



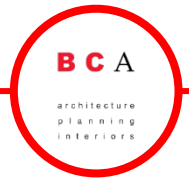
# Paradise Unified School District

---

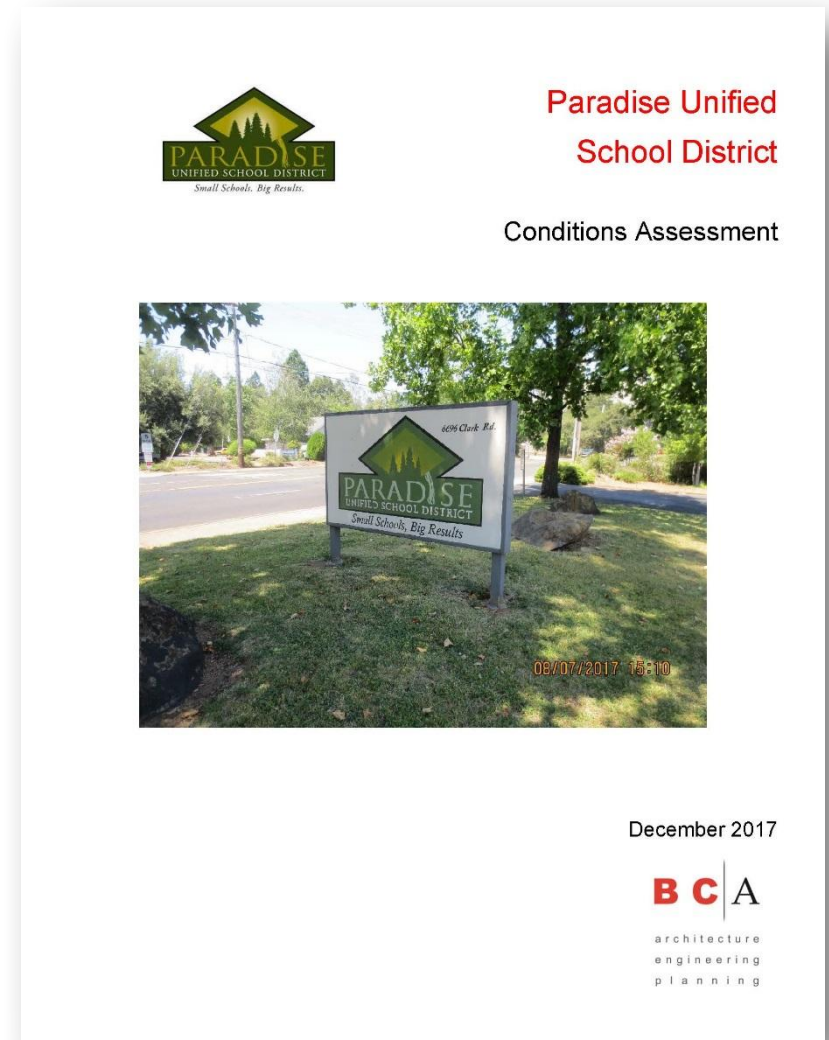


- 1. Overview of the Master Plan Process to Date**
- 2. District Wide Priorities**
- 3. District Wide Phasing by Project Priority**
- 4. Project Phasing at each Campus**
- 5. Schedule Moving Forward**

# Overview of the Process to Date



- 1. Facilities Conditions Assessment** July 2017
  - BCA and their consultants visited all PUSD campuses and develop a conditions report cataloging the current conditions of the campuses
- 2. Visionary Meeting** August 2017
  - BCA hosted a Visionary Meeting with members of PUSD and the public to address the needs of the District long term
- 3. Facilities Planning Advisory Committee Meetings** September – January 2018
  - BCA met with members of the PUSD FPAC to develop the master plan goals and priorities
- 4. Technology Task Force Meeting** February 2018
  - BCA hosted the technology task force at PUSD to review priorities for technology and furniture in 21<sup>st</sup> Century Classroom and Specialty Spaces
- 5. Board Review and Approval** March - June 2018
  - BCA will present, incorporate comments and seek approval of the Board of Trustees



**Priority 1:** Complete the PHS Gym, Demonstration Classrooms (PHS & PINT), Stadium Improvements at PHS, PHS Science Labs, Begin PHS CTE Program improvements, Safety Improvements at all sites

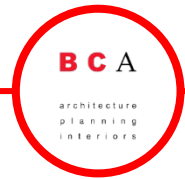
**Priority 2:** Code and Health Improvements at all remaining Campuses (Roofing, Painting, HVAC, Asphalt Repair, etc.), Begin 21<sup>st</sup> Century Classroom Improvements at all Campuses, New and Modernized Facilities at Paradise ES, Develop additional robust CTE programs at Paradise HS

**Priority 3:** Complete 21<sup>st</sup> Century Classroom Improvements at all Campuses, Create equity amongst STEAM and Learning Commons at all campuses

**Future Priorities (Unfunded):** Portable to Permanent initiatives at those campuses that have portable facilities (Ridgeview to be addressed in Priority 1)



# District Wide Phasing by Project Priority



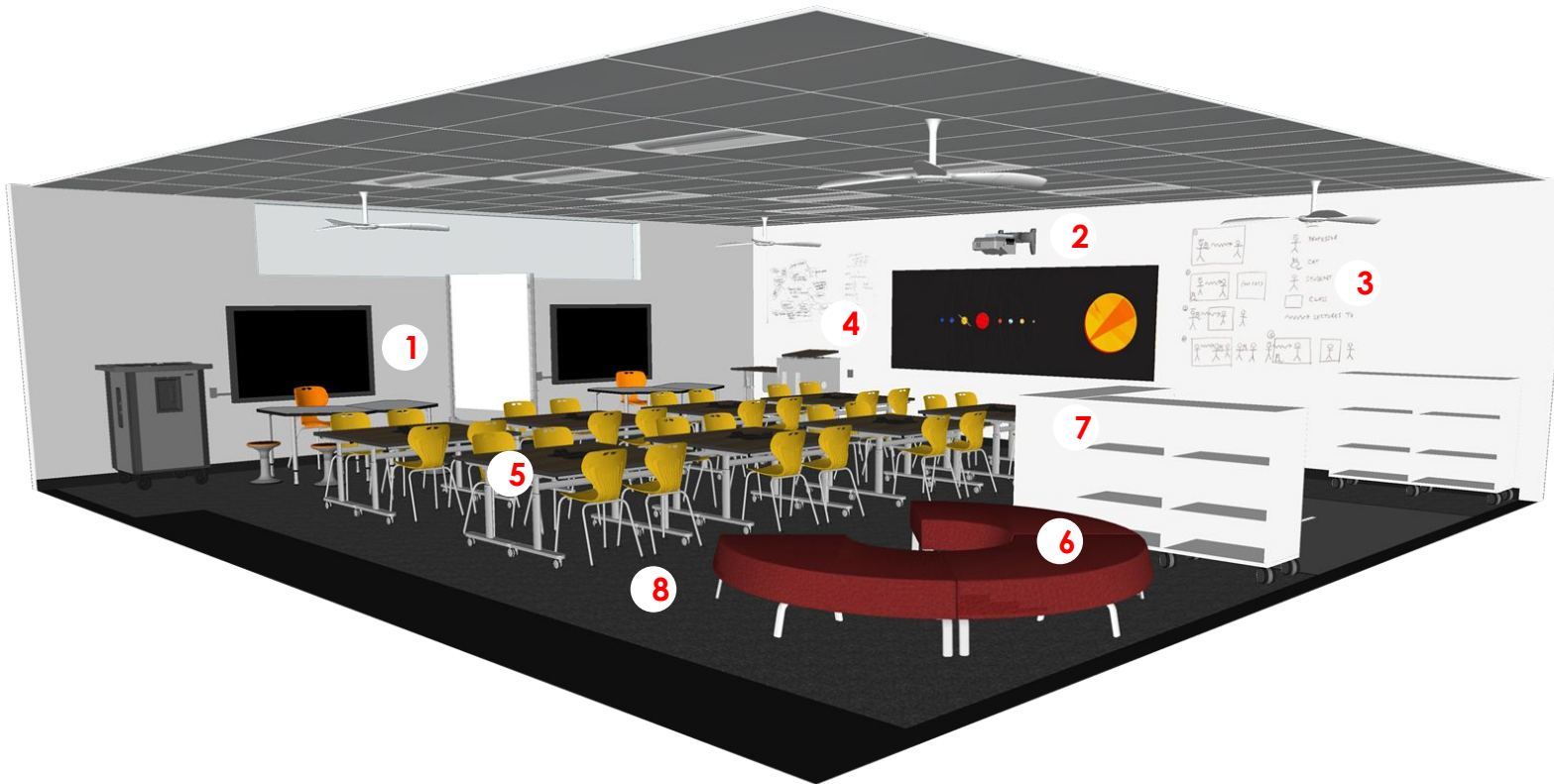
## Paradise USD Master Plan Projects - Project Prioritization & Alignment with Future Bond Funds

	Phase 1 (2019)	Phase 2 (2022)	Phase 3 (2025)	Future Phase	
Cedarwood Elementary School	\$ 100,000	\$ 417,933	\$ 976,600	\$ 5,155,000	
Paradise Elementary School	\$ 100,000	\$ 5,583,200	\$ 1,270,000	\$ -	
Pine Ridge School	\$ 100,000	\$ 1,640,963	\$ 1,280,000	\$ 5,280,000	
Ponderosa Elementary School	\$ 100,000	\$ 2,643,560	\$ 1,977,670	\$ 2,640,000	
Paradise Intermediate School (PINT)	\$ 180,000	\$ 2,012,030	\$ 2,337,023	\$ 3,120,000	
Paradise High School	\$ 10,175,914	\$ 6,854,128	\$ 3,631,040	\$ -	
Ridgeview High School (Continuation)	\$ 662,500	\$ 150,000	\$ 1,200,000	\$ -	
Subtotal	\$ 11,418,414	\$ 19,301,813	\$ 12,672,333	\$ 16,195,000	
Contingency (10%)	\$ 1,141,841	\$ 1,930,181	\$ 1,267,233	\$ 1,619,500	
Construction Escalation (4% per year)	\$ 502,410	\$ 3,397,119	\$ 3,903,078	\$ 1,425,160	
<b>TOTAL ESTIMATED CONSTRUCTION BUDGET</b>	<b>\$ 13,062,665</b>	<b>\$ 24,629,114</b>	<b>\$ 17,842,644</b>	<b>\$ 19,239,660</b>	
Soft Cost Budget (22%)	\$ 2,873,786	\$ 5,418,405	\$ 3,925,382	\$ 4,232,725	
<b>TOTAL ESTIMATED COST BY PHASE</b>	<b>\$ 15,936,452</b>	<b>\$ 30,047,519</b>	<b>\$ 21,768,026</b>	<b>\$ 23,472,385</b>	<b>TOTALS:</b>
<b>TOTAL ESTIMATED BOND PROJECT COST</b>	<b>\$ 15,936,452</b>	<b>\$ 30,047,519</b>	<b>\$ 21,768,026</b>	<b>\$ 23,472,385</b>	<b>91,224,382</b>
High School Gymnasium Subsidy (net from 2001 Bond Measure)	\$ 4,200,000				4,200,000
Estimated Bond Sale Fees	\$ 150,000	\$ 150,000	\$ 150,000		450,000
<b>TOTAL ESTIMATED BOND EXPENDITURE</b>	<b>\$ 20,286,452</b>	<b>\$ 30,197,519</b>	<b>\$ 21,918,026</b>	<b>\$ 23,472,385</b>	<b>95,874,382</b>
Possible Bond Measure Funds	\$ 20,000,000	\$ 16,500,000	\$ 16,500,000		53,000,000
63 Acre HS Site Surplus	\$ 250,000				250,000
Pearson Center Surplus (net after loan)		\$ 300,000			300,000
Prop 51 HS Gym		\$ 4,200,000			4,200,000
Prop 51 CTE Grant		\$ 3,000,000			3,000,000
Prop 51 - Modernization Eligibility		\$ 3,723,548	\$ 3,976,452		7,700,000
<b>Remaining Possible Bond Funds</b>	<b>\$ (36,452)</b>	<b>\$ (2,473,970)</b>	<b>\$ (1,441,574)</b>	<b>\$ (23,472,385)</b>	<b>(27,424,382)</b>

Total Variance through Phase 3: \$ (3,951,996)

\*The estimates above are conceptual estimates – project cost are subject to change as additional information is gathered.

## Planned at PHS and PINT campuses:



1. LED Device(s)/ Site to Stand Furnishings
2. Interactive Projector(s)
3. Floor to Ceiling Magnetic/ Dry Erase Wall
4. Custom AV Control
5. Agile Furniture
6. Soft Seating
7. Mobile Storage
8. New Flooring

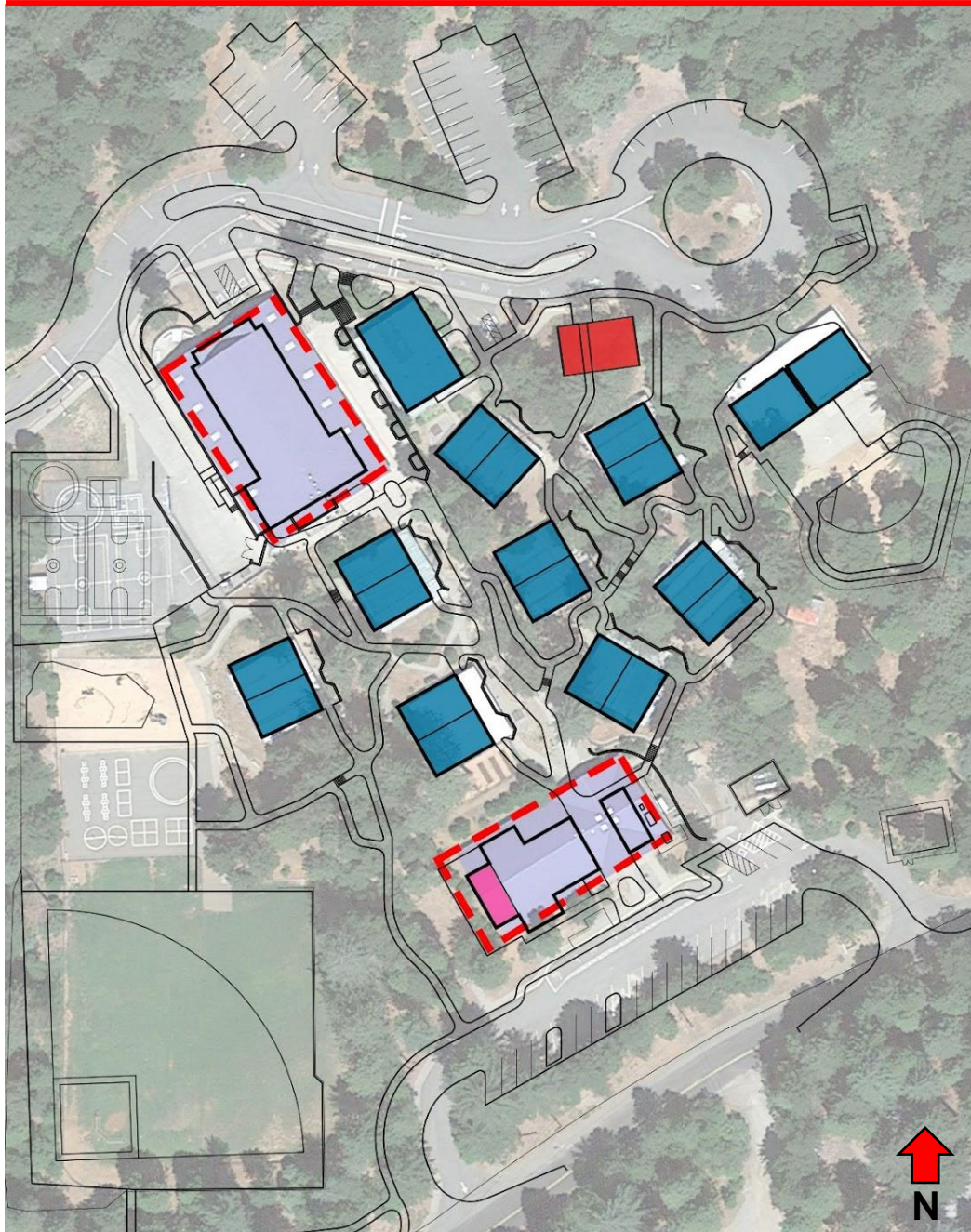
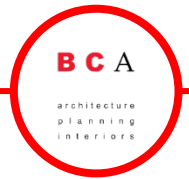
\*Approximately \$80,000 to be utilized to create demonstration classrooms at PHS and PINT.

Cedarwood Elementary School	Phase 1 (2019)	Phase 2 (2022)	Phase 3 (2025)	Future Phase
Site Safety/ Security (Fencing/ Cameras/ Locking Devices)	\$ 100,000			
Site Accessibility Upgrades		\$ 150,000		
Re-Paint School		\$ 24,358		
Roof Replacement		\$ 97,430		
HVAC Equipment Upgrades		\$ 146,145		
Learning Resource Center Remodel			\$ 376,600	
New STEAM Lab Facility			\$ 600,000	
Non-Permanent Building Replacement (Includes Admin)				\$ 5,155,000
Subtotal	\$ 100,000	\$ 417,933	\$ 976,600	\$ 5,155,000
Contingency (10%)	\$ 10,000	\$ 41,793	\$ 97,660	\$ 515,500
Construction Escalation (4% per year)	\$ 4,400	\$ 73,556	\$ 300,793	\$ 2,041,380
<b>TOTAL ESTIMATED CONSTRUCTION BUDGET</b>	<b>\$ 114,400</b>	<b>\$ 533,282</b>	<b>\$ 1,375,053</b>	<b>\$ 7,711,880</b>

\*The estimates above are conceptual estimates – project cost are subject to change as additional information is gathered.



# Cedarwood Elementary School



## Phase 1 Projects (2019)

Site Safety/Security

## Phase 2 Projects (2022)

Site Accessibility Upgrades

Repaint School

— Roof Replacement

HVAC Equipment Upgrades

## Phase 3 Projects (2025)

● Learning Resource Center Remodel

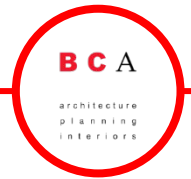
● New STEAM Lab Facility

## Future Projects (2028)

● Non-Permanent Building Replacement (includes Admin)



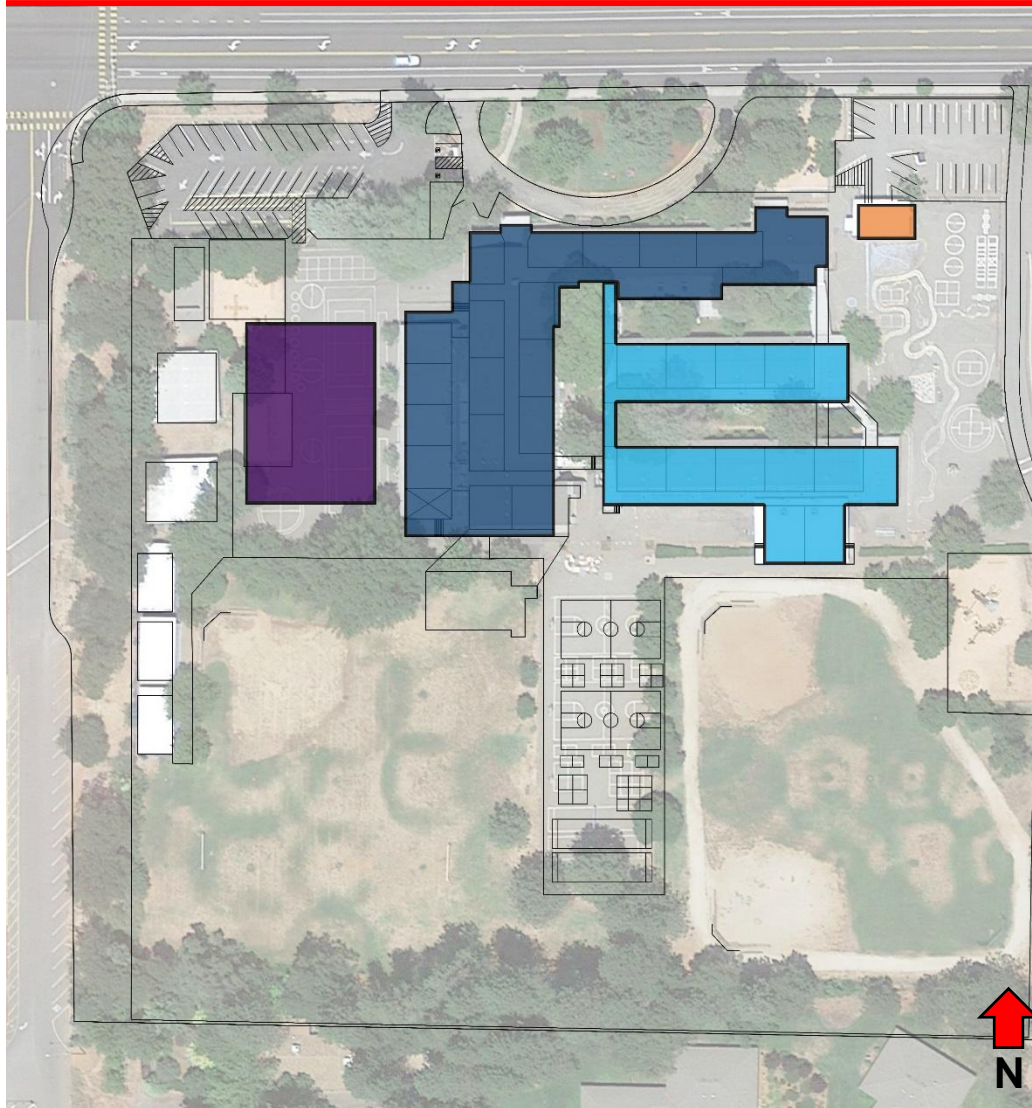
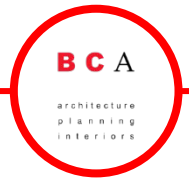
# Paradise Elementary School



Paradise Elementary School	Phase 1 (2019)	Phase 2 (2022)	Phase 3 (2025)	Future Phase
Site Safety/ Security (Fencing/ Cameras/ Locking Devices)	\$ 100,000			
New Multi-Purpose, Administration and STEM/ LRC Spaces		\$ 4,433,200		
Permanent Classroom 21st Century Upgrades		\$ 900,000	\$ 900,000	
Site Accessibility Upgrades		\$ 250,000	\$ 250,000	
Accommodate Honey Run Program			\$ 120,000	
Subtotal	\$ 100,000	\$ 5,583,200	\$ 1,270,000	\$ -
Contingency (10%)	\$ 10,000	\$ 558,320	\$ 127,000	\$ -
Construction Escalation (4% per year)	\$ 4,400	\$ 982,643	\$ 391,160	\$ -
<b>TOTAL ESTIMATED CONSTRUCTION BUDGET</b>	<b>\$ 114,400</b>	<b>\$ 7,124,163</b>	<b>\$ 1,788,160</b>	<b>\$ -</b>

\*The estimates above are conceptual estimates – project cost are subject to change as additional information is gathered.

# Paradise Elementary School



## Phase 1 Projects (2019)

Site Safety/Security

## Phase 2 Projects (2022)

- New Administration, Multipurpose, Learning Resource Center, and STEAM building
- Permanent Classroom 21<sup>st</sup> Century Upgrades
- Site Accessibility Upgrades

## Phase 3 Projects (2025)

- Permanent Classroom 21<sup>st</sup> Century Upgrades
- Accommodate Honey Run Program
- Site Accessibility Upgrades

## Future Projects

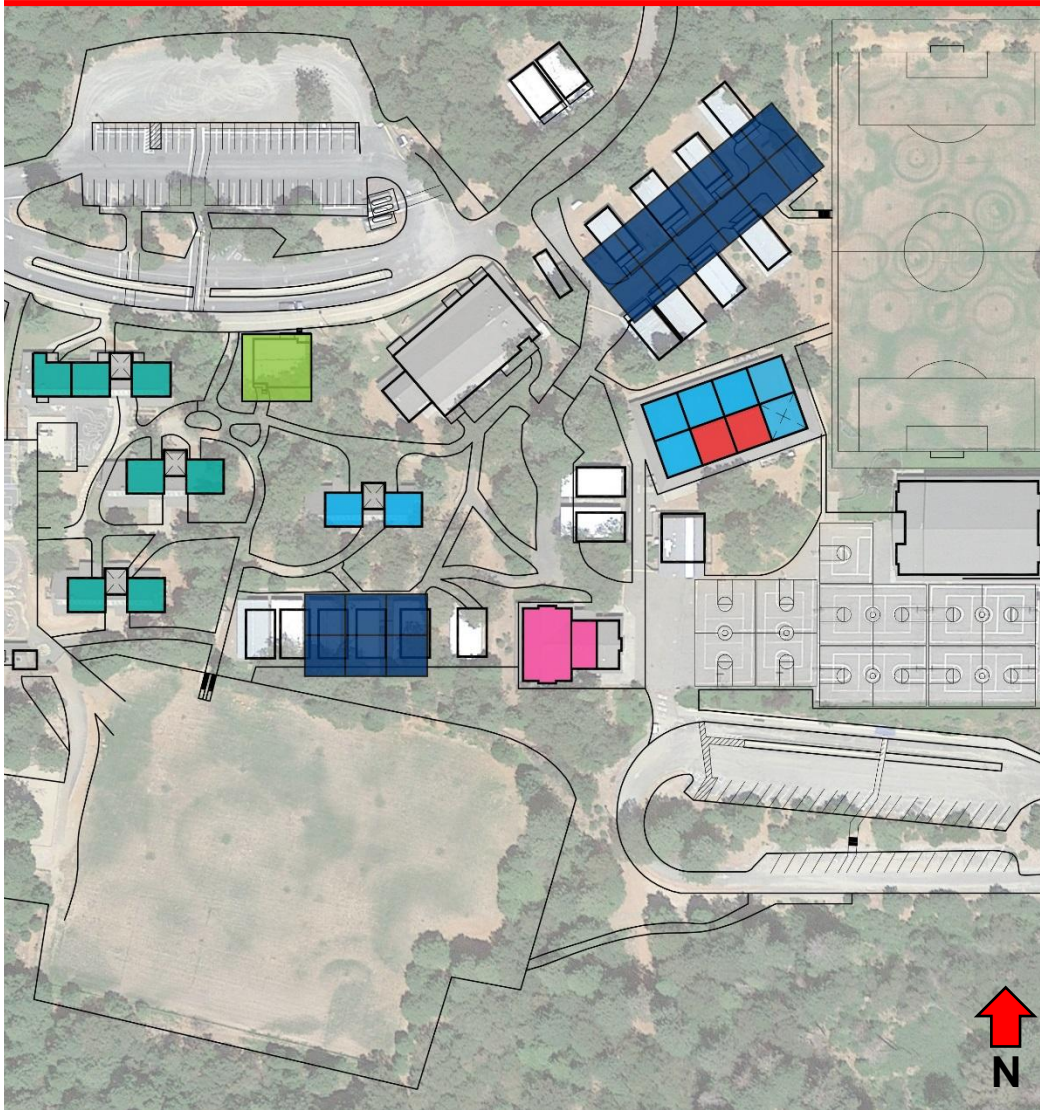
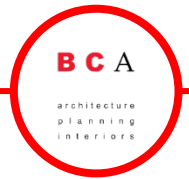
- None

Pine Ridge School	Phase 1 (2019)	Phase 2 (2022)	Phase 3 (2025)	Future Phase
Site Safety/ Security (Fencing/ Cameras/ Locking Devices)	\$ 100,000			
Site Accessibility Upgrades		\$ 150,000		
Asphalt Replacement (Parking Lots and Playgrounds)		\$ 150,000		
Re-Paint School		\$ 90,193		
Roof Replacement		\$ 360,770		
Restroom Upgrades		\$ 150,000		
Gutter/ Downspout Relocation		\$ 50,000		
Permanent Classroom 21st Century Upgrades		\$ 690,000	\$ 690,000	
Learning Resource Center Remodel			\$ 290,000	
STEAM Lab Remodel			\$ 300,000	
Non-Permanent Building Replacement				\$ 5,280,000
Subtotal	\$ 100,000	\$ 1,640,963	\$ 1,280,000	\$ 5,280,000
Contingency (10%)	\$ 10,000	\$ 164,096	\$ 128,000	\$ 528,000
Construction Escalation (4% per year)	\$ 4,400	\$ 288,809	\$ 394,240	\$ 2,090,880
<b>TOTAL ESTIMATED CONSTRUCTION BUDGET</b>	<b>\$ 114,400</b>	<b>\$ 2,093,868</b>	<b>\$ 1,802,240</b>	<b>\$ 7,898,880</b>

\*The estimates above are conceptual estimates – project cost are subject to change as additional information is gathered.



# Pine Ridge Elementary School



## Phase 1 Projects (2019)

Site Safety / Security

## Phase 2 Projects (2022)

Site Accessibility Upgrades

Asphalt Replacement

Repaint School

Roof Replacement

Restroom Upgrades

Gutter / Downspout Relocation

● Permanent Classroom 21<sup>st</sup> Century Upgrades

## Phase 3 Projects (2025)

● Learning Resource Center Remodel

● STEAM Lab Remodel

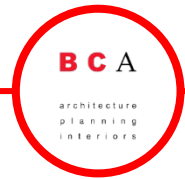
● Permanent Classroom 21<sup>st</sup> Century Upgrades

## Future Projects

● Non-Permanent Building Replacement



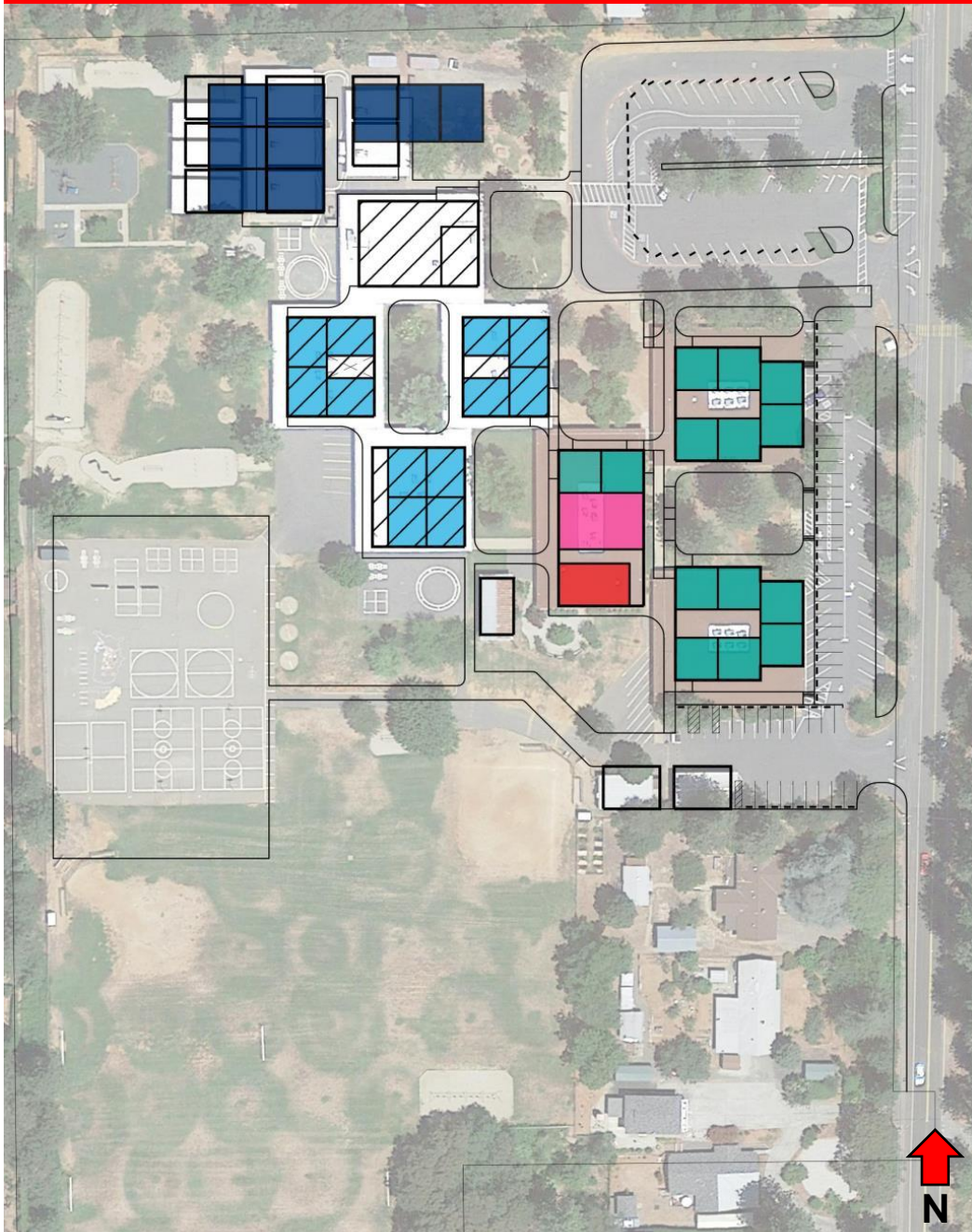
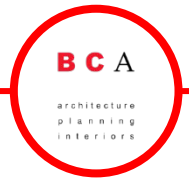
# Ponderosa Elementary School



Ponderosa Elementary School	Phase 1 (2019)	Phase 2 (2022)	Phase 3 (2025)	Future Phase
Site Safety/ Security (Fencing/ Cameras/ Locking Devices)	\$ 100,000			
Roof to Wall Seismic Improvements		\$ 100,000	\$ 400,000	
Site Accessibility Upgrades		\$ 150,000		
Re-Paint School		\$ 93,390		
Restroom Upgrades		\$ 150,000		
Cafeteria Upgrade		\$ 1,060,000		
HVAC Equipment Upgrades		\$ 280,170	\$ 280,170	
Permanent Classroom 21st Century Upgrades		\$ 810,000	\$ 810,000	
Learning Resource Center Remodel			\$ 387,500	
STEAM Lab Remodel			\$ 100,000	
Non-Permanent Building Replacement				\$ 2,640,000
Subtotal	\$ 100,000	\$ 2,643,560	\$ 1,977,670	\$ 2,640,000
Contingency (10%)	\$ 10,000	\$ 264,356	\$ 197,767	\$ 264,000
Construction Escalation (4% per year)	\$ 4,400	\$ 465,267	\$ 609,122	\$ 1,045,440
<b>TOTAL ESTIMATED CONSTRUCTION BUDGET</b>	<b>\$ 114,400</b>	<b>\$ 3,373,183</b>	<b>\$ 2,784,559</b>	<b>\$ 3,949,440</b>

\*The estimates above are conceptual estimates – project cost are subject to change as additional information is gathered.

# Ponderosa Elementary School



## Phase 1 Projects (2019)

Site Safety / Security

## Phase 2 Projects (2022)

- AB300 Seismic Mitigation
- Site Accessibility Upgrades
- Repaint School
- Restroom Upgrades
- Cafeteria Upgrade
- HVAC Equipment Upgrades
- Permanent Classroom 21<sup>st</sup> Century Upgrades

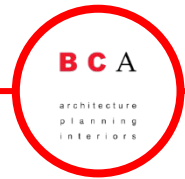
## Phase 3 Projects (2025)

- AB300 Seismic Mitigation
- HVAC Equipment Upgrades
- Learning Resource Center Remodel
- STEAM Lab Remodel
- Permanent Classroom 21<sup>st</sup> Century Upgrades

## Future Projects

- Non-Permanent Building Replacement

# Paradise Intermediate School

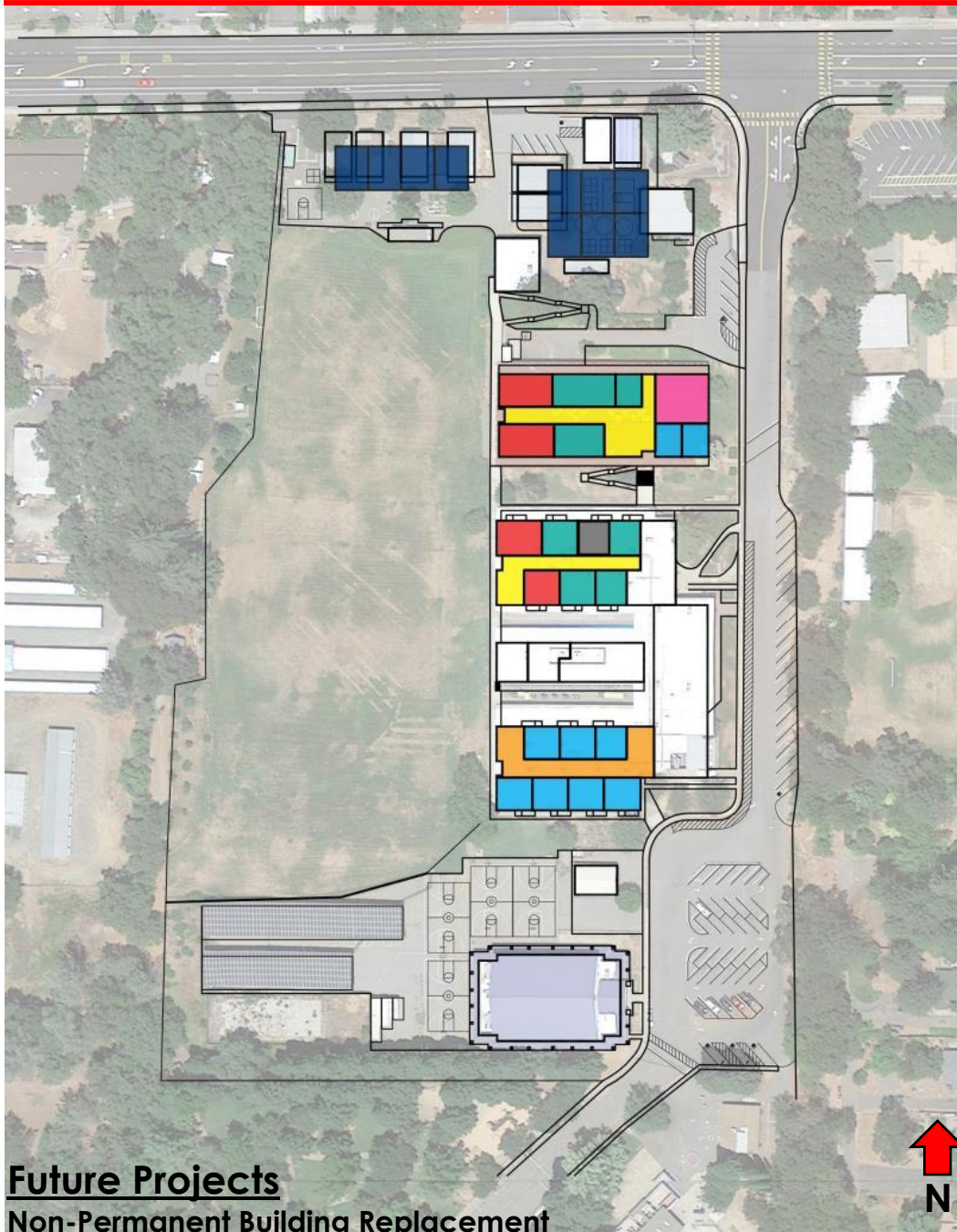
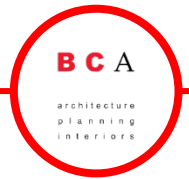


Paradise Intermediate School (PINT)	Phase 1 (2019)	Phase 2 (2022)	Phase 3 (2025)	Future Phase
(1) Demonstration Classroom (Classroom 206)	\$ 30,000			
Site Safety/ Security (Fencing/ Cameras/ Locking Devices)	\$ 150,000			
Site Drainage Repairs		\$ 150,000		
Site Accessibility Upgrades		\$ 250,000		
Asphalt Replacement (Parking Lots and Playgrounds)		\$ 150,000		
Re-Paint School		\$ 133,008		
Restroom Upgrades		\$ 150,000		
HVAC Equipment Upgrades		\$ 399,023	\$ 399,023	
Student Hub/ Teacher Resource Remodel (Former Circulation Spaces)		\$ 90,000	\$ 90,000	
Permanent Classroom 21st Century Upgrades		\$ 690,000	\$ 690,000	
Learning Resource Center Remodel			\$ 258,000	
STEAM Lab Remodel			\$ 900,000	
Non-Permanent Building Replacement (Evergreen and Creekside)				\$ 3,120,000
Subtotal	\$ 180,000	\$ 2,012,030	\$ 2,337,023	\$ 3,120,000
Contingency (10%)	\$ 18,000	\$ 201,203	\$ 233,702	\$ 312,000
Construction Escalation (4% per year)	\$ 7,920	\$ 354,117	\$ 719,803	\$ 1,235,520
<b>TOTAL ESTIMATED CONSTRUCTION BUDGET</b>	<b>\$ 205,920</b>	<b>\$ 2,567,350</b>	<b>\$ 3,290,528</b>	<b>\$ 4,667,520</b>

\*The estimates above are conceptual estimates – project cost are subject to change as additional information is gathered.



# Paradise Intermediate School



**Future Projects**  
Non-Permanent Building Replacement

## Phase 1 Projects (2019)

- Demonstration Classroom – Room 206
- Site Safety / Security

## Phase 2 Projects (2022)

- Site Drainage Repairs
- Site Accessibility Upgrades
- Asphalt Replacement
- Repaint School
- HVAC Equipment Upgrades
- Restroom Upgrades
- Student Hub / Teacher Resource Remodel
- Permanent Classroom 21<sup>st</sup> Century Upgrades

## Phase 3 Projects (2025)

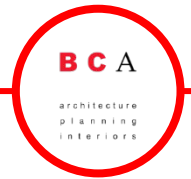
- HVAC Equipment Upgrades
- Student Hub / Teacher Resource Remodel
- Learning Resource Center Remodel
- STEAM Lab Remodel
- Permanent Classroom 21<sup>st</sup> Century Upgrades

## Future Projects

- Non-Permanent Building Replacement



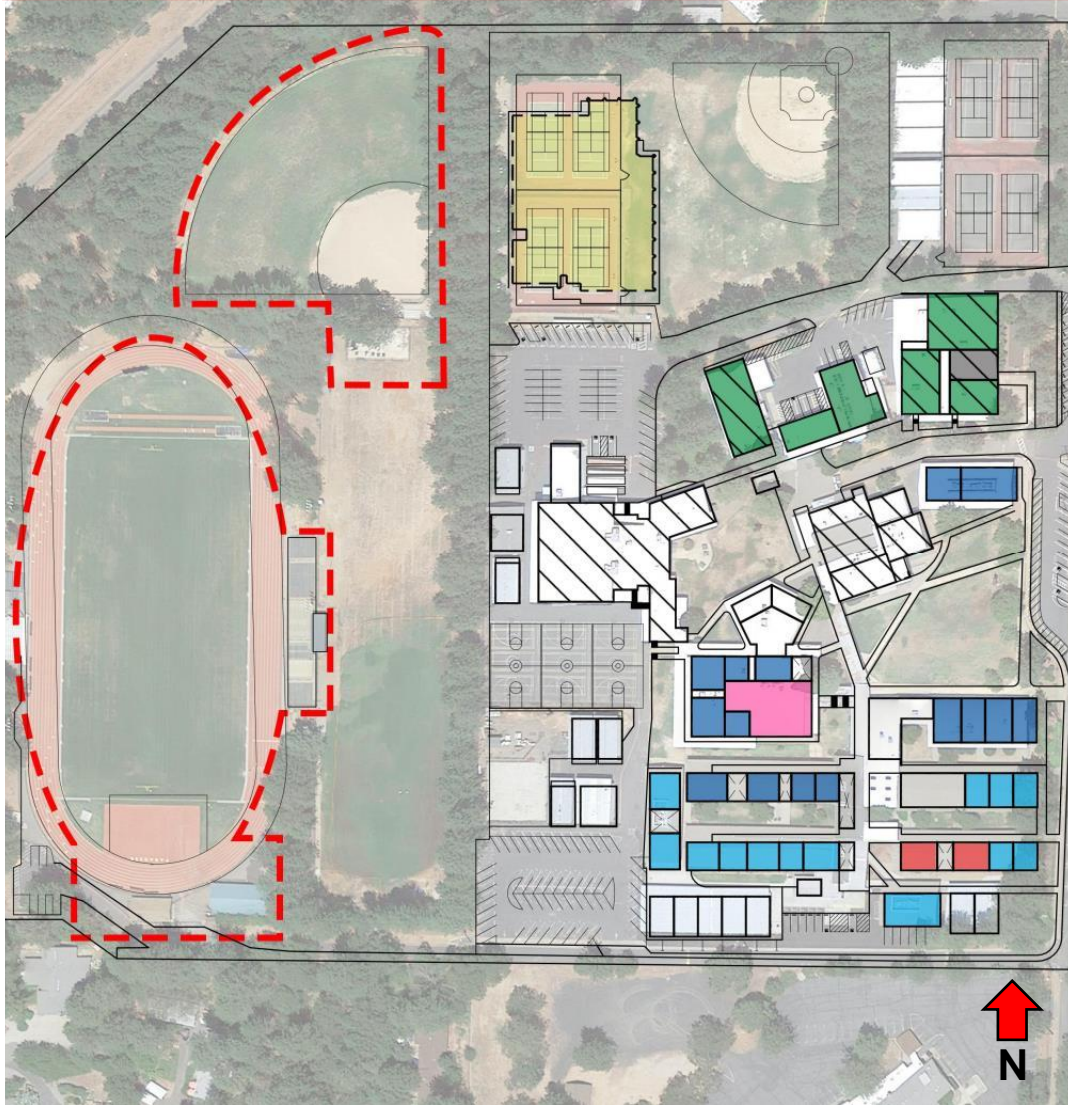
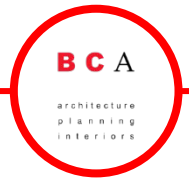
# Paradise High School



Paradise High School	Phase 1 (2019)	Phase 2 (2022)	Phase 3 (2025)	Future Phase
(1) Demonstration Classroom (Classroom 403)	\$ 50,000			
Site Safety/ Security (Fencing/ Cameras/ Locking Devices)	\$ 200,000			
Science Lab Remodel	\$ 1,200,000			
CTE Program Improvements including Welding, Ag Repair, Fabrication and AB 300	\$ 1,200,000	\$ 3,000,000		
Baseball and Softball Fields (Lights, dugout, Support Bldg)	\$ 1,320,000			
Stadium Improvements (Bleachers, Lights, Turf, Support Bldgs)	\$ 6,205,914			
Site Drainage Repairs		\$ 150,000		
Site Accessibility Upgrades		\$ 250,000		
Asphalt Replacement (Parking Lots and Playgrounds)		\$ 250,000		
Restroom and Locker Room Upgrades		\$ 684,000		
Painting (1/2 of School Remaining)		\$ 85,921		
HVAC Equipment Upgrades		\$ 859,208	\$ 1,718,415	
Permanent Classroom and AP Lab 21st Century Upgrades		\$ 1,575,000	\$ 1,575,000	
Learning Resource Center Remodel			\$ 337,625	
Subtotal	\$ 10,175,914	\$ 6,854,128	\$ 3,631,040	\$ -
Contingency (10%)	\$ 1,017,591	\$ 685,413	\$ 363,104	\$ -
Construction Escalation (4% per year)	\$ 447,740	\$ 1,206,327	\$ 1,118,360	\$ -
<b>TOTAL ESTIMATED CONSTRUCTION BUDGET</b>	<b>\$ 11,641,245</b>	<b>\$ 8,745,868</b>	<b>\$ 5,112,504</b>	<b>\$ -</b>

\*The estimates above are conceptual estimates – project cost are subject to change as additional information is gathered.

# Paradise High School



## Phase 1 Projects (2019)

- Demonstration Classroom – Room 506
- Site Safety / Security
- Science Lab Remodel
- CTE Program Improvements
- AB300 Seismic Mitigation
- Stadium Improvements (Bleachers, Lighting, Turf, Support Bldgs., and ADA Restrooms)
- Field Improvements (Baseball / Softball Lighting, Softball dugouts, and ADA Restrooms)

## Phase 2 Projects (2022)

- Site Drainage Repairs
- Site Accessibility Upgrades
- Asphalt Replacement
- Restroom and Locker Room Upgrades
- Site Painting
- HVAC Equipment Upgrades
- AB300 Seismic Mitigation
- CTE Program Improvements
- Permanent Classroom/ AP Lab 21<sup>st</sup> Century Upgrades

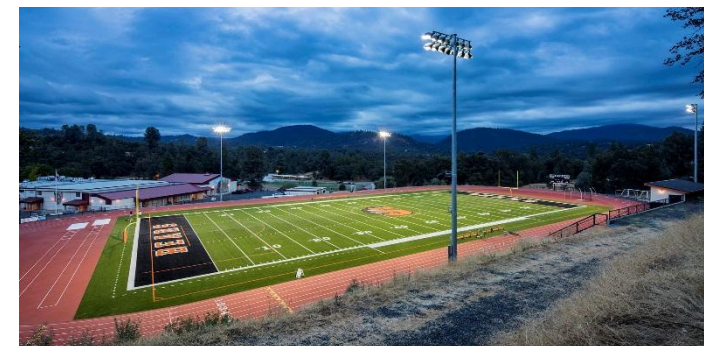
## Phase 3 Projects (2025)

- HVAC Equipment Upgrades
- Learning Resource Center Remodel
- Permanent Classroom 21<sup>st</sup> Century Upgrades

# Paradise High School (Stadium Improvements)

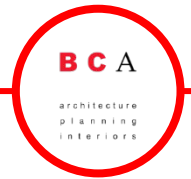


Description	Summerville HS July 2014 Bid	Area (SF)	Summerville HS July 2014 Bid escalated to 2017 Q4 per TBD bid index x 1.273	Cost per SF	Estimated Current Value
Demo of existing home bleachers		6,480		\$2.00	\$12,960
Demo of existing visitor bleachers		1,633		\$2.00	\$3,266
Demo of existing buildings		2,600		\$4.00	\$10,400
Demo of existing restrooms/locker rooms (4560 sf)		4,560		\$4.00	\$18,240
Bleachers (1800 seats + press box) - add \$200k for increase in seating from SHS	\$ 935,825		\$1,391,305		\$1,391,305
Visitor Bleachers (460 seats)					\$100,000
Stadium Lighting	\$ 280,800		\$357,458		\$357,458
Site Electrical	\$ 225,644		\$287,245		\$287,245
Artificial Turf / Storm Drain System	\$ 1,228,117		\$1,563,393		\$1,563,393
ADA Restroom / Snack Bar Building (800 sf for snack bar / storage and 1800 sf for restroom/storage)		2,600		\$500.00	\$1,300,000
New Base ball Field Lighting					\$300,000
Site Electrical					\$200,000
Replace Softball Field Lighting					\$300,000
Replace Softball Field Dugouts (30 X 6)		180		\$500.00	\$90,000
Provide Softball Field ADA Bathroom (200 SF)		200		\$800.00	\$160,000
Site Plumbing					\$70,000
Site Electrical					\$200,000
Modernize Restrooms / Locker Rooms		4,560		\$150.00	\$684,000
<b>Subtotal</b>			<b>\$3,599,401</b>		<b>\$7,003,401</b>
Builders Risk (0.002)	0.20%		\$7,199		
<b>Subtotal</b>			<b>\$3,606,600</b>		
Liability (0.0087)	0.87%		\$31,377		
<b>Subtotal</b>			<b>\$3,637,978</b>		<b>\$7,003,401</b>
Bonds and Insurance	1.96%		\$71,304		\$168,082
<b>Subtotal</b>			<b>\$3,709,282</b>		<b>\$7,171,483</b>
General Conditions	5.15%		\$191,028		\$573,719
<b>Subtotal</b>			<b>\$3,900,310</b>		<b>\$7,745,202</b>
Overhead and Profit	4.17%		\$162,643		\$464,712
<b>TOTAL</b>			<b>\$4,062,953</b>		<b>\$8,209,914</b>



\*The estimates above are conceptual estimates based upon work completed at Summerville HS in 2014 – project cost are subject to change as additional information is gathered.



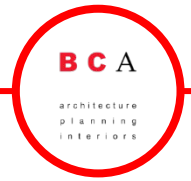


Ridgeview High School (Continuation)	Phase 1 (2019)	Phase 2 (2022)	Phase 3 (2025)	Future Phase
Site Safety/ Security (Fencing/ Cameras/ Locking Devices)	\$ 50,000			
AB300 Seismic Mitigation	\$ 250,000			
Site Accessibility Upgrades	\$ 150,000			
Asphalt Replacement (Parking Lots and Playgrounds)	\$ 50,000			
Re-Paint School	\$ 12,500			
Permanent Classroom 21st Century Upgrades	\$ 150,000	\$ 150,000		
Non-Permanent Building Replacement			\$ 1,200,000	
Subtotal	\$ 662,500	\$ 150,000	\$ 1,200,000	\$ -
Contingency (10%)	\$ 66,250	\$ 15,000	\$ 120,000	\$ -
Construction Escalation (4% per year)	\$ 29,150	\$ 26,400	\$ 369,600	\$ -
<b>TOTAL ESTIMATED CONSTRUCTION BUDGET</b>	<b>\$ 757,900</b>	<b>\$ 191,400</b>	<b>\$ 1,689,600</b>	<b>\$ -</b>

\*The estimates above are conceptual estimates – project cost are subject to change as additional information is gathered.



# Ridgeview High School



## Phase 1 Projects (2019)

Site Accessibility Upgrades

○ AB300 Seismic Mitigation

Site Safety / Security

Asphalt Replacement

Site Painting

● Permanent Classroom 21<sup>st</sup> Century Upgrades

## Phase 2 Projects (2022)

● Permanent Classroom 21<sup>st</sup> Century Upgrades

## Phase 3 Projects (2025)

● Non-Permanent Building Replacement

<b>Seek Approval of the Master Plan</b>	<b>May/ June 2018</b>
<b>Pilot Classroom Construction</b>	<b>Summer 2018</b>
<b>Bond Measure Ballot</b>	<b>November 2018</b>
<b>Construction Delivery Selection</b>	<b>Dec 2018 – January 2019</b>
<b>Phase 1 Bond Sale</b>	<b>February 2019</b>
<b>Construction of Gym Begins</b>	<b>March 2019</b>
<b>Phase 1 Project Implementation</b>	<b>March – October 2019</b>
<b>Phase 1 Agency Approval</b>	<b>Nov 2019 – March 2020</b>
<b>Phase 1 Bidding</b>	<b>April – May 2020</b>
<b>Phase 1 Construction Begins</b>	<b>June 2020</b>

\*Subsequent phase implementation will begin in 2022 and 2025 respectively

# Q&A



**Brian Whitmore, AIA, LEED** [brianw@bcaarchitects.com](mailto:brianw@bcaarchitects.com) 916-254-5602 President

**Michele Gargano, AIA, LEED** [micheleg@bcaarchitects.com](mailto:micheleg@bcaarchitects.com) 916-254-5609  
Educational Client Leader