jurisdiction of the Perris Union High School District. Photos of the existing area for the proposed high school site are shown below:





## PROJECT PLANNING STATUS – THE VILLAGES OF LAKEVIEW (ALTERNATIVE 7)

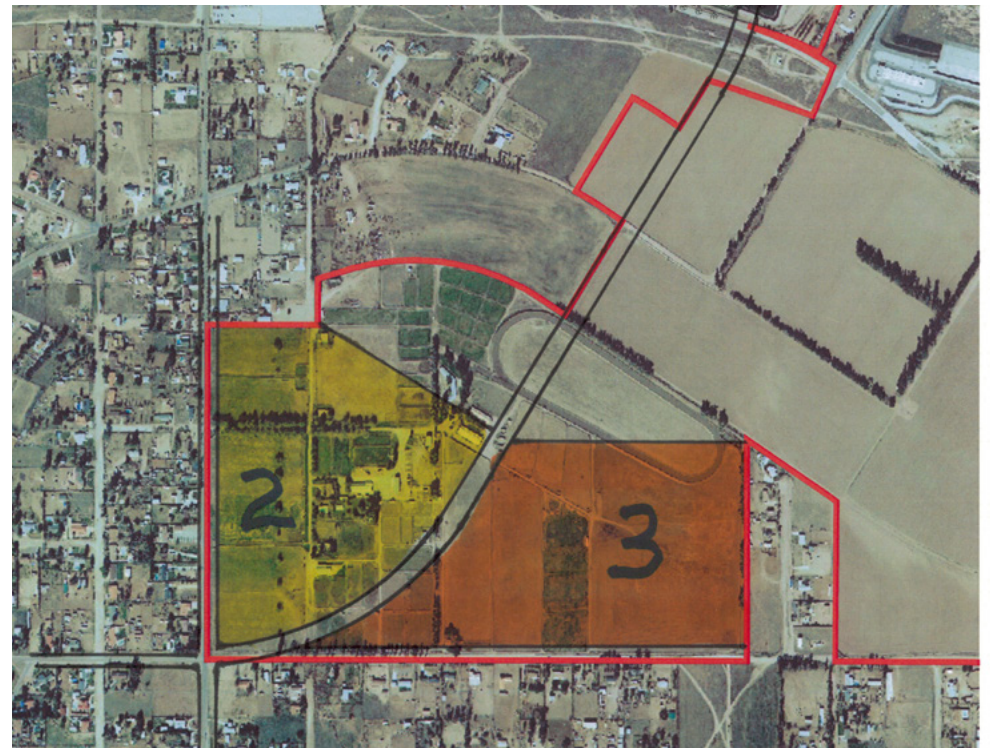
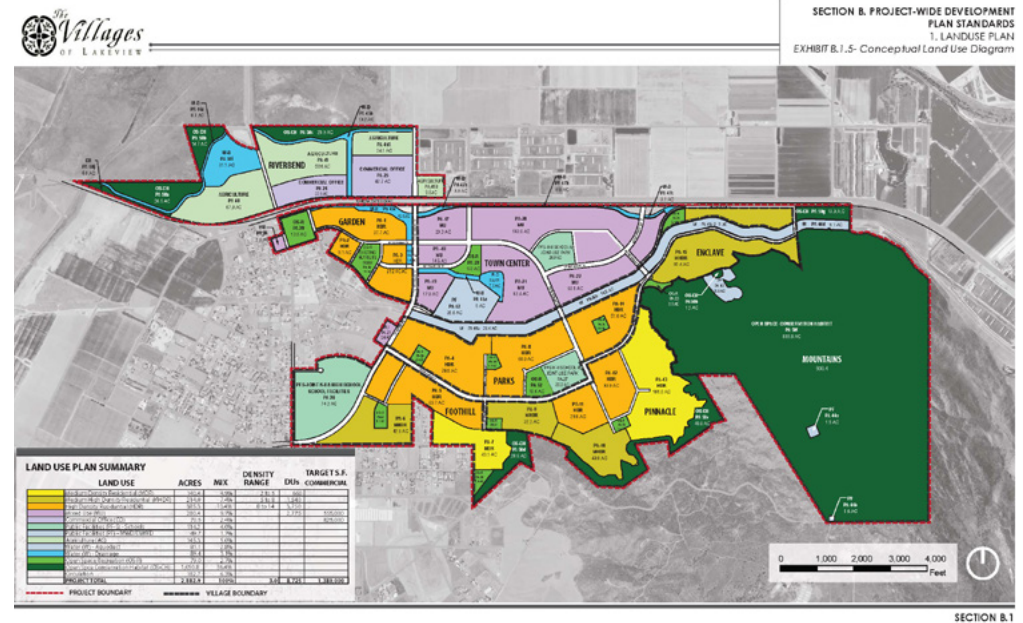
Representatives from the PUHSD have had recent discussions with County of Riverside Planning Department staff regarding the status of The Villages of Lakeview (TVOL) entitlement process, as well as to advise County staff about expectations of the PUHSD related to the siting of a new high school within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

## PROJECT PLANNING STATUS - PROPOSED HS WITHIN THE ALTERNATIVE 7 LAND USE PLAN

The proposed current location for a new high school is within the Villages of Lakeview Alternative Land 7 Land Use Plan 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 Nuview Union School District K-8 school. The PUHSD has been involved in discussions with representatives from Nuview 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

PUHSD will continue to work collaboratively with area agencies to plan for the most effective and timely delivery of the High School project. Project timing is connected to the development that is planned through the Villages of Lakeview and/or other proposed developments within the Lakeview/Nuevo area of the PUHSD District boundaries.





## H.3 NEW MIDDLE SCHOOL #2 - SOUTH OF SKYVIEW ELEMENTARY

### THE SITE

The parcel for construction of the District's second middle school 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, vacant land to the south (this is projected to be developed in the future – possibly to include multi-family residential) and the Perris Valley Storm Channel to the north. 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.







- |  |  |
|--|--|
| 1. MAIN CAMPUS ENTRY                                       | 11. BUILDING 'E' - LOCKER ROOMS              |
| 2. BUILDING 'A' - STUDENT UNION                            | 12. ACADEMIC COURTYARD                       |
| 3. BUILDING 'A' - COMMUNITY WORKSHOP & PROFESSIONAL CENTER | 13. ATHLETIC COURTYARD                       |
| 4. BUILDING 'A' - ADMINISTRATION                           | 14. RUNNING TRACK AND SPORT FIELD            |
| 5. BUILDING 'A' - LEARNING COMMONS                         | 15. LUNCH PLAY FIELDS                        |
| 6. BUILDING 'B' - 7TH GRADE ACADEMIC CORE                  | 16. LUNCH COURTYARD AND OUTDOOR AMPHITHEATER |
| 7. BUILDING 'C' - 8TH GRADE ACADEMIC CORE                  | 17. SERVICE YARD ENTRY                       |
| 8. BUILDING 'D' - ELECTIVE LABS                            |  |
| 9. BUILDING 'D' - OUTDOOR WORKSHOP                         |  |
| 10. BUILDING 'E' - GYMNASIUM                               |  |

CAMPUS AERIAL





# NEW MIDDLE SCHOOL #2



**STUDENT UNION**

**ADMINISTRATION**

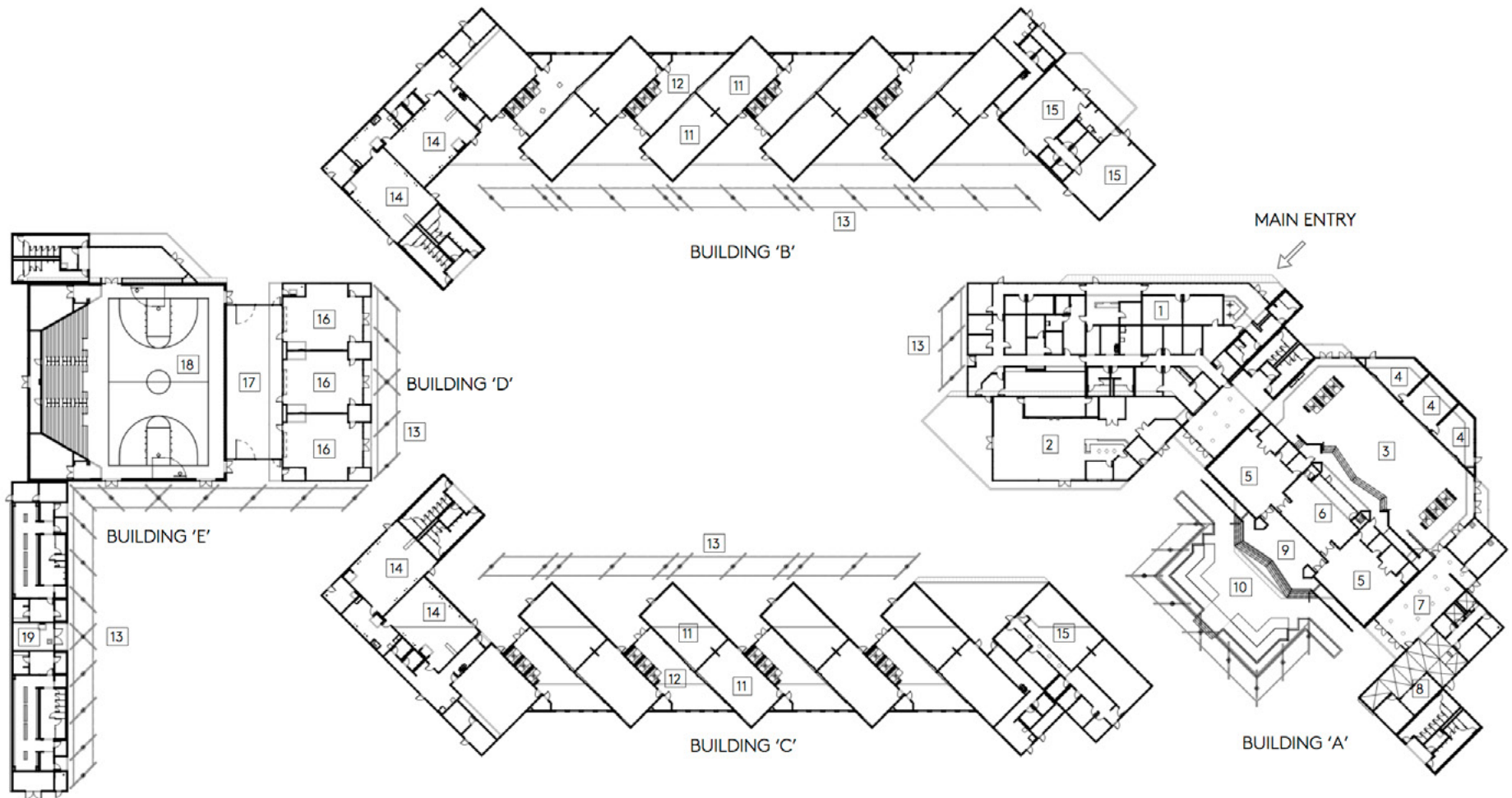
**7TH GRADE ACADEMIC CORE**

## THE PROJECT

New Middle School #2 is sited in a suburban residential neighborhood, adjacent to 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 openings 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 facing east, 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 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.





1. ADMINISTRATION
2. LEARNING COMMONS
3. STUDENT UNION
4. COMMUNITY WORKSHOP & PROFESSIONAL CENTER
5. PERFORMING ARTS CLASSROOMS
6. INDOOR STAGE
7. FOOD SERVICE
8. KITCHEN
9. OUTDOOR STAGE
10. OUTDOOR AMPHITHEATER

11. TYPICAL CLASSROOMS
12. COLLABORATIVE CLASSROOMS
13. PERGOLA
14. SCIENCE CLASSROOMS
15. SPECIAL EDUCATION CLASSROOMS
16. ELECTIVE LABS
17. OUTDOOR WORKSHOP
18. GYMNASIUM
19. LOCKER ROOMS

COMPOSITE FLOOR PLAN

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

Any 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 must be considered relative to the timing of initiating construction is past, current and projected enrollment within the District's middle school boundary. Given an enrollment trend that appears to be declining, it will be important to closely monitor future enrollments to assess the timing need for New Middle School #2



# I. SUMMARY OF PROJECTED COSTS FOR IMPLEMENTATION OF THE PLAN

Extensive efforts have been made from a broad range of participants in the completion of this update for the Districts Facilities Master Plan. It has been exciting to see the enthusiastic input from the various groups who have given so freely of their time and have provided invaluable input! The range of participants has not only included each of the site-based planning groups, but also thoughtful interactions with representatives from the planning community and the governmental agencies with whom we have the privilege of working. Completion of the Master Plan update has been a strong reminder of the interest in and support for continued advance planning efforts for students and programs within the PUHSD.

The consulting team has worked diligently to create working budgets for the cumulative projects at each existing District site, as well as conceptual budgets for each of the proposed new schools. The following chart shows the totals for each category for each site:





SCHOOL SITE	SITE IMPROVEMENTS	IMPROVEMENTS WITHIN EXISTING BUILDINGS	NEW FACILITIES	TOTAL
California Military Institute	\$2,312,000	\$5,650,000	\$42,500,000	\$50,462,000
Heritage HS	\$2,475,000	\$17,675,000	\$26,550,000	\$46,700,000
Paloma Valley HS	\$21,100,000	\$5,600,000	\$69,900,000	\$96,600,000
PALS	\$100,000	\$450,000	—	\$550,000
Perris HS	\$8,375,000	\$740,000	\$3,200,000	\$12,315,000
PLHS / Alternative Ed.	\$540,000	\$5,530,000	\$4,900,000	\$10,970,000
Pinacate MS	\$3,525,000	\$115,000	\$12,550,000	\$16,190,000
<b>TOTAL</b>	<b>\$38,427,000</b>	<b>\$35,760,000</b>	<b>\$159,600,000</b>	<b>\$233,787,000</b>

DISTRICT SUPPORT FACILITIES	TOTAL
District Administration Center (DAC)	TBD
Student Services Center (SSC)	TBD
Maintenance & Operations (M&O)	TBD
<b>TOTAL</b>	<b>TBD</b>

FUTURE AND PROSPECTIVE SITES	TOTAL
Menifee - Area High School	\$235,000,000
Villages of Lakeview Future High School	TBD
New Middle School #2	TBD
<b>TOTAL</b>	<b>\$235,000,000</b>

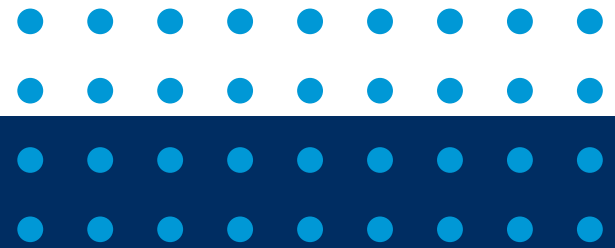
**TOTAL COST FOR FULL IMPLEMENTATION OF THE MASTER PLAN**

**\$468,787,000**



## J. CONCLUSIONS AND RECOMMENDATIONS

Significant improvements have been made throughout District facilities. Reconstruction of Perris High School is nearing completion, four aquatics centers have been built, and construction of the new campus at Liberty High School is complete. However, the current focus must remain on planning effectively for enrollment increases. Paloma, Heritage and Liberty High Schools are projected to experience the largest enrollment growth. Perris High School is the only campus anticipated to maintain a relatively consistent number of students. Developing strategies to manage imminent and ongoing enrollment increases poses a major challenge to the District.





# RECOMMENDATIONS

The recommended “next steps” pertaining to the implementation of the 2023 Facilities Master Plan include the following:

1

Engage various stakeholders and the community to measure their support for and perception of various funding strategies, including a local school bond, required to effectively implement the PUHSD 2023 Facilities Master Plan.

2

Develop short-term strategies to mitigate increasing enrollment, in particular at Liberty High School and Paloma Valley High School, which may include limiting intra-district transfers.

3

Closely monitor the status for potential new funding through the State’s School Facility Program for all relevant funding opportunities.

4

Continue to pursue opportunities for the development and utilization of mitigation agreements for emerging new developments.

5

Prepare for the potential of impact for providing cost effective interim housing at one or more comprehensive high school sites to meet anticipated enrollment projections, especially if additional facilities funding obtained through a local school bond is not considered a viable option.

6

Continue to pursue the identification of new high school site alternatives that meet location, availability and cost/funding parameters.



# PERRIS UNION HIGH SCHOOL DISTRICT



**Address**  
155 E 4th Street  
Perris, CA 92570

**Phone**  
951-943-6369

**Find Us Online**  
[www.PUHSD.org](http://www.PUHSD.org)



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[LETSTALK@INSPIRESOCIAL.COM](mailto:LETSTALK@INSPIRESOCIAL.COM)