

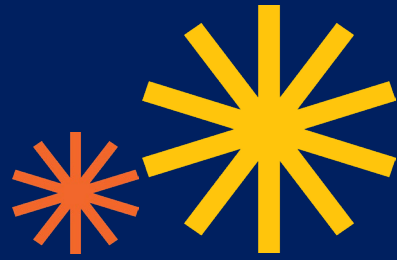
School Modernization Review March 24, 2026



PSUSD Desert Learning Academy – 500 Building

Presented by:
Julie Arthur, Executive Director
Facilities Planning & Development

School Modernization Overview & Next Phase



Update on Current Projects

Constraints on Modernization Design - Division of State Architect Rehabilitation by Cost IR EB 4

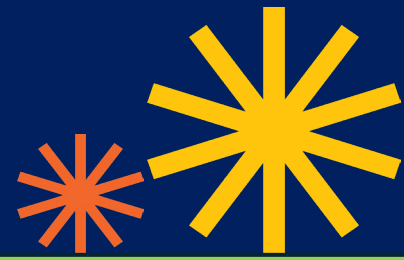
Desert Springs Middle – Constructed 1993

Mt. San Jacinto High Constructed 1995

Vista del Monte Elementary – Constructed 1962 Reset 1996

Cielo Vista Charter – Constructed 1955 Reset 1996

Projects in Construction



**Della S. Lindley Elementary
Modernization – Completion
Summer 2026**

**James Workman Middle
Modernization – Completion
Winter 2027**

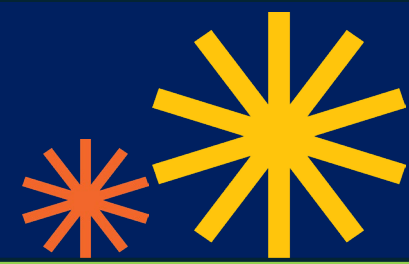
**Sunny Sands Elementary
Modernization – Completion
Fall 2026**

**Landau Elementary
Modernization – Completion
Fall 2026**

**Cathedral City High
Modernization Phase 2 –
Completion Summer 2028**

**Cathedral City High
Modernization Phase 3 –
Winter 2030**

Projects Bidding or In-Design



**Bubbling Wells
Elementary
Modernization**

**333 South Farrell
Interior Building
Renovation**

**Ed Services ELOP
Warehouse**

**DHS HS Athletic
Trainer/Aux Gym/ Field
Restrooms**

**Desert Hot Springs
Parent Engagement
Center (EWEC)**

**Mt. San Jacinto High
Portables**

333 South Farrell Building



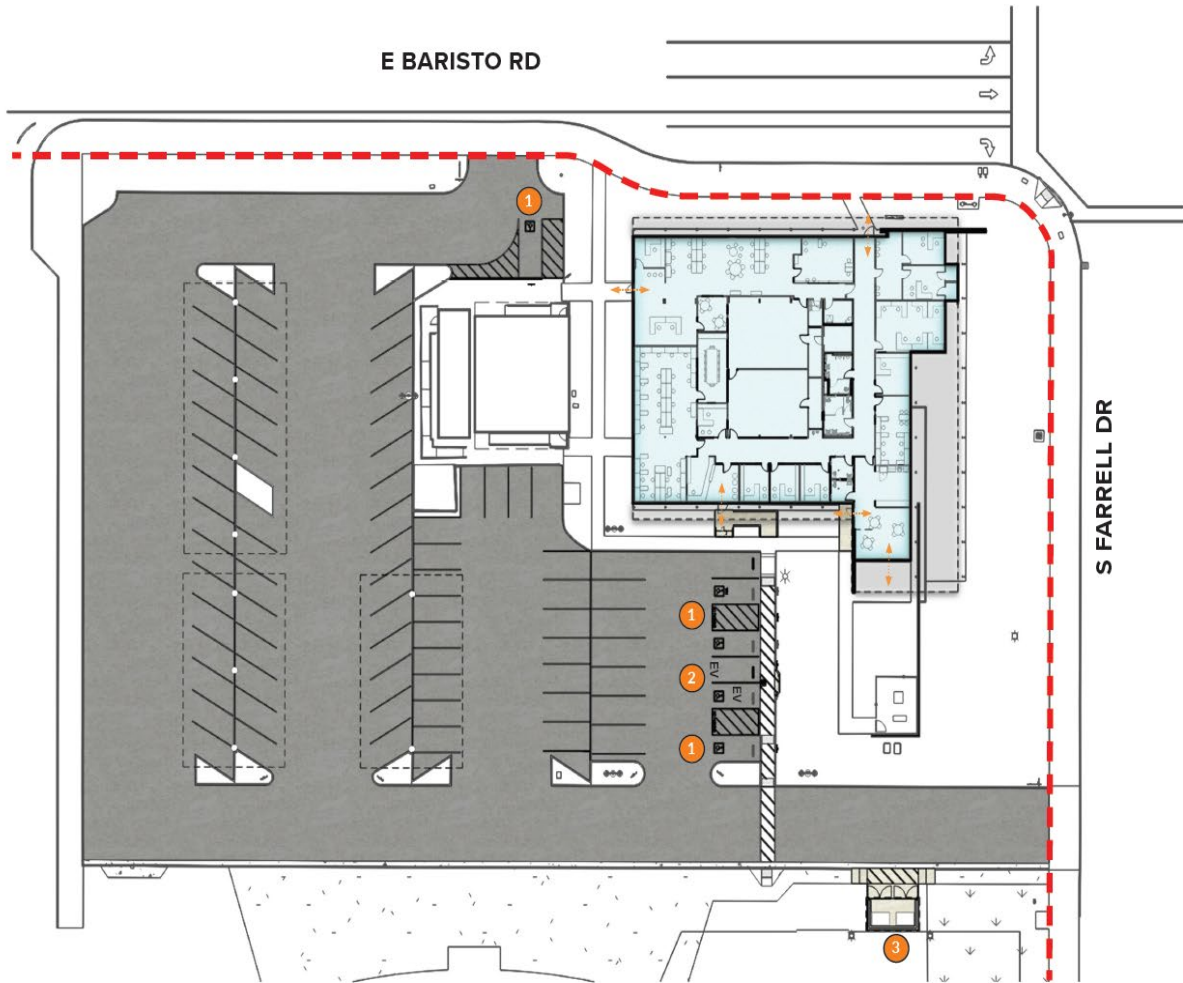
PALM SPRINGS
UNIFIED SCHOOL DISTRICT

FARRELL BUILDING INTERIOR RENOVATION




March 2026






333 South Farrell Building



LEGEND

-  EXISTING FARRELL BUILDING
-  NEW ASPHALT SLURRY SEAL
-  NEW CONCRETE PAVING

SITE NOTES

-  EXISTING ACCESSIBLE STALLS
-  NEW EV CAPABLE STALLS
-  NEW TRASH ENCLOSURE

PARKING SUMMARY

- 73 STANDARD STALLS
- 4 ACCESSIBLE STALLS
- 2 EV CAPABLE STALLS
- 79 TOTAL PARKING

OVERALL SITE PLAN

FARRELL BUILDING INTERIOR RENOVATION



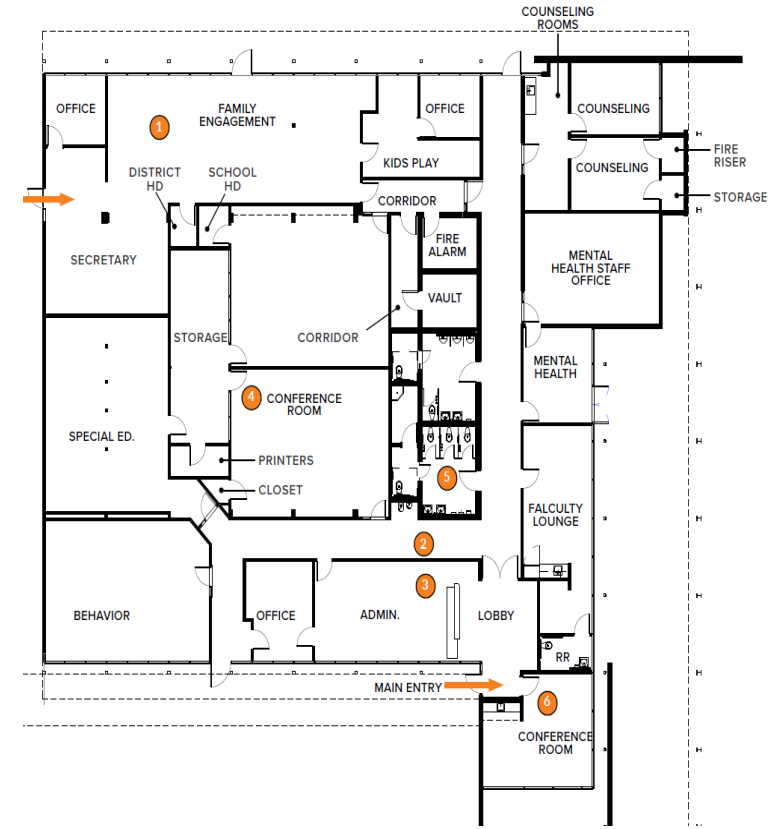
100% DESIGN DEVELOPMENT

3 BURNS & CLARKE

Revised Layout



Existing Layout



333 South Farrell Building

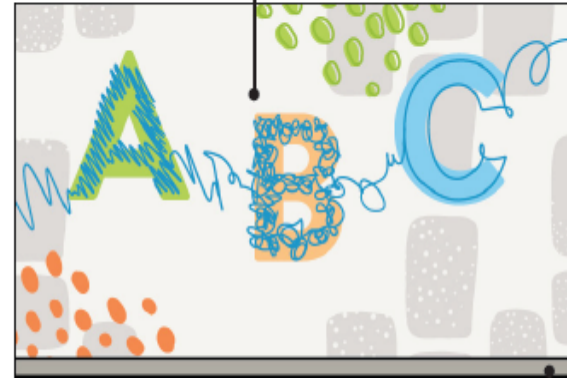


FAMILY CENTER ELEVATION 3



RECEPTION ELEVATION 3

vinyl wallcovering
koroseal,
custom graphic

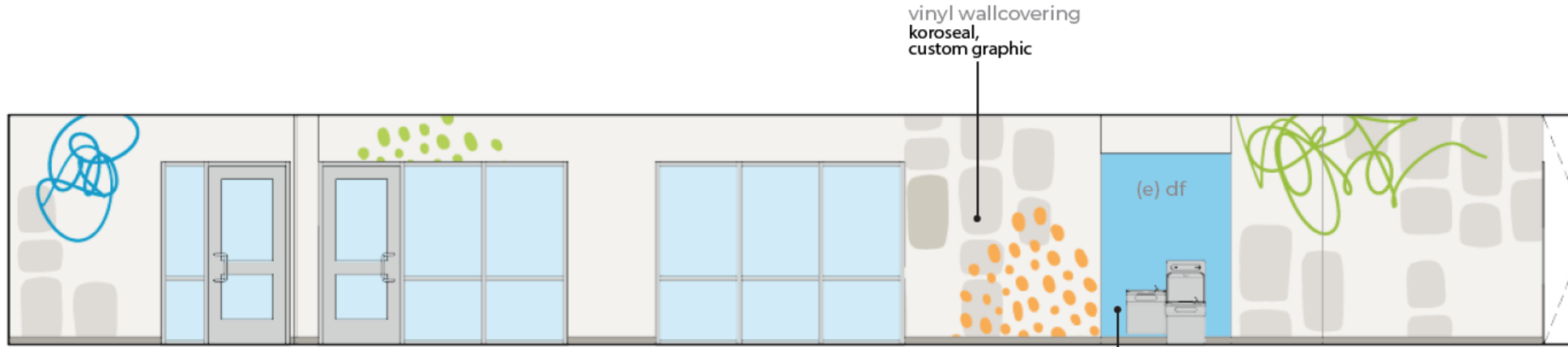


KIDS PLAY ELEVATION 2

rubber base
roppe
'smoke'



333 South Farrell Building



CORRIDOR ELEVATION 1

vinyl wallcovering
koroseal,
custom graphic

paint
dunn edwards
'below zero'
de5835

paint
dunn edwards
'below zero'
de5835

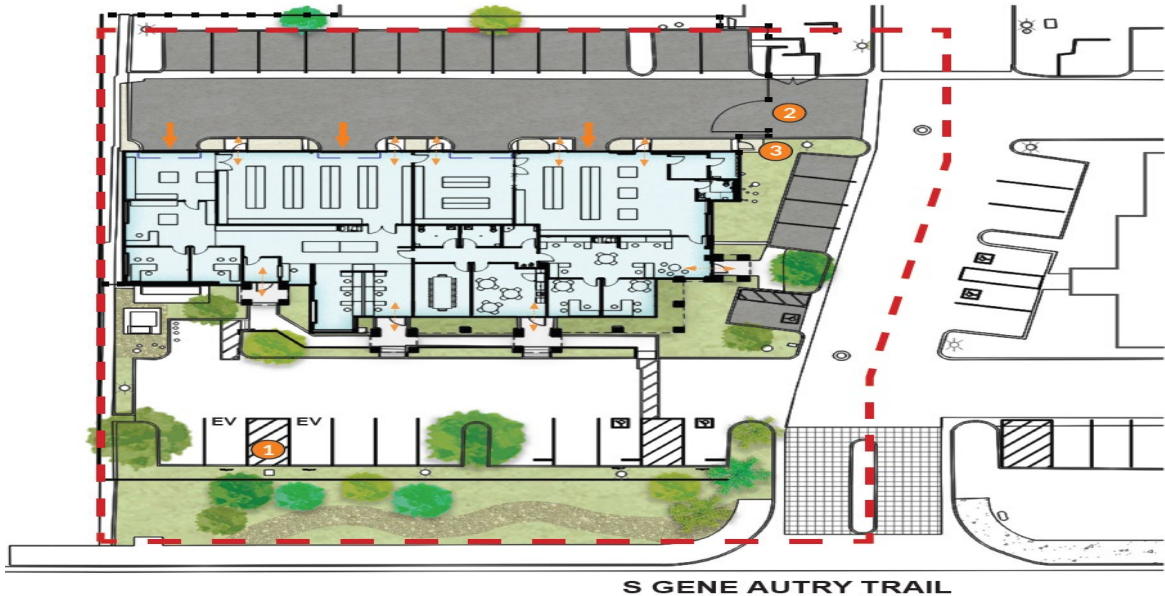
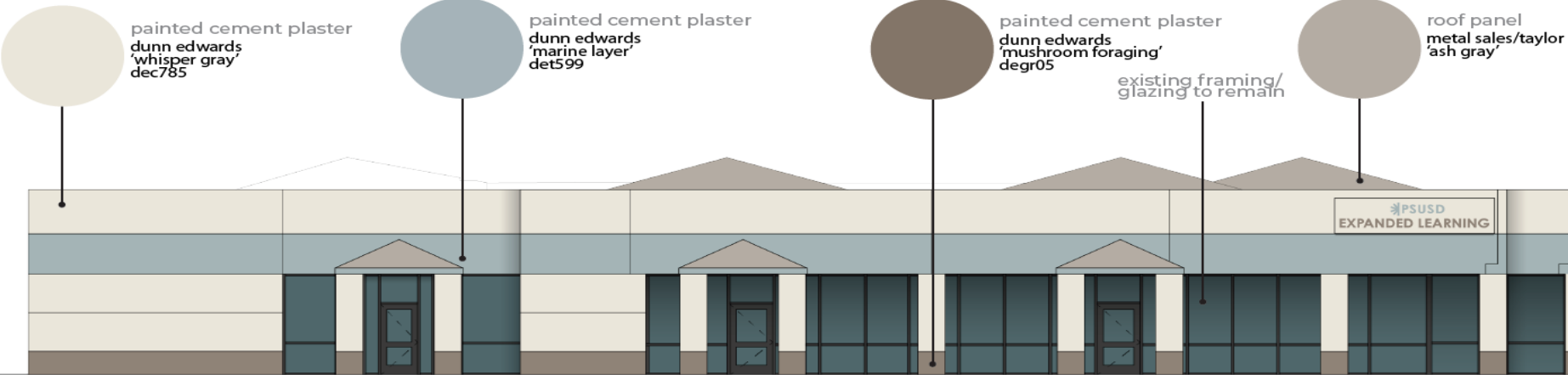
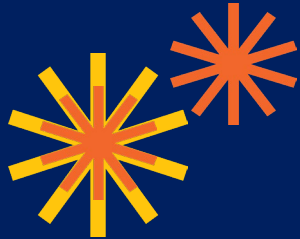
paint
dunn edwards
'appricot appeal'
de5234



CORRIDOR ELEVATION 4

rubber base
roppe
'smoke'

Educational Services Supply Center

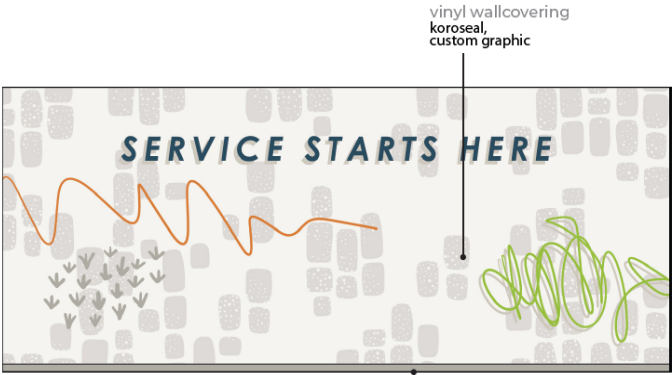




FLOOR PLAN



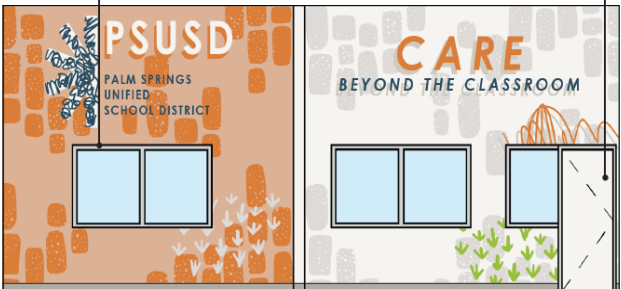
Educational Services Supply Center



CONFERENCE ROOM ELEV 4

vinyl wallcovering
koroseal,
custom graphic

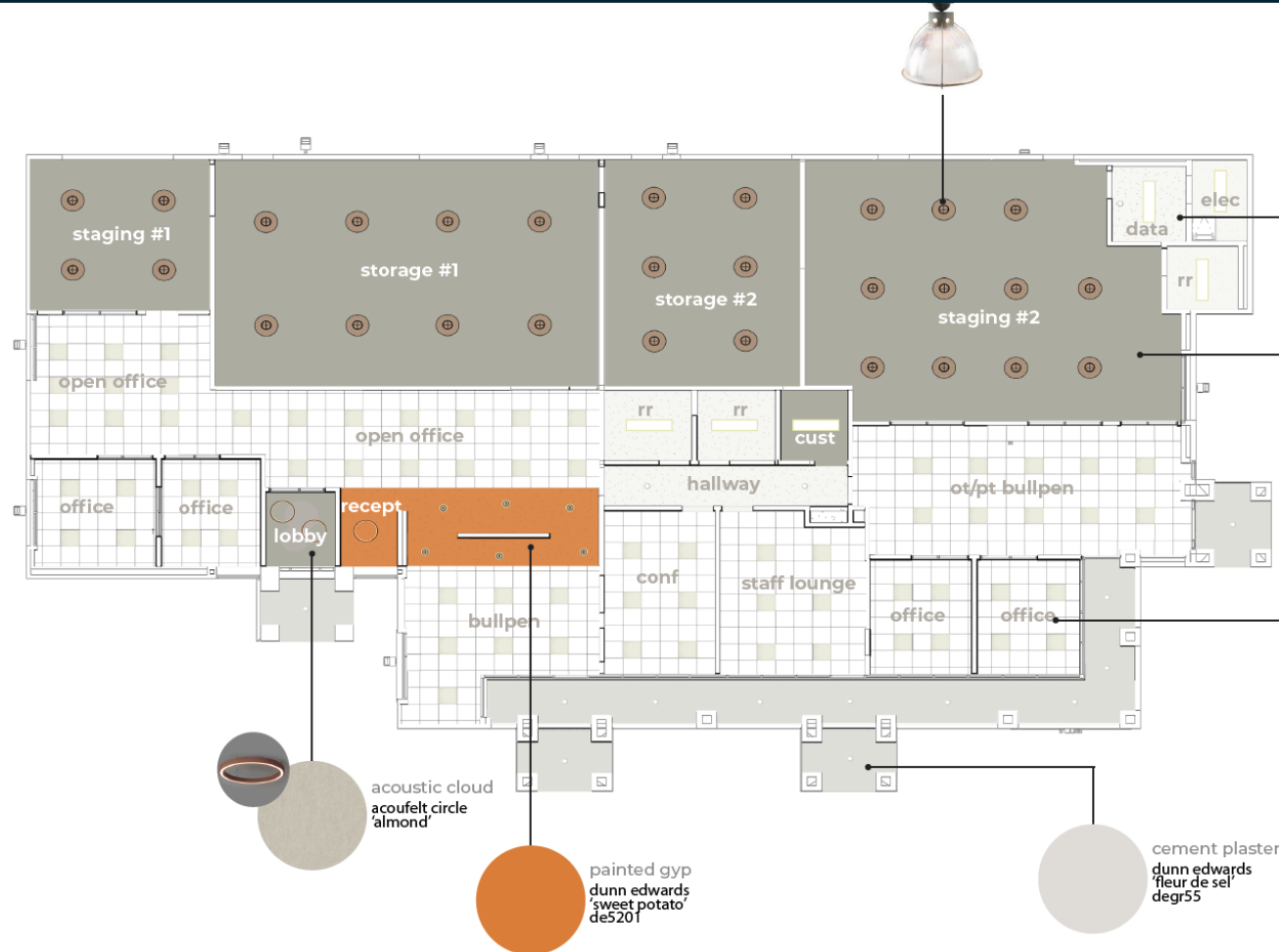
painting hm frame
dunn edwards
'fleur de sel'
degr55



BULLPEN ELEV 1

rubber base
roppe
'smoke'

painting hm door
dunn edwards
'white picket fence'
det648



painting gyp
dunn edwards
'white picket fence'
det648

underside of
structure
dunn edwards
'heart of stone'
degr17

acoustic ceiling til
armstrong
ultima
'white'
24" x 24"

acoustic cloud
acoufelt circle
'almond'

painting gyp
dunn edwards
'sweet potato'
de5201

cement plaster
dunn edwards
'fleur de sel'
degr55

RENDERED REFLECTED CEILING PLAN

NEW EDUCATION SERVICE SUPPLY CENTER CONVERSION PROJECT

PALM SPRINGS UNIFIED SCHOOL DISTRICT | RCA #1-65-67



100% DESIGN DEVELOPMENT

SEPTEMBER 2025

6

TURNER
CLARKE
ARCHITECTS

Constraints on Modernization Design – DSA IR EB-4 Rehabilitation Required by Cost



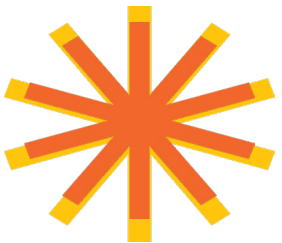
Purpose / trigger

DSA uses a **cost-comparison test** to decide whether a proposed modernization (reconstruction/alteration/addition) to an existing school building must be treated as a full *rehabilitation* under the California Administrative Code (CAC). If the project cost reaches the rehabilitation threshold, the building must be brought into conformance with current safety standards.

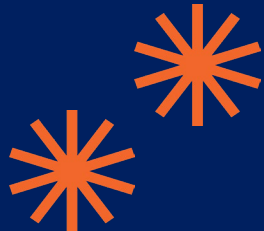
The numeric threshold — 50% of replacement value

The basic rule: when the cost of the reconstruction/alteration/addition **exceeds 50% of the building's replacement value**, the work is treated as a rehabilitation. DSA may also treat projects “close to” this threshold as rehabilitations in certain cases.

Practical implications for modernization projects If the modernization estimate approaches or exceeds 50% of replacement value, plan for **full rehabilitation scope** (seismic, accessibility, life-safety upgrades as required by California Administrative Code). Districts should document the chosen replacement-value method (default vs. alternate) and submit supporting cost estimates with the DSA application (DSA-1)



Desert Springs Middle School Overview



Site Information:

Student Enrollment	687
Student Capacity	1,597
Permanent Classrooms	41
Relocatables	14
Classroom Count	55
Construction Date	1993
Site Size	20.8 Acres
Building Sq. Footage	109,916

Legend: Building Use Plan Diagram

- Assembly
- Support
- Restrooms
- Special Programs
- Classroom
- Horizontal Circulation
- Vertical Circulation
- Shade Structure
- Future Buildings

Note:
Bold numbers reflect room designations on site

DSMS Existing Site Analysis



Existing Site Analysis

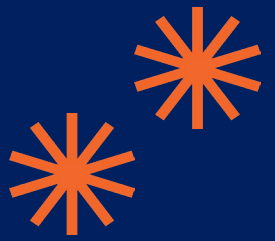
1. Lack of sufficient parking for staff and parents
2. Lack of sufficient drop off/pick up area for students
3. Lack of bus drop off area for Special needs and Gen. Ed. Students
4. Unwelcoming entry
5. Vandalism & security issues along perimeter fences
6. Lunch shelter exposed to high wind from west side
7. Non-compliance with accessible paths of travel
8. Refresh and update existing classrooms



Existing Site Analysis II

1. Replacement of fire and notification systems
2. Upgraded public address & site communication systems
3. Roof and HVAC replacements
4. Replace portable classrooms (TBD)

Mt. San Jacinto High School Overview



Site Information:	
Student Enrollment	310
Student Capacity	403
Permanent Classrooms	12
Relocatables	<u>9</u>
Classroom Count	21
Construction Date	1995
Site Size	6.12 Acres
Building Sq. Footage	33,830

Mt. San Jacinto High Site Analysis



Existing Site Analysis

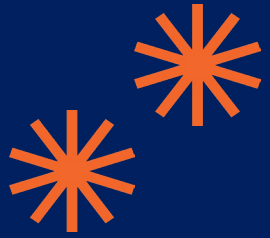
1. Lack of sufficient food service facilities and dining area
2. Enclose gym and replace swamp coolers with Central HVAC units
3. Lack of shade areas
4. Non-compliance with accessible paths of travel
5. Refresh and update existing classrooms
6. Replace Portable classrooms (TBD)



Existing Site Analysis II

1. Replacement of fire and notification systems
2. Upgraded public address & site communication systems
3. Roof and HVAC replacements

Vista del Monte Elementary School Overview



Legend: Building Use Plan Diagram

- Assembly
- Support
- Restrooms
- Special Programs
- Classroom
- Horizontal Circulation
- Vertical Circulation
- Shade Structure
- Future Buildings

Note: Bold numbers reflect room designations on site

Site Information:	
Student Enrollment	341
Student Capacity	471
Permanent Classrooms	27
Relocatables	9
Classroom Count	36
Construction Date	1963
Modernization Reset Date	1996
Site Size	7.2 Acres
Building Sq. Footage	48,592

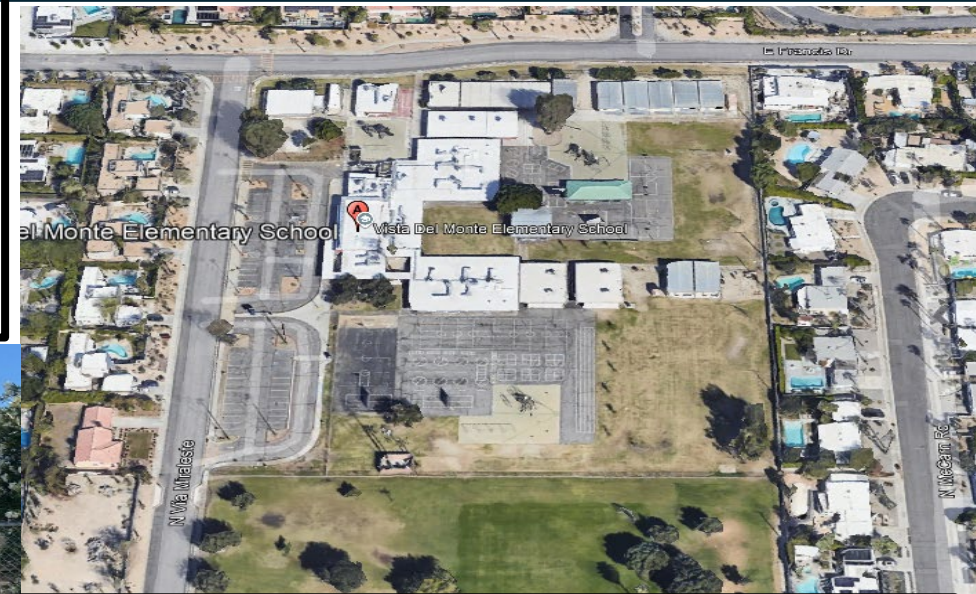


Vista del Monte Elementary Site Analysis



Existing Site Analysis

1. 1963 MPR, administration, 12 classrooms qualify as potential Class 1 Historic Buildings
2. Under sized Multi-purpose room facility
3. Lack of shade areas
4. Non-compliance with accessible paths of travel
5. Replace portables
6. Lack of food services facilities, health offices and shades lunch seating areas



Existing Site Analysis II

1. Lack of sufficient parking for staff and parents
2. Lack of sufficient drop off/pick up area for students
3. Lack of bus drop off area for Special needs and Gen. Ed. Students
4. Unwelcoming entry
5. Replacement of fire and notification systems
6. Upgraded public address & site communication systems
7. Roof and HVAC replacements
8. Need fire hydrant on campus

Vista del Monte Elementary Site Analysis



Existing Site Analysis

1. Originally built in 1963 as 3rd through 6th grade school
2. Buildings in red square considered potential Class 1 historic



View of front of school - MPR

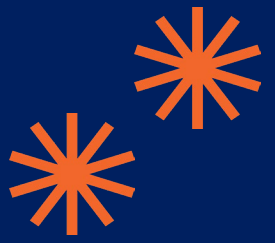
View of Kinder play area



View of entry to offices



Cielo Vista Charter School Overview



Legend: Building Use Plan Diagram

- Assembly
- Support
- Restrooms
- Special Programs
- Classroom
- Horizontal Circulation
- Vertical Circulation
- Shade Structure
- Future Buildings

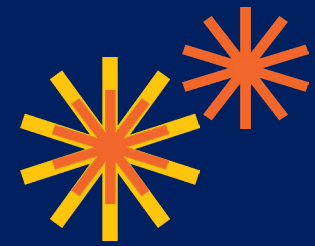
Note:
Bold numbers reflect room designations on site

Site Information:

Student Enrollment	900
Student Capacity	1008
Permanent Classrooms	17
Relocatables	19
Classroom Count	36
Construction Date	1955
Modernization Reset Date	1996
Site Size	8.34 Acres
Building Sq. Footage	60,825



Cielo Vista Charter Site Analysis



Existing Site Analysis

1. Does not qualify as Class 1 Historic Buildings according to Historic Resources Assessment January 2026
2. Lack of drop off and parking areas
3. Undersized Multi-purpose room
4. Non-compliance with accessible paths of travel
5. Replace portables
6. Lack of food services facilities, health offices and shaded lunch seating areas



Existing Site Continued

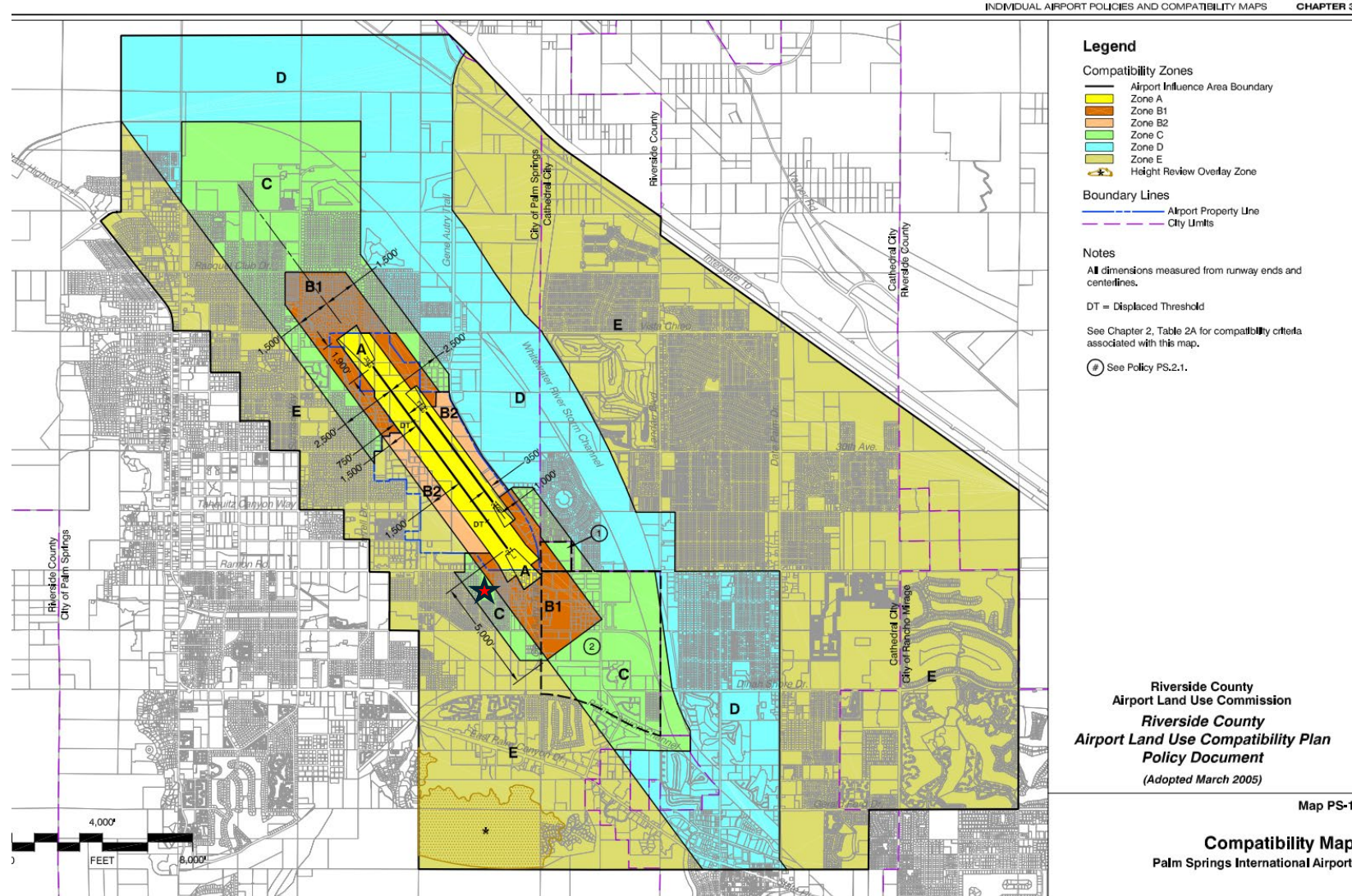
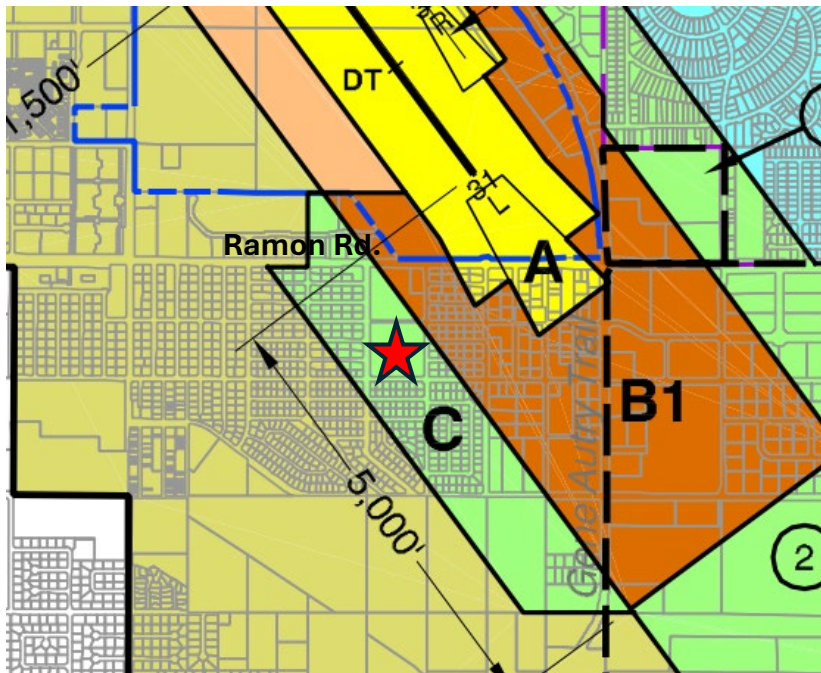
1. Replacement of fire and notification systems
2. Upgraded public address & site communication systems
3. Roof and HVAC replacements

Cielo Vista Charter

Air Land Use Commission Zoning Map



Established in 1970, Air Land Use Commission (ALUC) is mandated by Public Utility Code Section 21670 et seq. to ensure that developments are compatible with airports. ALUC achieves this by adopting and implementing Compatibility Plans for each of the airports in the County.



ALUC Zoning Map - Cielo Vista Elementary



CHAPTER 2 COUNTYWIDE POLICIES

Zone	Locations	Maximum Densities / Intensities				Req'd Open Land ³	Additional Criteria	
		Residential (d.u./ac) ¹	Average ⁴	Single Acre ⁵	with Bonus ⁶		Other Uses (people/ac) ²	Prohibited Uses ⁴
A	Runway Protection Zone and within Building Restriction Line	0	0	0	0	All Remaining	<ul style="list-style-type: none"> All structures except ones with location set by aeronautical function Assemblages of people Objects exceeding FAR Part 77 height limits Storage of hazardous materials Hazards to flight⁹ 	<ul style="list-style-type: none"> Avigation easement dedication
B1	Inner Approach/Departure Zone	0.05 (average parcel size ≥20.0 ac.)	25	50	65	30%	<ul style="list-style-type: none"> Children's schools, day care centers, libraries Hospitals, nursing homes Places of worship Bldgs with >2 aboveground habitable floors Highly noise-sensitive outdoor nonresidential uses¹⁰ Aboveground bulk storage of hazardous materials¹¹ Critical community infrastructure facilities¹² Hazards to flight⁹ 	<ul style="list-style-type: none"> Locate structures maximum distance from extended runway centerline Minimum NLR of 25 dB in residences (including mobile homes) and office buildings¹³ Airspace review required for objects >35 feet tall¹⁴ Avigation easement dedication
B2	Adjacent to Runway	0.1 (average parcel size ≥10.0 ac.)	100	200	260	No Req't	Same as Zone B1	<ul style="list-style-type: none"> Locate structures maximum distance from runway Minimum NLR of 25 dB in residences (including mobile homes) and office buildings¹³ Airspace review required for objects >35 feet tall¹⁴ Avigation easement dedication
C	Extended Approach/Departure Zone	0.2 (average parcel size ≥5.0 ac.)	75	150	195	20%	<ul style="list-style-type: none"> Children's schools, day care centers, libraries Hospitals, nursing homes Bldgs with >3 aboveground habitable floors Highly noise-sensitive outdoor nonresidential uses¹⁰ Hazards to flight⁹ 	<ul style="list-style-type: none"> Minimum NLR of 20 dB in residences (including mobile homes) and office buildings¹³ Airspace review required for objects >70 feet tall¹⁵ Deed notice required
D	Primary Traffic Patterns and Runway Buffer Area	(1) ≤0.2 (average parcel size ≥5.0 ac.) or ¹⁶ (2) ≥5.0 (average parcel size ≤0.2 ac.)	100	300	390	10%	<ul style="list-style-type: none"> Highly noise-sensitive outdoor nonresidential uses¹⁰ Hazards to flight⁹ 	<ul style="list-style-type: none"> Airspace review required for objects >70 feet tall¹⁵ Children's schools, hospitals, nursing homes discouraged¹⁷ Deed notice required
E	Other Airport Environs	No Limit	No Limit ¹⁸	No Limit	No Limit	No Req't	<ul style="list-style-type: none"> Hazards to flight⁹ 	<ul style="list-style-type: none"> Airspace review required for objects >100 feet tall¹⁵ Major spectator-oriented sports stadiums, amphitheaters, concert halls discouraged beneath principal flight tracks¹⁸
	★ Height Review Overlay	Same as Underlying Compatibility Zone				Not Applicable	Same as Underlying Compatibility Zone	<ul style="list-style-type: none"> Airspace review required for objects >35 feet tall¹⁴ Avigation easement dedication

See Chapter 3 for airport-specific additions or exceptions to these policies

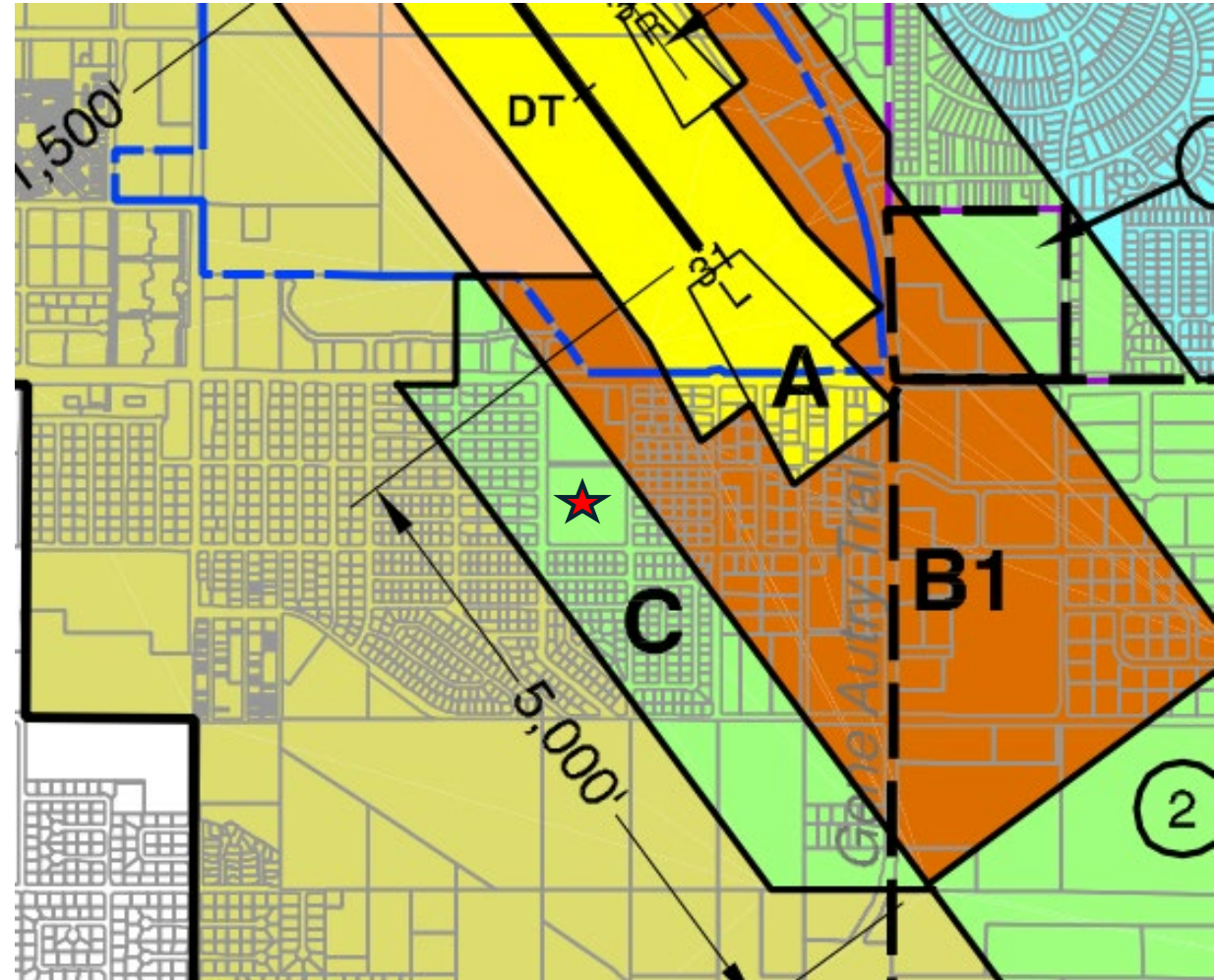


Table 2A

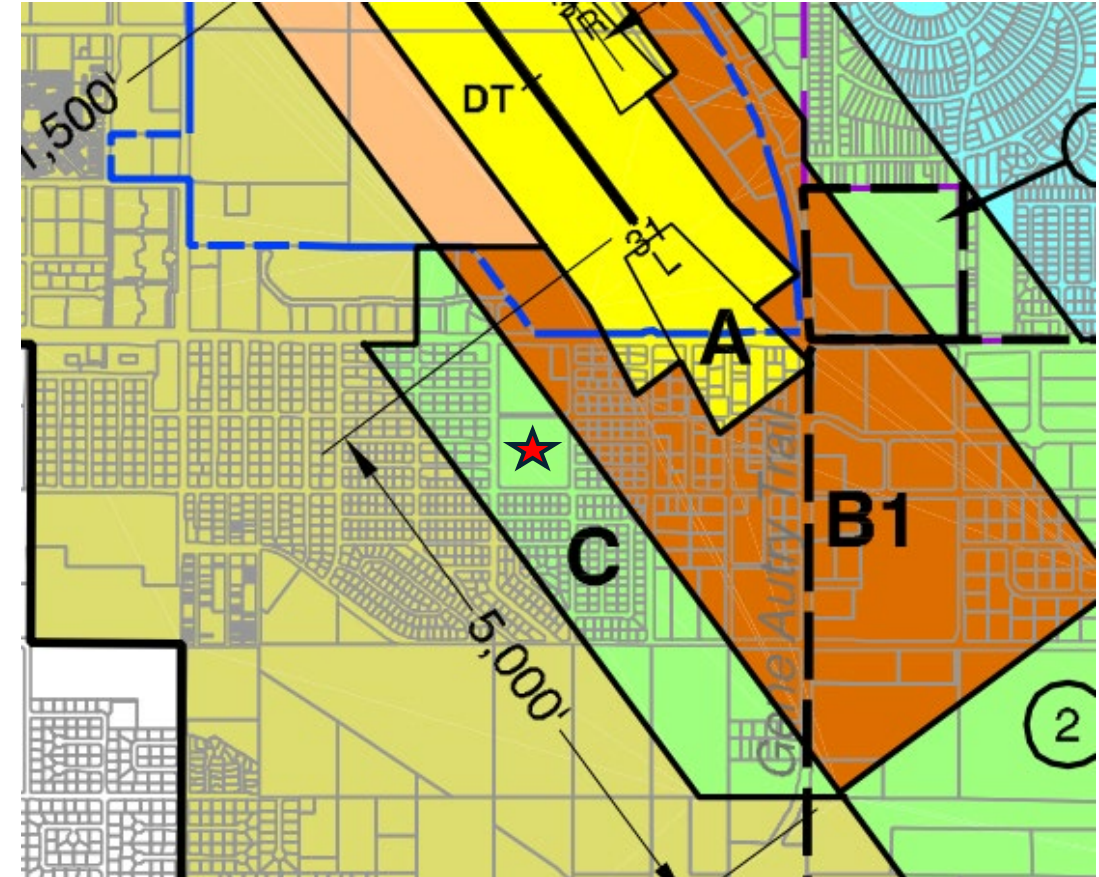
Basic Compatibility Criteria

ALUC Zoning Map - Cielo Vista Elementary



CHAPTER 2 COUNTYWIDE POLICIES

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Staff Recommendations

1. Design and scoping for Desert Springs Middle Modernization – Estimated \$5 Million
2. Design and scoping for Mt. San Jacinto High Modernization Estimated \$3 Million
3. Design and scoping for Vista del Monte Elementary Modernization - \$ 5 Million
4. Design and scoping for Cielo Vista Charter modernization - \$ 5 Million

Measure S \$465,000,000

1. Design funds for review and scoping of the 4 schools listed above in the amount of \$18 Million

Thank you

