



### Agenda Item Details

Meeting	Feb 10, 2026 - Agenda for the Regular Meeting of the Board of Trustees
Category	9. FINANCIAL & BUSINESS
Subject	9.12 Facilities Master Plan Approval
Access	Public
Type	Action
Fiscal Impact	No
Recommended Action	Approval of the MEUSD Master Plan

### Public Content

As part of an ongoing effort to improve our facilities across the district. The district has developed a Facilities Master Plan that focuses on improvements at all campus sites. This plan would be used in consideration of all future projects, and all improvements would align with the master plan and adhere to the layout of the sites as defined in this master plan.

The Facilities Master Plan would be updated as sites are improved or if there are requests to modify this plan to the School Board.

[2026-0206\\_MEUSD Facilities Master Plan.pdf \(9,904 KB\)](#)

### Administrative Content

### Motion & Voting

Approval of the MEUSD Master Plan

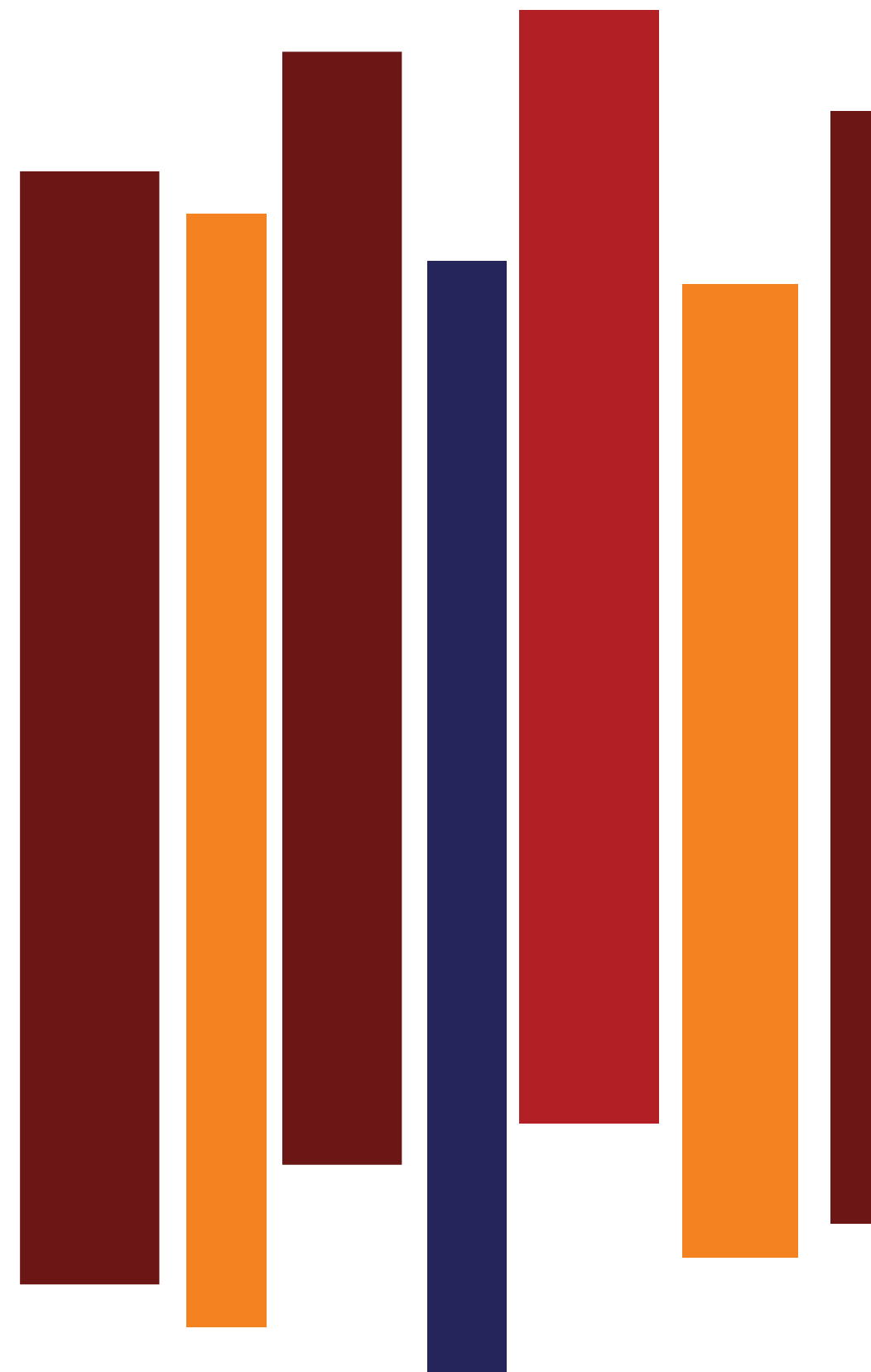
Motion by Jeff Morrison, second by Alex Paul.

Final Resolution: Motion Carried

Yes: Heidy Estrada, Jeff Morrison, Susan Lancaster, Alex Paul, Aaron Laff, Tina Heimerdinger

# MOUNTAIN EMPIRE UNIFIED SCHOOL DISTRICT

## 2025 FACILITIES MASTER PLAN



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# INTRODUCTION

## DISTRICT PROFILE

### DISTRICT BACKGROUND

Mountain Empire Unified School District (MEUSD / The District) is a comprehensive transitional kindergarten (TK) through 12th grade public school district located in San Diego County, spanning 660 square miles in the southeast portion of the county. Due to the geographic location of the District, its campuses experience a wide range of climate extremes, from heat during summer to snow during winter. The District consists of eight campuses including four elementary schools, one middle school, one high school, and education center with preschool through adult education, and a learning center for college level courses.

### VISION

Our vision for our students in Mountain Empire Unified School District focuses on what we want to be true for all graduates. Our vision is a climb to the top of the mountain, one of perseverance and dedication that inspires our students to want to stand atop the peak and look out to the world of endless possibilities.

### PORTRAIT OF A GRADUATE

The following paragraphs are excerpts from MEUSD's Portrait of a Graduate document. The document outlines in detail the District's long-term vision for its students. The complete document can be found on the District's website.

In July 2022, Mountain Empire Unified School District partnered with the San Diego County Office of Education to begin the process of developing our Portraits. We began with interviews of District Leadership including members of the School Board.

### PROCESS

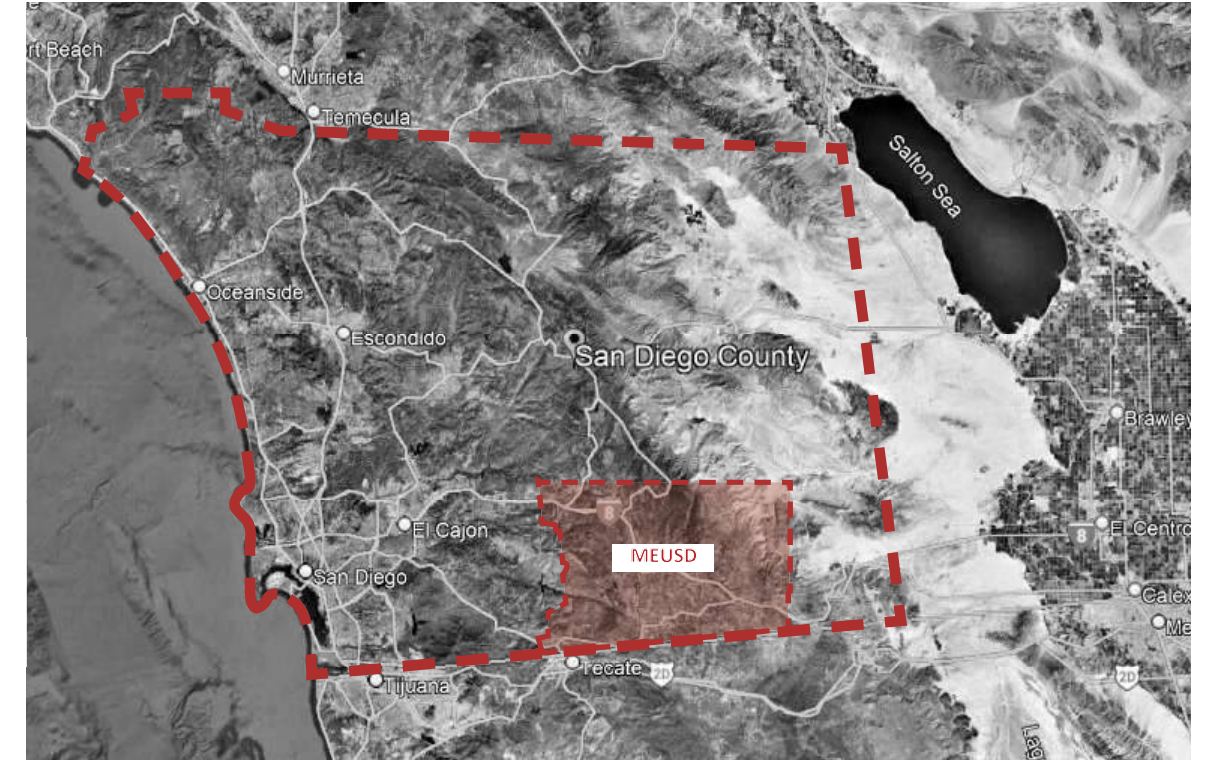
During the Summer of 2022, our Superintendent, Board of Education, and Leadership Team began the process to develop a long-term vision for MEUSD. This process included the development of the Portrait of a Graduate, Portrait of an Adult and our Systems Portrait for MEUSD. These Portraits are aspirational and represent our dream for the long term success and planning for our school district and its future. These portraits were developed using the input from a variety of methods including two student summits consisting of students from 5th-12th grade in the Fall of 2022, empathy interviews with district leaders and community members, listening sessions with parents and students, surveys of the community, and four all-day Guiding Coalition sessions. The Guiding Coalition was made up of staff, students, parents, and members of various communities of MEUSD. This work included reflective conversations, exploration of future trends, and design exercises which considered the needs of all members of Mountain Empire.

### PORTRAIT OF A GRADUATE

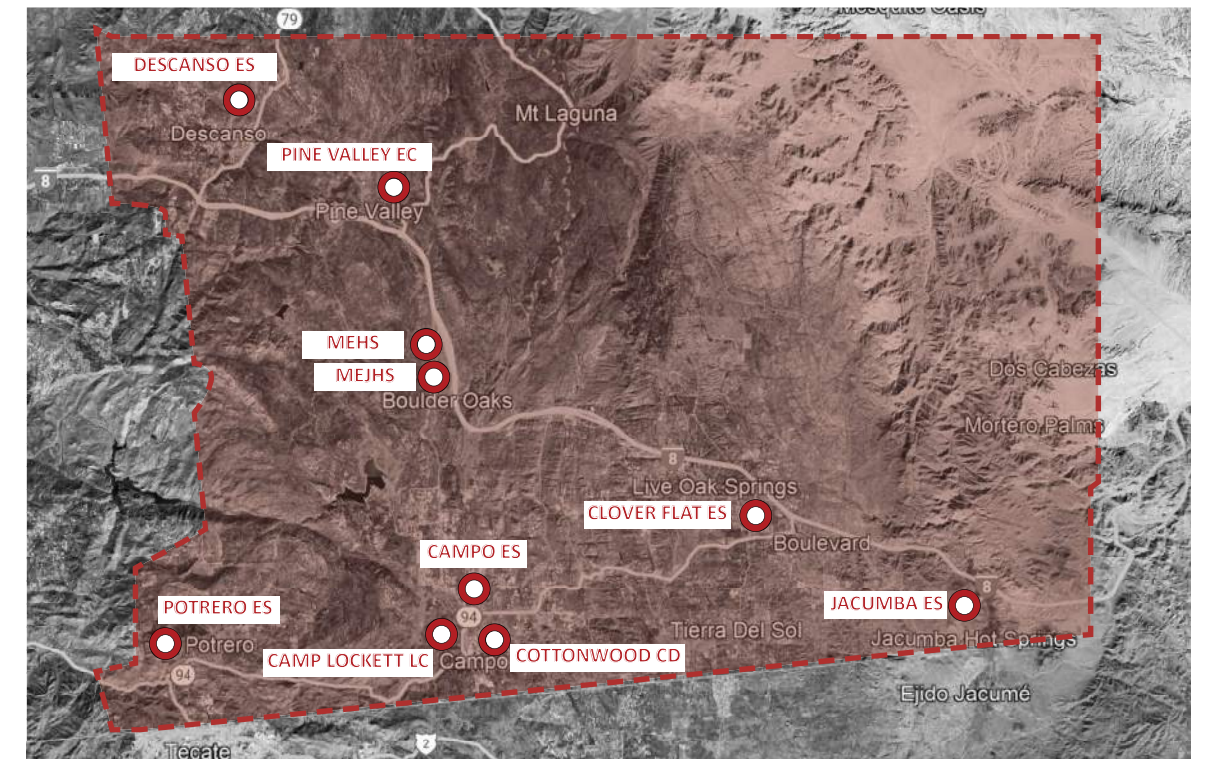
The Graduate Portrait is our aspiration for our students. It is an ambitious description of what our community wants its students to know, be, and be able to do so they may thrive in their personal lives and professional endeavors. This portrait recognizes that there are essential attributes needed to navigate and address the challenges of the adult world that our graduates will enter. Nine characteristics were developed:

- Prepared for Adult Life
- Prepared for Their Future
- Confident, Positive and Self-Aware
- Adaptive and Flexible Thinkers
- Compassionate, Empathetic and Kind
- Adaptive Communicators and Active Listeners
- Technology Aware and Adaptive
- Future Ready Learners
- Community and Cultural Awareness

MEUSD's Portrait of a Graduate outlines the knowledge, skills, and mindsets that we aspire, and commit, to developing in all our graduates. The nine characteristics, and the descriptors that define them, were developed by the analysis of over 79,000 data points collected through multiple interviews and community engagement events conducted during the 2022-2023 school year.



SAN DIEGO COUNTY



MOUNTAIN EMPIRE UNIFIED SCHOOL DISTRICT BOUNDARY

# INTRODUCTION

## DISTRICT PROFILE

### MISSION

Our mission is to support students & families by providing a high-quality, successful community of learning and growth.

### 2025 MEUSD LOCAL CONTROL ACCOUNTABILITY PLAN (LCAP) GOALS

**Goal 1** - Mountain Empire Unified School District (MEUSD) aims to achieve an increase in active engagement from community members and families in school governance and decision-making processes, as measured by participation rates in surveys, public meetings, and volunteer activities.

**Goal 2** - Mountain Empire Unified School District (MEUSD) will achieve a significant enhancement in educational quality by revitalizing educational facilities and developing an innovative employee recruitment and retention plan.

**Goal 3** - Mountain Empire Unified School District (MEUSD) will implement a professional development plan that is reviewed and refined annually to ensure alignment with the needs of both students and staff, consistent with the district's strategic vision. Additionally, MEUSD will establish a comprehensive district-wide system for onboarding new staff across all roles, designed to build capacity, foster mentorship, and cultivate a sense of belonging among employees.

**Goal 4** - Mountain Empire Unified School District (MEUSD) will integrate an aligned Social Emotional Learning (SEL) curriculum into its educational practices, achieving a district-wide improvement in student and staff well-being, as measured by increased reports of connectedness, reduced behavioral issues, and enhanced academic achievement.

**Goal 5** - Mountain Empire Unified will improve academic outcomes for socioeconomically disadvantaged students at Hillside Jr. / Sr. High and Sunrise High by increasing graduation rates at Hillside Jr. Sr. High and Sunrise High, and improving ELA performance at Hillside Jr. / Sr. High.

### DISTRICT EXECUTIVE STAFF

Dr. Patrick Keeley	<i>Superintendent</i>
Penni Harbauer	<i>Assistant Superintendent of Business Services</i>
Jacob Mann	<i>Director of Facilities and Construction</i>
Dr. Amy Conforth	<i>Executive Director of Education and Instructional Services</i>
Jon McEvoy	<i>Executive Director of Special Education and Human Resources</i>

# INTRODUCTION

## EXECUTIVE SUMMARY

### PURPOSE OF THE MASTER PLAN

The purpose of this Facilities Master Plan (FMP) is to document District facilities needs and to serve as a map in the decision making and navigating the complex challenge of facilities planning. This Master Plan is intended to outline not only the most basic needs of each campus, but to plan for the most optimal comprehensive master plan for each of the District's campuses. This overview is a snapshot in time of the current condition of the District's facilities. Where facilities conditions assessments (FCAs) help prioritize needs from the most immediate health and safety risks, this Master Plan takes the next step in big picture decision-making including District-wide goals to be implemented into its facilities universally so that the decisions made regarding facilities reinforce the District's vision and mission for its students. In alignment with the District's LCAP Goal 2, revitalization of the District's educational facilities will enhance educational quality. It is understood that quality facilities support quality educational outcomes.

The needs of school facilities are dynamic and changing. This FMP is a **living document**, and is intended to be updated as the District's needs evolve.

### PROCESS

District Leadership and the design team held multiple meetings to review findings, establish needs and goals for each campus, and review recommendations. As a starting point, FCAs conducted in 2017 and 2025 were referenced in the development of each campus Master Plan. The FCAs are described below.

#### 2017 LONG RANGE FACILITIES MASTER PLAN AND FACILITIES CONDITION ASSESSMENTS

The District developed a Long Range Facilities Master Plan (LRFMP) in 2017. The LRFMP was used as a reference point in the development of this FMP update, and where applicable, needs identified in the 2017 LRFMP that have been addressed are noted within this document. The 2017 LRFMP includes a Facilities Condition Assessment (FCA), which categorized campus needs into six areas:

1. Paving
2. Roofing
3. Mechanical, Electrical and Plumbing (MEP)
4. Finishes
5. Fencing and Security
6. Low Voltage

#### 2025 FACILITIES CONDITION ASSESSMENTS

During the summer of 2025, MEUSD retained **obrARCHITECTURE** and a team of engineers to conduct FCAs at four sites: Campo Elementary, Clover Flat Elementary, Descanso Elementary, and Pine Valley Education Center. Site walks were conducted in June 2025 to observe and document the current conditions of the campus. The architect and engineering team was accompanied by District representatives during the initial site walks. The team's observations and assessments were limited to visible conditions observed during site walks, and information and documentation provided by the District, including as-built drawings, previously conducted assessments, reports and analyses. Site observations were organized into four main categories:

1. Permanent Buildings
2. Portable Buildings
3. Site
4. Infrastructure

Complete FCAs for each of these four campuses can be found in Appendix A of this document.

Concurrently to the four assessments conducted by the **obrARCHITECTURE** team, another design team was tasked with conducting an FCA at Potrero Elementary. The information gathered during these assessments was used to inform the campus master planning process.

At campuses where 2025 FCA updates were not conducted, District representatives have provided information to inform the master planning process in addition to the information included within the 2017 LRFMP.



# INTRODUCTION

## EXECUTIVE SUMMARY

### DEVELOPMENT OF DISTRICT-WIDE FACILITIES GOALS

In addition to assessing needs and planning each campus individually, District-wide goals facilities were established during the FMP development process, including the following:

- Planning to minimize the need for interim housing as a cost saving measure
- Proposed use of appropriate construction type and materials suitable for the District's extreme weather, climate, and fire hazard severity zones
- Planned, right-sized indoor dining spaces
- Safe drop off/parking
- Libraries
- The use of cool pavement where replacement of paving is proposed
- New or refurbished turf fields for each campus to improve air quality and safety
- Addition of special education classrooms at multiple campuses to relieve the travel burden on District families

### COST ESTIMATING

Understanding the cost associated with the proposed improvements for each campus is critical in the facilities planning process. A cost estimator was engaged for the Facility Hardship Assessment scope for five schools - Campo Elementary, Clover Flat Elementary, Descanso Elementary, Pine Valley Education Center, and Potrero Elementary. These estimates have been used as a basis in the development of the conceptual FMP cost estimate for each campus.

Where estimates were not prepared as part of the 2025 FCAs, estimates prepared previously are used as reference.

Cost estimates included are also are considered a part of this **living document** and are intended to be updated.

### DEMOGRAPHICS

The district has 1,743 students. 57.6% are socioeconomically disadvantaged, 29.8% are English learners, 0.4% are foster youth and 17.3% are students with disabilities. The three largest race/ethnic student populations are Hispanic at 64.6%, White at 25.7%, and American Indian at 4.2%.

### FUNDING SOURCES

#### PREVIOUS FUNDING - MEASURE JJ

In November 2018, Measure JJ was passed, allowing the District to issue \$15M of bonds "To construct, renovate and equip classrooms, science labs, and school facilities that support college and career readiness in math, science, engineering, technology and skilled trades; improve school safety/security; repair deteriorating roofs, plumbing, and electrical systems."

The Measure JJ Bond program has been completed, with the following work funded and completed under the bond program:

- Mountain Empire Junior High School Rehabilitation
- Descanso Elementary School Accessibility Improvements
- Descanso Elementary Front Office Relocation
- Campo Elementary Re-Roof
- District Office Build

#### CURRENT AND PROSPECTIVE FUNDING SOURCES

The District has taken a multi-prong, creative approach to funding and is pursuing multiple sources and options to procure funds to implement the facility updates recommended within this Master Plan.

# INTRODUCTION

## EXECUTIVE SUMMARY

Hardship funding for five elementary sites is currently being sought by the District. Facilities hardship documentation was submitted to the Office of Public School Construction (OPSC) for Campo Elementary, Clover Flat Elementary, Descanso Elementary, Pine Valley Education Center and Potrero Elementary in fall 2025.

In addition to hardship funding, the District will be pursuing local bond funding in 2026. The following funding sources have also been pursued by the District:

- CALSHAPE Grant - Air quality and HVAC improvements - grant received and work associated with the grant is in progress
- Extreme Heat Grant
- San Diego Tree Grant
- COPS Grant - Enhanced security
- KIT Funds - Kitchen facility upgrades
- Community School Partnership Grant - completed work funded by grant includes the Descanso Elementary Front Office relocation
- COVID / ESSER Funds - Roof and HVAC repair
- Deferred Maintenance Funds
- EPA Grants - Grant pursued; grant program subsequently canceled



# CAMPUS MASTER PLANS

## ELEMENTARY SCHOOLS

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Clover Flat Elementary School	.....	13
Descanso Elementary School	.....	17
Pine Valley Education Center	.....	21
Potrero Elementary School	.....	25



# CAMPO ELEMENTARY SCHOOL

## SITE SUMMARY

1654 Buckman Springs Rd.  
Campo, CA 91906



### SITE DATA

Year Constructed	1990
Current Enrollment	394
Site Size (Acres)	11.8
Total No. of Permanent Buildings	1
Total No. of Permanent Classrooms	14
Permanent Buildings Area	32,481 ft <sup>2</sup>
Total No. of Portable Buildings	5
Total No. of Portable Classrooms	5
Portable Buildings Area	4,800 ft <sup>2</sup>

### CLIMATE DATA

Elevation	2,802 ft
Highest Temperature 2024	109° F
Average High Temperature	91° F
Lowest Temperature 2024	17° F
Average Low Temperature	36° F
Annual Total Precipitation	16"
Average Wind Speed	8 MPH
Very High Fire Hazard Severity Zone	

# CAMPO ELEMENTARY SCHOOL

## EXISTING SITE ASSESSMENT + MASTER PLAN SUMMARY

### EXISTING SITE ASSESSMENT SUMMARY

#### CAMPUS BACKGROUND

Campo Elementary is a TK - 6 school serving approximately 394 students. The campus is located at 1654 Buckman Springs Road in Campo, California. The campus experiences extreme temperature variation from freezing to over 100 degrees, and is located in a **Very High Fire Hazard Severity Zone**. The campus is comprised of one permanent single story classroom building and five portable buildings. The original permanent classroom building was constructed in 1990. The south wing of the classroom building was constructed in 2004. A roofing assessment was conducted at the campus as part of a District-wide roof assessment in 2025. HVAC upgrades are currently in progress at the site. The complete 2025 Campo ES Facilities Condition Assessment can be found in Appendix A of this document.

#### 2017 LRFMP UPDATE

##### Part I - Paving

2017 LRFMP documentation: Asphalt paving to be in new and good condition with the exception of the drop off loop and parking lot.

2025 observation: Section of drop off loop appears to have been resurfaced. Significant cracks varying in width were observed in the asphalt hardcourt play areas. Multiple sections of uneven and cracked concrete were also observed, creating tripping hazards.

##### Part 2- Roofing:

2017 LRFMP documentation: Observable deficiencies throughout roofs noted.

2025 observation: The roofs were not inspected during the FCA site walk, but the District-wide roof assessment conducted in June 2025 recommends replacement of 2-ply roofing and fluid applied roof restoration for the majority of the roofing.

##### Part 3 - Mechanical, Electrical and Plumbing (MEP):

2017 LRFMP documentation: Replacement of HVAC units, replacement of fluorescent lighting, and modernization of the domestic water, sanitary sewer and gas lines recommended.

2025 observation: The 2023 District-wide HVAC Maintenance and Repair Report notes deficiencies at all 30 HVAC units assessed. HVAC repair and replacement is ongoing to address these deficiencies. North restrooms at Building A are not functioning; there is no potable water source on site and water bottles are currently delivered to satisfy drinking water needs. Septic system deficiencies were also observed and documented in the 2025 FCA. The emergency power system on site was noted as failing. Upgrades to lighting recommended.

##### Part 4 - Finishes:

2017 LRFMP documentation: Overall exterior finishes noted as in good condition. Interior finishes noted as in good condition, but replacement of carpet recommended to improve appearance, sanitation and indoor air quality.

2025 observation: Deterioration of exterior finishes at Building A and portable buildings observed. Interior finishes do not appear to have been updated since the 2017 LRFMP.

##### Part 5 - Fencing and Security:

2017 LRFMP documentation: Replacement of iron fence at Kindergarten and of chain link fence at campus perimeter recommended.

2025 observation: Fencing does not appear to have been replaced; it is recommended to replace fencing.

##### Part 6 - Low Voltage:

2017 LRFMP documentation: Replacement of fire alarm control panel (FACP) recommended.

2025 observation: At the time of the FCA, the fire alarm was last tested on July 26, 2024. At least one "trouble warning regarding a smoke detector was noted. It is recommended to troubleshoot and repair the FACP and relocate one smoke detector in portable classroom R1.

### MASTER PLAN SUMMARY

To address the current campus conditions and need, the following is recommended as part of the campus master plan. Implementation of these recommendations can be found on the Site Master Plan on the following page.

Modernization of building A, including replacement of exterior and interior finishes, lighting upgrades, signage upgrades is recommended.

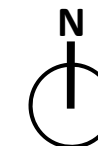
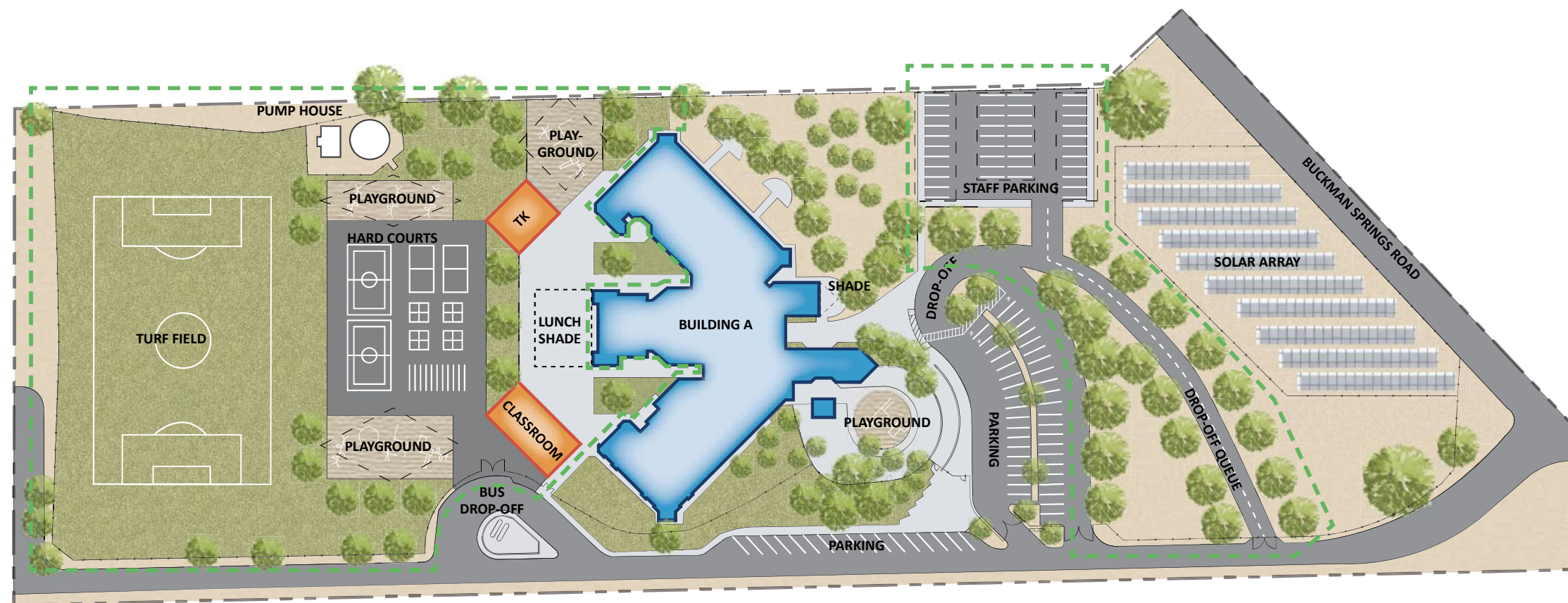
A full replacement of the portable classrooms and shade structures are recommended. New buildings proposed to replace portable buildings are recommended to be constructed at grade and of materials suitable to withstand the site's harsh climate and comply with building code requirements for structures within Very High Fire Hazard Severity Zones. Proposed location of new classrooms is at the north and south ends of building A, maintaining visibility towards turf field and reconfigured playgrounds/hard courts. Proposed location of new buildings may eliminate the need for interim housing during construction.

Providing safe and adequate potable water is of utmost importance for this campus. Finding clean water and location to install a new fully functioning well is recommended among other site improvements, including irrigation of the existing field to reduce dust and provide green space, and the addition of trees to provide shade.

Drop-off queuing and parking have been identified as problematic. The campus master plan aims to address this by creating a new driveway entry/queuing line to pull traffic off the bus loop road and onto campus sooner to relieve congestion and provide safer drop-off and pick-up conditions, as well as allow for the special education buses to operate on the same schedule as the other buses.

# CAMPO ELEMENTARY SCHOOL

## SITE MASTER PLAN



Conceptual site master plans are developed to facilitate discussion and understanding of site needs and vision. This document is assumed to be refined and modified as part of an on-going process in developing the future of our campuses.

### MASTER PLAN SCOPE SUMMARY

#### PREVIOUS WORK COMPLETED

- Pavement repairs to address tripping hazards
- Re-roofing / roof repairs

#### INFRASTRUCTURE

- Provide new well, pump
- Septic system / leech field repair

#### SECURITY & SAFETY

- Security cameras
- Perimeter fence
- Access control
- Campus lighting

#### SITE IMPROVEMENTS

- Irrigation system upgrades
- Septic system / leech field repair
- Treescape along parking/drop-off area
- New turf field and trees
- New hard court and playground
- Hardscape reconfiguration around new classrooms
- Solar PV Canopy at staff parking

#### MODERNIZATION

- Building A exterior finish improvements
- Building A accessibility improvements
- Shade Structure replacement
- Removal of existing deteriorating shade structures and construction of new shade lunch structure surrounded by trees

#### REMOVAL OF PORTABLE BUILDINGS

- R1, R2, R3, R4, and R5 (5 portables)

#### NEW CONSTRUCTION

- Classroom building (3 classrooms)
- TK classroom building (2 classrooms w/ restrooms)

# CAMPO ELEMENTARY SCHOOL

## COST SUMMARY

ITEM	Quantity	Unit	Cost/Unit Rate	Construction Subtotal	GC's, OH&P, Bond, Insurance	Hazardous Material Abatement	Escalation*	Contingency <sup>+</sup>	Soft Cost <sup>++</sup>	Fixtures, Furniture & Equipment <sup>**</sup>	Total	
<b>SECURITY &amp; SAFETY</b>												
Security cameras	10	EA	\$5,000	\$50,000	\$12,000		\$17,129	\$15,826	\$37,982		\$132,937	
Perimeter fence	3,400	LF	\$125	\$425,000	\$102,000		\$145,600	\$134,520	\$322,848		\$1,129,969	
Access control	1	LS	\$500,000	\$500,000	\$120,000		\$171,295	\$158,259	\$379,821		\$1,329,375	
Campus lighting	1	LS	\$400,000	\$400,000	\$96,000		\$137,036	\$126,607	\$303,857		\$1,063,500	
<b>SITE IMPROVEMENTS</b>												
Irrigation system upgrades	1	LS	\$15,000	\$15,000	\$3,600		\$5,139	\$4,748	\$11,395		\$39,881	
Repair zero curb transition at drop-off / pick-up	200	LF	\$50	\$10,000	\$2,400		\$3,426	\$3,165	\$7,596		\$26,587	
	2,000	SF	\$30									
Remove and reconstruct raised concrete paving sections				\$60,000	\$14,400		\$20,555	\$18,991	\$45,579		\$159,525	
New turf at existing field	82,000	SF	\$8	\$656,000	\$157,440		\$224,738	\$207,636	\$498,326		\$1,744,140	
New lunch shade structure	3,300	SF	\$350	\$1,155,000	\$277,200		\$395,690	\$365,578	\$877,387		\$3,070,856	
New shade structures at playgrounds	11,200	SF	\$20	\$224,000	\$53,760		\$76,740	\$70,900	\$170,160		\$595,560	
New cool paving hardcourt play surface	30,500	SF	\$35	\$1,067,500	\$256,200		\$365,714	\$337,883	\$810,919		\$2,838,215	
New drop off queue	9,100	SF	\$30	\$273,000	\$65,520		\$93,527	\$86,409	\$207,382		\$725,839	
New staff parking	14,600	SF	\$25	\$365,000	\$87,600		\$125,045	\$115,529	\$277,270		\$970,444	
New playground (3 total)	16,800	SF	\$75	\$1,260,000	\$302,400		\$431,662	\$398,812	\$957,150		\$3,350,025	
New PV canopy at new parking lot allowance	1	LS	\$500,000	\$500,000	\$120,000		\$171,295	\$158,259	\$379,821		\$1,329,375	
<b>INFRASTRUCTURE</b>												
Line one existing well	1	EA	\$30,000	\$30,000	\$7,200		\$10,278	\$9,496	\$22,789		\$79,762	
Replace pump at existing operational well	1	EA	\$10,000	\$10,000	\$2,400		\$3,426	\$3,165	\$7,596		\$26,587	
Abandon one existing well	1	LS	\$5,000	\$5,000	\$1,200		\$1,713	\$1,583	\$3,798		\$13,294	
Construct new well	1	EA	\$75,000	\$75,000	\$18,000		\$25,694	\$23,739	\$56,973		\$199,406	
Provide new pump	1	EA	\$58,000	\$58,000	\$13,920		\$19,870	\$18,358	\$44,059		\$154,207	
Repair water distribution pipework	1	LS	\$50,000	\$50,000	\$12,000		\$17,129	\$15,826	\$37,982		\$132,937	
Replace existing drinking fountains with new drinking fountains with integral filters	6	EA	\$10,000	\$60,000	\$14,400		\$20,555	\$18,991	\$45,579		\$159,525	
Replace sewer branch piping at Building A	300	LF	\$150	\$45,000	\$10,800		\$15,417	\$14,243	\$34,184		\$119,644	
Replace diesel fire pump engine	1	LS	\$100,000	\$100,000	\$24,000		\$34,259	\$31,652	\$75,964		\$265,875	
Replace emergency power distribution system	32,481	SF	\$5	\$162,405	\$38,977		\$55,638	\$51,404	\$123,370		\$431,794	
Replace emergency lighting inverter	1	EA	\$30,000	\$30,000	\$7,200		\$10,278	\$9,496	\$22,789		\$79,762	
Repair SEPTIC SYSTEM	1	LS	\$50,000	\$50,000	\$12,000		\$17,129	\$15,826	\$37,982		\$132,937	
Repair sewer distribution pipework	1	LS	\$50,000	\$50,000	\$12,000		\$17,129	\$15,826	\$37,982		\$132,937	
Replace main switch and panel boards	2	EA	\$70,000	\$140,000	\$33,600		\$47,962	\$44,312	\$106,350		\$372,225	
<b>MODERNIZATION</b>												
Building A												
Remove exterior stucco finish and replace with non-porous material (i.e.: fiber cement panels/siding)	27,000	SF	\$40		\$1,080,000	\$259,200	\$133,920	\$369,996	\$368,623	\$663,522	\$172,516	\$3,047,777
Remove and replace casework and damaged based in Media Center.	200	LF	\$750		\$150,000	\$36,000	\$18,600	\$51,388	\$51,198	\$92,156	\$23,961	\$423,302
Replace damaged glass panel in pair of swing doors in Media Center.	1	EA	\$2,000		\$2,000	\$480	\$248	\$685	\$683	\$1,229	\$319	\$5,644
Roof repair	32,481	SF	\$5	\$162,405	\$38,977	\$20,138	\$55,638	\$55,432	\$99,777	\$25,942	\$458,309	
Repair water distribution pipework	1	LS	\$50,000	\$50,000	\$12,000	\$6,200	\$17,129	\$17,066	\$30,719	\$7,987	\$141,101	
Replace building switch and panel boards	6	EA	\$25,000	\$150,000	\$36,000	\$18,600	\$51,388	\$51,198	\$92,156	\$23,961	\$423,302	
Misc electrical repairs	1	LS	\$50,000	\$50,000	\$12,000	\$6,200	\$17,129	\$17,066	\$30,719	\$7,987	\$141,101	
Upgrade fire alarm system	32,481	SF	\$3	\$97,443	\$23,386	\$12,083	\$33,383	\$33,259	\$59,866	\$15,565	\$274,986	
Replace damaged ceiling tiles	32,481	SF	\$5	\$162,405	\$38,977	\$20,138	\$55,638	\$55,432	\$99,777	\$25,942	\$458,309	
Upgrade fluorescent lighting fixtures to LED fixtures	32,481	SF	\$15	\$487,215	\$116,932	\$60,415	\$166,915	\$166,295	\$299,331	\$77,826	\$1,374,928	
Upgrade finishes and casework including restrooms	32,481	SF	\$200	\$6,496,200	\$1,559,088	\$805,529	\$2,225,528	\$2,217,269	\$3,991,084	\$1,037,682	\$18,332,379	
Replace panel signage with new signage to comply with current code	50	EA	\$250		\$12,500	\$3,000	\$1,550	\$4,282	\$4,266	\$7,680	\$1,997	\$35,275
<b>REMOVAL OF PORTABLE BUILDINGS</b>												
R1 - R5 (5 portables)	4,800	SF	\$20	\$96,000	\$23,040	\$11,904	\$32,889	\$32,767	\$78,640		\$275,239	
<b>NEW CONSTRUCTION</b>												
TK Classroom Building (including restrooms)	2,000	SF	\$550	\$1,100,000	\$264,000		\$376,848	\$348,170	\$835,607	\$175,477	\$3,100,102	
Classroom Building (3 classrooms, including Special Education and restrooms)	3,000	SF	\$550	\$1,650,000	\$396,000		\$565,272	\$522,254	\$1,253,411	\$263,216	\$4,650,153	
Site work associated with new construction	13,100	SF	\$40	\$524,000	\$125,760		\$179,517	\$165,855	\$398,053	\$83,591	\$1,476,776	
										<b>PROJECT TOTAL</b>	<b>\$6,126,929</b>	
<b>CAMPO ES CAMPUS TOTAL</b>				<b>\$22,270,073</b>	<b>\$5,344,818</b>	<b>\$1,115,525</b>	<b>\$7,629,485</b>	<b>\$7,271,980</b>	<b>\$15,630,081</b>	<b>\$2,290,776</b>	<b>\$61,552,737</b>	

\*Escalation is assumed annually at 5% over five years.

+Contingency is included to cover unforeseen circumstances that may arise during the design and construction process.

++Soft costs include design fees, topographic surveys, geotechnical reports, off-site fabrication/testing, permits, project management and inspection services.

# CLOVER FLAT ELEMENTARY SCHOOL

## SITE SUMMARY

39639 Old Hwy 80  
Boulevard, CA 91905



### SITE DATA

Year Constructed	1973
Current Enrollment	192
Site Size (Acres)	11
Total No. of Permanent Buildings	1
Total No. of Permanent Classrooms	1
Permanent Buildings Area	14,980 ft <sup>2</sup>
Total No. of Portable Buildings	14
Total No. of Portable Classrooms	11
Portable Buildings Area	4,800 ft <sup>2</sup>

### CLIMATE DATA

Elevation	3,638 ft
Highest Temperature 2024	109° F
Average High Temperature	91° F
Lowest Temperature 2024	27° F
Average Low Temperature	42° F
Annual Total Precipitation	15"
Average Wind Speed	8 MPH

# CLOVER FLAT ELEMENTARY SCHOOL

## EXISTING SITE ASSESSMENT + MASTER PLAN SUMMARY

### EXISTING SITE ASSESSMENT SUMMARY

#### CAMPUS BACKGROUND

Clover Flat Elementary serves 192 students from Preschool through 6th grade. The campus is located at 39639 Old Highway 80 in Boulevard, California. The campus experiences extreme temperature variation from freezing to over 100 degrees, and is located in a **High Fire Hazard Severity Zone**. The campus is comprised of one modular building and 14 portable buildings ranging in age from 22-39 years old. The modular building houses the Head Start program and was constructed in 2015. The site includes two water wells to serve the campus, with only one well currently operational. The single functioning well has led to inadequate and inconsistent potable water, creating serious health and safety concerns. The configuration of buildings on site limits fire apparatus access, site grading and lack of drainage contributing to deterioration and structural damage to portable buildings. The site experiences several issues with improper drainage, uneven/cracking surfaces, water supply and shade. The septic system is showing signs of failure and the water quality on site is of significant health concern. The complete 2025 Clover Flat ES Facilities Condition Assessment can be found in Appendix A of this document.

#### 2017 LRFMP UPDATE

##### Part I - Paving

2017 LRFMP documentation: The 32,630 square feet of paved asphalt was noted as being in new and good condition.

2025 observation: Asphalt pavement throughout was observed to be uneven, damaged, and cracked, creating significant tripping hazards as well as accessibility issues.

##### Part 2- Roofing

2017 LRFMP documentation: Roofing was noted to be in general good condition at the time of the assessment with the exception of observable deficiencies throughout. A detailed roofing assessment and detailed preventative maintenance plan were recommended.

2025 observation: The District brought on Garland to conduct a detailed roofing assessment in June 2025. The assessment documents roofing deterioration and damage throughout the campus. Roof replacement at buildings 3, 4, 5, 6, 11 and 13 is recommended, and roof restoration at all remaining buildings except Head Start (Building N) and Building 1 is recommended.

##### Part 3 - Mechanical, Electrical and Plumbing (MEP)

2017 LRFMP documentation: Heat pump unit condition noted as in general good condition, but beyond life expectancy. A comprehensive preventative maintenance program was recommended. The electrical system was noted as in general good condition, other than in Building 1, which was noted as being in poor condition. Upgrades to lighting recommended. Modernization of the school's water, sanitary sewer and gas lines was recommended based on the age of the buildings alone.

2025 observation: The 2023 District-wide HVAC Maintenance and Repair Report notes deficiencies at 23 of the 24 HVAC units assessed. HVAC repair and replacement is ongoing to address these deficiencies. Only one of the site's wells is currently functioning, leaving the campus with an inadequate supply of drinking, fire suppression and irrigation water. Signs of septic system failure were observed and documented in the 2025 FCA.

##### Part 4 - Finishes

2017 LRFMP documentation: Overall exterior finishes noted as in good condition. Interior finishes noted as in good condition, but replacement of flooring in classrooms recommended to improve appearance, sanitation and indoor air quality.

2025 observation: Deterioration of exterior finishes at all portable buildings except M1 and M2 observed. Interior finishes do not appear to have been updated since the 2017 LRFMP.

##### Part 5 - Fencing and Security

2017 LRFMP documentation: Recommendation to replace the campus perimeter chain link fence, which varies in

height between 4' and 6' high, with a more adequate barrier to prohibit trespassing.

2025 observation: Fencing does not appear to have been replaced; it is recommended to replace fencing.

##### Part 6 - Low Voltage

2017 LRFMP documentation: Modernization to upgrade Fire Alarm system to current code requirements recommended, as well as upgrades to the clock, bell and paging system at the time of any future modernization.

2025 observation: No deficiencies in the Fire Alarm system were noted at the time of the 2025 assessment.

### MASTER PLAN SUMMARY

To address the current campus conditions and need, the following is recommended as part of the campus master plan. Implementation of these recommendations can be found on the Site Master Plan on the following page.

A full replacement of the portable classrooms and shade structure are recommended. Regrading site to provide appropriate drainage is recommended among other site improvements.

Due to the need to replace the portable buildings, drop off configuration concerns and the site drainage issues, a partial reconfiguration of the campus is recommended. Relocation of the Admin building allows for a more defined, safe entrance to the Clover Flat Elementary campus, distinguishing it from the Head Start entrance.

A new Multipurpose building with right-sized indoor dining and food service kitchen is proposed at the center of campus, providing easier access to the facility for the TK students, and also creating a more defined TK "zone."

# CLOVER FLAT ELEMENTARY SCHOOL

## SITE MASTER PLAN



### MASTER PLAN SCOPE SUMMARY

#### PREVIOUS WORK COMPLETED

- No work noted

#### INFRASTRUCTURE

- Provide new well, pump

#### SECURITY & SAFETY

- Security cameras
- Perimeter fence
- Access control
- Campus lighting

#### SITE IMPROVEMENTS

- New fire lane and turnaround
- Irrigation system upgrades
- Landscape improvements
- New turf field
- Hardcourt improvements
- Playground improvements
- Lunch shade structure
- Solar PV Canopy at parking

#### MODERNIZATION

- None

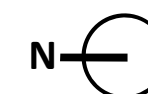
#### REMOVAL OF PORTABLE BUILDINGS

- BLDG. A, B, C, D, E, F, G, H, I, J, K, L (12 portables)

#### NEW CONSTRUCTION

- TK Classroom building (2 classrooms, restrooms)
- Classroom building (9 classrooms, restrooms)
- Administration building
- Multi-purpose (MPR) building (Multi-purpose room, food service, restrooms)

Conceptual site master plans are developed to facilitate discussion and understanding of site needs and vision. This document is assumed to be refined and modified as part of an on-going process in developing the future of our campuses.



# CLOVER FLAT ELEMENTARY SCHOOL

## COST SUMMARY

ITEM	Quantity	Unit	Cost/Unit Rate	Construction Subtotal	GC's, OH&P, Bond, Insurance	Hazardous Material Abatement	Escalation*	Contingency†	Soft Cost**	Fixtures, Furniture & Equipment**	Total
<b>SECURITY &amp; SAFETY</b>											
Security cameras	10	EA	\$5,000	\$50,000	\$12,000		\$17,129	\$15,826	\$37,982		\$132,937
Perimeter fence	1,680	LF	\$125	\$210,000	\$50,400		\$71,944	\$66,469	\$159,525		\$558,337
Access Control	1	LS	\$500,000	\$500,000	\$120,000		\$171,295	\$158,259	\$379,821		\$1,329,375
Campus lighting	1	LS	\$400,000	\$400,000	\$96,000		\$137,036	\$126,607	\$303,857		\$1,063,500
<b>SITE IMPROVEMENTS</b>											
Irrigation system upgrades	1	LS	\$15,000	\$15,000	\$3,600		\$5,139	\$4,748	\$11,395		\$39,881
New drop off and parking lot	20,000	SF	\$30	\$600,000	\$144,000		\$205,553	\$189,911	\$455,786		\$1,595,250
New cool paving hardcourt play surface	36,590	SF	\$35	\$1,280,650	\$307,356		\$438,737	\$405,349	\$972,837		\$3,404,928
New fire protection service	1	LS	\$150,000	\$150,000	\$36,000		\$51,388	\$47,478	\$113,946		\$398,812
New turf at existing field	52,500	SF	\$8	\$420,000	\$100,800		\$143,887	\$132,937	\$319,050		\$1,116,675
New PV canopy at new parking lot allowance	1	LS	\$500,000	\$500,000	\$120,000		\$171,295	\$158,259	\$379,821		\$1,329,375
New PC lunch shade structure	2,200	SF	\$20	\$44,000	\$10,560		\$15,074	\$13,927	\$33,424		\$116,985
<b>INFRASTRUCTURE</b>											
Provide new (second) well and pumping system	1	LS	\$75,000	\$75,000	\$18,000		\$25,694	\$23,739	\$56,973		\$199,406
Provide new (upsized) pressure tank for existing well	1	EA	\$150,000	\$150,000	\$36,000		\$51,388	\$47,478	\$113,946		\$398,812
Provide new fire service pump	1	LS	\$100,000	\$100,000	\$24,000		\$34,259	\$31,652	\$75,964		\$265,875
Re-route / relocate overhead power lines	1	LS	\$175,000	\$175,000	\$42,000		\$59,953	\$55,391	\$132,937		\$465,281
Replace damaged and undersized pipework	1	LS	\$50,000	\$50,000	\$12,000		\$17,129	\$15,826	\$37,982		\$132,937
Replace 2 septic tanks	2	EA	\$75,000	\$150,000	\$36,000		\$51,388	\$47,478	\$113,946		\$398,812
Replace damaged and underperforming leach lines	1	LS	\$50,000	\$50,000	\$12,000		\$17,129	\$15,826	\$37,982		\$132,937
Enhance site drainage infrastructure	1	LS	\$100,000	\$100,000	\$24,000		\$34,259	\$31,652	\$75,964		\$265,875
<b>REMOVAL OF PORTABLE BUILDINGS</b>											
A - L (12 portables)	10,000	SF	\$20	\$200,000	\$48,000	\$24,800	\$68,518	\$68,264	\$163,833		\$573,414
<b>MODERNIZATION</b>											
Building N	3,000	SF	\$40	\$120,000	\$28,800	\$14,880	\$41,111	\$40,958	\$98,300	\$20,643	\$364,691
<b>NEW CONSTRUCTION</b>											
Administration	2,500	SF	\$550	\$1,375,000	\$330,000		\$471,060	\$435,212	\$1,044,509	\$219,347	\$3,875,128
Site work associated with new construction	3,500	SF	\$40	\$140,000	\$33,600		\$47,962	\$44,312	\$106,350		\$372,225
										<b>PROJECT TOTAL</b>	<b>\$4,247,353</b>
Multipurpose Building (including Food Service)	3,500	SF	\$750	\$2,625,000	\$630,000		\$899,296	\$830,859	\$1,994,062	\$418,753	\$7,397,971
Site work associated with new construction	1,500	SF	\$40	\$60,000	\$14,400		\$20,555	\$18,991	\$45,579		\$159,525
										<b>PROJECT TOTAL</b>	<b>\$7,557,496</b>
Classroom Building	8,950	SF	\$550	\$4,922,500	\$1,181,400		\$1,686,395	\$1,558,059	\$3,739,342	\$785,262	\$13,872,957
Site work associated with new construction	2,000	SF	\$40	\$80,000	\$19,200		\$27,407	\$25,321	\$60,771		\$212,700
										<b>PROJECT TOTAL</b>	<b>\$14,085,657</b>
<b>CLOVER FLAT ES CAMPUS TOTAL</b>				<b>\$14,542,150</b>	<b>\$3,490,116</b>	<b>\$39,680</b>	<b>\$4,981,983</b>	<b>\$4,610,786</b>	<b>\$11,065,886</b>	<b>\$1,444,005</b>	<b>\$40,174,605</b>

\*Escalation is assumed annually at 5% over five years.

†Contingency is included to cover unforeseen circumstances that may arise during the design and construction process.

\*\*Soft costs include design fees, topographic surveys, geotechnical reports, off-site fabrication/testing, permits, project management and inspection services.

# DESCANSO ELEMENTARY SCHOOL

## SITE SUMMARY

24842 Viejas Boulevard  
Descanso, CA 91916

### SITE DATA

Year Constructed	1935
Current Enrollment	214
Site Size (Acres)	6

Total No. of Permanent Buildings	2
Total No. of Permanent Classrooms	4
Permanent Buildings Area	4,800 ft <sup>2</sup>

Total No. of Portable Buildings	5
Total No. of Portable Classrooms	4
Portable Buildings Area	5,740 ft <sup>2</sup>

### CLIMATE DATA

Elevation	3,573 ft
Highest Temperature 2024	105° F
Average High Temperature	85° F
Lowest Temperature 2024	24° F
Average Low Temperature	32° F
Annual Total Precipitation	16"
Average Wind Speed	6 MPH



# DESCANSO ELEMENTARY SCHOOL

## EXISTING SITE ASSESSMENT + MASTER PLAN SUMMARY

### EXISTING SITE ASSESSMENT SUMMARY

#### CAMPUS BACKGROUND

Descanso Elementary is a TK-6 school serving approximately 214 students. The campus is located at 24842 Viejas Boulevard in Descanso, California. The campus experiences extreme temperature variation from freezing to over 100 degrees, and is located in a **Very High Fire Hazard Severity Zone**. The campus includes two single story permanent buildings - Building A, originally constructed in 1936, and Building B (B-1, B-2, B-3), constructed between 1949 and 1960. In 2023 a partial renovation was done within Building A, converting one classroom into administrative spaces including a secured entry, three private offices, an open office area, and health room. In addition to the interior improvements, a new accessible ramp was provided at the building entry. The site experiences several issues with improper drainage, uneven/cracking surfaces, water supply and shade. The septic system is showing signs of failure and the water quality on site is of significant health concern. The complete 2025 Descanso ES Facilities Condition Assessment can be found in Appendix A of this document.

#### 2017 LRFMP UPDATE

##### Part I - Paving

2017 LRFMP documentation: All 36,000 square feet of paving noted as being in poor condition due to age, tree root intrusion, traffic and weather. Soil testing recommended prior to installation of new paving due to potential destabilization of soil.

2025 observation: No repair or improvements to the asphalt paving was observed; condition of paving has continued to deteriorate. Replacement of paving throughout is recommended.

##### Part 2- Roofing

2017 LRFMP documentation: Roofing was noted to be in general good condition at the time of the assessment with the exception of observable deficiencies throughout. A detailed roofing assessment and detailed preventative maintenance plan were recommended.

2025 observation: The District brought on Garland to conduct a detailed roofing assessment in June 2025. The assessment documents roofing deterioration and damage throughout the campus. Roof and shingle replacement recommended at Building A, and roof restoration recommended at all other buildings.

##### Part 3 - Mechanical, Electrical and Plumbing (MEP)

2017 LRFMP documentation: Heat pump unit condition noted as in general good condition, but beyond life expectancy. A comprehensive preventative maintenance program was recommended. The electrical system was noted as in general good condition. Upgrades to lighting recommended. Modernization of the school's water, sanitary sewer and gas lines was recommended based on the age of the buildings alone.

2025 observation: The 2023 District-wide HVAC Maintenance and Repair Report notes deficiencies at 13 of the 13 HVAC units assessed. HVAC repair and replacement is ongoing to address these deficiencies. Signs of domestic water and septic system failure were observed and documented in the 2025 FCA.

##### Part 4 - Finishes

2017 LRFMP documentation: Overall exterior finishes noted as fair to poor condition. Interior finishes noted as fair to poor condition. Replacement of flooring recommended in all spaces except for room 7 and 8. Repair and painting recommended for all exterior walls.

2025 observation: Deterioration of exterior finishes at all portable buildings except D and E observed. Interior finishes do not appear to have been updated since the 2017 LRFMP.

##### Part 5 - Fencing and Security

2017 LRFMP documentation: Overall fencing was noted as in general good condition at the time of the assessment with no major deficiencies observed.

2025 observation: Overall fencing was observed to be in good condition, no major deficiencies observed in the

2025 FCA.

##### Part 6 - Low Voltage

2017 LRFMP documentation: Modernization to upgrade Fire Alarm system to current code requirements recommended, as well as upgrades to the clock, bell and paging system at the time of any future modernization.

2025 observation: Minor deficiencies to Fire Alarm system noted in the 2025 FCA. Recommended to upgrade classrooms and offices areas with full networked area smoke detector coverage and strobes.

### MASTER PLAN SUMMARY

To address the current campus conditions and need, the following is recommended as part of the campus master plan. Implementation of these recommendations can be found on the Site Master Plan on the following page.

Rehabilitation of building A and B, and full replacement of the portable classrooms / shade structures are recommended.

Due to the need to replace the portable buildings, drop off configuration concerns and the site drainage issues, a partial reconfiguration of the campus is recommended. Relocation of the TK and Kinder classrooms near the play fields allows for parking immediately adjacent to these classrooms for drop off and pick up, and a playground shielded from the street and parking lot by the new building.

With the relocation of the TK and Kinder classrooms, the addition of a longer drop off queue fully on site is proposed, creating a safe drop off configuration. A new multipurpose building with space for interior dining, which is necessary due to the extreme weather conditions at the site.

# DESCANSO ELEMENTARY SCHOOL

## SITE MASTER PLAN



### MASTER PLAN SCOPE SUMMARY

#### PREVIOUS WORK COMPLETED

- Accessibility improvements
- Front office relocation

#### INFRASTRUCTURE

- Septic system

#### SECURITY & SAFETY

- Security cameras
- Perimeter fence
- Access control
- Campus lighting

#### SITE IMPROVEMENTS

- Landscape improvements
- New Covered Walkway
- New Lunch Shade Structure
- New Turf field
- New Parking
- New TK Playground
- New Shade Structure at Hardcourt Play Area
- Solar PV Canopies at parking

#### MODERNIZATION

- Building A / B exterior improvements
- Building A / B interior improvements

#### REMOVAL OF PORTABLE BUILDINGS

- BLDG. C, F, and G (5 portables)

#### NEW CONSTRUCTION

- Classroom building (2 classrooms, restrooms)
- MPR / RR building

Conceptual site master plans are developed to facilitate discussion and understanding of site needs and vision. This document is assumed to be refined and modified as part of an on-going process in developing the future of our campuses.



# DESCANSO ELEMENTARY SCHOOL

## COST SUMMARY

ITEM	Quantity	Unit	Cost/Unit Rate	Construction Subtotal	GC's, OH&P, Bond, Insurance	Hazardous Material Abatement	Escalation*	Contingency*	Soft Cost**	Fixtures, Furniture & Equipment**	Total
<b>SECURITY &amp; SAFETY</b>											
Security cameras	10	EA	\$5,000	\$50,000	\$12,000		\$17,129	\$15,826	\$37,982		\$132,937
Perimeter fence	1,700	LF	\$125	\$212,500	\$51,000		\$72,800	\$67,260	\$161,424		\$564,984
Access control	1	LS	\$500,000	\$500,000	\$120,000		\$171,295	\$158,259	\$379,821		\$1,329,375
Campus lighting	1	LS	\$400,000	\$400,000	\$96,000		\$137,036	\$126,607	\$303,857		\$1,063,500
<b>SITE IMPROVEMENTS</b>											
Irrigation system upgrades	1	LS	\$15,000	\$15,000	\$3,600		\$5,139	\$4,028	\$9,667		\$37,433
Lunch shade structure: Replace damaged wood shade structure in entirety with steel structure	1,000	SF	\$350	\$350,000	\$84,000		\$119,906	\$93,981	\$225,555		\$873,442
Covered walkway at buildings A and B: Replace damaged wood covered walkway in entirety with steel structure	2,000	SF	\$250	\$500,000	\$120,000		\$171,295	\$134,259	\$322,221		\$1,247,775
Remove/replace asphalt, curbs and restripe	5,000	SF	\$30	\$150,000	\$36,000		\$51,388	\$40,278	\$96,666		\$374,332
Remove/replace concrete at door landings	500	SF	\$50	\$25,000	\$6,000		\$8,565	\$6,713	\$16,111		\$62,389
Remove/replace concrete walkway paving	500	SF	\$30	\$15,000	\$3,600		\$5,139	\$4,028	\$9,667		\$37,433
New turf at existing field	74,000	SF	\$8	\$592,000	\$142,080		\$202,813	\$158,963	\$381,510		\$1,477,365
New playground (TK / PK)	1,200	SF	\$75	\$90,000	\$21,600		\$30,833	\$24,167	\$58,000		\$224,599
New PC lunch shade structure	900	SF	\$20	\$18,000	\$4,320		\$6,167	\$5,697	\$13,674		\$47,857
New cool paving hardcourt play surface	18,000	SF	\$35	\$630,000	\$151,200		\$215,831	\$199,406	\$478,575		\$1,675,012
New PV canopy at new parking lot allowance	1	LS	\$500,000	\$500,000	\$120,000		\$171,295	\$158,259	\$379,821		\$1,329,375
<b>INFRASTRUCTURE</b>											
Potable water / backflow / cross-contamination	1	LS	\$100,000	\$100,000	\$24,000		\$34,259	\$26,852	\$64,444		\$249,555
Replace Septic system	1	LS	\$250,000	\$250,000	\$60,000		\$85,647	\$67,129	\$161,111		\$623,887
Provide emergency generator and power distribution	1	LS	\$200,000	\$200,000	\$48,000		\$68,518	\$53,704	\$128,889		\$499,110
Replace 400A service	1	LS	\$75,000	\$75,000	\$18,000		\$25,694	\$20,139	\$48,333		\$187,166
Replace drinking fountains	3	EA	\$5,000	\$15,000	\$3,600		\$5,139	\$4,028	\$9,667		\$37,433
Replace site electrical panels	2	EA	\$75,000	\$150,000	\$36,000		\$51,388	\$40,278	\$96,666		\$374,332
<b>MODERNIZATION</b>											
<b>Building A</b>											
* Boiler room/basement - Construct new at-grade enclosed entry at top of stairs	1	LS	\$500,000	\$500,000	\$120,000	\$62,000	\$171,295	\$170,659	\$409,581	\$86,012	\$1,519,547
Access - new exterior ramp, new handrails	300	SF	\$200	\$60,000	\$14,400	\$7,440	\$20,555	\$20,479	\$49,150	\$10,321	\$182,346
Replace non-accessible door hardware	2	EA	\$750	\$1,500	\$360	\$186	\$514	\$512	\$1,229	\$258	\$4,559
Repair/replace damaged wood eave framing members	150	LF	\$150	\$22,500	\$5,400	\$2,790	\$7,708	\$7,680	\$18,431	\$3,871	\$68,380
Replace wood post at NW roof overhang with new wood post	1	EA	\$5,000	\$5,000	\$1,200	\$620	\$1,713	\$1,707	\$4,096	\$860	\$15,195
Replace non-compliant stairs and handrails with compliant handrails and extensions	3	EA	\$25,000	\$75,000	\$18,000	\$9,300	\$25,694	\$25,599	\$61,437	\$12,902	\$227,932
Demo stair and landing at accessible entry and replace with ramp	2	EA	\$50,000	\$100,000	\$24,000	\$12,400	\$34,259	\$34,132	\$81,916	\$17,202	\$303,909
Replace water heater	1	EA	\$25,000	\$25,000	\$6,000	\$3,100	\$8,565	\$8,533	\$20,479	\$4,301	\$75,977
Upgrade FA system	9,085	SF	\$5	\$45,425	\$10,902	\$5,633	\$15,562	\$15,504	\$37,210	\$7,814	\$138,051
Replace building electrical panels	3	EA	\$25,000	\$75,000	\$18,000	\$9,300	\$25,694	\$25,599	\$61,437	\$12,902	\$227,932
<b>Building B</b>											
Replace building electrical panels	2	EA	\$25,000	\$50,000	\$12,000	\$6,200	\$17,129	\$17,066	\$40,958	\$8,601	\$151,955
Remove and replace HVAC disconnect switches	6	EA	\$3,000	\$18,000	\$4,320	\$2,232	\$6,167	\$6,144	\$14,745	\$3,096	\$54,704
Replace non-accessible door hardware	2	EA	\$750	\$1,500	\$360	\$186	\$514	\$512	\$1,229	\$258	\$4,559
Restrooms - demo doors and replace	2	EA	\$5,000	\$10,000	\$2,400	\$1,240	\$3,426	\$3,413	\$8,192	\$1,720	\$30,391
Reconfigure restrooms	500	SF	\$800	\$400,000	\$96,000	\$49,600	\$137,036	\$136,527	\$327,665	\$68,810	\$1,215,638
Remove and replace door thresholds	5	EA	\$5,000	\$25,000	\$6,000	\$3,100	\$8,565	\$8,533	\$20,479	\$4,301	\$75,977
<b>Building D &amp; E</b>											
Replace signage	6	EA	\$250	\$1,500	\$360	\$186	\$514	\$512	\$1,229	\$258	\$4,559
<b>REMOVAL OF PORTABLE BUILDINGS</b>											
<b>C</b>	2,250	SF	\$20	\$45,000	\$10,800	\$5,580	\$15,417	\$15,359	\$36,862		\$129,018
<b>F</b>	1,920	SF	\$20	\$38,400	\$9,216	\$4,762	\$13,155	\$13,107	\$31,456		\$110,095
<b>G (restroom)</b>	480	SF	\$20	\$9,600	\$2,304	\$1,190	\$3,289	\$3,277	\$7,864		\$27,524
<b>NEW CONSTRUCTION</b>											
TK & Kinder Classroom Building	3,200	SF	\$550	\$1,760,000	\$422,400		\$602,957	\$557,071	\$1,336,971	\$280,764	\$4,960,164
Site work associated with new construction, including playground	1,300	SF	\$40	\$52,000	\$12,480		\$17,815	\$16,459	\$39,501	\$8,295	\$146,550
										<b>PROJECT TOTAL</b>	<b>\$5,106,714</b>
Multipurpose Building (including Food Service)	2,000	SF	\$750	\$1,500,000	\$360,000		\$513,884	\$474,777	\$1,139,464	\$239,287	\$4,227,412
Site work associated with new construction	1,400	SF	\$40	\$56,000	\$13,440		\$19,185	\$17,725	\$42,540		\$148,890
										<b>PROJECT TOTAL</b>	<b>\$4,376,302</b>
Library	900	SF	\$400	\$360,000	\$86,400		\$123,332	\$113,946	\$273,471	\$57,429	\$1,014,579
Site work associated with new construction	450	SF	\$40	\$18,000	\$4,320		\$6,167	\$5,697	\$13,674		\$47,857
										<b>PROJECT TOTAL</b>	<b>\$1,062,436</b>
<b>DESCANSO ES CAMPUS TOTAL</b>				<b>\$9,591,925</b>	<b>\$2,302,062</b>	<b>\$187,045</b>	<b>\$3,286,089</b>	<b>\$2,952,128</b>	<b>\$7,085,108</b>	<b>\$829,263</b>	<b>\$27,562,995</b>

\*Escalation is assumed annually at 5% over five years.

+Contingency is included to cover unforeseen circumstances that may arise during the design and construction process.

++Soft costs include design fees, topographic surveys, geotechnical reports, off-site fabrication/testing, permits, project management and inspection services.

# PINE VALLEY EDUCATION CENTER

## SITE SUMMARY

7454 Pine Boulevard  
Pine Valley, CA 91962



### SITE DATA

Year Constructed	1970
Current Enrollment	58
Site Size (Acres)	2
Total No. of Permanent Buildings	2
Total No. of Permanent Classrooms	1
Permanent Buildings Area	3,060 ft <sup>2</sup>
Total No. of Portable Buildings	7
Total No. of Portable Classrooms	6
Portable Buildings Area	5,760 ft <sup>2</sup>

### CLIMATE DATA

Elevation	3,736 ft
Highest Temperature 2024	108° F
Average High Temperature	85° F
Lowest Temperature 2024	18° F
Average Low Temperature	30° F
Annual Total Precipitation	10"
Average Wind Speed	6 MPH

# PINE VALLEY EDUCATION CENTER

## EXISTING SITE ASSESSMENT + MASTER PLAN SUMMARY

### EXISTING SITE ASSESSMENT SUMMARY

#### CAMPUS BACKGROUND

The Pine Valley School campus includes the District's Alternative Education program and a preschool program. The campus is located at 7454 Pine Boulevard in Pine Valley, California. The campus experiences extreme temperature variation from freezing to over 100 degrees, and is located in a **Very High Fire Hazard Severity Zone**. The campus is comprised of six portable buildings, and three modular buildings constructed on permanent foundations, identified as permanent buildings. The buildings on campus range in age from 21 - 55 years old. Site grading and lack of drainage contributing to deterioration and structural damage to portable buildings. The site experiences several issues with improper drainage, uneven/cracking surfaces, water supply and shade. The septic system is showing signs of failure and the water quality on site is of significant health concern. The complete 2025 Pine Valley Education Center Facilities Condition Assessment can be found in Appendix A of this document.

#### 2017 LRFMP UPDATE

##### Part I - Paving

2017 LRFMP documentation: All 18,000 square feet of paving noted as being relative new and in good condition except for parking lot area. Removal and replacement of asphalt in parking lot area recommended.

2025 observation: No repair or improvements to the asphalt paving was observed; condition of paving has continued to deteriorate. Replacement of paving throughout is recommended.

##### Part 2- Roofing

2017 LRFMP documentation: Roofing was noted to be in general fair condition at the time of the assessment with the exception of observable deficiencies throughout. A detailed roofing assessment and detailed preventative maintenance plan were recommended.

2025 observation: The District brought on Garland to conduct a detailed roofing assessment in June 2025. The assessment documents roofing deterioration and damage throughout the campus. All buildings except for building E are recommended for roof replacement or restoration.

##### Part 3 - Mechanical, Electrical and Plumbing (MEP)

2017 LRFMP documentation: Heat pump unit condition noted as in general good condition. A comprehensive preventative maintenance program was recommended. The electrical system was noted as in general good condition. Upgrades to lighting recommended. Replacement to electrical panels in building 1 and 2 recommended. Modernization of the school's water, sanitary sewer and gas lines was recommended based on the age of the buildings alone.

2025 observation: The 2023 District-wide HVAC Maintenance and Repair Report notes deficiencies at 13 of the 13 HVAC units assessed. HVAC repair and replacement is ongoing to address these deficiencies. Signs of domestic water and septic system failure were observed and documented in the 2025 FCA.

##### Part 4 - Finishes

2017 LRFMP documentation: Overall exterior finishes noted in fair condition with the exception of building 1 which was in poor condition. Interior finishes noted in fair condition. Replacement of flooring recommended in all spaces. Repair and painting recommended for restroom and building 1.

2025 observation:

##### Part 5 - Fencing and Security

2017 LRFMP documentation: Overall fencing was noted as in general good to fair condition at the time of the assessment with no major deficiencies observed. Replacement of perimeter fence recommended.

2025 observation: Overall fencing was observed to be in good condition, no major deficiencies observed in the 2025 FCA.

##### Part 6 - Low Voltage

2017 LRFMP documentation: Modernization to upgrade Fire Alarm system to current code requirements recommended, as well as upgrades to the clock, bell and paging system at the time of any future modernization.

2025 observation: School does not appear to have been upgraded in 2017. Modernization to upgrade Fire Alarm system to current code requirements is recommended in the 2025 FCA. Full replacement of the main Fire Alarm Control Panel (FACP) is recommended.

### MASTER PLAN SUMMARY

To address the current campus conditions and need, the following is recommended as part of the campus master plan. Implementation of these recommendations can be found on the Site Master Plan on the following page.

Due to the need to replace the portable buildings, drop off configuration concerns and the site drainage issues, a reconfiguration of the campus is recommended.

The proposed master plan includes a fully reconfigured parking lot and fully on site drop off creating safe arrival and pick-up conditions for students. The campus currently houses four different programs - Pine Valley State Preschool, Hillside Jr/Sr High, Sunrise High and Mountain Empire Adult Education. The proposed campus layout allows for the separation of the Preschool program from the higher grade programs while maintaining access for all grade level programs to shared amenities and buildings including the Multipurpose Building with Food Service. The layout can also function as one campus, if in the future the site is converted to a single school program. The SITE configuration includes planned space for additional buildings if needed to accommodate growth.

# PINE VALLEY EDUCATION CENTER

## SITE MASTER PLAN



### MASTER PLAN SCOPE SUMMARY

#### PREVIOUS WORK COMPLETED

- No work noted

#### SECURITY & SAFETY

- Security cameras
- Perimeter fence
- Access control
- Campus lighting

#### SITE IMPROVEMENTS

- Irrigation system upgrades
- New drop-off, parking, and Landscape improvements
- New playground
- New asphalt and concrete walkways
- New hardcourt
- New shade structure
- New Entry canopies
- Solar PV Canopies at parking

#### MODERNIZATION

- No work noted

#### REMOVAL OF PORTABLE BUILDINGS

- CR-1, CR-2, 5-D, 6-A, 7-A, 8-A, RR (7 portables)

#### REMOVAL OF PERMANENT BUILDINGS

- Building E and F (2 buildings)

#### NEW CONSTRUCTION

- Classrooms (PS) building (2 classrooms, restrooms)
- Admin. / Classrooms building (5 classrooms)
- Admin. (PS) / Multi-purpose (MPR) building (including restrooms)

Conceptual site master plans are developed to facilitate discussion and understanding of site needs and vision. This document is assumed to be refined and modified as part of an on-going process in developing the future of our campuses.



# PINE VALLEY EDUCATION CENTER

## COST SUMMARY

ITEM	Quantity	Unit	Cost/Unit Rate	Construction Subtotal	GC's, OH&P, Bond, Insurance	Hazardous Material Abatement	Escalation*	Contingency†	Soft Cost**	Fixtures, Furniture & Equipment**	Total
<b>SECURITY &amp; SAFETY</b>											
Security cameras	10	EA	\$5,000	\$50,000	\$12,000		\$17,129	\$15,826	\$37,982		\$132,937
Perimeter fence	1,200	LF	\$125	\$150,000	\$36,000		\$51,388	\$47,478	\$113,946		\$398,812
Access control	1	LS	\$500,000	\$500,000	\$120,000		\$171,295	\$158,259	\$379,821		\$1,329,375
Campus lighting	1	LS	\$400,000	\$400,000	\$96,000		\$137,036	\$126,607	\$303,857		\$1,063,500
<b>SITE IMPROVEMENTS</b>											
New irrigation system	1	LS	\$15,000	\$15,000	\$3,600		\$5,139	\$4,748	\$11,395		\$39,881
New PV canopy at new parking lot allowance	1	LS	\$500,000	\$500,000	\$120,000		\$171,295	\$158,259	\$379,821		\$1,329,375
New cool paving hardcourt play surface	8,300	SF	\$35	\$290,500	\$69,720		\$99,522	\$91,948	\$220,676		\$772,367
New drop off and parking lot	21,000	SF	\$30	\$630,000	\$151,200		\$215,831	\$199,406	\$478,575		\$1,675,012
New playground	1,350	SF	\$75	\$101,250	\$24,300		\$34,687	\$32,047	\$76,914		\$269,198
New turf at existing field	12,100	SF	\$10	\$121,000	\$29,040		\$41,453	\$38,299	\$91,917		\$321,709
<b>INFRASTRUCTURE</b>											
Replace sewer system	1	LS	\$250,000	\$250,000	\$60,000		\$85,647	\$79,129	\$189,911		\$664,687
Site drainage - Enhance site drainage infrastructure	0.5	ACRE	\$217,800	\$108,900	\$26,136		\$37,308	\$34,469	\$82,725		\$289,538
Repair cross contamination of domestic water and sewer	1	LS	\$100,000	\$100,000	\$24,000		\$34,259	\$31,652	\$75,964		\$265,875
Replace leaking domestic water distribution systems	1	LS	\$100,000	\$100,000	\$24,000		\$34,259	\$31,652	\$75,964		\$265,875
Provide emergency/standby power distribution system	1	LS	\$250,000	\$250,000	\$60,000		\$85,647	\$79,129	\$189,911		\$664,687
Replace 400A service #1 switchboard	1	EA	\$30,000	\$30,000	\$7,200		\$10,278	\$9,496	\$22,789		\$79,762
Replace 600A service #2 switchboard	1	EA	\$80,000	\$80,000	\$19,200		\$27,407	\$25,321	\$60,771		\$212,700
Trim trees that conflict with electrical lines	1	LS	\$5,000	\$5,000	\$1,200		\$1,713	\$1,583	\$3,798		\$13,294
Hazmat removal	1	LS	\$50,000	\$50,000	\$12,000		\$17,129	\$15,826	\$37,982		\$132,937
<b>REMOVAL OF PORTABLE BUILDINGS</b>											
6-BA, 5D, E, F, CR-1, CR-2, RR (10 portables)	8,316	SF	\$20	\$166,320	\$39,917	\$20,624	\$56,979	\$56,768	\$136,243		\$476,851
<b>NEW CONSTRUCTION</b>											
Admin Building - Preschool	910	SF	\$550	\$500,500	\$120,120		\$171,466	\$158,417	\$380,201	\$79,842	\$1,410,547
Site work associated with new construction	840	SF	\$40	\$33,600	\$8,064		\$11,511	\$10,635	\$25,524		\$89,334
										<b>PROJECT TOTAL</b>	<b>\$1,499,880</b>
Classroom Building - Preschool	2,440	SF	\$550	\$1,342,000	\$322,080		\$459,755	\$424,767	\$1,019,441	\$214,083	\$3,782,125
Site work associated with new construction	1,400	SF	\$40	\$56,000	\$13,440		\$19,185	\$17,725	\$42,540		\$148,890
										<b>PROJECT TOTAL</b>	<b>\$3,931,015</b>
Admin / Classroom Building (3 classrooms, Gym/PE classroom)	5,100	SF	\$550	\$2,805,000	\$673,200		\$960,963	\$887,833	\$2,130,798	\$447,468	\$7,905,261
Site work associated with new construction	2,000	SF	\$40	\$80,000	\$19,200		\$27,407	\$25,321	\$60,771		\$212,700
										<b>PROJECT TOTAL</b>	<b>\$8,117,961</b>
Multipurpose Building (including Food Service)	1,800	SF	\$750	\$1,350,000	\$324,000		\$462,495	\$427,299	\$1,025,518	\$215,359	\$3,804,671
Site work associated with new construction	2,650	SF	\$40	\$106,000	\$25,440		\$36,314	\$33,551	\$80,522		\$281,827
										<b>PROJECT TOTAL</b>	<b>\$4,086,498</b>
<b>PINE VALLEY EDUCATION CENTER CAMPUS TOTAL</b>				<b>\$10,171,070</b>	<b>\$2,441,057</b>	<b>\$20,624</b>	<b>\$3,484,498</b>	<b>\$3,223,450</b>	<b>\$7,736,279</b>	<b>\$956,751</b>	<b>\$28,033,729</b>

\*Escalation is assumed annually at 5% over five years.

†Contingency is included to cover unforeseen circumstances that may arise during the design and construction process.

\*\*Soft costs include design fees, topographic surveys, geotechnical reports, off-site fabrication/testing, permits, project management and inspection services.

# POTRERO ELEMENTARY SCHOOL

## SITE SUMMARY

24875 Potrero Valley Rd  
Potrero, CA 91963



### SITE DATA

Year Constructed	1977
Current Enrollment	300
Site Size (Acres)	5
Total No. of Portable Buildings	16
Total No. of Portable Classrooms	14
Portable Buildings Area	21,960 ft <sup>2</sup>

### CLIMATE DATA

Elevation	2,336 ft
Highest Temperature 2024	109° F
Average High Temperature	88° F
Lowest Temperature 2024	17° F
Average Low Temperature	45° F
Annual Total Precipitation	7"
Average Wind Speed	7 MPH
Very High Fire Hazard Severity Zone	

# POTRERO ELEMENTARY SCHOOL

## EXISTING SITE ASSESSMENT + MASTER PLAN SUMMARY

### EXISTING SITE ASSESSMENT SUMMARY

#### CAMPUS BACKGROUND

Potrero Elementary is a K-6 school serving approximately ### students. A preschool program also shares the site. The campus is located at 24875 Potrero Valley Road, Potrero, California. The campus experiences extreme temperature variation from 25 degrees to over 100 degrees, and is located in a **Very High Fire Hazard Severity Zone**. The campus includes sixteen portable structures, with the oldest known structure placed in 1986, and the newest placed in 2009. Nearly all of the buildings exhibit serious damage and structural deterioration. The site topography slopes from the back of the campus down toward Potrero Valley Road, creating issues with paving, accessibility, and drainage.

#### 2017 LRFMP UPDATE

##### Part 1 - Paving:

2017 LRFMP documentation: All 34,000 square feet of paving noted as being in poor condition. Full replacement recommended with appropriate engineered mix.

2025 observation: No repair or improvements to the asphalt paving was observed; condition of paving has continued to deteriorate. Replacement of paving throughout is recommended.

##### Part 2- Roofing

2017 LRFMP documentation: Roofing was noted to be in fair to poor condition at the time of the assessment. Replacement or restoration recommend to building 2, speech center and building 7-10. A detailed roofing assessment and detailed preventative maintenance plan were recommended.

2025 observation: The District brought on Garland to conduct a detailed roofing assessment in June 2025. The assessment documents roofing deterioration and damage throughout the campus. Roof replacement and restoration recommended throughout.

##### Part 3 - Mechanical, Electrical and Plumbing (MEP)

2017 LRFMP documentation: Heat pump unit condition noted as in general good condition. A comprehensive preventative maintenance program was recommended. The electrical system was noted as in general good condition. Upgrades to lighting recommended. Modernization of the school's water and sanitary sewer lines was recommended based on the age of the buildings alone. Replacement to the well water storage tank recommended.

2025 observation: The 2023 District-wide HVAC Maintenance and Repair Report notes deficiencies at 23 of the 24 HVAC units assessed. HVAC repair and replacement is ongoing to address these deficiencies. Signs of domestic water and septic system failure were observed and documented in the 2025 FCA. New well drill location and replacement of well water tanks recommended.

##### Part 4 - Finishes

2017 LRFMP documentation: Overall exterior finishes noted in good condition. Interior finishes noted as fair to poor condition. Replacement of flooring recommended in all spaces.

2025 observation: Deterioration of exterior finishes at all portable buildings observed.

##### Part 5 - Fencing and Security

2017 LRFMP documentation: Overall fencing was noted as in general good to fair condition at the time of the assessment with no major deficiencies observed. Replacement of perimeter fence recommended.

2025 observation: No major deficiencies observed in the 2025 FCA.

##### Part 6 - Low Voltage

2017 LRFMP documentation: Modernization to upgrade Fire Alarm system to current code requirements recommended, as well as upgrades to the clock, bell and paging system at the time of any future modernization.

2025 observation: Not observed.

### MASTER PLAN SUMMARY

To address the current campus conditions and need, the following is recommended as part of the campus master plan. Implementation of these recommendations can be found on the Site Master Plan on the following page.

A full replacement of all portable classrooms with the exception of the Multipurpose Building and classrooms MS 1-3 is recommended. Due to the need to replace the portable buildings, drop off configuration concerns and the site drainage issues, a reconfiguration of the campus is recommended.

The proposed master plan is designed using the existing buildings that are in fair condition - Multipurpose Building and Classrooms MS 1-3 - as anchor points. The proposed new classroom buildings are arranged to create a more campus-like feel, including creating a new central quad. One of the new classroom buildings also serves as a barrier between the drop off/parking area and the campus interior. The preschool building is located in a way to provide immediately adjacent parking. The proposed site configuration also allows for future growth if needed.

Drop-off queuing and parking have been identified as problematic and unsafe. The current parking lot at the Admin building is immediately off of Potrero Valley Road, a busy thoroughfare. The proposed campus master plan aims to address this by creating a new parking lot and drop off configuration, with a landscape buffer between these elements and Potrero Valley Road.

Finding clean water and location to install a new fully functioning well is recommended among other site improvements, including irrigation of the existing field to reduce dust and provide green space, and the addition of trees to provide shade.

# POTRERO ELEMENTARY SCHOOL

## SITE MASTER PLAN



### MASTER PLAN SCOPE SUMMARY

#### PREVIOUS WORK COMPLETED

- Installation of backup power generators

#### INFRASTRUCTURE

- Provide new well, pump
- Site drainage improvements

#### SECURITY & SAFETY

- Security cameras
- Perimeter fence
- Access control
- Campus lighting

#### SITE IMPROVEMENTS

- Drop-off
- Playgrounds
- Turf field
- Hardscape resurfacing and striping
- Shade structure
- Parking
- Solar PV Canopies at parking

#### MODERNIZATION

- MPR, MS 1, MS 2, MS 3 interior
- MPR, MS 1, MS 2, MS 3 exterior

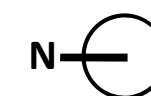
#### REMOVAL OF PORTABLE BUILDINGS

- Buildings A, B, C, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, Pre-kinder

#### NEW CONSTRUCTION

- Classroom building (8 classrooms, restrooms)
- Classroom building (4 classrooms, restrooms)
- Administration / library building including restrooms
- Pre-kinder building (including restroom)

Conceptual site master plans are developed to facilitate discussion and understanding of site needs and vision. This document is assumed to be refined and modified as part of an on-going process in developing the future of our campuses.



# POTRERO ELEMENTARY SCHOOL

## COST SUMMARY

ITEM	Quantity	Unit	Cost/Unit Rate	Construction Subtotal	GC's, OH&P, Bond, Insurance	Hazardous Material Abatement	Escalation*	Contingency†	Soft Cost**	Fixtures, Furniture & Equipment**	Total
<b>SECURITY &amp; SAFETY</b>											
Security cameras	10	EA	\$5,000	\$50,000	\$12,000		\$17,129	\$15,826	\$37,982		\$132,937
Perimeter fence	1420	LF	\$125	\$177,500	\$42,600		\$60,810	\$56,182	\$134,837		\$471,928
Access control	1	LS	\$500,000	\$500,000	\$120,000		\$171,295	\$158,259	\$379,821		\$1,329,375
Campus lighting	1	LS	\$400,000	\$400,000	\$96,000		\$137,036	\$126,607	\$303,857		\$1,063,500
<b>SITE IMPROVEMENTS</b>											
New irrigation system	1	LS	\$15,000	\$15,000	\$3,600		\$5,139	\$4,748	\$11,395		\$39,881
New PV canopy at new parking lot allowance	1	LS	\$500,000	\$500,000	\$120,000		\$171,295	\$158,259	\$379,821		\$1,329,375
New cool paving hardcourt play surface	10,200	SF	\$35	\$357,000	\$85,680		\$122,304	\$112,997	\$271,192		\$949,174
New drop off and parking lot	24,500	SF	\$30	\$735,000	\$176,400		\$251,803	\$232,641	\$558,337		\$1,954,181
New playground (2 total)	7,000	SF	\$75	\$525,000	\$126,000		\$179,859	\$166,172	\$398,812		\$1,395,844
New landscape area	8,900	SF	\$10	\$89,000	\$21,360		\$30,490	\$28,170	\$67,608		\$236,629
New turf field	42,500	SF	\$15	\$637,500	\$153,000		\$218,401	\$201,780	\$484,272		\$1,694,953
<b>INFRASTRUCTURE</b>											
Replace water tank	1	EA	\$87,000	\$87,000	\$20,880		\$29,805	\$27,537	\$66,089		\$231,311
Drill new well	1	EA	\$75,000	\$75,000	\$18,000		\$25,694	\$23,739	\$56,973		\$199,406
<b>MODERNIZATION</b>											
Building MS 1-3 (3 classrooms)	2,880	SF	\$380	\$1,094,400	\$262,656	\$135,706	\$374,930	\$373,538	\$896,492	\$188,263	\$3,325,984
Building (MPR)	1,440	SF	\$380	\$547,200	\$131,328	\$67,853	\$187,465	\$186,769	\$448,246	\$94,132	\$1,662,992
<b>REMOVAL OF PORTABLE BUILDINGS</b>											
1 - 12, A & B (restrooms)	14,400	SF	\$20	\$288,000	\$69,120	\$35,712	\$98,666	\$98,300	\$235,919		\$825,716
<b>NEW CONSTRUCTION</b>											
Admin Building	1,800	SF	\$550	\$990,000	\$237,600		\$339,163	\$313,353	\$752,046	\$157,930	\$2,790,092
New Entry Plaza	1,600	SF	\$40	\$64,000	\$15,360		\$21,926	\$20,257	\$48,617		\$170,160
										<b>PROJECT TOTAL</b>	<b>\$2,790,092</b>
Classroom Building (8 classrooms)	7,900	SF	\$550	\$4,345,000	\$1,042,800		\$1,488,550	\$1,375,270	\$3,300,648	\$693,136	\$12,245,404
Site work associated with new construction	1,900	SF	\$40	\$76,000	\$18,240	\$9,424	\$26,037	\$25,940	\$62,256		\$217,897
										<b>PROJECT TOTAL</b>	<b>\$12,463,301</b>
Classroom Building (4 classrooms)	3,800	SF	\$550	\$2,090,000	\$501,600		\$716,011	\$661,522	\$1,587,653	\$333,407	\$5,890,194
Site work associated with new construction	2,900	SF	\$40	\$116,000	\$27,840	\$14,384	\$39,740	\$39,593	\$95,023		\$332,580
										<b>PROJECT TOTAL</b>	<b>\$6,222,774</b>
Classroom Building - Preschool	1,625	SF	\$550	\$893,750	\$214,500		\$306,189	\$282,888	\$678,931	\$142,575	\$2,518,833
Site work associated with new construction	3,200	SF	\$40	\$128,000	\$30,720	\$15,872	\$43,851	\$43,689	\$104,853		\$366,985
										<b>PROJECT TOTAL</b>	<b>\$2,885,818</b>
<b>POTRERO ES CAMPUS TOTAL</b>				<b>\$14,780,350</b>	<b>\$3,547,284</b>	<b>\$278,950</b>	<b>\$5,063,587</b>	<b>\$4,734,034</b>	<b>\$11,361,682</b>	<b>\$1,609,443</b>	<b>\$41,375,332</b>

\*Escalation is assumed annually at 5% over five years.

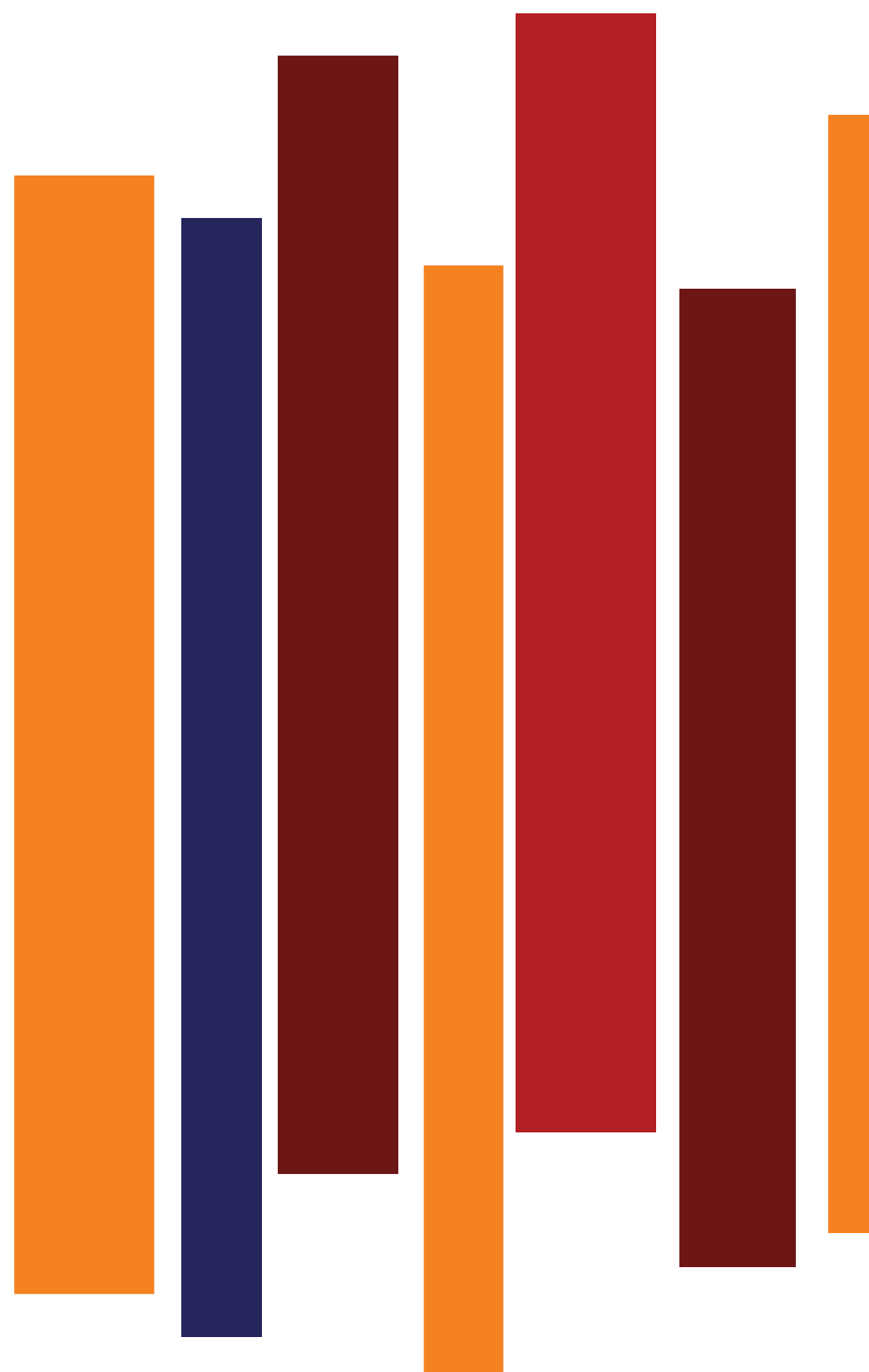
†Contingency is included to cover unforeseen circumstances that may arise during the design and construction process.

\*\*Soft costs include design fees, topographic surveys, geotechnical reports, off-site fabrication/testing, permits, project management and inspection services.

# CAMPUS MASTER PLANS

## JUNIOR HIGH SCHOOLS

Mountain Empire Jr. High School ..... 30



# MOUNTAIN EMPIRE JUNIOR HIGH SCHOOL

## SITE SUMMARY

3305 Buckman Springs Rd  
Pine Valley, CA 91962



### SITE DATA

Year Constructed	1975
Current Enrollment	245
Site Size (Acres)	8
Total No. of Permanent Buildings	1
Total No. of Permanent Classrooms	10
Permanent Buildings Area	13,606 ft <sup>2</sup>
Total No. of Portable Buildings	4
Total No. of Portable Classrooms	1
Portable Buildings Area	3,796 ft <sup>2</sup>

### CLIMATE DATA

Elevation	3,736 ft
Highest Temperature 2024	108° F
Average High Temperature	85° F
Lowest Temperature 2024	18° F
Average Low Temperature	30° F
Annual Total Precipitation	10"
Average Wind Speed	6 MPH

### CAMPUS INFORMATION

The modernization of Mountain Empire Junior High was completed in 20xx.

The following site plan reflects the current modernized campus plan.

# MOUNTAIN EMPIRE JUNIOR HIGH SCHOOL

## SITE MASTER PLAN



### MASTER PLAN SCOPE SUMMARY

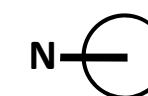
#### PREVIOUS WORK COMPLETED

- Full campus modernization

#### MODERNIZATION

- BLDG. C, P101, P102, BOOK RM, P104 interior
- BLDG. C, P101, P102, BOOK RM, P104 exterior

Conceptual site master plans are developed to facilitate discussion and understanding of site needs and vision. This document is assumed to be refined and modified as part of an on-going process in developing the future of our campuses.



# CAMPUS MASTER PLANS

## HIGH SCHOOLS

Mountain Empire High School	..... 33
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# MOUNTAIN EMPIRE HIGH SCHOOL

## SITE SUMMARY

3305 Buckman Springs Rd  
Pine Valley, CA 91962



### SITE DATA

Year Constructed	1990
Current Enrollment	412
Site Size (Acres)	22.4
Total No. of Permanent Buildings	2
Total No. of Permanent Classrooms	14
Permanent Buildings Area	51,817 ft <sup>2</sup>
Total No. of Portable Buildings	8
Total No. of Portable Classrooms	0
Portable Buildings Area	10,066 ft <sup>2</sup>

### CLIMATE DATA

Elevation	3,736 ft
Highest Temperature 2024	108° F
Average High Temperature	85° F
Lowest Temperature 2024	18° F
Average Low Temperature	30° F
Annual Total Precipitation	10"
Average Wind Speed	6 MPH

### CAMPUS INFORMATION

The modernization of Mountain Empire High is currently in design. The project is in the schematic design phase.

The following site plan reflects the proposed modernized campus plan.

# MOUNTAIN EMPIRE HIGH SCHOOL

## SITE MASTER PLAN



### MASTER PLAN SCOPE SUMMARY

#### PREVIOUS WORK COMPLETED

- Full campus modernization in progress- Site Master Plan reflects proposed modernized campus plan

#### SITE IMPROVEMENTS

- Relocate existing PV shade canopies from quad to staff parking lot

#### MODERNIZATION

- P107, P108, P109, P110, P201, BLDG. D

#### REMOVAL OF PORTABLE BUILDINGS

- P106

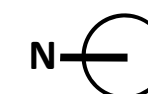
#### REMOVAL OF PERMANENT BUILDINGS

- Building A and B (2 buildings)

#### NEW CONSTRUCTION

- Administration building
- Gym building
- MPR building (including kitchen and cafeteria)
- Classrooms building (16 classrooms)

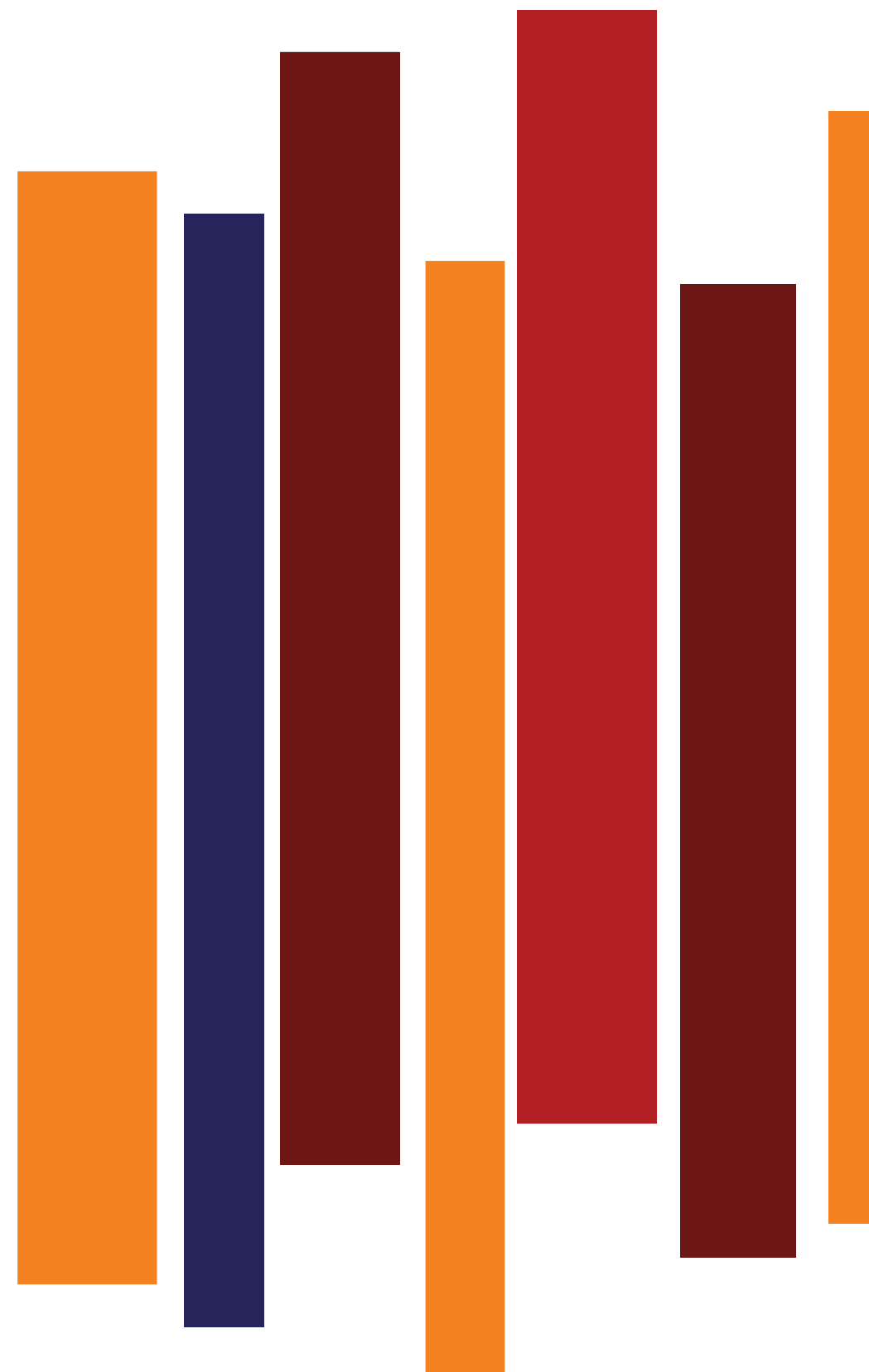
Conceptual site master plans are developed to facilitate discussion and understanding of site needs and vision. This document is assumed to be refined and modified as part of an on-going process in developing the future of our campuses.



# CAMPUS MASTER PLANS

## SPECIALTY CAMPUSES

Camp Lockett Learning Center	..... 36
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# CAMP LOCKETT LEARNING CENTER

## SITE SUMMARY

31360 Highway 94  
 Campo, CA 91906



### SITE DATA

Year Constructed	UNKNOWN
Current Enrollment	UNKNOWN
Site Size (Acres)	6
Total No. of Portable Buildings	4
Total No. of Portable Classrooms	3
Portable Buildings Area	8,000 ft <sup>2</sup>

### CLIMATE DATA

Elevation	2,802 ft
Highest Temperature 2024	109° F
Average High Temperature	91° F
Lowest Temperature 2024	17° F
Average Low Temperature	36° F
Annual Total Precipitation	16"
Average Wind Speed	8 MPH
Very High Fire Hazard Severity Zone	

# CAMP LOCKETT LEARNING CENTER

## SITE MASTER PLAN

### MASTER PLAN SCOPE SUMMARY

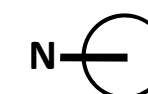
#### MODERNIZATION

- Main office, Building 1, Restroom, Building 4-5 (roofing only for all four buildings)

The District intends to improve the Camp Lockett site through the use of funds from the Community Schools Grant for potential joint venture and adult learning opportunities.



Conceptual site master plans are developed to facilitate discussion and understanding of site needs and vision. This document is assumed to be refined and modified as part of an on-going process in developing the future of our campuses.



# K-12 CHARTER SCHOOLS

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Mountain Empire Union School District sponsors five charter schools:

- Compass Charter
- Elite Academic Academy - Mountain Empire
- JCS - Pine Valley
- Motivated Youth Academy
- San Diego Virtual Academy

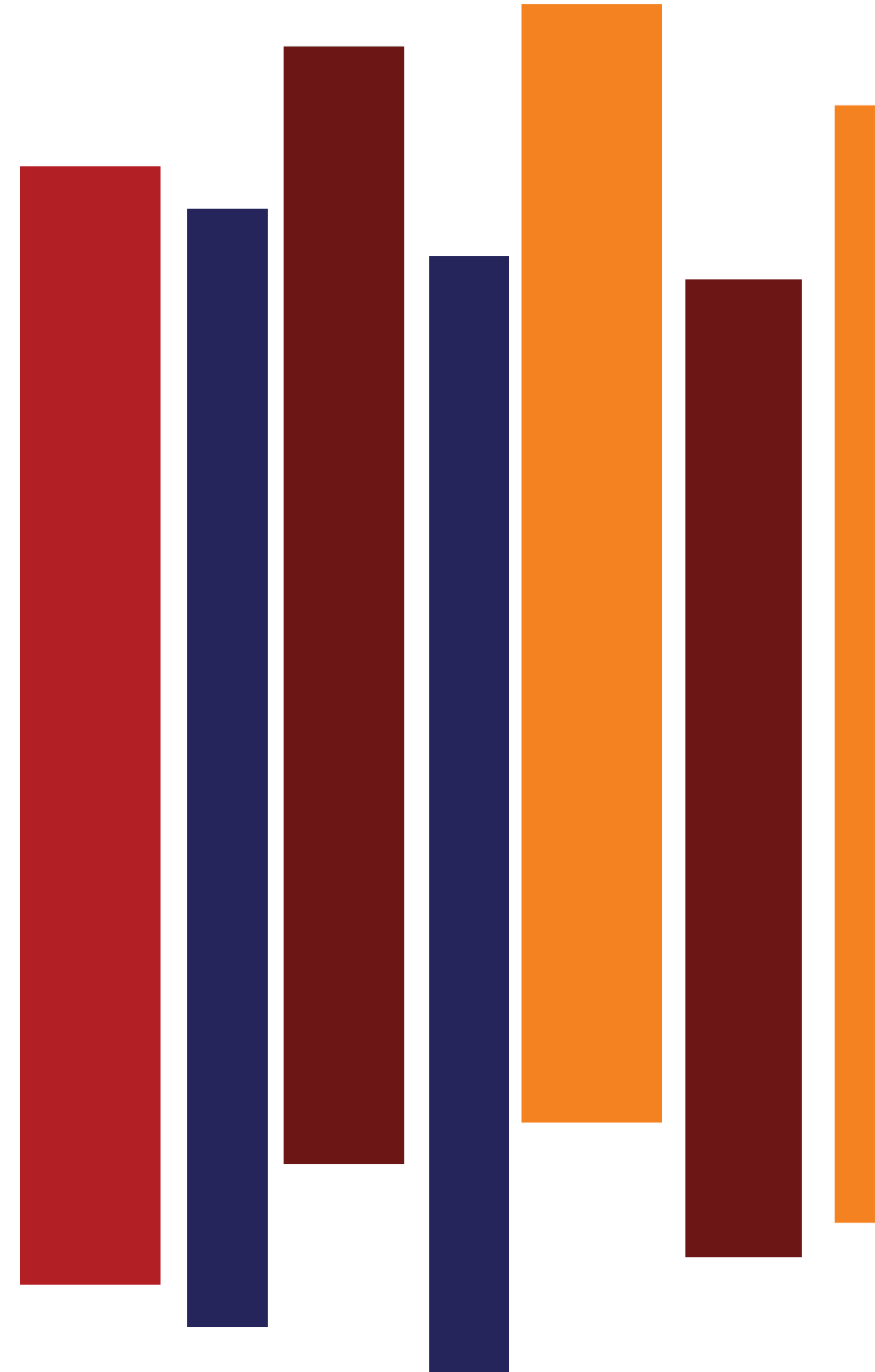


# SURPLUS SITES

Cottonwood Community Day .....	40
Jacumba Elementary .....	41

Surplus properties are real estate properties that are deemed in excess and not required to support the District’s education needs as related to classroom building space. This determination must consider current and projected needs. If a property is deemed to be a surplus property, the District has the opportunity to sell or lease the surplus property. Funds generated from the sale or lease of a surplus property may then be used for capital purposes (property acquisition, construction and/or modernization of school facilities, for example), or for maintenance costs (with limitations) [reference: Education Code Section [EC] 17455].

For a property to be deemed surplus, an advisory committee must be established, and must include between seven and eleven members that represent a cross section of stakeholders. Such committees are commonly known as 7-11 committees. In June 2022, MEUSD established a 7-11Committee, comprised of eight members. The purpose of this committee was to review and make recommendations on the designation of two of the District’s properties as surplus - **Cottonwood Community Day School** (also referred to as Forrest Gate Property) and **Jacumba Elementary**.



# SURPLUS SITES

## COTTONWOOD COMMUNITY DAY

### COTTONWOOD COMMUNITY DAY

**SITE DATA**  
Address: 957 Forrest Gate Road  
Campo, CA 91906

Site Size (acres): 24

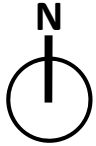
Building Area (square feet): 17,475

The site was acquired by the District in 2016. Prior to this, the site was used as a boy's school by the County of San Diego. The existing buildings on site are not approved by DSA for use as classrooms.

It was the recommendation of the 7-11 Committee that the Cottonwood site be deemed surplus as it is not supporting the educational needs of the District. This recommendation was presented to the School Board on January 10, 2023.



COTTONWOOD COMMUNITY DAY



# SURPLUS SITES

## JACUMBA ELEMENTARY SCHOOL

### JACUMBA ELEMENTARY SCHOOL

#### SITE DATA

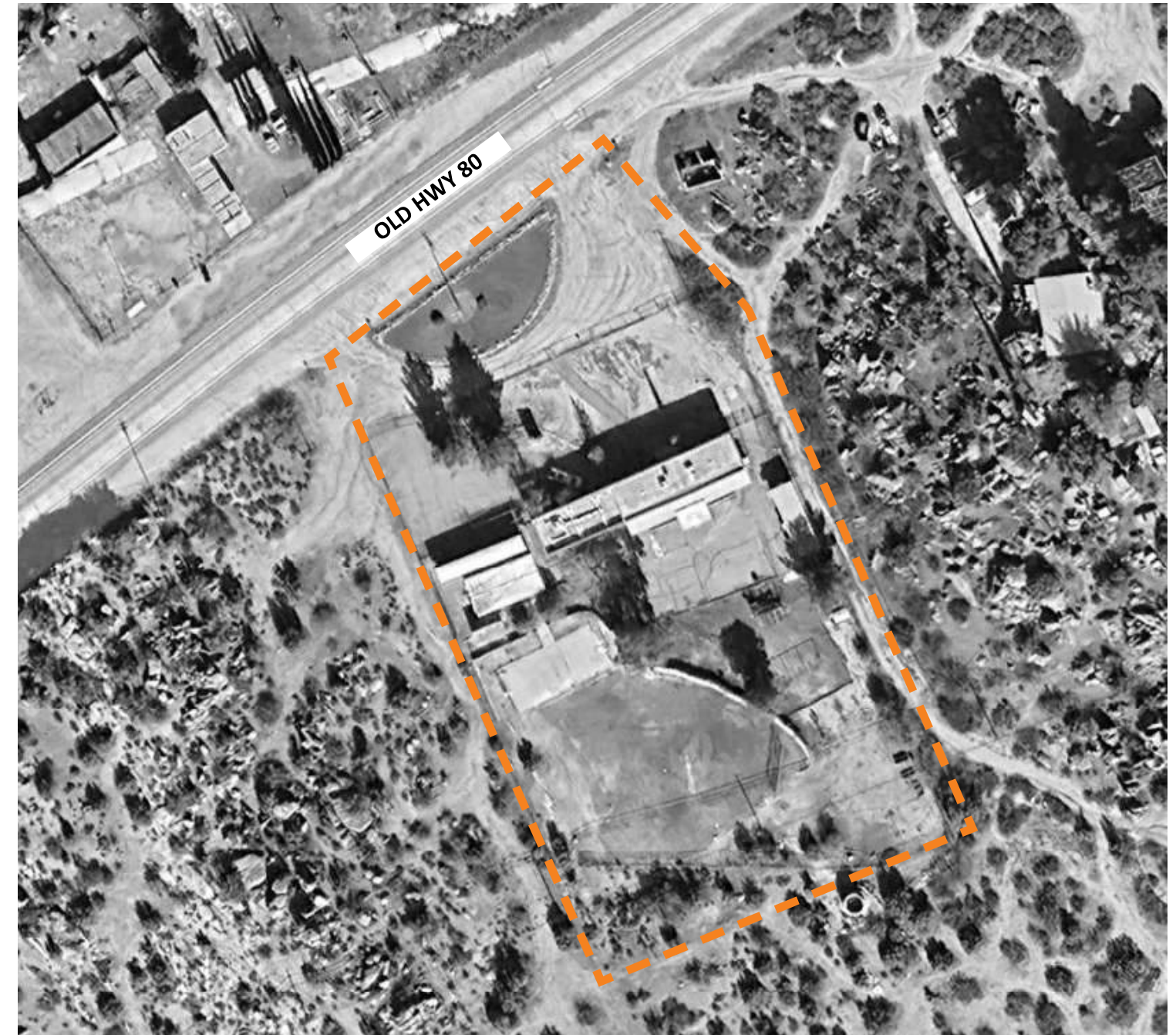
Address: 44343 Old Hwy 80  
Jacumba, CA 91934

Site Size (acres): 1.75

Building Area (square feet): 6,000

Buildings on site were constructed in the 1940s, with portables added to the site in the 1980s. The site was most recently used as a middle school campus. With the construction of the new Mountain Empire Junior High campus and students who would have previously attended school at this site, the Jacumba site is no longer needed to support the educational needs of the District.

It was the recommendation of the 7-11 Committee that the Jacumba Elementary site be deemed surplus as it is not supporting the educational needs of the District. This recommendation was presented to the School Board on January 10, 2023.



JACUMBA ELEMENTARY SCHOOL

