

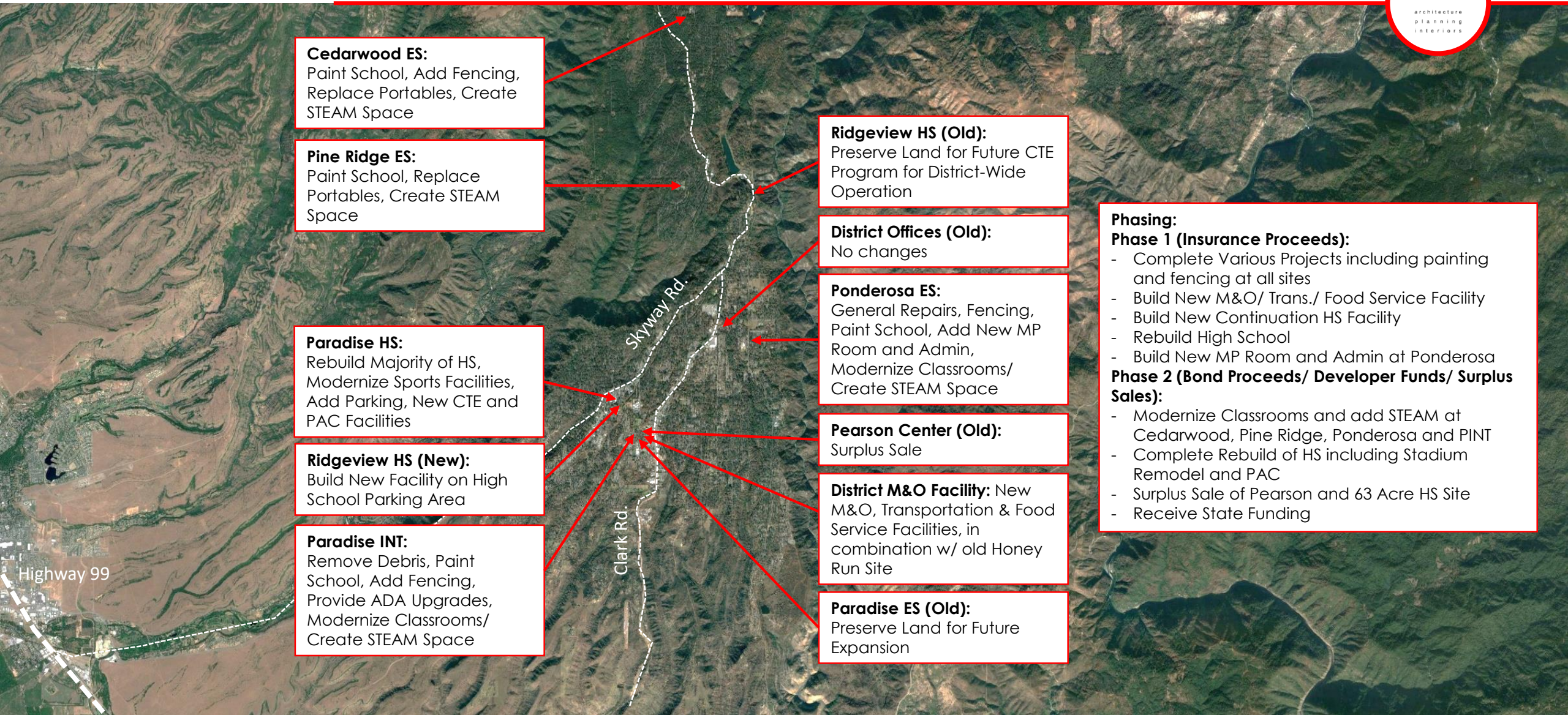


PARADISE UNIFIED SCHOOL DISTRICT

Revised Master Plan Presentation – Board of Trustees

April 21, 2020

Overall Facilities Master Plan Priorities



Cedarwood ES:
Paint School, Add Fencing, Replace Portables, Create STEAM Space

Pine Ridge ES:
Paint School, Replace Portables, Create STEAM Space

Paradise HS:
Rebuild Majority of HS, Modernize Sports Facilities, Add Parking, New CTE and PAC Facilities

Ridgeview HS (New):
Build New Facility on High School Parking Area

Paradise INT:
Remove Debris, Paint School, Add Fencing, Provide ADA Upgrades, Modernize Classrooms/ Create STEAM Space

Ridgeview HS (Old):
Preserve Land for Future CTE Program for District-Wide Operation

District Offices (Old):
No changes

Ponderosa ES:
General Repairs, Fencing, Paint School, Add New MP Room and Admin, Modernize Classrooms/ Create STEAM Space

Pearson Center (Old):
Surplus Sale

District M&O Facility: New M&O, Transportation & Food Service Facilities, in combination w/ old Honey Run Site

Paradise ES (Old):
Preserve Land for Future Expansion

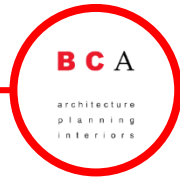
Phasing:
Phase 1 (Insurance Proceeds):

- Complete Various Projects including painting and fencing at all sites
- Build New M&O/ Trans./ Food Service Facility
- Build New Continuation HS Facility
- Rebuild High School
- Build New MP Room and Admin at Ponderosa

Phase 2 (Bond Proceeds/ Developer Funds/ Surplus Sales):

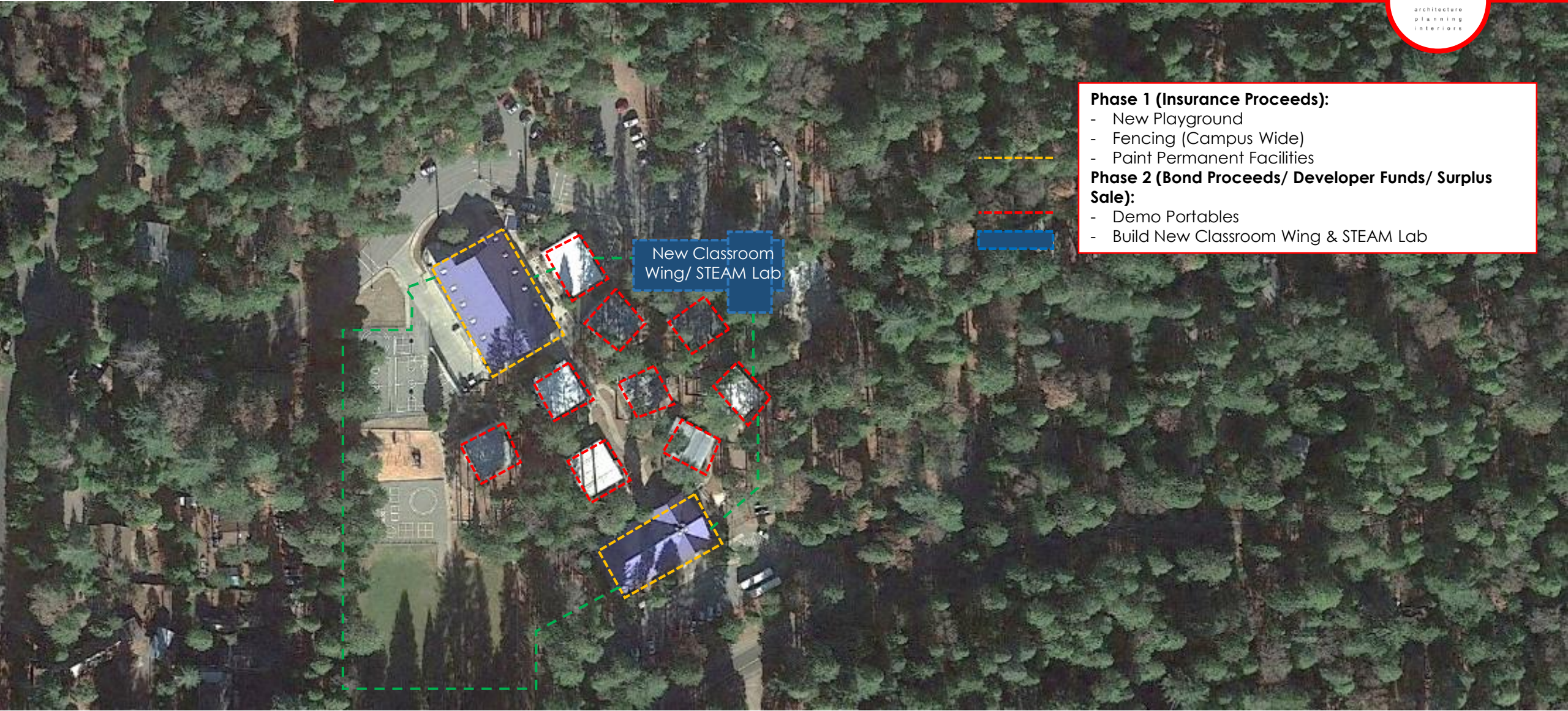
- Modernize Classrooms and add STEAM at Cedarwood, Pine Ridge, Ponderosa and PINT
- Complete Rebuild of HS including Stadium Remodel and PAC
- Surplus Sale of Pearson and 63 Acre HS Site
- Receive State Funding

Overall Facilities Master Plan Priorities



Overall District Sites	Phase 1 (Insurance Proceeds)	Phase 2 (Bond, Development, Surplus)	
Cedarwood Elementary School	\$ 577,425	\$ 6,134,400	
Pine Ridge School	\$ 785,450	\$ 5,452,800	
Ponderosa Elementary School	\$ 6,647,725	\$ 7,875,000	
District M&O/ Transportation & Food Service Facilities	\$ 3,787,668	\$ -	
Paradise Intermediate School	\$ 251,336	\$ 9,371,250	
Paradise High School/ Ridgeview HS (New Site)	\$ 33,546,954	\$ 13,454,802	
Ridgeview High School (Old Site)	\$ -	\$ -	
Subtotal	\$ 45,596,558	\$ 42,288,252	
Contingency (10%)	\$ 4,559,656	\$ 4,228,825	
Construction Escalation (5% per year)	\$ 2,507,811	\$ 11,629,269	
TOTAL ESTIMATED CONSTRUCTION BUDGET	\$ 52,664,025	\$ 58,146,346	
Soft Cost Budget (22%)	\$ 11,586,085	\$ 12,792,196	
TOTAL ESTIMATED COST BY PHASE	\$ 64,250,110	\$ 70,938,542	TOTALS:
TOTAL ESTIMATED PROJECT COSTS	\$ 64,250,110	\$ 70,938,542	135,188,652
High School Gymnasium Subsidy (net from 2001 Bond Measure)	\$ 4,200,000		4,200,000
Estimated Bond Sale Fees		\$ 450,000	450,000
TOTAL ESTIMATED PROJECT EXPENDITURES	\$ 68,450,110	\$ 71,388,542	139,838,652
Estimated Insurance Proceeds	\$ 66,891,572		
Possible Bond Measure Funds		\$ 61,000,000	61,000,000
63 Acre HS Site Surplus		\$ 250,000	250,000
Pearson Center Surplus		\$ 100,000	100,000
Prop 51 HS Gym		\$ 4,200,000	4,200,000
Prop 51 Modernization Eligibility		\$ 7,700,000	7,700,000
Remaining Possible Funds	\$ (1,558,538)	\$ 1,861,458	302,920

Facilities Master Plan Priorities – Cedarwood ES



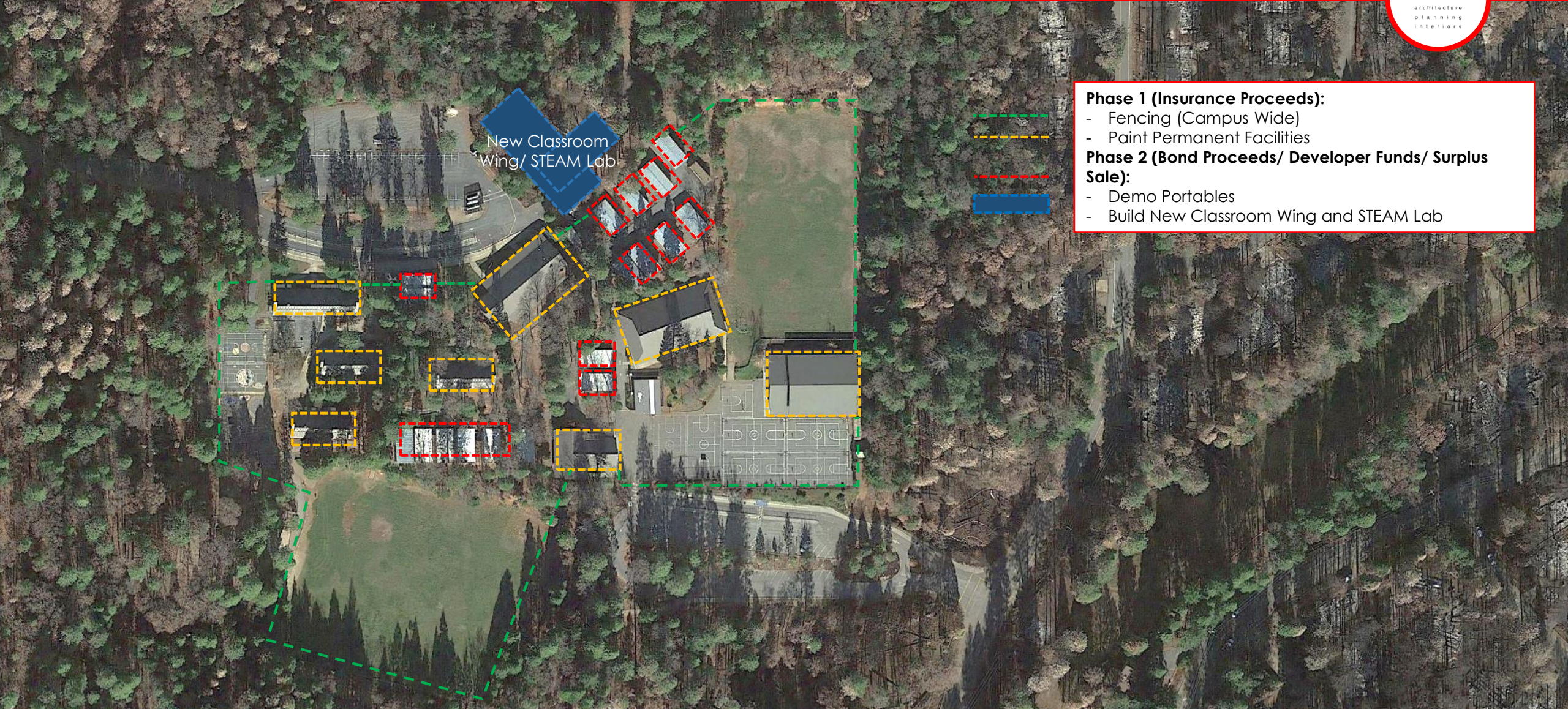
- Phase 1 (Insurance Proceeds):**
 - New Playground
 - Fencing (Campus Wide)
 - Paint Permanent Facilities
- Phase 2 (Bond Proceeds/ Developer Funds/ Surplus Sale):**
 - Demo Portables
 - Build New Classroom Wing & STEAM Lab

Facilities Master Plan Priorities – Cedarwood ES



Cedarwood Elementary School	Phase 1 (Insurance Proceeds)	Phase 2 (Bond, Development, Surplus)	
New Playground	\$ 365,500		
Fencing (Campus Wide)	\$ 113,175		
Paint Permanent Facilities	\$ 98,750		
Demo Portables		\$ 86,400	
Build New Classroom Wing & STEAM Lab		\$ 6,048,000	
Subtotal	\$ 577,425	\$ 6,134,400	
Contingency (10%)	\$ 57,743	\$ 613,440	
Construction Escalation (5% per year)	\$ 31,758	\$ 1,686,960	
TOTAL ESTIMATED CONSTRUCTION BUDGET	\$ 666,926	\$ 8,434,800	\$ 9,101,726

Facilities Master Plan Priorities – Pine Ridge ES



New Classroom Wing/ STEAM Lab

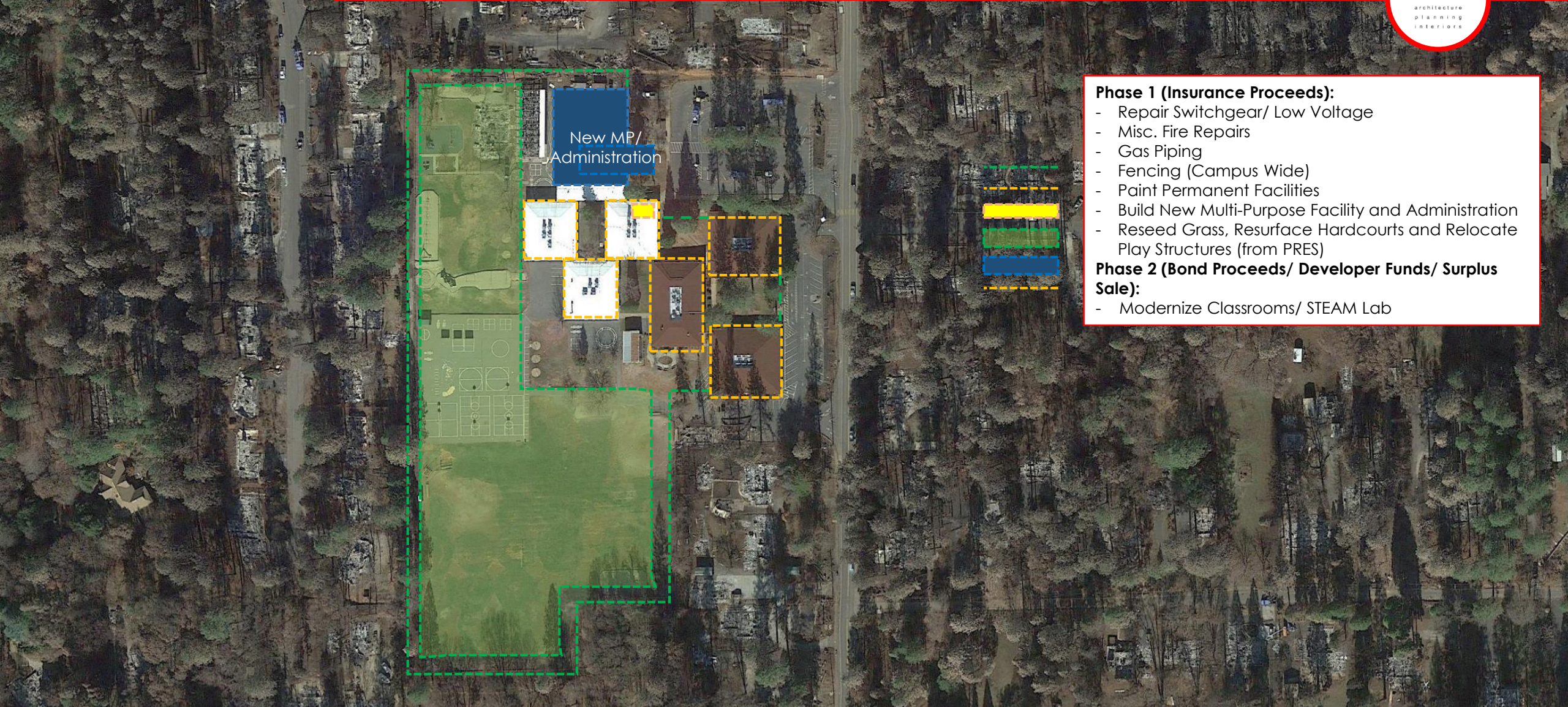
- Phase 1 (Insurance Proceeds):**
 - Fencing (Campus Wide)
 - Paint Permanent Facilities
- Phase 2 (Bond Proceeds/ Developer Funds/ Surplus Sale):**
 - Demo Portables
 - Build New Classroom Wing and STEAM Lab

Facilities Master Plan Priorities – Pine Ridge ES



Pine Ridge Elementary School	Phase 1 (Insurance Proceeds)	Phase 2 (Bond, Development, Surplus)	
Fencing (Campus Wide)	\$ 181,200		
Paint Permanent Facilities	\$ 213,750		
Demo Portables		\$ 76,800	
Build New Classroom Wing & STEAM Lab		\$ 5,376,000	
Subtotal	\$ 394,950	\$ 5,452,800	
Contingency (10%)	\$ 39,495	\$ 545,280	
Construction Escalation (5% per year)	\$ 21,722	\$ 1,499,520	
TOTAL ESTIMATED CONSTRUCTION BUDGET	\$ 456,167	\$ 7,497,600	\$ 7,953,767

Facilities Master Plan Priorities – Ponderosa ES



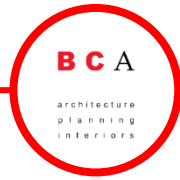
Phase 1 (Insurance Proceeds):

- Repair Switchgear/ Low Voltage
- Misc. Fire Repairs
- Gas Piping
- Fencing (Campus Wide)
- Paint Permanent Facilities
- Build New Multi-Purpose Facility and Administration
- Reseed Grass, Resurface Hardcourts and Relocate Play Structures (from PRES)

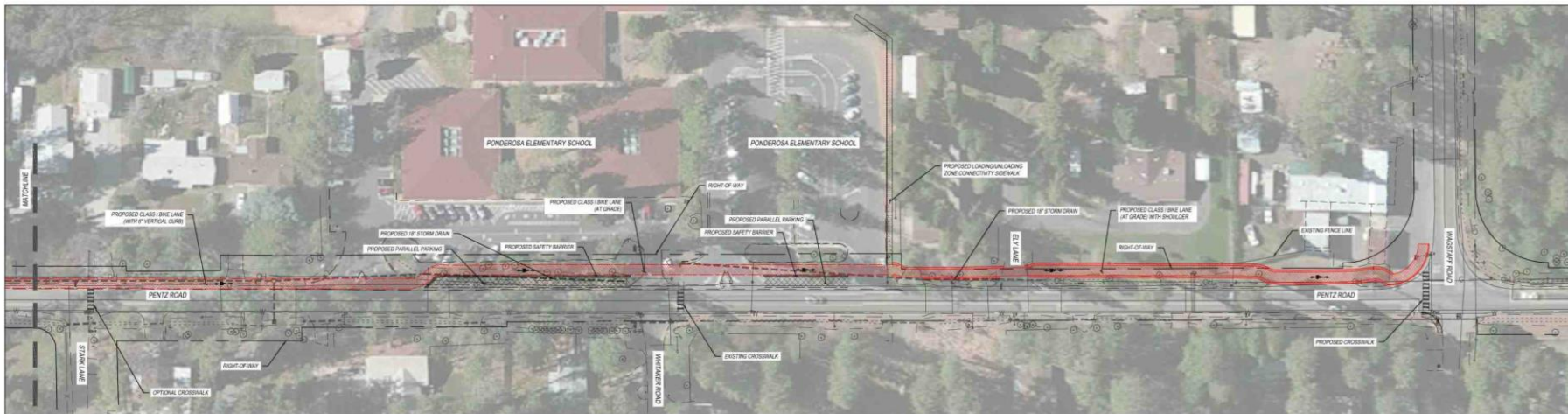
Phase 2 (Bond Proceeds/ Developer Funds/ Surplus Sale):

- Modernize Classrooms/ STEAM Lab

Facilities Master Plan Priorities – Ponderosa ES



Pentz Road "Safe Routes to School Plan"
- Construction Planned for Summer 2021 per Town of Paradise



Facilities Master Plan Priorities – Ponderosa ES



Ponderosa Elementary School	Phase 1 (Insurance Proceeds)	Phase 2 (Bond, Development, Surplus)	
Repair Switchgear	\$ 255,000		
Repair Low Voltage	\$ 125,000		
Misc. Fire Repairs	\$ 165,750		
Gas Piping	\$ 125,000		
Fencing (Campus Wide)	\$ 164,475		
Paint Permanent Facilities	\$ 262,500		
Build New Multi-Purpose & Administration Facility	\$ 5,400,000		
Reseed Grass, Resurface Hardcourts and Relocate Play Structures (from PRES)	\$ 150,000		
Modernize Classrooms, STEAM Lab		\$ 7,875,000	
Subtotal	\$ 6,647,725	\$ 7,875,000	
Contingency (10%)	\$ 664,773	\$ 787,500	
Construction Escalation (5% per year)	\$ 365,625	\$ 2,165,625	
TOTAL ESTIMATED CONSTRUCTION BUDGET	\$ 7,678,122	\$ 10,828,125	\$ 18,506,247

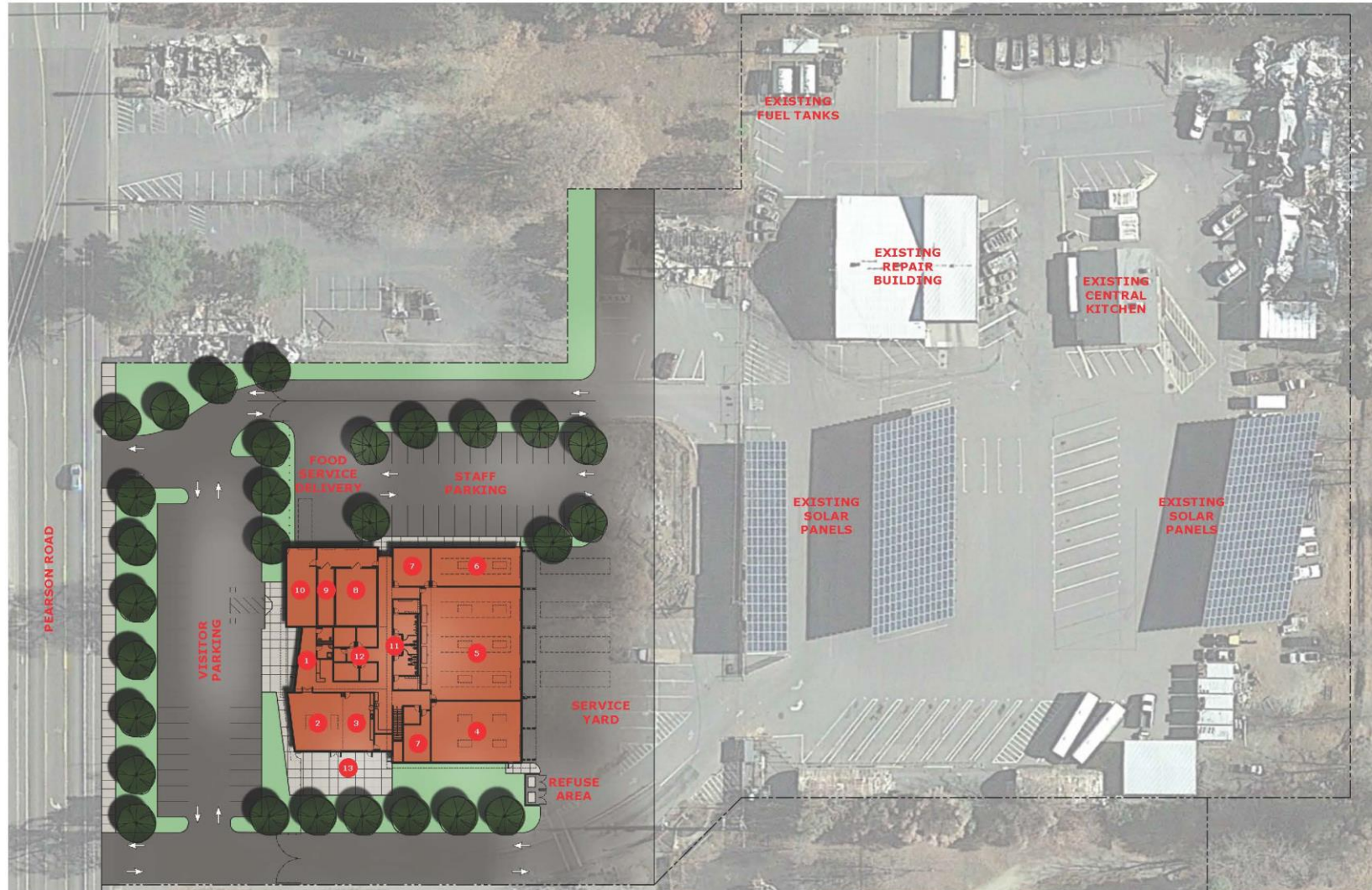
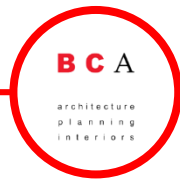
Facilities Master Plan Priorities – District M&O Facilities



New M&O/
Transportation/
Food Service
Facility

- Phase 1 (Insurance Proceeds):**
- Debris Removal
 - Preserve PES Site for Future Growth
 - Build New M&O Facility w/ Food Service & Offices
- Phase 2 (Bond Proceeds/ Developer Funds/ Surplus Sale):**
- Surplus Pearson Center Site

Facilities Master Plan Priorities – District M&O Facilities



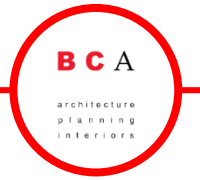
STATISTICS:

Total Parking:	72 stalls
Building Area:	16,033 sf

- LEGEND:**
1. Lobby/Reception
 2. Conference Room/ Professional Development
 3. Break Room
 4. M&O Shop
 5. Repair Bay
 6. Wash Bay
 7. Storage
 8. Walk-In Freezer
 9. Walk-In Refrigerator
 10. Dry Storage
 11. Restrooms/Lockers
 12. Offices
 13. Patio



Facilities Master Plan Priorities – District M&O Facilities



Facilities Master Plan Priorities – District M&O Facilities



VIEW FROM NORTHEAST



ENTRY AREA



VIEW FROM NORTHWEST

Facilities Master Plan Priorities – District M&O Facilities



VIEW FROM SOUTHWEST

VIEW FROM SOUTHEAST



Facilities Master Plan Priorities – District M&O Facilities



District M&O, Transportation & Food Service Facilities	Phase 1 (Insurance Proceeds)	Phase 2 (Bond, Development, Surplus)	
Debris Removal	\$ 20,464		
Preserve PES Site for Future Growth	\$ -		
Build New M&O Facility w/ Food Service & Offices	\$ 3,467,204		
Subtotal	\$ 3,487,668	\$ -	
Contingency (10%)	\$ 348,767	\$ -	
Construction Escalation (5% per year)	\$ 191,822	\$ -	
TOTAL ESTIMATED CONSTRUCTION BUDGET	\$ 4,028,257	\$ -	\$ 4,028,257

Facilities Master Plan Priorities – Paradise Intermediate



Phase 1 (Insurance Proceeds):

- Debris Removal
- Paint Permanent Facilities
- Demo Portables
- Fencing (Campus Wide)

Phase 2 (Bond Proceeds/ Developer Funds/ Surplus Sale):

- Modernize Classrooms/ STEAM Lab

Facilities Master Plan Priorities – Paradise Intermediate



Paradise Intermediate School	Phase 1 (Insurance Proceeds)	Phase 2 (Bond, Development, Surplus)	
Debris Removal	\$ 20,464		
Paint Permanent Facilities	\$ 73,823		
Demo Portables	\$ 38,400		
Fencing (Campus Wide)	\$ 118,650		
Modernize Classrooms/ STEAM Lab (& Fix ADA)		\$ 9,371,250	
Subtotal	\$ 251,336	\$ 9,371,250	
Contingency (10%)	\$ 25,134	\$ 937,125	
Construction Escalation (5% per year)	\$ 13,823	\$ 2,577,094	
TOTAL ESTIMATED CONSTRUCTION BUDGET	\$ 290,293	\$ 12,885,469	\$ 13,175,762

Facilities Master Plan Priorities – Paradise/ Ridgeview HS

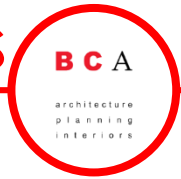


- Phase 1 (Insurance Proceeds):**
- Finance New Gym
 - Paint Permanent Facilities
 - Softball Field Repair
 - Septic System Repair
 - Track Repair
 - Build New Tennis Courts
 - Build New Parking Area (North)
 - Build New Ridgeview HS Facility w/ Parking
 - Modernize Existing LRC to SU w/ Food Service
 - Build New Outdoor Lunch Shelter
 - Modernize Old Gym to Add Weight/ Wrestling
 - Demo Old Food Service/ Classrooms
 - Build New Classroom/ Admin Facility (2-story)
 - Demo Portables
 - Build New Central Quad
- Phase 2 (Bond Proceeds/ Developer Funds/ Surplus Sale):**
- Modernize Football/ Soccer Stadium w/ Concessions
 - Demo Old CTE Facility
 - Build New Performing & Visual Arts Center

Part A

Part B

Facilities Master Plan Priorities – Paradise/ Ridgeview HS



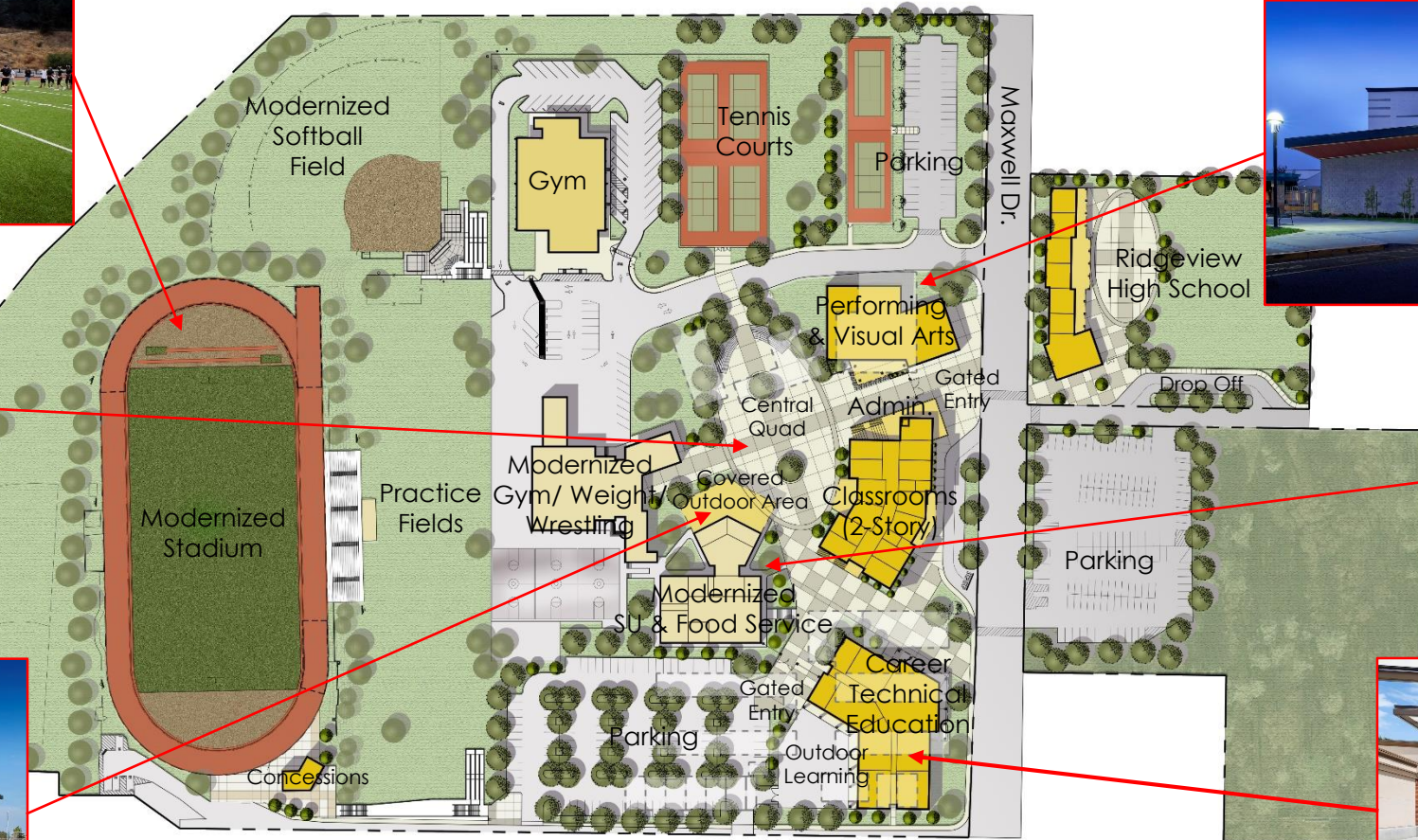
Summerville HS Stadium



San Mateo HS Central Quad



Mendota ES Lunch Shelter



Pioneer HS PAC



Winters HS Student Union



Winters HS CTE Facility

Facilities Master Plan Priorities – Paradise/ Ridgeview HS



Facilities Master Plan Priorities – Paradise/ Ridgeview HS



Facilities Master Plan Priorities – Paradise/ Ridgeview HS



Facilities Master Plan Priorities – Paradise/ Ridgeview HS



Facilities Master Plan Priorities – Paradise/ Ridgeview HS



Facilities Master Plan Priorities – Paradise/ Ridgeview HS



Facilities Master Plan Priorities – Paradise/ Ridgeview HS



Facilities Master Plan Priorities – Paradise/ Ridgeview HS



Paradise High School/ Ridgeview High School (New Site)	Phase 1 (Insurance Proceeds)	Phase 2 (Bond, Development, Surplus)
Paint Permanent Facilities	\$ 155,473	
Softball Field Repair	\$ 1,564,000	
Septic System Repair	\$ 253,024	
Track Repair	\$ 93,968	
Build New Tennis Courts	\$ 569,000	
Build New Parking Area (North)	\$ 828,900	
Build New Ridgeview HS Facility w/ Parking	\$ 4,948,000	
Modernize Existing LRC to Student Union w/ Food Service	\$ 1,971,000	
Build New Outdoor Lunch Area	\$ 450,000	
Modernize Old Gym to Accommodate Weight and Wrestling	\$ 1,312,500	
Demo Old Food Service/ Classrooms	\$ 86,550	
Build New Classroom/ Admin Facility (2-Story)	\$ 12,250,000	
Demo Portables	\$ 64,800	
Build New Central Quad	\$ 750,000	
Demo Existing Classroom Wings	\$ 221,040	
Build New CTE Facility	\$ 7,000,000	
Build New Parking Area (South)	\$ 1,028,700	
Modernize Football/ Soccer Stadium w/ Concessions		\$ 8,209,914
Demo Old CTE Facility		\$ 134,888
Build New Performing and Visual Arts Center		\$ 5,110,000
Subtotal	\$ 33,546,954	\$ 13,454,802
Contingency (10%)	\$ 3,354,695	\$ 1,345,480
Construction Escalation (5% per year)	\$ 1,845,082	\$ 3,700,070
TOTAL ESTIMATED CONSTRUCTION BUDGET	\$ 38,746,732	\$ 18,500,352
		\$ 57,247,084

Facilities Master Plan Priorities – Ridgeview HS (Old)



Phase 1 (Insurance Proceeds):
- Preserve Ridgeview HS Site for Future CTE Programs



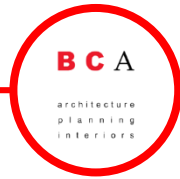
Facilities Master Plan Priorities – Ridgeview HS (Old)



Ridgeview High School (Old Site)	Phase 1 (Insurance Proceeds)	Phase 2 (Bond, Development, Surplus)
Preserve Ridgeview HS Site for Future CTE Programs	\$ -	
Subtotal	\$ -	\$ -
Contingency (10%)	\$ -	\$ -
Construction Escalation (5% per year)	\$ -	\$ -
TOTAL ESTIMATED CONSTRUCTION BUDGET	\$ -	\$ -

\$ -

Facilities Master Plan Priorities – Overall Timeline



Assuming Approval of Remaining Project Implementation Amendments in May 2020:

Phase 1 Projects <i>(Insurance Proceeds)</i>	Duration	2019		2020				2021				2022				2023			
		Fall	Winter	Spring	Summer	Fall	Winter	Spring	Summer	Fall	Winter	Spring	Summer	Fall	Winter	Spring	Summer	Fall	
Painting & Fencing <i>Complete various projects including painting & fencing</i>	May 2020 – Fall 2020																		
MOT & Food Service Facility <i>Build new maintenance, operations, transmission & food service facility</i>	Feb. 2020 – Fall 2021																		
Continuation High School Facility * <i>Build new continuation high school facility</i>	May 2020 – Fall 2022																		
Multipurpose Room & Administration <i>Build New MP Room & Admin at Ponderosa (with field/playground improvements)</i>	May 2020 – Fall 2021																		
Rebuild High School *																			
Softball Field Improvements	Oct. 2019 – Fall 2020																		
New Tennis Courts/Parking	Feb. 2020 – Fall 2020																		
Modernize Existing Library & Gym Buildings	May 2020 – Fall 2021																		
New Classroom Facility	May 2020 – Fall 2022																		
New CTE Facility/Parking	May 2020 – Fall 2023																		
Phase 2 Projects <i>(Bond Proceeds)</i>	<i>Projects will be scheduled as bond funds become available</i>																		

*Requires CEQA Process

B C A

architecture
planning
interiors

san jose | sacramento | irvine