



# 2030 VISION



# LEADERSHIP

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# ACKNOWLEDGMENTS

The success of the Facilities Master Plan (FMP) reflects the collective time, commitment, and collaboration of individuals across the Paso Robles Joint Unified School District (PRJUSD). This planning process was strengthened by the leadership, engagement, and valuable input of students, families, staff, district leadership, and community members, whose perspectives helped shape a shared vision for the future of PRJUSD.

19six extends its sincere appreciation to the PRJUSD Board of Trustees, District leadership, Facilities Master Plan Steering Committee, site administrators, teachers, staff, parents, students, and community members who generously shared their time, expertise, and insights throughout the planning process. Their dedication and collaboration were instrumental in developing a Facilities Master Plan that reflects the District's goals, priorities, and aspirations for future generations.

# A MESSAGE FROM THE SUPERINTENDENT

Dear Paso Robles Community,

It is my privilege to present the Paso Robles Joint Unified School District's District-wide Facilities Master Plan. This plan represents a thoughtful and comprehensive assessment of our existing facilities while providing a forward-looking vision for the learning environments we aspire to create for our students in the years ahead.

Great learning environments matter. The spaces where our students gather, study, create, and grow have a direct impact on their success, as well as on the ability of our teachers and staff to do their best work. This Facilities Master Plan evaluates the condition of our existing facilities, envisions the educational programs we aspire to offer, and lays out strategies to address our needs in a way that is both responsible and forward-looking.

This work does not stand alone. The Facilities Master Plan has been carefully aligned with and directly supports our PRJUSD Strategic Goals and Priorities, ensuring that every investment we make in our facilities also advances our broader commitment to student achievement and equity.

Above all, this plan belongs to our community. As a District, we deeply value our stakeholders, and we understand that a meaningful Facilities Master Plan must be built on the voices of our staff, students, parents, and neighbors. To the more than 1,000 stakeholders who shared their time, insight, and aspirations throughout this process, thank you. Your participation shaped this plan, and it will continue to guide us as we build the schools our students deserve.

I look forward to the work ahead, and to doing it together!

Warm regards,

**Jennifer Loftus, Superintendent**  
***Paso Robles Joint Unified School District***





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# PURPOSE

## BUILDING OUR FUTURE

In 2025 and 2026, the Paso Robles Joint Unified School District (PRJUSD) worked alongside 19six Architects to develop a Facility Master Plan (FMP). With the aid of community input, this partnership made informed decisions regarding school facilities to improve learning environments throughout the District. The goal of this process is to strategically identify and resolve long-term issues relating to the district's educational and operational goals. The Facility Master Plan will guide programs from where they are today to where they need to be in the future.

## WHAT IS A FACILITIES MASTER PLAN?

A Facilities Master Plan (FMP) is a long-range planning tool that helps a school district make informed, transparent decisions about school facilities. According to the California Department of Education (CDE), an FMP compiles and analyzes information needed by a school board and community to plan, prioritize, and invest in school facilities over time.

A Facilities Master Plan is adopted by the Board of Trustees following a public hearing and is intended to be a living document, reviewed regularly and updated as district needs evolve.

Learn more about Facilities Master Planning:



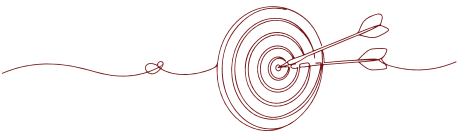
[www.cde.ca.gov/ls/fa/masterplanning.asp](http://www.cde.ca.gov/ls/fa/masterplanning.asp)

## THE VALUE OF A FACILITIES MASTER PLAN

Each campus and facility is unique, requiring a facility plan tailored to specific needs and budget for long-term success. Prior to master plan development, the FMP team collects data through facility assessments, community engagement, demographics, and more. This data is then aligned with district goals to strategize a roadmap that leads to an optimized educational experience. The value of the Facilities Master Plan lies in the collective voices that helped shape it.

Its value goes beyond buildings; it directly supports student success. Well-planned facilities improve the learning environment, strengthen safety and accessibility, and ensure that educational spaces support teaching practices. When districts have a structured plan in place, they can better prioritize investments and avoid cost inefficiencies.

An FMP connects physical environments directly to teaching and learning goals. It helps the District answer "Do our facilities support the education we want to provide 10-20 years from now?"



### ASSESS FACILITY CONDITIONS

Evaluate the physical condition of all District sites and identify repair and replacement needs, prioritized by urgency.

### PLAN FOR EDUCATIONAL NEEDS

Assess how well existing facilities support today's educational programs and identify areas needing upgrades or expansion.

### IDENTIFY & PRIORITIZE PROJECTS

Define major repair, renovation, and new construction projects and prioritize them using clear, consistent criteria.

### ESTIMATE COSTS & PLAN FOR THE FUTURE

Develop cost estimates for all proposed projects to support long-term planning and future bond considerations.

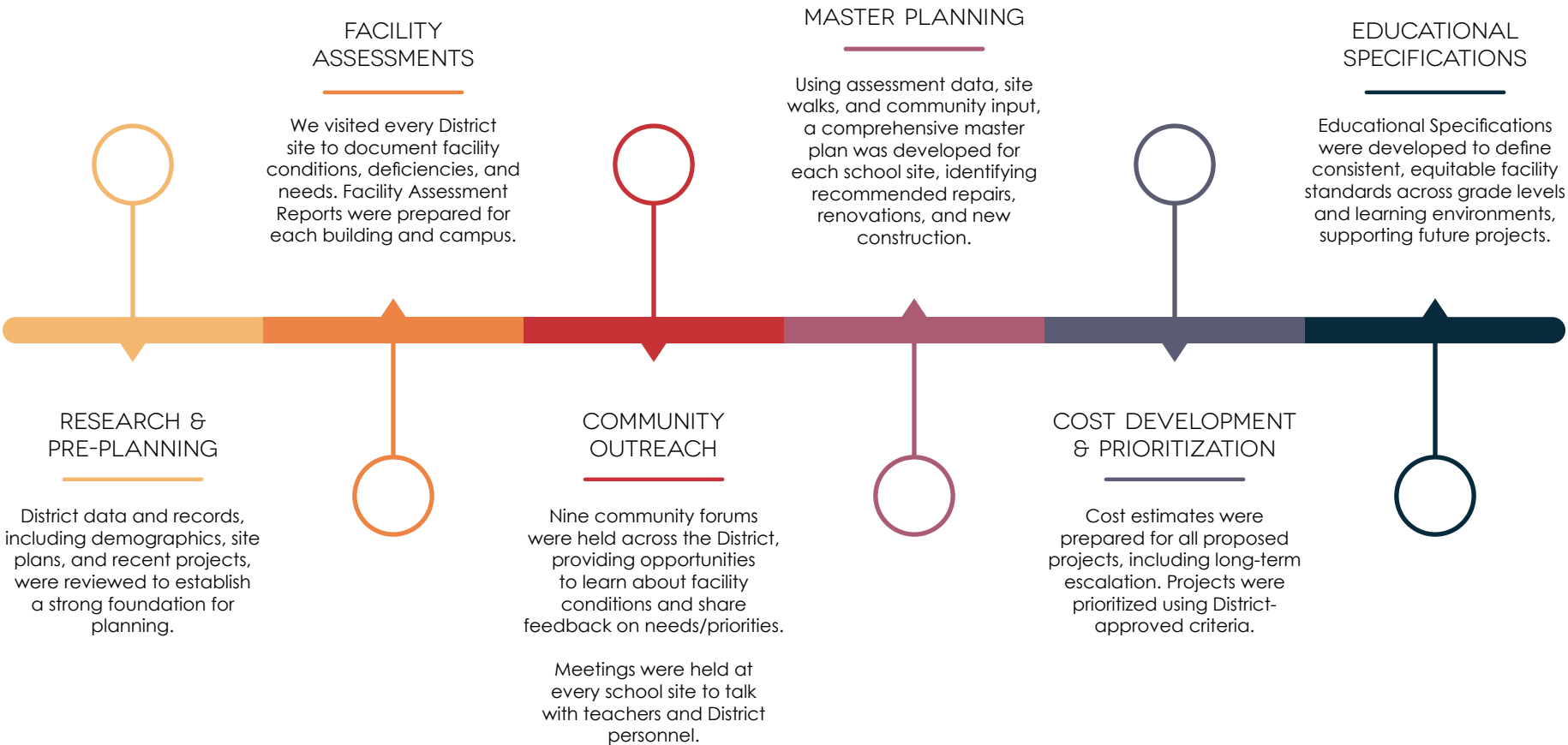
### ENGAGE THE COMMUNITY

Build trust and shared understanding through meaningful community outreach and participation.

### CREATE A 20-YEAR VISION

Establish a long-term vision for safe, modern, flexible, and welcoming learning environments across the District.

MASTER PLAN  
DEVELOPMENT



# ABOUT THE DISTRICT

## DISTRICT BACKGROUND

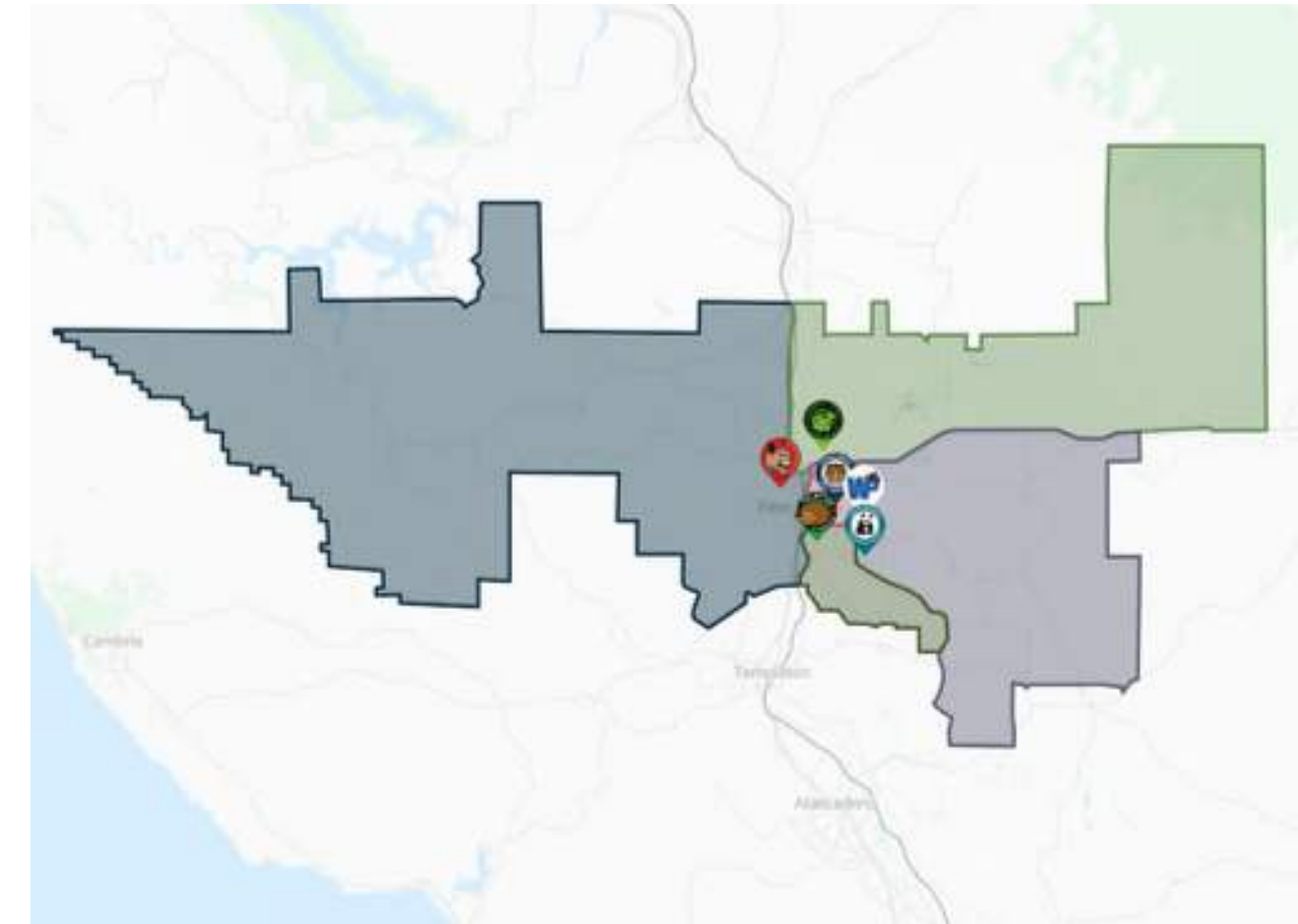
Located in San Luis Obispo County, California, the City of Paso Robles is situated along the Salinas River. The name “Paso Robles” comes from its full Spanish name, “El Paso de Robles,” a reference to the abundant oak trees that once covered the surrounding hills. This landscape shaped the region’s character long before it became known for its vineyards. The first one-room schoolhouse was built in the District in 1877 on 17th St.

### Currently the District consists of:

11 schools | 6,300 students:

- + One (1) Early Education Center
- + Six (6) Elementary Schools,
- + One (1) Middle School
- + One (1) Comprehensive High School,
- + One (1) Alternative High School Campus (containing two student bodies).

**Note:** The combined attendance boundaries shown on the right represent the shared attendance area for both Lewis Flamson Junior High and Paso Robles High School.



ELEMENTARY SCHOOL ATTENDANCE BOUNDARIES



EARLY EDUCATION & ELEMENTARY SCHOOLS

**MARIE BAUER  
EARLY  
EDUCATION  
CENTER**

📍 1626 Vine St.

👤 Preschool

**KERMIT KING  
ELEMENTARY  
SCHOOL**

📍 700 Schoolhouse Cir.

👤 TK - 6th Grade

**WINFRED  
PIFER  
ELEMENTARY  
SCHOOL**

📍 1350 Creston Rd.

👤 TK - 6th Grade

**GEORGIA  
BROWN DUAL  
IMMERSION  
MAGNET**

📍 900 Creston Rd.

👤 TK - 8th Grade

**PAT BUTLER  
ELEMENTARY  
SCHOOL**

📍 700 Nicklaus St.

👤 TK - 6th Grade

**GLEN SPECK  
ELEMENTARY  
SCHOOL**

📍 401 17th St.

👤 TK - 6th Grade

**VIRGINIA  
PETERSON  
ELEMENTARY  
SCHOOL**

📍 2501 Beechwood Dr.

👤 TK - 6th Grade

JUNIOR HIGH, HIGH SCHOOLS, & FACILITIES

**LEWIS  
FLAMSON  
JUNIOR HIGH  
SCHOOL**

📍 2405 Spring St.

👤 7th - 8th Grade

**INDEPENDENCE  
HIGH SCHOOL**

📍 802 Niblick Rd.

👤 9th - 12th Grade

**LIBERTY  
HIGH SCHOOL**

📍 802 Niblick Rd.

👤 9th - 12th Grade

**WAR  
MEMORIAL**

📍 2405 Spring St.

**DISTRICT  
OFFICE &  
M&O**

📍 800 Niblick Rd.

**INDEPENDENT  
SKILLS  
PROGRAM**

📍 2405 Spring St.

👤 Grades 12+

**PASO ROBLES  
HIGH SCHOOL**

📍 801 Niblick Rd.

👤 9th - 12th Grade

**ADDITIONAL FACILITIES -**

Maintenance & Operations  
Teacher Center Education Services  
Central Kitchen

1900 + 2900 Union Rd.

# RECENT DISTRICT DEVELOPMENTS

**1. GEORGIA BROWN ELEMENTARY CAMPUS ON 36TH STREET WAS CLOSED.**

**2. ELEMENTARY SCHOOLS SHIFTED TO A TK-6 MODEL.**

The District reconfigured its elementary schools to include TK through sixth grade beginning in the 2024–25 school year.

**3. THE FORMER DANIEL LEWIS MIDDLE SCHOOL BECAME GEORGIA BROWN DUAL IMMERSION SCHOOL.**

The Georgia Brown Dual Immersion program was relocated to the former Daniel Lewis Middle School campus. The campus was renamed Georgia Brown Dual Immersion School.

**4. THE FORMER GEORGE FLAMSON MIDDLE SCHOOL BECAME LEWIS FLAMSON JUNIOR HIGH SCHOOL.**

The District consolidated the seventh- and eighth-grade program at the former Flamson campus. That school was renamed Lewis Flamson Junior High School, preserving both the Lewis and Flamson names.

**5. TK HAS BEEN INCORPORATED ON ALL ELEMENTARY SCHOOL CAMPUSES.**

**6. AFTER-SCHOOL CARE HAS INCREASED IN SIZE.**

**7. AQUATIC CENTER OPENS AT PASO ROBLES HIGH SCHOOL.**



DEF ONLY

## STRATEGIC PLAN

Paso Robles Joint Unified School District (PRJUSD) developed its 2025-2030 Strategic Plan as the collective vision of the Paso Robles education community, establishing a clear direction for the District's future. The plan is centered on four core goals: Student Achievement, Safety, Engagement, and College and Career Readiness, and is informed by data from the California School Dashboard, with a particular focus on improving outcomes for English Learners, Foster Youth, and Students with Disabilities.

Building upon this foundation, PRJUSD's current Strategic Plan (2025–2030) and Local Control and Accountability Plan (LCAP) continue to prioritize closing achievement gaps through targeted interventions, high-quality instruction, supportive learning environments, and meaningful community engagement. These efforts also expand on successful initiatives, such as the District's Dual Immersion program, to ensure all students are prepared for future success.

### Strategy 6.1

Implement a Strategic and Equitable Facilities Master Plan (FMP)

### Strategy 6.2

Maintain Safe, Welcoming, and Well-Maintained School Environments

### Strategy 6.3

Secure Adequate and Stable Funding for District Priorities

## PRJUSD CORE VALUES

### INTEGRITY

We uphold integrity and ethical responsibility by being trustworthy in all our actions, ensuring that every decision is made with honesty, fairness, and respect for our students, families, staff, and community.

### ACCOUNTABILITY

We hold ourselves accountable and act with reliability, ensuring that every commitment we make to students, families, and one another is met with consistency, transparency, and follow-through.

### COLLABORATION

We believe collaboration is essential to student success, and we are committed to working together, with students, families, staff, and community partners, to achieve shared goals and create a lasting, positive impact for all learners

### INNOVATION

We embrace innovation by encouraging creativity, responsible risk-taking, and adaptability, encouraging new ideas and forward-thinking solutions that prepare students to prosper in a rapidly changing world

### COMPASSION

We cultivate empathy and kindness in all our interactions, striving to understand and support one another while creating an environment where every student, family, and staff member feels valued and cared for.

### BELONGING

We promote inclusion and belonging by embracing differences and ensuring that every student, family, and staff member feels respected, valued, and connected to our school community.

## OUR PROMISE

We promise to provide a safe, supportive environment where every student feels valued and empowered to discover their strengths, build resilience, and develop the knowledge, character, and confidence to thrive in their future.

DEMOGRAPHICS

ENROLLMENT

Over the past two decades, enrollment in PRJUSD has generally reflected population growth in northern San Luis Obispo County. During the early 2000s and 2010s, the District experienced steady increases as residential development expanded in the Paso Robles area and surrounding communities. Enrollment peaked at approximately 6,882 students during the 2019–2020 school year. Since that time, the District has experienced a gradual decline in enrollment. Current District enrollment is approximately 6,284 students for the 2024–2025 school year.

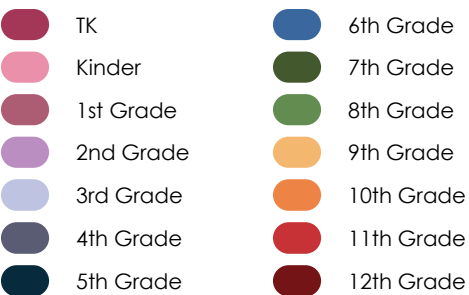
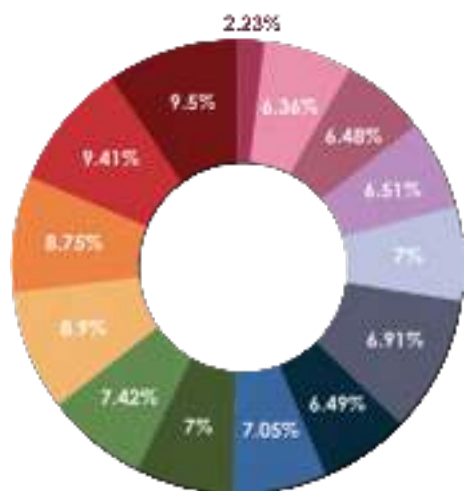
CURRENT ENROLLMENT

Enrollment distribution across grade levels remains relatively balanced, with most grade bands representing between approximately 6% and 10% of total District enrollment. High school grade levels currently represent the largest enrollment population, while Transitional Kindergarten (TK) remains a smaller but growing segment of the student body.

CURRENT ENROLLMENT TRENDS SHOW:

- Relatively stable enrollment distribution across grade levels.
- Continued demand at the elementary level in newer neighborhoods.
- Growing participation in Transitional Kindergarten (TK).
- Growing need for after school care facilities.

2024-25 PRJUSD ENROLLMENT BY GRADE



CURRENT DEMOGRAPHICS

PRJUSD serves a student population with a broad range of educational and support needs, as displayed to the right. These demographics show the need for facilities that support specialized instructional programs, student wellness services, and inclusive learning environments to help all students succeed. Notably, Virginia Peterson Elementary has a Medically Fragile building for students age 3 to 22 with severe physical and mental challenges.

6,234  
ALL STUDENTS



1,063  
ENGLISH LEARNERS



3,258  
SOCIO-ECON. DISADVANTAGED



40  
FOSTER YOUTH



727  
STUDENTS WITH DISABILITIES



243  
HOMELESS





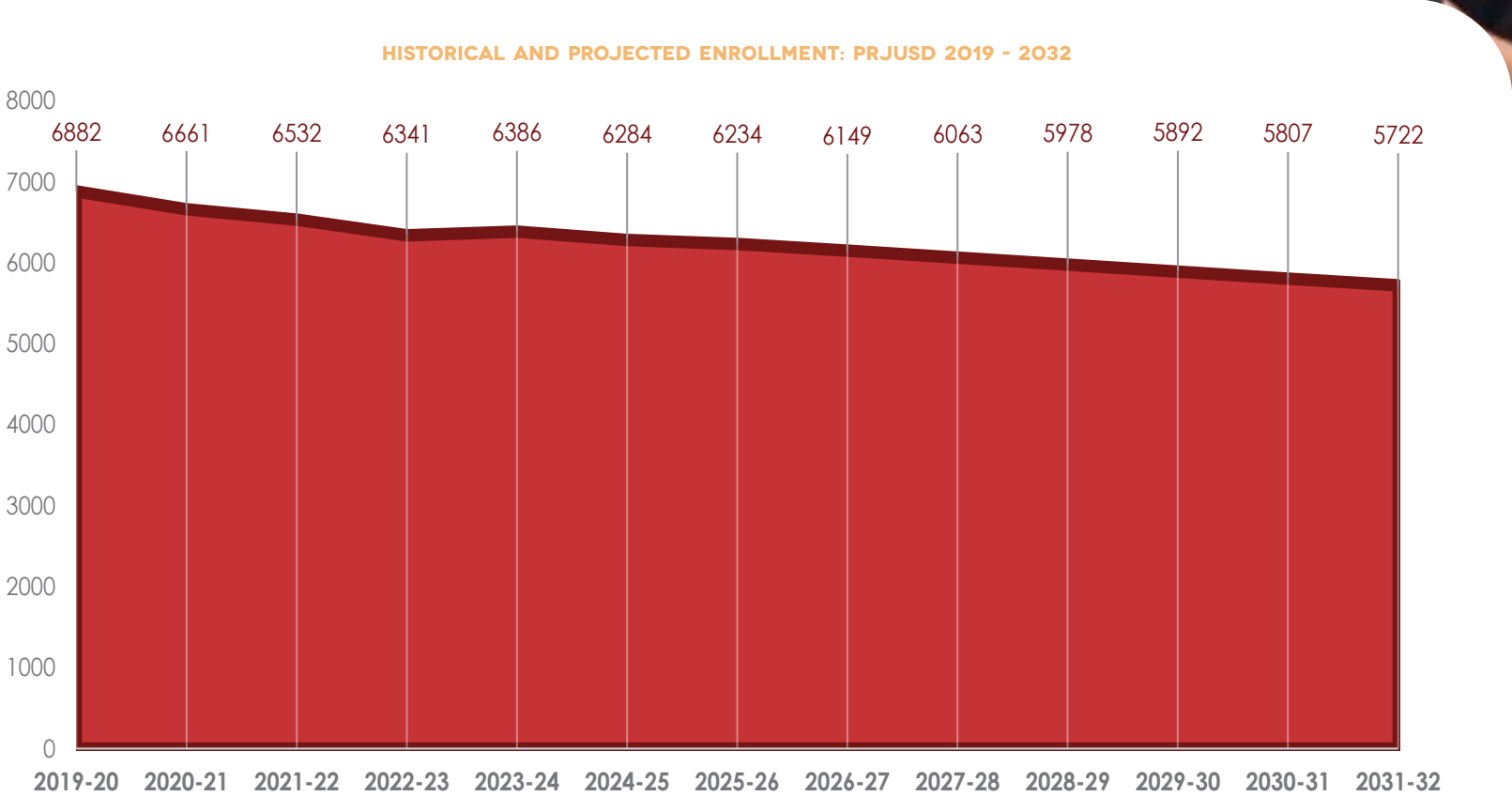
### PROJECTED ENROLLMENT

Based on current projections, District enrollment is expected to gradually decline from approximately 6,284 students in 2024–2025 to approximately 5,722 students by 2031–2032. While the decline is modest, enrollment is expected to remain stable. This permits the District to focus on modernization, program improvement, and long-term facility flexibility rather than large-scale expansion.

As noted by PRJUSD, the only campus seeing significant growth is Georgia Brown Dual Immersion.

Projected enrollment trends are influenced by several regional and statewide factors, including:

1. Slowing population growth within Paso Robles region.
2. Declining birth rates.
3. Ongoing housing development and shifting neighborhood demographics.
4. Economic and migration trends impacting family growth.
5. Expansion of Transitional Kindergarten.



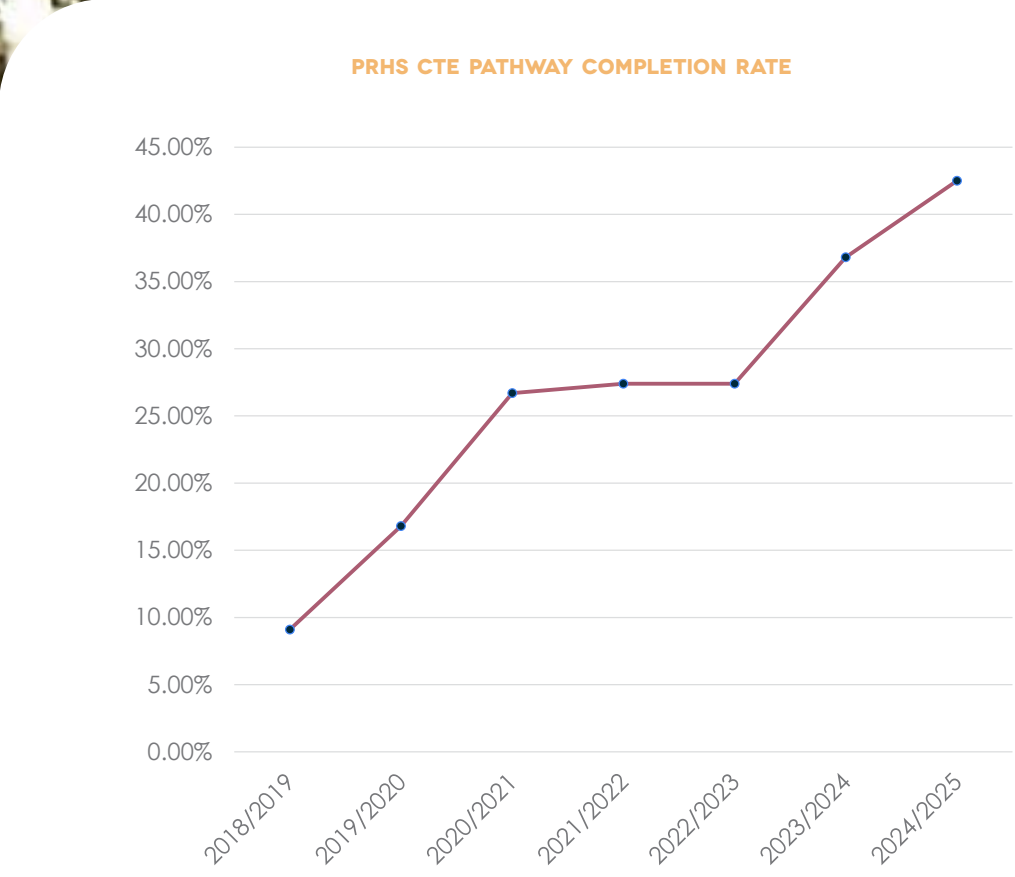


# KEY STUDENT PROGRAMS

**CTE**  
At Paso Robles High School, Career Technical Education (CTE) pathway completion rates have steadily increased in recent years, as shown in the graph to the right. This trend highlights the need for specialized classrooms that can support workforce pathways.

**TK/K**  
Enrollment in early-grade programs is rising as California's Universal Transitional Kindergarten initiative requires more specialized facility capacity.

**AFTER SCHOOL**  
After school programs serve a significant number of elementary students District-wide.

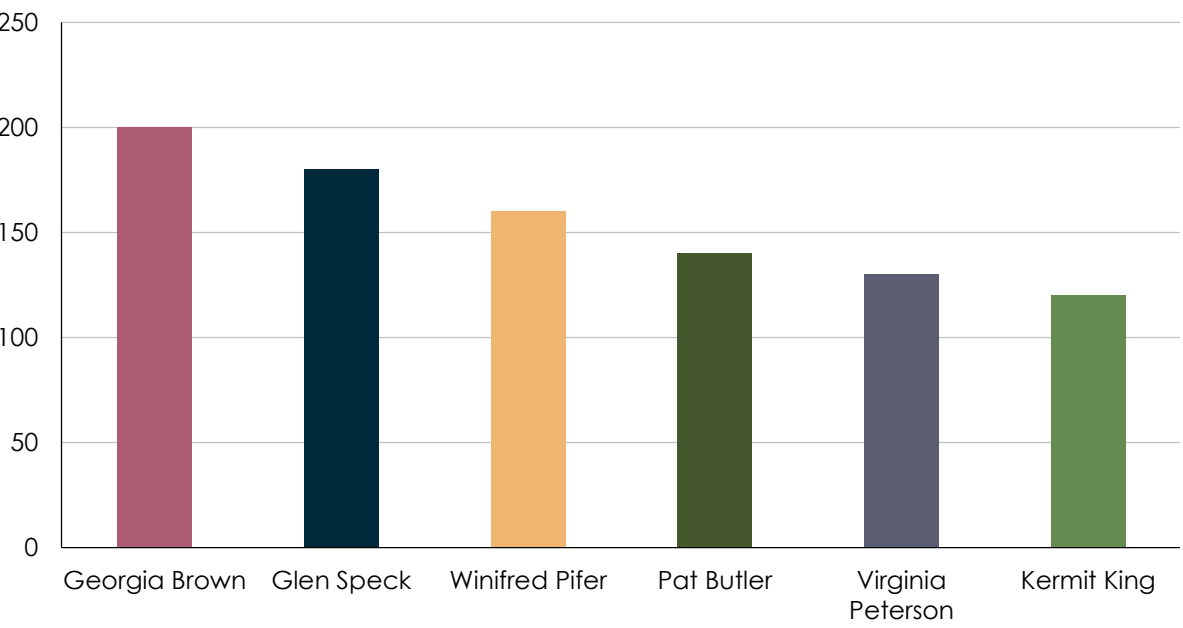


**AFTER SCHOOL**

After school programs serve a significant number of elementary students District-wide. Stakeholder feedback identified a growing need for dedicated spaces that support extended learning opportunities while minimizing disruptions to daily classroom use. After-school programs are a major component of campus life, especially given the state-mandated expansion of Expanded Learning Opportunities (ELO-P). After school program participation is increasing due to state funding expansion, childcare demand, and TK expansion.



**AFTER SCHOOL POPULATION**



**KEY FEATURES OF THE AFTER SCHOOL PROGRAMS:**

- Available for TK–6 students
- Designed to provide 9 hours of care per day (instruction + after school)
- Includes academic support, enrichment, and childcare

After school program participation is increasing due to state funding expansion, childcare demand, and TK expansion. This growth may require additional flexible learning spaces, covered outdoor areas, and possible new expanded-learning facilities on elementary campuses.

Expanded Learning buildings can serve both after school programs and academic day programs. Designing Expanded Learning buildings so they serve both after school programs and the academic day is one of the smartest strategies districts are using now in California. When done well, these buildings become some of the most heavily used and flexible spaces on campus, rather than sitting empty for most of the school day.

Elementary schools constantly need flexible breakout spaces. During the school day expanded learning rooms can be used for:

- Reading intervention
- Math support
- English learner instruction
- Special education pull-out groups
- Speech and occupational therapy

Expanded Learning buildings can double as innovation spaces. These programs often require messy, flexible environments that regular classrooms can't support. During the academic day they support:

- Robotics
- Maker activities
- Art
- Science labs
- Music

**TEACHER COLLABORATION & PROFESSIONAL DEVELOPMENT**

Elementary schools often lack meeting space. Expanded Learning buildings can provide:

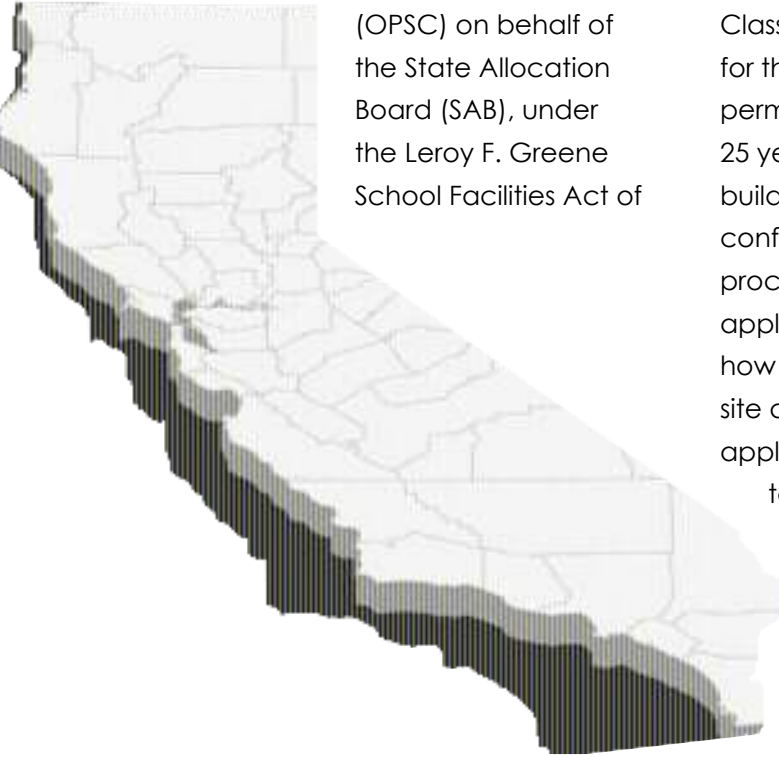
- Staff collaboration rooms
- Grade-level planning areas
- Training rooms
- Substitute teacher work areas



STATE FUNDING

California's school modernization funding runs through the School Facility Program (SFP), administered by the Office of Public

School Construction (OPSC) on behalf of the State Allocation Board (SAB), under the Leroy F. Greene School Facilities Act of



1998. Eligibility is calculated site by site, not district-wide, each school site has its own separate eligibility based on a “Gross Classroom Inventory” the district establishes for that site. To generate eligibility, permanent buildings must be at least 25 years old and portable/relocatable buildings at least 20 years old. A district confirms this through a two-stage OPSC process: first an Eligibility Determination application (Form SAB 50-03) establishing how many pupils' worth of space at a site qualifies, then a separate funding application once the district is ready to move on a project. Funding is calculated as a per-pupil grant amount (set in statute, adjusted annually for construction cost inflation) multiplied by the number of pupils in the request, and the standard match has historically been 60% state / 40% district.

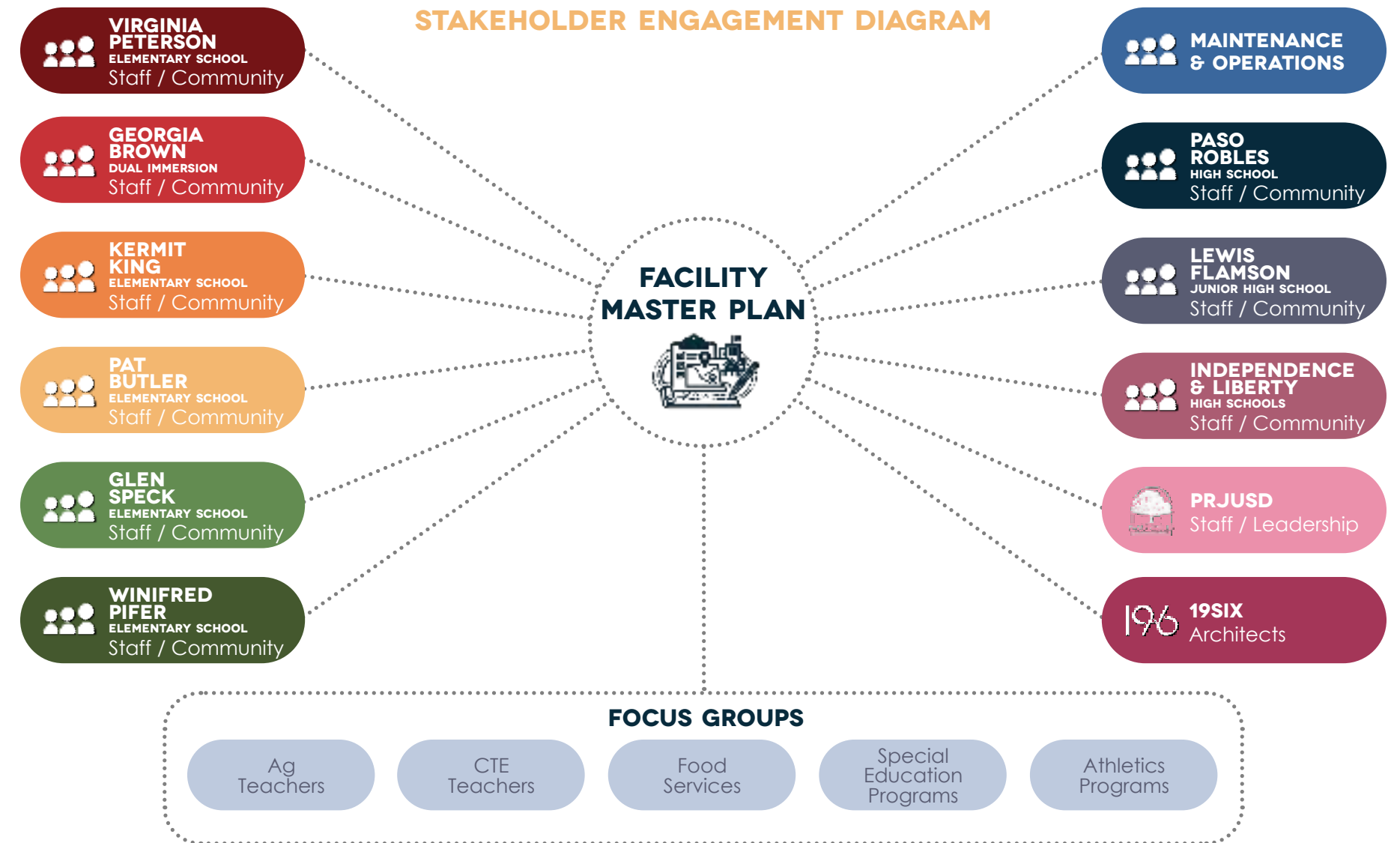
**WHAT’S CHANGED RECENTLY: PROPOSITION 2 (AB 247)**  
Voters approved a \$10 billion K-14 facilities bond in November 2024, with \$8.5 billion for K-12 (roughly \$4 billion of that earmarked for modernization-type work, including portables 20+ years old) and \$1.5 billion for community colleges.  
  
The state/local match is per a sliding scale tied to a points system (up to 16 points, based largely on a district's bonding capacity per enrolled pupil), districts with lower local bonding capacity relative to enrollment get more points and a higher state share, up to a new maximum of 65% state / 35% local

MODERNIZATION ELIGIBILITY BY FACILITY

| SCHOOL SITE               | PUPIL GRANT ELIGIBILITY | STANDARD STATE FUNDING | UNRESTRICTED STATE FUNDING | RESTRICTED STATE FUNDING | TOTAL STATE FUNDING | DISTRICT MATCH REQUIRED | TOTAL PROJECT |
|---------------------------|-------------------------|------------------------|----------------------------|--------------------------|---------------------|-------------------------|---------------|
| Georgia Brown DI          | 573                     | \$3,118,251            | \$462,426                  | \$0                      | \$3,580,677         | \$2,387,118             | \$5,967,795   |
| Kermil King ES            | 702                     | \$4,638,816            | \$0                        | \$0                      | \$4,638,816         | \$3,092,544             | \$7,731,360   |
| Marie Bauer ES            | 467                     | \$2,918,283            | \$0                        | \$0                      | \$2,918,283         | \$1,945,522             | \$4,863,805   |
| Pat Butler ES             | 402                     | \$2,512,098            | \$0                        | \$0                      | \$2,512,098         | \$1,674,732             | \$4,186,830   |
| Winifred Pifer ES         | 435                     | \$2,718,315            | \$0                        | \$0                      | \$2,718,315         | \$1,812,210             | \$4,530,525   |
| Virginia Peterson ES      | 462                     | \$2,964,874            | \$0                        | \$0                      | \$2,964,874         | \$1,976,583             | \$4,941,457   |
| Lewis Flamson MS          | 860                     | \$5,944,396            | \$1,090,320                | \$0                      | \$7,034,716         | \$4,689,811             | \$11,724,527  |
| Independence Liberty High | 728                     | \$6,299,384            | \$0                        | \$0                      | \$6,299,384         | \$4,199,589             | \$10,498,973  |
| Paso Robles High          | 216                     | \$1,869,048            | \$0                        | \$0                      | \$1,869,048         | \$1,246,032             | \$3,115,080   |
| TOTAL                     | 4,845                   | \$32,983,465           | \$1,552,746                | \$0                      | \$34,536,211        | \$23,024,141            | \$57,560,352  |



# STAKEHOLDER ENGAGEMENT



# STAKEHOLDER ENGAGEMENT

## MASTER PLAN COMMITTEE

A Facilities Master Plan (FMP) Steering Committee was established to guide and oversee the planning process, comprising District personnel, administrators, and community representatives. The committee conducted a comprehensive review of the process, which included Facility Assessments, Demographics & Enrollment Data, community engagement initiatives and final master plans and budgets.

## FOCUS GROUPS

Recognizing the necessity for focused discussions on specific programs, smaller focus groups were established to provide direct input. Such groups included agriculture teachers, CTE teachers, food services, Special Education programs, athletic programs, and high school students. The students' insights ranged from walking distances between buildings to the flow of food services during recess and lunchtimes.

## INTERACTION

The engagement diagram depicts the established channels that influenced the FMP process. Regular meetings and check-ins between 19six Architects and District staff were held to ensure the timely progression of tasks and milestones of the FMP. Additionally, 19six presented progress updates and initial findings to the FMP Steering Committee. This committee played a crucial role in offering input and aiding in the development of conceptual plans, definition of capital improvement projects, and implementation plan.

## HOW WE INTERACTED

We met with teachers, parents, community, district employees and students to gather input about each school site to inform the master plan development.



23 MEETINGS CONDUCTED

- SEPTEMBER 17, 2025 – Kick-Off Meeting
- SEPTEMBER 24, 2025 – Paso Robles High School Teacher and Staff Meeting
- SEPTEMBER 30, 2025 – Lewis Flamson Junior High School Teacher and Staff Meeting
- OCTOBER 2, 2025 – Paso Robles High School Teacher and Staff Meeting
- OCTOBER 21, 2025 – Lewis Flamson Junior High School Teacher and Staff Meeting
- OCTOBER 22, 2025 – Elementary Schools Teacher and Staff Meeting
- OCTOBER 29, 2025 – Elementary Schools Teacher and Staff Meeting
- NOVEMBER 4, 2025 – Pat Butler Community Meeting
- NOVEMBER 10, 2025 – Liberty / Independence Community and Teacher Meeting
- NOVEMBER 12, 2025 – Glen Speck Community Meeting
- NOVEMBER 12, 2025 – Lewis Flamson Junior High School Community Meeting
- NOVEMBER 13, 2025 – District Offices, Teacher Center, Culinary Arts, Maintenance
- NOVEMBER 17, 2025 – Virginia Peterson Community Meeting
- NOVEMBER 19, 2025 – Winifred Pifer Community Meeting
- DECEMBER 2, 2025 – Georgia Brown Community Meeting
- DECEMBER 4, 2025 – Kermit King Community Meeting
- JANUARY 6, 2026 – Paso Robles High School Student Forum
- JANUARY 21, 2026 – Steering Committee Meeting
- MARCH 2, 2026 – Steering Committee Meeting
- MARCH 25, 2026 – Steering Committee Meeting
- APRIL 16, 2026 – Steering Committee Meeting
- APRIL 30, 2026 – Steering Committee Meeting
- MAY 14, 2026 – Steering Committee Meeting



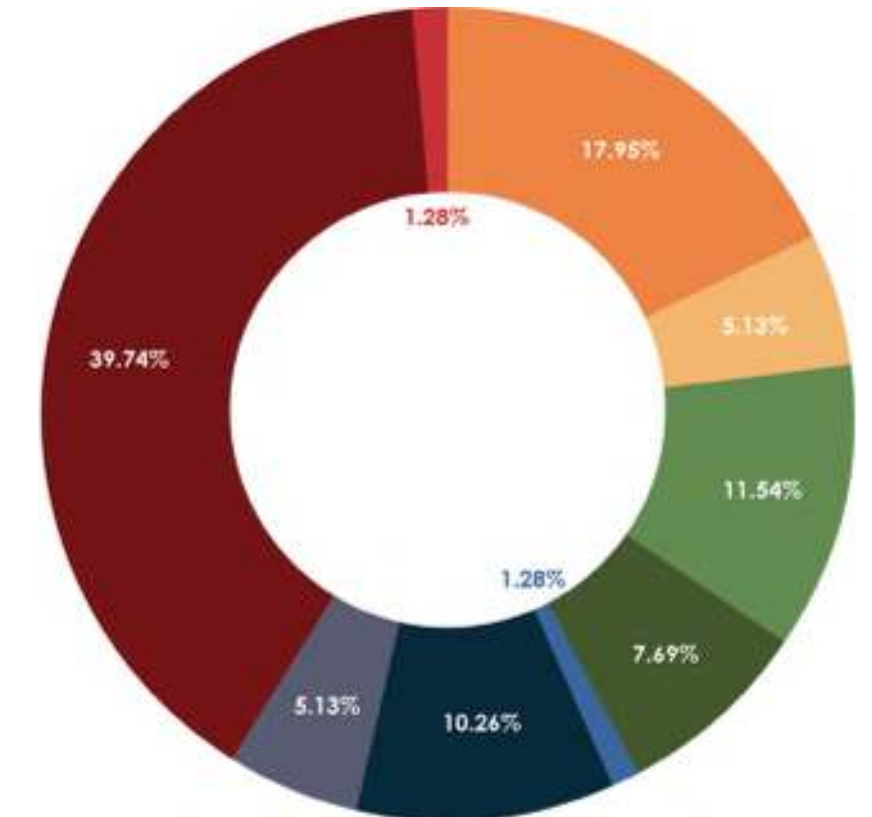
## SURVEY

An electronic survey was used to reach both community members and staff. This survey aimed to discern the requirements and concerns of users, parents, and educators. A total of 78 respondents participated in the survey.

Staff members constituted 48% of the total response pool, followed closely by parents and guardians at 40%. This distribution ensures that the data reflects both the realities of teaching and the concerns of families. Paso Robles High School (PRHS) emerged as the most vocal campus, representing 39.74% of respondents.

The FMP committee reviewed and provided feedback on the survey results, which furnished valuable information for evaluating all school sites. Considerations spanned security, safety, functionality, aesthetics, and specific needs.

SURVEY PARTICIPANTS PRIMARY CAMPUS



- |                                                                      |                                                                            |
|----------------------------------------------------------------------|----------------------------------------------------------------------------|
| <span style="color: #8B0000;">●</span> Paso Robles High School       | <span style="color: #006400;">●</span> Pat Butler Elementary School        |
| <span style="color: #FF0000;">●</span> District Office               | <span style="color: #00008B;">●</span> Virginia Peterson Elementary School |
| <span style="color: #FF8C00;">●</span> Georgia Brown Dual Immersion  | <span style="color: #00008B;">●</span> Winifred Pifer Elementary School    |
| <span style="color: #FFD700;">●</span> Glen Speck Elementary School  | <span style="color: #483D8B;">●</span> Lewis Flamson Junior High School    |
| <span style="color: #3CB371;">●</span> Kermit King Elementary School |                                                                            |

*“We need additional shaded space outside. Shading the blacktop would be helpful.”*

78  
PARTICIPANTS

41  
QUESTIONS

49%  
STAFF

608  
WRITTEN RESPONSES

#### **MOST NEEDED SPECIAL EDUCATION PROGRAM REQUESTS**

Stakeholders noted that while the District aims for inclusion, the physical environment often forces a separation or provides a “subpar experience” for students with exceptional needs. The lack of sensory rooms is a frequently mentioned deficit, with several respondents calling for dedicated “wellness spaces” to help children regulate behavior.

#### **RESTROOM FACILITY DEFICIENCIES**

The feedback regarding restrooms covers three main categories: safety, hygiene, and accessibility.

1. **Safety and Supervision:** Restrooms are described as “unsafe” areas where students face physical assault and altercations. Supervision is described as “deficient,” leading some students to refuse to use the restroom during the entire school day. Georgia Brown Dual Immersion faces this problem due to 6th - 8th graders sharing restroom facilities with 1st graders.

#### **2. Infrastructure and Vandalism:**

Consistent vandalism has led the District to lock many restrooms during class periods.

3. **Community Hand-Washing:** Some suggest that community hand-washing stations and private stalls (similar to PR City Park) could resolve vandalism and create more restroom opportunities.

#### **FOOD SERVICE AND STUDENT COMMONS**

Only 25% of respondents feel food service areas are sufficient. Long lines at PRHS are a major complaint, with some students unable to get and eat their food within the allotted 20 - 30 minute window. Furthermore, the lack of indoor seating for lunch is problematic during inclement weather or the extreme heat typical of Paso Robles.

#### **CAMPUS LOGISTICS: PARKING, TRAFFIC, AND CIRCULATION**

The logistical burden of the District’s reconfiguration is most evident during drop-off and pick-up periods. Parking was rated as a significant failure at several key campuses. Most impacted were PRHS where there is a lack of parking and LFJH where 500+ students are waiting to enter the parking lot.

#### **STAFF ENVIRONMENT**

Goal 4 of the PRJUSD Strategic Plan is to recruit, develop, and retain high-quality staff. However, the survey suggests that facility conditions are a primary driver of teacher burnout.

#### **SPECIAL EDUCATION**

Lack of sensory rooms and accessible restrooms and furniture. Students with disabilities are ‘making do’.



SPECIALIZED  
LABORATORY CONCERNS

| CONCERN TYPE          | MOST FREQUENTLY MENTIONED ITEMS                                                    |
|-----------------------|------------------------------------------------------------------------------------|
| SAFETY HAZARDS        | Carpeted floors in science rooms, lack of sinks, no gas connections                |
| SPACE SHORTAGE        | PRHS has more science sections than lab rooms, forcing classes into standard rooms |
| MIDDLE VS. ELEMENTARY | Middle school labs are "top notch," but elementary sites lack experimental space   |
| PROGRAM LOSS          | STEM facilities were reportedly removed from Georgia Brown during relocation       |

MOST NEEDED SPECIAL  
EDUCATION IMPROVEMENTS

| IMPROVEMENT NEED        | ANALYSIS OF FEEDBACK                                                                              |
|-------------------------|---------------------------------------------------------------------------------------------------|
| SENSORY REGULATION      | Desperate need for dimmable lighting noise reduction, and "calm-down corners"                     |
| PHYSICAL ACCESS         | Desks that accommodate wheelchairs and wide pathways for mobility                                 |
| TOILETING/ ORGANIZATION | Lack of appropriate spaces for toileting and organizational support for students with autism      |
| SPACE EQUITY            | Special Education classes are often placed in "make-do" rooms without built-in storage or privacy |

CAREER TECHNICAL EDUCATION  
(CTE) PROGRAM IMPROVEMENTS

| PROGRAM AREA                       | # OF RESPONDENTS | %     |
|------------------------------------|------------------|-------|
| ENGINEERING/ ROBOTICS/ TECHNOLOGY  | 20               | 62.50 |
| ARTS, MEDIA, ENTERTAINMENT         | 18               | 56.25 |
| BUSINESS/ MARKETING                | 13               | 40.63 |
| HEALTH SCIENCES                    | 12               | 37.50 |
| AGRICULTURE (FFA, MECHANICS, FARM) | 11               | 34.38 |
| CULINARY ARTS/ HOSPITALITY         | 9                | 28.13 |

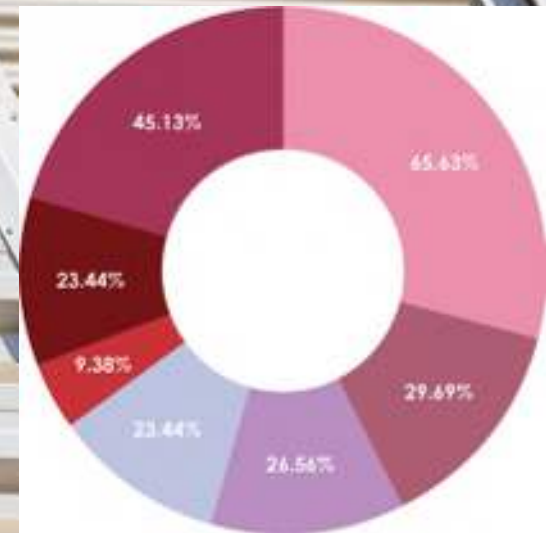
RETENTION & MORALE  
DRIVERS

| FEATURE                      | # OF RESPONDENTS | %     |
|------------------------------|------------------|-------|
| CLASSROOM UPGRADES           | 34               | 56.67 |
| ACCESS TO RESOURCES          | 34               | 56.67 |
| COLLABORATION AREAS          | 22               | 36.67 |
| WORK ROOMS/ RESOURCE CENTERS | 19               | 31.67 |
| STAFF BREAK ROOMS            | 20               | 33.33 |

“GREATEST NEEDS” DISTRICT-WIDE

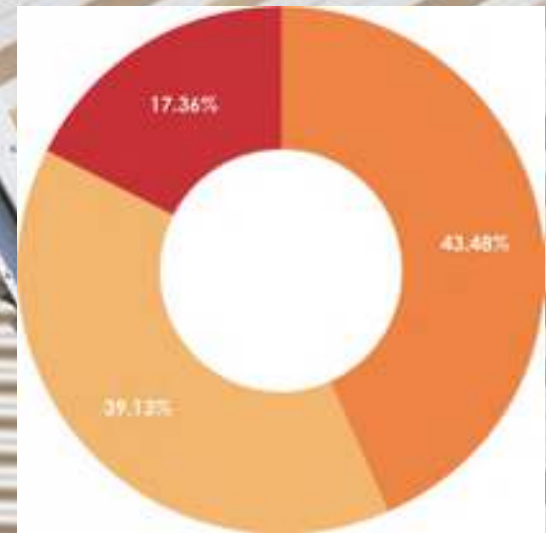
| PRIORITY                        | % IDENTIFIED | NARRATIVE IMPLICATION                                    |
|---------------------------------|--------------|----------------------------------------------------------|
| 1. RENOVATE EXISTING FACILITIES | 50.72%       | Focus on "good repair" of current aging structures       |
| 2. ADDITIONAL CLASSROOMS        | 46.38%       | Needed to address overcrowding and lack of lab space     |
| 3. PARKING/ DROP-OFF AREAS      | 42.03%       | Urgent need to resolve traffic at PRHS and Lewis Flamson |
| 4. BLACKTOP & PLAY STRUCTURES   | 39.13%       | Specifically for elementary sites that shared spaces     |
| 5. CAFETERIA/ FOOD FACILITIES   | 34.78%       | Need for indoor lunch space and efficient food lines     |

WHAT CHALLENGES DO YOU FACE IN YOUR CURRENT CLASSROOM ENVIRONMENT?



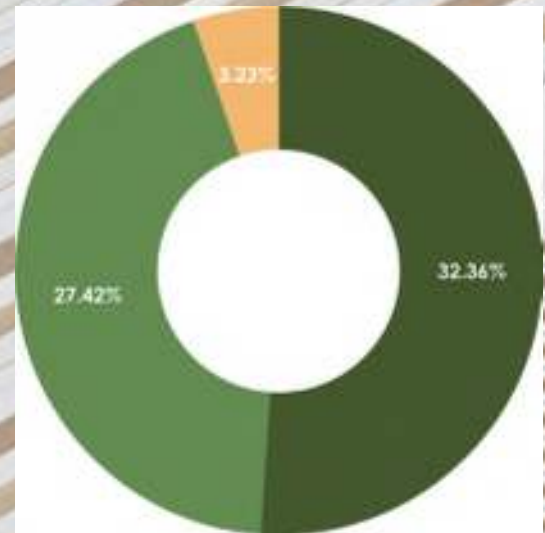
- Lighting/Natural Light
- Acoustics/Sound
- Thermal Comfortability
- Size of Classroom
- Storage
- Furniture Flexibility
- Technology Access

HOW WELL DO CURRENT FACILITIES SUPPORT CAREER TECHNICAL EDUCATION PROGRAMS ON YOUR CAMPUS?



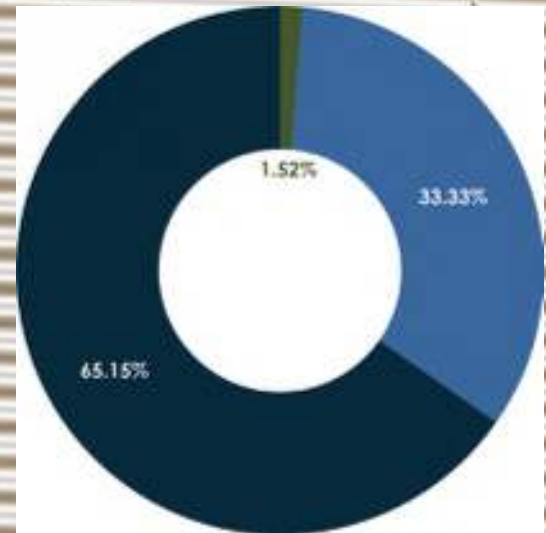
- Well
- Somewhat Well
- Not Well

HOW WELL DO CURRENT FACILITIES SUPPORT STUDENTS WITH SPECIAL EDUCATION NEEDS?



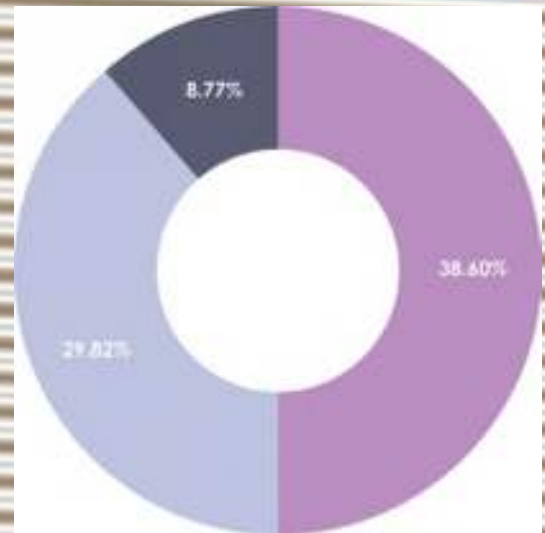
- Well
- Somewhat Well
- Not Well

HOW VALUABLE WOULD MORE OUTDOOR LEARNING ENVIRONMENTS BE?



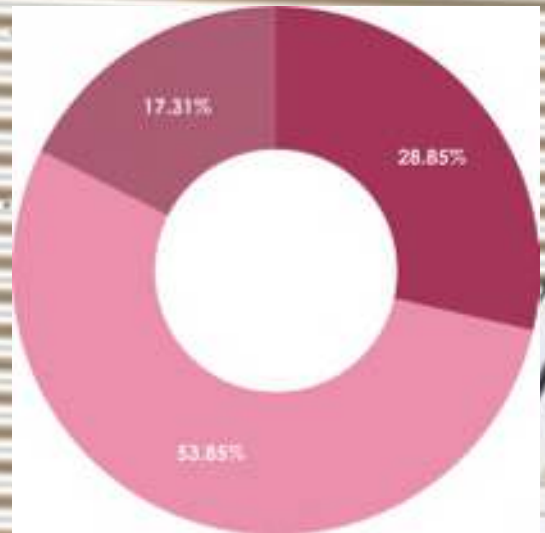
- Extremely Valuable
- Somewhat Valuable
- Not Valuable

ARE YOUR SCIENCE / STEM TEACHING SPACES ADEQUATE FOR HANDS-ON, LAB-BASED, OR COLLABORATIVE LEARNING?



- Not Adequate
- Somewhat Adequate
- Yes, Fully Adequate

DO YOUR SPACES SUPPORT ARTS, MUSIC, AND/OR PERFORMANCE PROGRAMS EFFECTIVELY?



- No
- Somewhat
- Yes

*“We need amphitheater area(s) or designated spaces for outdoor instruction.”*

*“The current science laboratory classrooms are adequate, but we do not have enough of those rooms to meet the needs of our students.”*

*“The classrooms need more ventilation.”*

*“Too many kids have been compressed into an insufficient campus.”*

*“Adding natural elements like shading or growing plants would benefit the campus.”*

*“More shaded space for TK to play outside and more space in classrooms.”*



# MASTER PLANNING

## CATEGORIES OF WORK

### LITTLE / TO NO-WORK

- Protect (E) Conditions
- Interior Painting
- New Tackable Walls - (2) Walls
- Replace HVAC Equipment - In Kind
- Replace Building/ Site EMS/ BMS
- Replace Building/ Site Fire Alarm
- Replace Building/ Site PA/ Clock/ Bell

### MAJOR MODERNIZATION

- Protect (E) Conditions
- Structural/ Seismic Mandates
- New Exterior Fenestrations / Finishes
- Interior Partitions
- Interior Doors
- Interior Finishes
- Misc. Specialties (casework, program, etc.)
- Fire Protection
- Plumbing
- Replace HVAC Equipment - In Kind
- Add - HVAC Distribution
- Replace Building/ Site EMS/ BMS
- Lighting
- Power - Convenience Only
- Data - 6 drops per rm
- Audio/ Visual/ Technology
- Replace Building/ Site Fire Alarm
- Replace Building/ Site PA/ Clock/ Bell

### NEW CONSTRUCTION

- New Building



# MARIE BAUER

## EARLY EDUCATION CENTER

### SUMMARY

|                                                |                                  |
|------------------------------------------------|----------------------------------|
| ADDRESS:                                       | 1626 Vine St,<br>Paso Robles, CA |
| YEAR BUILT:                                    | 2018                             |
| SITE ACREAGE:                                  | 2 Acres                          |
| GRADES:                                        | Preschool                        |
| DESIGN CAPACITY<br>BASED ON 2023-24<br>REPORT: | 160                              |

### OVERVIEW

Marie Bauer Early Education Center provides high-quality early learning experiences for children ages 3 to 5 in a nurturing and supportive environment. As the District's early childhood education center, the school emphasizes hands-on, play-based learning that encourages curiosity, exploration, and a lifelong love of learning. Marie Bauer's mission is to serve as a "bridge to student success," helping young learners build the academic, social, and emotional foundations needed for future achievement. Through strong partnerships with families, educators, and the community, the school creates an inclusive environment where every child is valued, supported, and empowered to thrive.

## EXISTING SITE

Marie Bauer Early Childhood Center opened in 2018 and serves the District's youngest learners in a facility designed specifically for early childhood education. The campus provides preschool and early learning programs organized around a central outdoor playyard. The campus remains one of the newest facilities in the District and is in excellent condition.

### CAMPUS FACILITIES

The campus consists of two permanent classroom buildings and a portable. Due to its relatively recent construction, the permanent buildings received favorable ratings and require only minor maintenance items.



### OUTDOOR PLAY AREAS

Outdoor play spaces are a defining feature of the Marie Bauer campus. The facility assessment found that existing play areas adequately serve students but identified opportunities for additional shading. The play area adjacent to the portable classroom was noted as a potential improvement area, including replacement of aging rubber surfacing and the possible addition of a play structure.



### LONG-TERM OUTLOOK

Throughout the master planning process, District staff and campus leadership consistently expressed confidence in the existing facility. Although several minor improvement opportunities were identified, the Director of Marie Bauer indicated that the campus does not anticipate requiring major changes over the next ten years. As a result, no major projects were recommended within the Facilities Master Plan.



EXISTING  
CONDITIONS



Marie Bauer's thoughtfully designed courtyard and administration spaces continue to serve students well, with facility needs largely limited to minor maintenance items such as localized roofing repairs.



FACILITY  
ASSESSMENT  
SITE PLAN

The facility assessment found that Marie Bauer Early Childhood Center is in excellent overall condition. Identified needs were generally limited to minor maintenance items, including localized roofing and drainage repairs, accessibility adjustments, additional shade opportunities, and routine upkeep of the portable classroom. The assessment also noted opportunities to improve wayfinding. Following discussions with campus leadership, no facility improvements were ultimately determined to be necessary as part of the Facilities Master Plan.

- NO REPAIR
- COSMETIC REPAIR
- PREVENTIVE REPAIR
- REPAIR NECESSARY
- TWO YEARS OVERDUE
- MAJOR REPAIR NEEDED





# GEORGIA BROWN

## DUAL IMMERSION

### SUMMARY

|                                                |                                                      |
|------------------------------------------------|------------------------------------------------------|
| ADDRESS:                                       | 900 Creston Road<br>Paso Robles, CA                  |
| YEAR BUILT:                                    | 1955-2009<br>37-40 years since last<br>modernization |
| SITE ACREAGE:                                  | 9.7 Acres<br>8.29 Usable, Less Parking               |
| GRADES:                                        | TK-8th Grade                                         |
| CDE RECOMMENDED<br>ACREAGE:                    | 11.9<br>70% of recommended                           |
| DESIGN CAPACITY<br>BASED ON 2023-24<br>REPORT: | 882                                                  |

### OVERVIEW

Georgia Brown Dual Immersion is a TK-8 campus that provides students with the opportunity for a bilingual education in English and Spanish instruction. In the Fall of 2024, Georgia Brown reopened at the former Lewis Middle School and expanded from TK-6th to TK-8th. Georgia Brown is one of the few schools in PRJUSD that is seeing a growth in enrollment.

## EXISTING SITE

Georgia Brown Dual Immersion School was originally constructed in 1955. The original campus buildings were modernized between 1989 and 1990, extending the useful life of the facilities while maintaining much of the campus's original layout.

### CAMPUS LAYOUT

One of the primary challenges at Georgia Brown is the distribution of the Junior High program across multiple areas of campus. Currently, Junior High students are split between classroom buildings in the northeastern and western portions of the site. This separation creates operational inefficiencies and increases travel distances for students throughout the school day. For example, students regularly travel across campus to access physical education facilities located at the gym.



### OUTDOOR SPACE CONSTRAINTS

Three portable classroom buildings currently occupy a portion of the campus blacktop area, reducing the amount of outdoor recreation space available. The placement of these aging portables limits flexibility for outdoor activities and contributes to crowding during recess and physical education. Opportunities to expand hardcourt areas are limited by the small size of the existing play fields. The CDE recommended areas for TK-6 field areas, hard court areas and apparatus areas for all grade levels are in serious deficit. These calculations do not include the added grades 7 + 8 and their needs for outdoor play or fields.



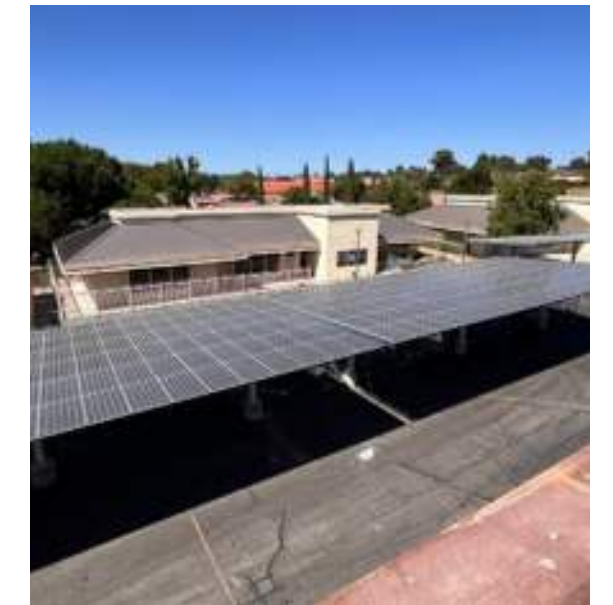
It is recommended that more area be dedicated to outdoor hard courts and play fields by removing portables and providing shaded outdoor play opportunities.

### RECENT CAMPUS IMPROVEMENTS

Georgia Brown has completed several recent campus improvements. Solar shade structures were installed in 2017, creating additional outdoor eating and gathering space. While the structures maintain required fire access, they add complexity to emergency vehicle circulation. Most recently, a new playground was installed in March 2026, further enhancing outdoor recreation opportunities for students.

### FUTURE OPPORTUNITIES

The District has recently built a new TK/K campus adjacent to the gym on the southern portion of the site. Although this frees up classroom space for other grades, it further reduces the effective playyard and hardtop facilities. A more cohesive Junior High learning environment is needed.



EXISTING  
CONDITIONS



Existing facility challenges include worn interior finishes, exposed and limited outdoor recreation space, and difficult roof access for maintenance. These conditions affect the functionality of the campus.



FACILITY  
ASSESSMENT  
SITE PLAN

The facility assessment identified several recurring challenges across the Georgia Brown campus. Site-wide concerns include limited parking capacity, complex emergency vehicle access, inadequate restroom access in portions of the campus, and multiple accessibility deficiencies. Many of the campus's older buildings continue to experience aging infrastructure issues such as outdated door hardware, original single-pane glazing, deteriorating roofing components, aging mechanical systems, and the need for LED lighting upgrades. Hardtop play spaces are heat absorbing and limited by portables on the play areas.

- NO REPAIR
- COSMETIC REPAIR
- PREVENTIVE REPAIR
- REPAIR NECESSARY
- TWO YEARS OVERDUE
- MAJOR REPAIR NEEDED



The FMP proposes solve the following: provide an adequately sized facility for junior high school students by removing existing TK/K buildings (program has been relocated into a new space)and providing a two story structure to provide 8-10 new classrooms for the 7th and 8th graders. This would effectively give them their own campus 'zone'.

Opening space by removing the portables will provide more outdoor play area to the entire school.

The required play areas and hardtop play area is undersized per CDE recommendations by 70%. The play areas need shading, ADA access and general upgrading.

Removal and construction of a new two story classroom building for grades 1-6, which would include new administration, staff space and library/learning commons.

After school program would be accommodated in the front 100 buildings since it is close to drop-off and has outdoor area.

| ROOM LEGEND |                              |
|-------------|------------------------------|
| AD          | Administration               |
| AS          | After School Classroom       |
| CR          | Classroom                    |
| CTE         | Career & Technical Education |
| IC          | Innovation Center            |
| KI          | Kitchen                      |
| LC          | Learning Center              |
| LIB         | Library                      |
| LR          | Locker Room                  |
| RR          | Restroom                     |
| SCI         | Science Lab Classroom        |
| SL          | Staff Lounge                 |

| KEYNOTES |                                                                                                                                                                                                      |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01       | Coaching Offices to be Converted for Classroom Use. Minor Updates to Locker Rooms.                                                                                                                   |
| 02       | New Two-Story, Nine (9) Classroom Building with Restrooms and Shaded Outdoor Learning; to Replace Existing Buildings.                                                                                |
| 03       | New Colored Asphalt Hardcourts.                                                                                                                                                                      |
| 04       | Modernize Gymnasium                                                                                                                                                                                  |
| 05       | Modernize Classrooms for After School Program Spaces to Provide Safe, Supervised and Enriching Environments Offering Structure Activities, STEM and Shaded Outdoor Area for Large Motor Skills.      |
| 06       | New Shaded Outdoor Lunch Space.                                                                                                                                                                      |
| 07       | Modernize Library and Staff Lounge, Expanded Multipurpose Room.                                                                                                                                      |
| 08       | Update Play Structure.                                                                                                                                                                               |
| 09       | New Fire Access Road.                                                                                                                                                                                |
| 10       | New Kitchen for TK/Kindergarten.                                                                                                                                                                     |
| 11       | New Two-Story Administration and Twenty-Four (24) Classroom Building to Replace Current Buildings; 1-3 on First Floor, 4-6 on Second Floor. New Entry and Outdoor Learning Courtyard for Classrooms. |



# BUDGET

| Georgia Brown Dual Immersion School |                                                                | 2026 Estimated Project Cost | 3 yr (2029) Projects w/ 15% Escalation | 5 yr (2031) Projects w/ 25% Escalation |
|-------------------------------------|----------------------------------------------------------------|-----------------------------|----------------------------------------|----------------------------------------|
| 1                                   | Modernized Offices and Locker Rooms                            | \$ 2,910,000                | \$ 3,346,500                           | \$ 3,637,500                           |
| 2                                   | New Two Story 8 Classroom Building                             | \$ 10,530,000               | \$ 12,109,500                          | \$ 13,162,500                          |
| 3                                   | New Hardcourt Play Area                                        | \$ 4,630,000                | \$ 5,324,500                           | \$ 5,787,500                           |
| 4                                   | Modernized Gymnasium                                           | \$ 2,780,000                | \$ 3,197,000                           | \$ 3,475,000                           |
| 5                                   | Modernized Classrooms - Afterschool Program & Shaded Courtyard | \$ 1,120,000                | \$ 1,288,000                           | \$ 1,400,000                           |
| 6                                   | New Shaded Outdoor Lunch Space                                 | \$ 790,000                  | \$ 908,500                             | \$ 987,500                             |
| 7                                   | Modernized Library & Staff Lounge                              | \$ 3,220,000                | \$ 3,703,000                           | \$ 4,025,000                           |
| 8                                   | Updated Play Structure                                         | \$ 120,000                  | \$ 138,000                             | \$ 150,000                             |
| 9                                   | New Fire Access Road                                           | \$ 100,000                  | \$ 115,000                             | \$ 125,000                             |
| 10                                  | New TK/K Warming Kitchen                                       | \$ 850,000                  | \$ 977,500                             | \$ 1,062,500                           |
| 11                                  | New Admin and Classroom Building                               | \$ 26,480,000               | \$ 30,452,000                          | \$ 33,100,000                          |
| Projects Subtotal:                  |                                                                | \$ 53,530,000               | \$ 61,559,500                          | \$ 66,912,500                          |



# GLEN SPECK ELEMENTARY SCHOOL

## SUMMARY

|                                                |                                         |
|------------------------------------------------|-----------------------------------------|
| ADDRESS:                                       | 401 17th St,<br>Paso Robles, CA         |
| YEAR BUILT:                                    | 1953, 2021<br>5 yrs since modernization |
| SITE ACREAGE:                                  | 15 Acres<br>12.8 Usable less            |
| GRADES:                                        | TK - 6th Grade                          |
| DESIGN CAPACITY<br>BASED ON 2023-24<br>REPORT: | 728                                     |

## OVERVIEW

Glen Speck Elementary School is a close-knit learning community where students are encouraged to develop a love of learning while reaching their full academic, social, and emotional potential. Home of the Bobcats, the school embraces its R.O.A.R. values and fosters a culture of character, responsibility, and respect. Glen Speck is committed to meeting the unique needs and talents of every student through high-quality instruction, positive behavior supports, and strong partnerships with families and the community. Through its dedication to student success and lifelong learning, the school creates an environment where every child is supported, challenged, and empowered to thrive.

## EXISTING SITE

On Glen Speck campus, several classroom buildings date back to 1953, but the campus underwent substantial improvements in 2021. Updates include the construction of a new administration building and modernization of some original classroom wings. As a result, much of the campus is in excellent condition.

### CAMPUS FACILITIES

The campus is generally well organized, with classroom buildings arranged around central courtyards and outdoor learning spaces. The recently constructed administration remains functional and in good condition, requiring only minor improvements. Despite recent modernizations in 2021, the four eastern classroom buildings are in need of improvements.



### OUTDOOR RECREATION AREAS

Glen Speck has a large play field and multiple hardcourt areas. However, stakeholders identified opportunities to improve these spaces. At the time of planning, a new shade structure and hardcourt improvements were already underway.



### DEVELOPMENT OPPORTUNITIES

One of the most significant opportunities on the Glen Speck campus is the large undeveloped site located to the west of the campus. This site provides flexibility for future expansion while minimizing disruption to existing campus operations.



### PARKING

Parking was identified as one of the campus's primary challenges. Existing parking areas are limited in size and do not fully accommodate staff and visitor demand, resulting in congestion during pick up and drop off.

### AFTER SCHOOL

Glen Speck currently utilizes portable buildings to support after school. Stakeholders indicated that the existing facilities adequately meet program needs.

### MULTIPURPOSE AND KITCHEN

The multipurpose room serves as an important hub for student dining, assemblies, and school events. At the time of planning, an addition and renovation project for the kitchen and multipurpose facilities was already in progress.

EXISTING  
CONDITIONS



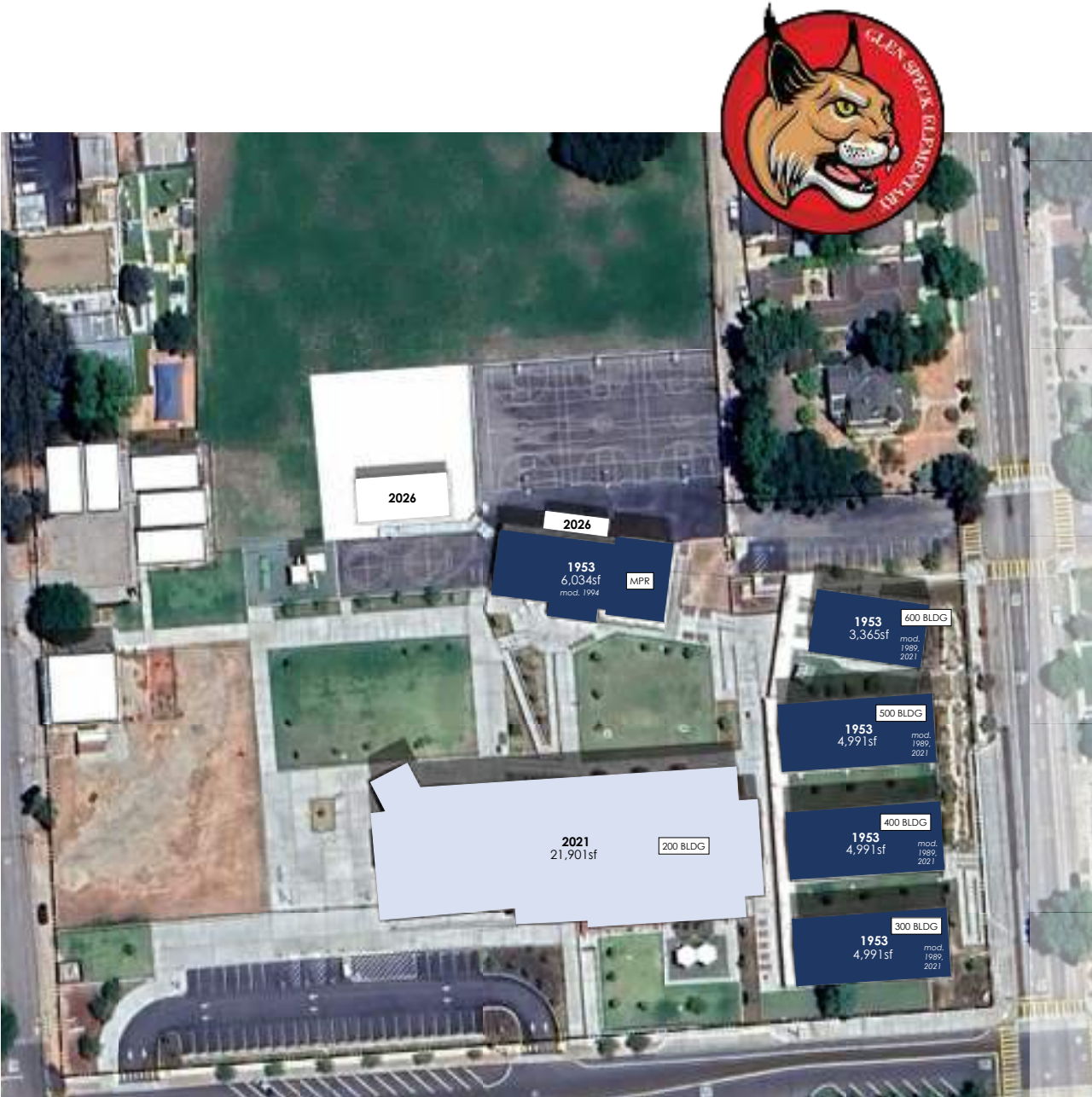
The administration building, classroom facilities, and multipurpose spaces are generally in good condition, reflecting the significant modernization investments made throughout the campus.



FACILITY  
ASSESSMENT  
SITE PLAN

Glen Speck is generally in good condition. Most campus buildings received favorable ratings, with only minor deficiencies identified. Key findings included the need for additional parking capacity, improved wayfinding signage, and water bottle filling stations. The assessment also identified the need for kitchen upgrades, replacement of a temporary restroom serving the play area, enhanced irrigation within portions of the play field, and minor roofing repairs at the administration building.

- NO REPAIR
- COSMETIC REPAIR
- PREVENTIVE REPAIR
- REPAIR NECESSARY
- TWO YEARS OVERDUE
- MAJOR REPAIR NEEDED



The FMP recommendations for Glen Speck Elementary School are to improve the drop-off and parking by the addition of a parking area which would extend the drop-off lane.

There is room on the campus for additions of a new specialty classroom/s as needed.

| ROOM LEGEND |                   |
|-------------|-------------------|
| AD          | Administration    |
| CR          | Classroom         |
| LIB         | Library           |
| MPR         | Multipurpose Room |
|             |                   |
| KI          | Kitchen           |
| SL          | Staff Lounge      |

| KEYNOTES |                                           |
|----------|-------------------------------------------|
| 01       | New Drop-Off, Parking Lot with 46 Spaces. |
| 02       | Ornamental Perimeter Fence.               |
| 03       | Future New Classroom as Needed.           |
| 04       | New Colored Hardcourts and Shade.         |
| 05       | New Sensory Garden Area                   |



# BUDGET

| Glen Speck Elementary School |                              | 2026 Estimated Project Cost | 3 yr (2029) Projects w/ 15% Escalation | 5 yr (2031) Projects w/ 25% Escalation |
|------------------------------|------------------------------|-----------------------------|----------------------------------------|----------------------------------------|
| 1                            | New Drop off and Parking Lot | \$ 1,090,000                | \$ 1,253,500                           | \$ 1,362,500                           |
| 2                            | Ornamental Fence Perimeter   | \$ 50,000                   | \$ 57,500                              | \$ 62,500                              |
| 3                            | New Specialty Classroom      | \$ 1,320,000                | \$ 1,518,000                           | \$ 1,650,000                           |
| 4                            | New Hardcourts               | \$ 240,000                  | \$ 276,000                             | \$ 300,000                             |
| 5                            | New Sensory Garden           | \$ 40,000                   | \$ 46,000                              | \$ 50,000                              |
| Projects Subtotal:           |                              | \$ 2,740,000                | \$ 3,105,000                           | \$ 3,375,000                           |



# KERMIT KING ELEMENTARY SCHOOL

## SUMMARY

|                                                |                                                     |
|------------------------------------------------|-----------------------------------------------------|
| ADDRESS:                                       | 700 Schoolhouse Cir,<br>Paso Robles, CA             |
| YEAR BUILT:                                    | 1997, 2001, 2007<br>20-28 years since modernization |
| SITE ACREAGE:                                  | 11.2 Ac<br>9.41 Usable Less<br>Parking              |
| GRADES:                                        | TK - 6th Grade                                      |
| CDE RECOMMENDED<br>ACREAGE:                    | 92% of recommended                                  |
| DESIGN CAPACITY<br>BASED ON 2023-24<br>REPORT: | 679                                                 |

## OVERVIEW

Kermit King Elementary School is a TK–6 campus located in the River Oaks area of east Paso Robles and serves a diverse community of approximately 500 students. The school emphasizes academic achievement, student engagement, positive behavior, and social-emotional development through its schoolwide LEAP and Positive Behavioral Interventions and Supports (PBIS) programs. The Facilities Master Plan provides an opportunity to enhance the campus with safe, welcoming, and flexible learning environments; improved outdoor play and learning areas; and facilities that support collaboration, student wellness, and evolving educational programs. Kermit King Elementary School is committed to helping every student reach their full potential academically, socially, and emotionally.

# EXISTING SITE

Kermit King Elementary is one of the newer elementary campuses in the District. Play fields occupy the southern portion of the site, while parking, administration, and student functions are concentrated in the north.

## TRANSITIONAL KINDERGARTEN AND KINDERGARTEN

The need for additional TK/K space was identified as the most significant priority. The existing TK/K program is housed in permanent classroom buildings that are undersized for current program needs. Stakeholders expressed a desire for larger classrooms, dedicated support spaces, and improved outdoor learning/play areas.

TK/K turfed, paved, and apparatus areas should be 43,200 sf per CDE standards. The existing TK/K area is 5,928 sf reflecting a significant shortage.



## OUTDOOR RECREATION

The existing hardcourts are undersized per CDE recommendations and partially occupied by three portable classrooms serving the TK/K program. Stakeholders identified a need for additional shade throughout outdoor activity areas, particularly over the basketball courts. Existing lunch shade structures were deemed to be in good condition and sufficient.

The existing play structures are aging, but new structures are currently being constructed.

The restroom building located on the hardcourts was identified as an area of concern due to its condition and limited functionality.

## ACCESSIBILITY

While Kermit King's facilities remain in generally good condition, several accessibility issues were identified. These include updates to signage, restroom accessibility, sink clearances, pathways of travel, and select building systems.

## INFRASTRUCTURE

Additional maintenance needs such as flooring replacement, lighting upgrades, roofing maintenance, and replacement of aging building components were also noted.

## AFTER SCHOOL

Kermit King serves a substantial after school population. After school relies on available classroom space throughout campus as well as two portable classrooms.



EXISTING  
CONDITIONS



ADMINISTRATION

Accessibility deficiencies within the building, on the blacktop, maintenance needs in the administration, and roofing issues were identified in the facility assessment.



BUILDING ON BLACKTOP



ROOF

FACILITY  
ASSESSMENT  
SITE PLAN

The facility assessment found that Kermit King Elementary is generally in good condition. Most identified needs were related to maintenance, accessibility, and site amenities rather than major building deficiencies. Common issues included aging flooring, roofing maintenance, accessibility upgrades, lighting improvements, and updates to signage and restroom compliance. The assessment also noted a need for hardcourt resurfacing and shading.

- NO REPAIR
- COSMETIC REPAIR
- PREVENTIVE REPAIR
- REPAIR NECESSARY
- TWO YEARS OVERDUE
- MAJOR REPAIR NEEDED



The FMP recommends the building of a new TK/K campus to provide adequate and appropriate space to this age group. This would include a dedicated play area and outdoor learning. The existing TK/K space would be renovated into Special Education classrooms and support facilities and room for the After school program in a space that allows outdoor access and play.

Renovations to the hardtop and play areas are suggested to bring more shading and colored asphalt paving surface to allow for creativity in play.

| ROOM LEGEND |                   |
|-------------|-------------------|
| AD          | Administration    |
| CR          | Classroom         |
| LC          | Learning Center   |
| LIB         | Library           |
| LR          | Locker Room       |
| MPR         | Multipurpose Room |
| RR          | Restroom          |
| SL          | Staff Lounge      |
| ST          | Storage           |
| WR          | Work Room         |

| KEYNOTES |                                                                                                                                                                                                               |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01       | New TK/Kindergarten Building and Associated Play Space to Replace Existing Portables.                                                                                                                         |
| 02       | Existing TK/Kindergarten Spaces Renovated for After School Program Spaces to Provide Safe, Supervised and Enriching Environments Offering Structure Activities, STEM and Outdoor Area for Large Motor Skills. |
| 03       | Shaded Seating                                                                                                                                                                                                |
| 04       | Existing Restroom Modernized for Playground Use.                                                                                                                                                              |
| 05       | New Hardcourts, Ball Wall, and Shaded Basketball Courts.                                                                                                                                                      |
| 06       | Modernized Administration and Classroom Building.                                                                                                                                                             |
| 07       | New Learning Center Classroom with Sensory/Calm Rooms.                                                                                                                                                        |
| 08       | Building 800 Renovated to Accommodate Special Education and Restrooms. Minor Updates to Entire Building.                                                                                                      |
| 09       | Building 300                                                                                                                                                                                                  |
| 10       | Building 400                                                                                                                                                                                                  |
| 11       | Building 500                                                                                                                                                                                                  |



# BUDGET

| Kermit King Elementary School |                                         | 2026 Estimated Project Cost | 3 yr (2029) Projects w/ 15% Escalation | 5 yr (2031) Projects w/ 25% Escalation |
|-------------------------------|-----------------------------------------|-----------------------------|----------------------------------------|----------------------------------------|
| 1                             | New TK/K Complex                        | \$ 8,410,000                | \$ 9,671,500                           | \$ 10,512,500                          |
| 2                             | TK/K Modernized into Afterschool        | \$ 1,770,000                | \$ 2,035,500                           | \$ 2,212,500                           |
| 3                             | New Shaded Seating                      | \$ 370,000                  | \$ 425,500                             | \$ 462,500                             |
| 4                             | Modernize Restroom                      | \$ 270,000                  | \$ 310,500                             | \$ 337,500                             |
| 5                             | New Hardcourt Play Area                 | \$ 1,890,000                | \$ 2,173,500                           | \$ 2,362,500                           |
| 6                             | Modernize Admin & Classroom Bldg        | \$ 4,460,000                | \$ 5,129,000                           | \$ 5,575,000                           |
| 7                             | New LC and Outdoor Learning             | \$ 1,850,000                | \$ 2,127,500                           | \$ 2,312,500                           |
| 8                             | Clstrm Modernized into LC & RR Addition | \$ 1,660,000                | \$ 1,909,000                           | \$ 2,075,000                           |
| 300                           | Minor Mod                               | \$ 1,120,000                | \$ 1,288,000                           | \$ 1,400,000                           |
| 400                           | Minor Mod                               | \$ 1,120,000                | \$ 1,288,000                           | \$ 1,400,000                           |
| 500                           | Minor Mod                               | \$ 2,170,000                | \$ 2,495,500                           | \$ 2,712,500                           |
|                               |                                         | \$ 25,090,000               | \$ 28,853,500                          | \$ 31,362,500                          |



# PAT BUTLER ELEMENTARY SCHOOL

## SUMMARY

|                                                |                                          |
|------------------------------------------------|------------------------------------------|
| ADDRESS:                                       | 700 Nicklaus St,<br>Paso Robles, CA      |
| YEAR BUILT:                                    | 1987                                     |
| SITE ACREAGE:                                  | 10.9 Acres<br>8.0 Usable Less<br>Parking |
| GRADES:                                        | TK - 6th Grade                           |
| DESIGN CAPACITY<br>BASED ON 2023-24<br>REPORT: | 648                                      |

## OVERVIEW

Pat Butler Elementary School is dedicated to helping every student reach their highest potential in a safe, supportive, and engaging learning environment. The school recognizes that each child brings unique talents and strengths and strives to inspire academic achievement, lifelong curiosity, and personal growth. Through a commitment to continuous improvement and strong partnerships between students, staff, and families, Pat Butler fosters a culture where every child can thrive. Guided by its RISE values of Respect, Integrity, Safety, and Excellence, the school encourages students to become responsible learners, caring community members, and successful global citizens.

# EXISTING SITE

Pat Butler Elementary occupies a unique site on the western edge of Paso Robles and maintains a clear campus organization. Academic buildings are arranged around central walkways and outdoor spaces.

## CAPACITY

One of the most significant needs identified was the replacement of aging portable classrooms located along the western edge of the blacktop. The facility assessment identified maintenance concerns within the portable buildings.

## SPECIAL EDUCATION FACILITIES

The northeastern portable classroom currently houses Special Education programs and was identified as another priority area. Stakeholders expressed a desire to relocate these programs into permanent facilities. The location of the portable separates students and staff from the main academic core.



## TRANSITIONAL KINDERGARTEN (TK) & KINDERGARTEN

A significant challenge at Pat Butler is the distribution of the TK/K program across multiple areas of campus. While a portion of the program is housed on the northeastern side of campus, additional TK classrooms are in portable buildings on the western edge. This arrangement separates students, staff, and resources within TK/K and creates long travel distances. Existing classrooms are also insufficient to support TK/K programs.



## AFTER SCHOOL

Pat Butler serves a substantial afterschool population but currently lacks dedicated facilities designed specifically for after-school programming. It is recommended that afterschool facilities be added which would also serve the school during the academic hours as science and art classrooms and potential lunchroom space.

## SITE CONSTRAINTS

Although the campus includes a large field, expansion opportunities are limited. Immediately beyond the hardcourt area, there is a steep slope that would require substantial grading and site work to support major development. As a result, much of the field is not readily available for cost-effective expansion. However, one of the few opportunities for new construction exists near the upper portion of the parking lot, where the site transitions more gradually into the existing campus. This location also provides convenient access for student pick-up and drop-off.

## OUTDOOR RECREATION AREAS

Pat Butler has expansive outdoor recreation spaces. Existing hardcourts are unshaded, making outdoor recess difficult on hot days.



## EXISTING CONDITIONS



Aging classroom finishes, deteriorating hardware and accessibility deficiencies within portable classrooms, and outdoor recreation areas were identified as needing areas of improvement.



# FACILITY ASSESSMENT SITE PLAN

The facility assessment found that Pat Butler's primary needs are accessibility improvements, aging portable classrooms, and outdoor recreation areas. Most permanent classroom buildings remain in good condition, but would benefit from updated flooring, lighting, windows, and other minor modernizations. The assessment also identified opportunities to improve hardcourts, playgrounds, shade structures, and campus circulation.



The FMP recommends modernizing the TK/K area and outdoor learning space. An addition of a 6 classroom building and shaded outdoor learning would allow the removal of portables on campus.

A new after school program area is suggested to provide safe, supervised and enriching environment for the program. These spaces would have dual uses in the school day as lunch serving space, student assembly, or specialty classes such as art and science. It is positioned to take advantage of the lower undeveloped area.

An extensive reworking of the outdoor area is recommended to add colored asphalt shaded hardcourts, shaded basketball courts and play areas.

TK/K outdoor play areas, apparatus and hard surfaces are 17% of what CDE recommends for the program, significantly undersized.

| ROOM LEGEND |                        |
|-------------|------------------------|
| AD          | Administration         |
| AS          | After School Classroom |
| CR          | Classroom              |
| KI          | Kitchen                |
| LC          | Learning Center        |
| LIB         | Library                |
| LL          | Learning Lab           |
| MPR         | Multipurpose Room      |
| RR          | Restroom               |
| ST          | Storage                |
| WR          | Work Room              |

- KEYNOTES
- 01

Modernized Classrooms for Kindergarten Use.
- 02

New Shaded Outdoor Learning Space, Play Area, and Restrooms.
- 03

Modernize Classrooms for TK Use.
- 04

New Six (6) Classroom Building, Shaded Outdoor Learning, and Storage to Replace Existing Portables.
- 05

New Colored Asphalt and Shaded Basketball Courts.
- 06

New Shaded Outdoor Learning.
- 07

Modernize Classroom to Learning Center.
- 08

New After School Program Spaces to Provide Safe, Supervised and Enriching Environments Offering Structured Activities, STEM and Outdoor Area for Large Motor Skills.



# BUDGET

| Pat Butler Elementary School |                                         | 2026 Estimated Project Cost | 3 yr (2029) Projects w/ 15% Escalation | 5 yr (2031) Projects w/ 25% Escalation |
|------------------------------|-----------------------------------------|-----------------------------|----------------------------------------|----------------------------------------|
| 1                            | Modernize Classrooms to TK              | \$ 1,630,000                | \$ 1,874,500                           | \$ 2,037,500                           |
| 2                            | New TK/K Play Yard                      | \$ 280,000                  | \$ 322,000                             | \$ 350,000                             |
| 3                            | Modernize Classrooms to K               | \$ 1,630,000                | \$ 1,874,500                           | \$ 2,037,500                           |
| 4                            | New 6 Classroom Building                | \$ 5,970,000                | \$ 6,865,500                           | \$ 7,462,500                           |
| 5                            | New Hardcourts                          | \$ 5,230,000                | \$ 6,014,500                           | \$ 6,537,500                           |
| 6                            | New Afterschool Complex                 | \$ 140,000                  | \$ 161,000                             | \$ 175,000                             |
| 7                            | Modernize Classrooms to Learning Center | \$ 1,460,000                | \$ 1,679,000                           | \$ 1,825,000                           |
| 8                            | New Afterschool Complex                 | \$ 5,050,000                | \$ 5,807,500                           | \$ 6,312,500                           |
|                              |                                         | \$ 21,390,000               | \$ 24,598,500                          | \$ 26,737,500                          |



# VIRGINIA PETERSON ELEMENTARY SCHOOL

## SUMMARY

|                                                |                                          |
|------------------------------------------------|------------------------------------------|
| ADDRESS:                                       | 2501 Beechwood Dr,<br>Paso Robles, CA    |
| YEAR BUILT:                                    | 1989                                     |
| SITE ACREAGE:                                  | 10.7 Acres<br>9.0 Usable Less<br>Parking |
| GRADES:                                        | TK - 6th Grade                           |
| DESIGN CAPACITY<br>BASED ON 2023-24<br>REPORT: | 800                                      |

## OVERVIEW

Virginia Peterson Elementary School is dedicated to providing an education where every student is supported in reaching their potential. The school recognizes that each child brings unique gifts and is committed to creating a learning environment that inspires academic achievement and lifelong learning. Through its PRIDE values (Preparedness, Respect, Integrity, Determination, and Empathy), Virginia Peterson cultivates a culture where students are encouraged to grow socially, emotionally, and academically. VPES empowers students to become confident learners and positive members of their community.

# EXISTING SITE

Virginia Peterson Elementary, constructed in 1987, serves a diverse student population that includes both general education and specialized programs. The campus benefits from large fields/hardcourt areas and immediate restroom access from outdoor play spaces.

## MEDICALLY FRAGILE & SPECIAL EDUCATION

Virginia Peterson serves as the District's primary location for the Medically Fragile program. The program supports students with significant medical, physical, and educational needs and requires specialized instructional environments. Challenges associated with drop-off, parking, and accessibility accommodations for the special needs population are prevalent throughout portions of the campus.



## IEP SUPPORT

Virginia Peterson Elementary serves as a specialized elementary site within PRJUSD supporting students with extensive support needs, including medically fragile students and students requiring intensive special education services. The program requires classrooms and support spaces that accommodate individualized instruction, health-related care, mobility support, adaptive equipment, hygiene/toileting support, therapy services, and a calm, accessible learning environment. Facilities should support high staff-to-student ratios, direct access to accessible restrooms/changing areas, nearby health/nurse support, specialized storage, safe loading and unloading, and outdoor areas that are shaded, supervised, and accessible.

The campus regularly hosts Individualized Education Program (IEP) meetings involving families, teachers, specialists, administrators, and support staff. Stakeholders identified the need for a larger conference space, as existing meeting rooms are often unable to comfortably accommodate all participants.

## TK/K PROGRAM

Stakeholder feedback identified a growing need for additional TK/K classrooms. Existing facilities do not sustain the TK/K program and provide limited flexibility for expansion. Future TK/K growth will require age-appropriate learning environments and improved outdoor play areas.

The TK/K program play area is significantly undersized per CDE recommendations 28,800 sf of combined turf, paved and apparatus area. Current area is 50% of the recommended size.

## AFTER SCHOOL

Virginia Peterson also supports a substantial after-school population but lacks facilities specifically designed for after-school programming. Currently, these programs rely on spaces that must also serve academic functions during the regular school day.

## OUTDOOR RECREATION AREAS

Virginia Peterson has several deficiencies within the outdoor environment, including aging hardcourt surfaces, deteriorating edges between asphalt and turf areas, and older play equipment that is nearing the end of its useful life. The hardscape lacks shade and can become uncomfortable during periods of extreme heat.

For the school population there is a deficit of hardcourt play area and apparatus areas. In addition to deficit there are specific program needs for the school population and the need for shaded outdoor play space.

EXISTING  
CONDITIONS



Existing campus facilities rely on six portable classrooms for additional capacity, while large blacktop areas experience significant heat exposure and limited shade throughout much of the year.



FACILITY  
ASSESSMENT  
SITE PLAN

The facility assessment identified accessibility deficiencies such as non-compliant ADA stalls, transition gaps in walkways, aging site features, inadequate parking capacity, and wayfinding challenges.

The assessment also noted deteriorating hardcourt edges, and site circulation issues associated with special education drop-off and pickup areas. One apparatus area has been replaced and the north apparatus area is scheduled for replacement.

There is a lack of outdoor shaded play areas and shaded lunch areas.

- NO REPAIR
- COSMETIC REPAIR
- PREVENTIVE REPAIR
- REPAIR NECESSARY
- TWO YEARS OVERDUE
- MAJOR REPAIR NEEDED



The FMP recommends renovating TK/K classrooms and adding a new TK/K play area that is appropriately sized and shaded.

New after school program spaces are recommended, which will also serve during the school day as lunch serving areas or as science or art classrooms.

A new building with 6 classrooms in addition to classrooms for the Special Education program to replace existing portables.

An extensive reworking of the outdoor area is recommended to add colored asphalt shaded hardcourts, shaded basketball courts and play areas.

## ROOM LEGEND

|              |                                |
|--------------|--------------------------------|
| <b>AD</b>    | Administration                 |
| <b>CO</b>    | Counselor's Office             |
| <b>CR</b>    | Classroom                      |
| <b>LC</b>    | Learning Center                |
| <b>LIB</b>   | Library                        |
| <b>LR</b>    | Learning Resources             |
| <b>MF</b>    | Medically Fragile              |
| <b>MF SL</b> | Medically Fragile Staff Lounge |
| <b>MPR</b>   | Multipurpose Room              |
| <b>RR</b>    | Restroom                       |
| <b>SL</b>    | Staff Lounge                   |
| <b>ST</b>    | Storage                        |
| <b>TLC</b>   | Therapeutic Learning Center    |

## KEYNOTES

- 01 Existing Classrooms Renovated into Two (2) TK/Kindergarten Classrooms, and Learning Center. New TK/Kindergarten Play Area.
- 02 New After School Program Spaces to Provide Safe, Supervised and Enriching Environments Offering Structured Activities, STEM and Outdoor Area for Large Motor Skills.
- 03 New Building with Six (6) Classrooms and Therapeutic Learning Center, Restrooms; Replaces Existing Portables.
- 04 New Colored Asphalt Hardcourts, Ball Walls, Shaded Basketball Courts, and Ramp to Hardcourts.
- 05 Modernize Medically Fragile Building.
- 06 Existing Classrooms Renovated into Learning Center and Large Conference Room or Classroom.
- 07 Sensory Garden to Support All Students.



# BUDGET

| Virginia Peterson Elementary School |                                              | 2026 Estimated Project Cost | 3 yr (2029) Projects w/ 15% Escalation | 5 yr (2031) Projects w/ 25% Escalation |
|-------------------------------------|----------------------------------------------|-----------------------------|----------------------------------------|----------------------------------------|
| 1                                   | New TK/K Play Area and Modernized Classrooms | \$ 3,610,000                | \$ 4,151,500                           | \$ 4,512,500                           |
| 2/3                                 | New Afterschool Complex and 7 Classroom Bldg | \$ 11,580,000               | \$ 13,317,000                          | \$ 14,475,000                          |
| 4                                   | New Hardcourt Play Area                      | \$ 1,670,000                | \$ 1,920,500                           | \$ 2,087,500                           |
| 5                                   | Modernized Med Frag Bldg                     | \$ 4,030,000                | \$ 4,634,500                           | \$ 5,037,500                           |
| 6                                   | Modernized Classrooms to LC                  | \$ 1,460,000                | \$ 1,679,000                           | \$ 1,825,000                           |
| 7                                   | Sensory Garden                               | \$ 110,000                  | \$ 126,500                             | \$ 137,500                             |
|                                     |                                              | <b>\$ 22,460,000</b>        | <b>\$ 25,829,000</b>                   | <b>\$ 28,075,000</b>                   |



# WINIFRED PIFER

## ELEMENTARY SCHOOL

### SUMMARY

|                                          |                                         |
|------------------------------------------|-----------------------------------------|
| ADDRESS:                                 | 1350 Creston Rd,<br>Paso Robles, CA     |
| YEAR BUILT:                              | 1995                                    |
| SITE ACREAGE:                            | 14.5 Acres<br>12.6 Usable, Less Parking |
| GRADES:                                  | TK - 6th Grade                          |
| CDE RECOMMENDED ACREAGE:                 | 10.50<br>122% of recommended            |
| DESIGN CAPACITY BASED ON 2023-24 REPORT: | 918                                     |

### OVERVIEW

Winifred Pifer Elementary School provides a safe and supportive environment where students are encouraged to learn, grow, and discover their strengths. The school is committed to helping every child develop the knowledge, skills, and confidence needed for future success. Through strong instruction, enrichment opportunities, and a partnership between staff and families, students are supported both academically and personally. Winifred Pifer has served generations of Paso Robles families and continues to play an important role in building the foundation for lifelong learning.

# EXISTING SITE

Winifred Pifer Elementary shares a very similar campus organization with Kermit King Elementary, consisting of a compact classroom core surrounded by expansive outdoor activity areas. The campus benefits from a straightforward layout, clear separation between academic and recreation spaces, and substantial open space for student activities.

**CAPACITY & CLASSROOM SPACE**  
Capacity is one of the most significant considerations for the campus. Nine relocatable classrooms are currently located along the south edge of campus and adjacent to the hardcourt area. Several of these portables are among the oldest facilities on site and were identified in both the facility assessment and long-range planning efforts as candidates for replacement with permanent classroom space.



## OUTDOOR RECREATION

The facility assessment identified aging hardcourts, deteriorating playground surfacing, and limited shade coverage. An additional concern included storage containers located within activity zones.



## TK/K

The TK/K area is positioned separately from the main classroom wings, creating a dedicated environment for younger learners. The facility assessment noted that portions of the outdoor play environment contain aging equipment, limited shade, and separated activity spaces. Recent improvements have been made to some TK/K play areas.

## AFTER SCHOOL

After-school programs currently operate within existing campus facilities and outdoor spaces.



## CIRCULATION & ACCESSIBILITY

The facility assessment identified several site circulation challenges, including conflicts between parking, drop-off, and bus circulation. Parking availability is reduced by the existing drop-off configuration, and localized drainage issues create ponding along portions of the main entry. Accessibility upgrades were also identified throughout the campus, including pathways, ramps, restroom facilities, signage, and drinking fountains.

EXISTING  
CONDITIONS



The facility assessment identified opportunities to improve outdoor recreation areas, modernize administrative and support spaces, and replace temporary storage facilities.



FACILITY  
ASSESSMENT  
SITE PLAN

The facility assessment found that Winifred Pifer Elementary is generally in good condition. Common findings included worn flooring, aging finishes, lighting upgrades, accessibility improvements, roofing maintenance, and modernization of mechanical systems throughout several buildings. The assessment also identified opportunities to improve playground surfacing, shade coverage, outdoor storage, hardcourt conditions, and site circulation, particularly around parking and student drop-off areas.

- NO REPAIR
- COSMETIC REPAIR
- PREVENTIVE REPAIR
- REPAIR NECESSARY
- TWO YEARS OVERDUE
- MAJOR REPAIR NEEDED



The Facilities Master Plan recommends construction of a new TK/K classroom building with associated play areas sized to meet current capacity and California standards. The existing TK/K play area is undersized at approximately 6,500 SF against a recommended 23,000 SF, and should be expanded and reconfigured to meet age-appropriate separation and area requirements.

The existing hardcourts and field areas are adequately sized but are not usable in their current condition. The FMP recommends replacing the hardcourt surfacing with colored/coated asphalt to reduce heat gain, along with added shade structures and new play equipment.

The FMP also recommends a new after school building on the southern portion of the hardcourts, served by its own dedicated drop-off area to reduce vehicular congestion and improve student safety. These after school spaces would be dual-purpose, supporting daytime uses such as lunch service, science, or art instruction.

| ROOM LEGEND |                                |
|-------------|--------------------------------|
| AD          | Administration                 |
| ADL         | Alternative Learning Classroom |
| ALC         | Adapted Learning Classroom     |
| AS          | After School                   |
| CR          | Classroom                      |
| SL          | Staff Lounge                   |
| LC          | Learning Center                |
| LIB         | Library                        |
| MPR         | Multipurpose Room              |
| RR          | Restroom                       |
| SPED        | Special Education              |
| WR          | Work Room                      |

| KEYNOTES |                                                                                                                                                                                                                   |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01       | New TK/Kindergarten Four (4) Classroom Building, Yard, and Shaded Outdoor Learning to Replace Existing Portable and Building.                                                                                     |
| 02       | New Shaded Basketball Courts, Colored Asphalt Hard-Courts and Ball Walls. New Fire Access Road.                                                                                                                   |
| 03       | New After School Program Spaces to Provide Safe, Supervised and Enriching Environments Offering Structured Activities, STEM and Outdoor Area for Large Motor Skills. New After School Staff Parking and Drop-Off. |
| 04       | New Field Storage and Trash Enclosure to Replace Existing Portables.                                                                                                                                              |
| 05       | New Shaded Outdoor Learning Space.                                                                                                                                                                                |
| 06       | Modernized ALC with Dedicated Outdoor Area, LC Classroom, and ADL Classroom.                                                                                                                                      |
| 07       | New Classroom Building with Learning Center Classroom to Replace Existing Portables.                                                                                                                              |
| 08       | Modernized Classroom and Administration Building.                                                                                                                                                                 |
| 09       | Updated Softball Field.                                                                                                                                                                                           |



# BUDGET

| Winifred Pifer Elementary School |                                                       | 2026 Estimated Project Cost | 3 yr (2029) Projects w/ 15% Escalation | 5 yr (2031) Projects w/ 25% Escalation |
|----------------------------------|-------------------------------------------------------|-----------------------------|----------------------------------------|----------------------------------------|
| 1                                | New TK/K Complex                                      | \$ 6,595,000                | \$ 7,584,250                           | \$ 8,243,750                           |
| 2                                | New Hardcourt Play Area                               | \$ 2,760,000                | \$ 3,174,000                           | \$ 3,450,000                           |
| 3                                | New Afterschool Complex and Parking Lot               | \$ 3,510,000                | \$ 4,036,500                           | \$ 4,387,500                           |
| 4                                | New Field Storage and Trash Enclosure                 | \$ 50,000                   | \$ 57,500                              | \$ 62,500                              |
| 5                                | New Shaded Outdoor Learning                           | \$ 185,000                  | \$ 212,750                             | \$ 231,250                             |
| 6                                | Modernized ALC, LC, and ADL Classrooms with Play Area | \$ 1,060,000                | \$ 1,219,000                           | \$ 1,325,000                           |
| 7                                | New 6 Classroom Building                              | \$ 7,040,000                | \$ 8,096,000                           | \$ 8,800,000                           |
| 8                                | Modernized Classroom and Admin                        | \$ 7,905,000                | \$ 9,090,750                           | \$ 9,881,250                           |
|                                  |                                                       | \$ 29,105,000               | \$ 33,470,750                          | \$ 36,381,250                          |



# LEWIS FLAMSON

## JUNIOR HIGH SCHOOL

### SUMMARY

|                          |                                             |
|--------------------------|---------------------------------------------|
| ADDRESS:                 | 2405 Spring St,<br>Paso Robles, CA          |
| YEAR BUILT:              | 1928, 1953, 1990, 2018                      |
| SITE ACREAGE:            | 20.2 Acres total site<br>17.27 less parking |
| GRADES:                  | 7th & 8th Grade                             |
| CDE RECOMMENDED ACREAGE: | 8.23 acres<br>143% of recommended           |

### OVERVIEW

Lewis Flamson Junior High School serves students during a pivotal stage of their educational journey, bridging the transition between elementary and high school. The school combines rigorous academics, athletics, visual and performing arts, Career Technical Education opportunities, and a variety of student support programs. As the District's only Junior High, Lewis Flamson plays an important role in preparing students for success at Paso Robles High School and beyond. Through a focus on academic achievement, personal growth, and student engagement, the school fosters a supportive environment where students can explore build a strong foundation for future learning.

# EXISTING SITE

Lewis Flamson Junior High School serves grades 7 and 8 and occupies a compact urban campus in the center of Paso Robles. Originally constructed in 1953, the campus has evolved over time through a combination of modernization projects and newer additions. Several original buildings remain in use and are approaching the end of their useful life.



## ACADEMIC FACILITIES

The majority of general education classrooms are housed within the newer complex constructed in 2010, which remains in good condition and effectively supports the school's instructional programs. Additional classroom space is provided through several older buildings dating from the 1950s through the 1990s. While these buildings continue to serve students, many contain aging finishes, outdated roofing systems, accessibility deficiencies, and mechanical systems that would benefit from modernization. The older classroom wings also lack the flexibility and support spaces expected in contemporary learning environments.

## CTE & SPECIALIZED PROGRAMS

Lewis Flamson offers a variety of specialized programs, including Construction CTE, Robotics, Music, Art, Dance, and intervention programs. While the recently modernized Construction CTE facility remains in good condition, several specialized instructional spaces occupy some of the oldest buildings on campus.

## STUDENT SERVICES & CAMPUS AMENITIES

The existing cafeteria, kitchen, and student support facilities are housed within one of the oldest buildings on campus. The assessment identified significant needs related to accessibility, roofing, building systems, and overall functionality. In addition, several support spaces throughout campus no longer adequately meet current program requirements.

## ATHLETICS

The existing gym was constructed in the 1950s, and is in need of many upgrades and modernizations. It is also important to note that the football field on campus is for Paso Robles High School's use.



EXISTING  
CONDITIONS



Several older classroom and athletic facilities remain in active use, including aging gym restrooms and instructional spaces that no longer reflect modern educational standards.



FACILITY  
ASSESSMENT  
SITE PLAN

The facility assessment found that several of the original campus buildings exhibit significant age-related deficiencies. Common findings included roofing replacement needs, accessibility improvements, aging finishes, restroom upgrades, mechanical system modernization, and deferred maintenance throughout older facilities. The highest-priority needs were concentrated within the cafeteria, kitchen, gymnasium, music, and older classroom buildings, many of which date back to the original 1953 campus.

- NO REPAIR
- COSMETIC REPAIR
- PREVENTIVE REPAIR
- REPAIR NECESSARY
- TWO YEARS OVERDUE
- MAJOR REPAIR NEEDED



The Facilities Master Plan (FMP) recommends the following improvements:

New cafeteria / student commons – Create a welcoming cafeteria, lunch area and student commons sized to accommodate the entire student body at one time.

Quad renovation – Renovate and open up the quad area to improve connectivity, circulation and create a more cohesive and unified campus.

Shaded outdoor space – Provide shaded outdoor areas suitable for outdoor classrooms, studying, gathering and everyday student use.

New classroom building – Construct a new classroom building to replace the aging 1953 facilities and support CTE programs, specialty instruction, and general classrooms.

| ROOM LEGEND |                 |
|-------------|-----------------|
| AD          | Administration  |
| CAF         | Cafeteria       |
| CR          | Classroom       |
| GYM         | Gymnasium       |
| LIB         | Library         |
| LR          | Locker Room     |
| RR          | Restroom        |
| MA          | Maintenance     |
| SL          | Staff Lounge    |
| RO          | Robotics        |
| ST          | Storage         |
| WT          | Weight Training |

| KEYNOTES |                                                                                                                                                        |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01       | New Two-Story Building with Six (6) CTE, and Sixteen (16) General Education Classrooms, Restrooms, Offices. To Replace All Existing Buildings in Area. |
| 02       | New Cafeteria, Robotics, and Restrooms to Replace Existing Gym.                                                                                        |
| 03       | New Quad and Outdoor Shade                                                                                                                             |



- |                     |                     |                 |                     |                |
|---------------------|---------------------|-----------------|---------------------|----------------|
| NEW CONSTRUCTION    | MINOR MODERNIZATION | NEW LANDSCAPING | NEW COLORED ASPHALT | NEW FENCING    |
| MAJOR MODERNIZATION | NO MODIFICATION     | NEW PAVING      | NEW SHADE SAIL      | FRONT ENTRANCE |

# BUDGET

| Lewis Flamson Junior High School |                            | 2026 Estimated Project Cost | 3 yr (2029) Projects w/ 15% Escalation | 5 yr (2031) Projects w/ 25% Escalation |
|----------------------------------|----------------------------|-----------------------------|----------------------------------------|----------------------------------------|
| 1                                | New Classroom Building     | \$ 14,490,000               | \$ 16,663,500                          | \$ 18,112,500                          |
| 2                                | New Cafeteria and Robotics | \$ 9,830,000                | \$ 11,304,500                          | \$ 12,287,500                          |
| 3                                | New Quad                   | \$ 3,410,000                | \$ 3,921,500                           | \$ 4,262,500                           |
|                                  |                            | \$ 27,730,000               | \$ 31,889,500                          | \$ 34,662,500                          |



# WAR MEMORIAL

## ATHLETIC FACILITY

### SUMMARY

|               |                                         |
|---------------|-----------------------------------------|
| ADDRESS:      | 2405 Spring St,<br>Paso Robles, CA      |
| YEAR BUILT:   | 1948                                    |
| SITE ACREAGE: | 10.88 Acres<br>8.0 Usable, Less Parking |
| GRADES:       | 9th - 12th Grade                        |

### OVERVIEW

War Memorial Field is one of the district's most historically significant athletic and civic spaces. Originally dedicated after World War II to honor Paso Robles Bearcats who lost their lives in service, the stadium has served generations of students, athletes, families, and community members. Although Paso Robles High School later relocated to the Niblick Road campus, War Memorial Stadium has remained the traditional home of Bearcat football and a central venue for school and community events. Future improvements respect this history while modernizing the facility to better support athletics, accessibility, student activities, and community use.

# EXISTING SITE

## PARKING & EVENT ACCESS

The most significant challenge facing War Memorial is the lack of parking. Major events such as Paso Robles High School football games and graduation ceremonies create significant demand, yet parking is extremely limited. An undeveloped site in the northwestern portion of the site, previously occupied by portable buildings, offers an opportunity to expand parking and to update the Independent Skills Program.

## SITE CONSTRAINTS & TOPOGRAPHY

The War Memorial site is heavily constrained by its topography. Much of the property is defined by steep slopes and significant grade changes, particularly west of the stadium and around the existing basketball courts. The accessible route from ADA parking to the bleachers is excessively long, with no reasonably convenient path of travel.

## ATHLETIC FACILITIES

Stakeholders advised that the football field and support facilities are in need of significant upgrades.



# EXISTING CONDITIONS



BASKETBALL COURTS

The stadium's aging concessions facility, constrained support spaces, and fragmented athletic areas reflect the site's need for improved event infrastructure, circulation, and parking accommodations.



RESTROOMS



BLEACHERS AND PRESS BOX

The Facilities Master Plan recommends constructing a new practice gymnasium at War Memorial Field, including team rooms, concessions, athletic storage, and supporting spaces. The new Gym would be accessible from the lower drop-off level with concessions, team rooms and restrooms all easily accessed from the upper field level. The Gym would support an upper tier viewing area.

Additional new field improvements include ADAaccessible bleachers, a press box, field lighting, and an upgraded sound system.

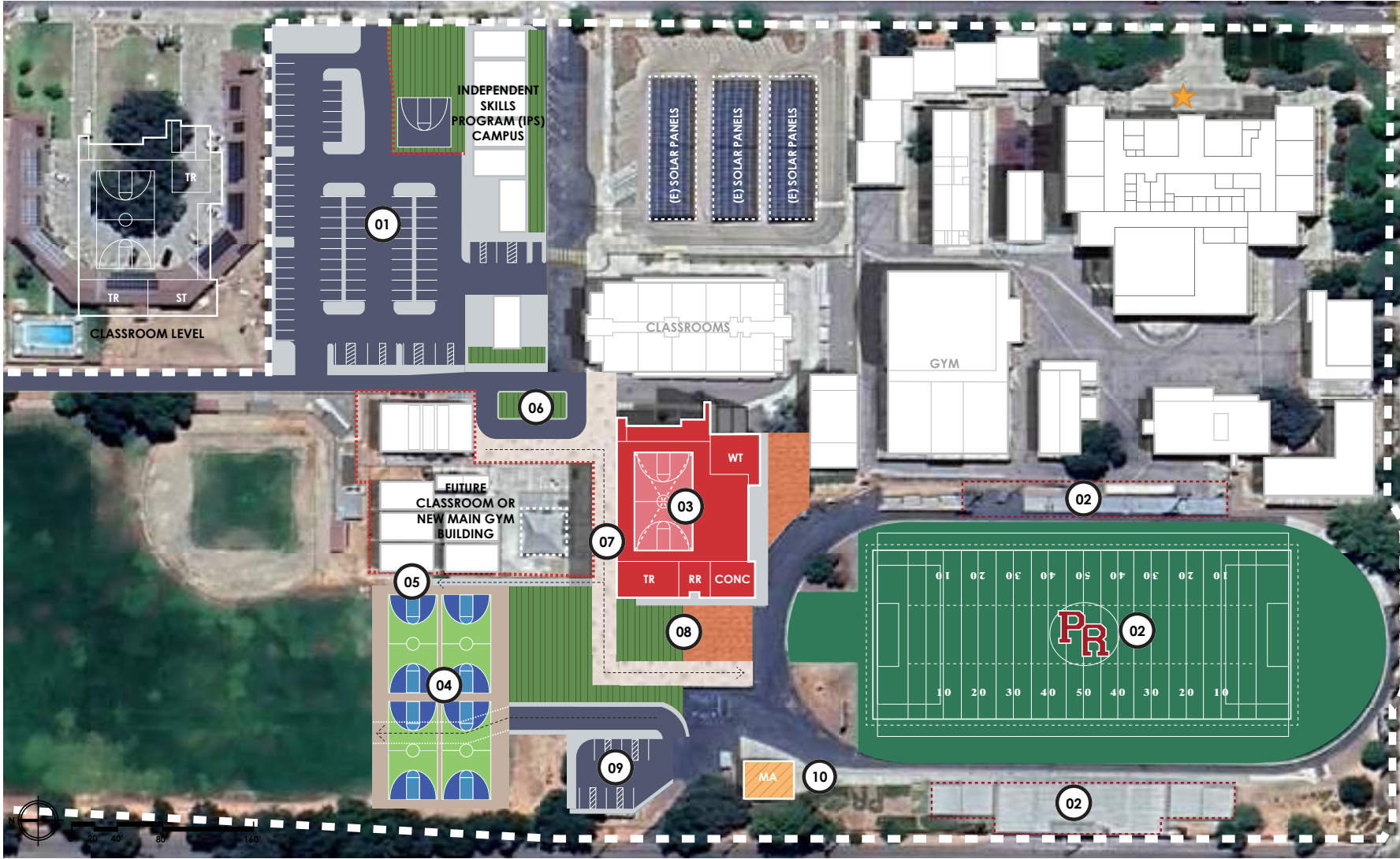
New hard courts, including shaded courts, should be provided to replace those displaced by the gymnasium.

Expanded parking and improved ADA-accessible pathways are also recommended to enhance stadium access and circulation. Items 07 and 09 provide multiple new accessible paths of travel to the stadium, reducing the current route by 50%.

Field improvements are recommended for Lion’s Field along with transforming the slope into welcoming public seating.

| ROOM LEGEND |                 |
|-------------|-----------------|
| CONC        | Concessions     |
| TR          | Team Room       |
| RR          | Restroom        |
| MA          | Maintenance     |
| WT          | Weight Training |

| KEYNOTES |                                                                                                                                                 |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| 01       | New Parking Lot and Shaded Outdoor Space with Half Court for Independent Skills Program.                                                        |
| 02       | New Home and Visitor Bleachers, Press Box, PA System, and Resurface Field.                                                                      |
| 03       | New Practice Gym with Team Rooms, Restrooms, Concessions, and Weight Training, to Replace Existing Basketball Courts.                           |
| 04       | New Hardcourts and Two Shaded Basketball Courts. Field Access and Potential Event Parking. Lions Field Improvements and Retaining Wall Seating. |
| 05       | New ADA Accessible Path to Field.                                                                                                               |
| 06       | New Stadium Drop-Off.                                                                                                                           |
| 07       | New ADA Accessible Path From Drop-Off/Parking to Field; Existing Playground Returned to District.                                               |
| 08       | War Memorial Concession Grounds.                                                                                                                |
| 09       | New ADA Parking and Access to Field and Courts; Replaced Existing Maintenance Building.                                                         |
| 10       | Concessions Modernized into Maintenance.                                                                                                        |





### REIMAGINING WAR MEMORIAL FIELD & LION'S FIELD

For generations, War Memorial Field has been where our community comes together — where students compete, families cheer, and Paso Robles shows up for one another under the lights. The next chapter honors that history while opening the gates wider than ever, so everyone has a place in the stands.

### BUILT ON HISTORY, READY FOR WHAT'S NEXT

War Memorial Field has given decades of loyal service, and it's earned an upgrade. The aging concessions stand, tight support spaces, and scattered athletic areas are ready for a refresh, and circulation, parking, and ADA access need to catch up to the crowds who fill these stands. Nowhere is that clearer than parking: our biggest nights draw our biggest crowds, yet there simply isn't enough room to welcome everyone with ease. This plan meets that need head-on. Here's what we're building together.

### A PRACTICE GYMNASIUM AT THE HEART OF IT ALL

A new practice gymnasium will give our student-athletes a place of their own: with team rooms to prepare and regroup, athletic storage to keep gear organized, and concessions to fuel game day. Thoughtfully designed supporting spaces round out a facility our teams can be proud to call home. The gym welcomes you from every direction: reachable straight from the drop-off level and the new parking lot, with concessions, team rooms, and restrooms all easily accessed from the field itself.





# BUDGET

| War Memorial Stadium Improvements at LFJHS |                                                           | 2026 Estimated Project Cost | 3 yr (2029) Projects w/ 15% Escalation | 5 yr (2031) Projects w/ 25% Escalation |
|--------------------------------------------|-----------------------------------------------------------|-----------------------------|----------------------------------------|----------------------------------------|
| 1                                          | New Parking Lot and Shaded Outdoor Space at ISP           | \$ 3,290,000                | \$ 3,783,500                           | \$ 4,112,500                           |
| 2                                          | New Bleachers, Press Box, and Resurfaced Field            | \$ 6,540,000                | \$ 7,521,000                           | \$ 8,175,000                           |
| 3                                          | New Practice Gym                                          | \$ 14,140,000               | \$ 16,261,000                          | \$ 17,675,000                          |
| 4                                          | New Shaded Basketball Courts and Lions Field Improvements | \$ 1,310,000                | \$ 1,506,500                           | \$ 1,637,500                           |
| 5                                          | New Path to Field                                         | \$ 50,000                   | \$ 57,500                              | \$ 62,500                              |
| 6                                          | New Stadium Drop Off                                      | \$ 400,000                  | \$ 460,000                             | \$ 500,000                             |
| 7                                          | New Processional Path                                     | \$ 430,000                  | \$ 494,500                             | \$ 537,500                             |
| 8                                          | New Concession Grounds                                    | \$ 180,000                  | \$ 207,000                             | \$ 225,000                             |
| 9                                          | New ADA Parking                                           | \$ 400,000                  | \$ 460,000                             | \$ 500,000                             |
| 10                                         | Concessions modernized into Maintenance                   | \$ 760,000                  | \$ 874,000                             | \$ 950,000                             |
|                                            |                                                           | <b>\$ 27,500,000</b>        | <b>\$ 31,625,000</b>                   | <b>\$ 34,375,000</b>                   |



# PASO ROBLES HIGH SCHOOL

## SUMMARY

|               |                                                                              |
|---------------|------------------------------------------------------------------------------|
| ADDRESS:      | 801 Niblick Rd,<br>Paso Robles, CA                                           |
| YEAR BUILT:   | 1956, 1978, 1987, 1996, 2000,<br>2012<br><br>14-31 years since modernization |
| SITE ACREAGE: | 44 Acres<br>37 Usable, Less Parking                                          |
| GRADES:       | 9th - 12th Grade                                                             |

## OVERVIEW

Paso Robles High School is the District’s comprehensive high school, serving students in grades 9 through 12 and providing a wide range of academic, athletic, artistic, and Career Technical Education opportunities. As the largest and most visible campus in the community, PRHS plays a central role in preparing students for college, careers, and lifelong success. The school supports diverse pathways and programs, including agriculture, engineering, health sciences, visual and performing arts, athletics, and career-focused learning experiences. Through its commitment to academic excellence, student engagement, and community partnerships, Paso Robles High School continues to serve as a cornerstone of education and school pride within the Paso Robles community.

# EXISTING SITE

Paso Robles High School is a large campus organized around a central academic core, with athletics, agricultural facilities, parking, and support functions distributed around the perimeter.

## CIRCULATION

Circulation between major destinations can be lengthy, particularly between the academic and athletic facilities. Traffic flow, student access, parking capacity, and campus organization were recurring themes throughout the planning process. Student feedback identified challenges accessing counseling and student services, as well as concerns related to parking and circulation along Niblick Road.



## STUDENT COMMONS, DINING & GATHERING SPACE

One of the most significant existing conditions is the lack of a centralized student commons. Food service functions are dispersed, serving lines are heavily utilized, and students reported limited places to gather. Outdoor seating is insufficient in several locations, and additional shade was requested.



## CTE

PRHS supports a wide range of academic, agricultural, and Career Technical Education programs. District data showed significant growth in CTE participation, and students expressed a desire for additional CTE opportunities.

Local industry demand, student interest, and intentional collaboration with community partners and businesses has resulted in an intentional redesign of multiple CTE pathways as indicated in the District's Strategic Plan. The site as it currently exists struggles to meet the demands of today's programming and does not allow for much of the evolution needed to full meet the needs of today's high school learner.

Agricultural facilities occupy a substantial portion of the western side of campus and are an important component of the school's identity. Many facilities within agriculture are in need of modernization.

## ATHLETICS & STUDENT ACTIVITIES

The athletic complex consists of the football stadium, baseball field, tennis courts, gymnasiums, and agricultural open space. Students noted a lack of lighting and spectator amenities at the tennis courts and inadequate ventilation in athletic facilities.

## SAFETY, SECURITY & ACCESSIBILITY

The assessment identified opportunities to improve security, parking lot conditions, accessibility compliance, and campus wayfinding. Community feedback also highlighted safety, security, restroom improvements, water access, and outdoor learning environments as district priorities.



EXISTING  
CONDITIONS



QUAD

These images highlight a mix of student spaces and support facilities, including instructional, athletic, restroom, and storage areas that would benefit from modernization, accessibility upgrades, and improved functionality.



CLASSROOM - 400



LOCKER ROOM SHOWER - 700



BLEACHERS - 700



ADMINISTRATION



CHOIR - 900



BATHROOM - 1000



TENNIS COURTS



ATHLETIC STORAGE

The Facilities Master Plan recommends modernizing the aging buildings at Paso Robles High School, where major facility improvements have not occurred for approximately 14 to 31 years. Many general classrooms and specialized Career Technical Education (CTE) and Special Education spaces require modernization and expansion to support current programs, evolving instructional needs, and workforce preparation.

Athletic facility improvements also include new tennis courts with shaded spectator seating and dedicated team areas, conveniently located restrooms to serve the athletic fields, expanded event parking, and improved ADA-accessible pathways connecting the campus's primary athletic venues.



# FACILITY ASSESSMENT SITE PLAN



- |                 |                     |                     |
|-----------------|---------------------|---------------------|
| NO REPAIR       | PREVENTATIVE REPAIR | TWO YEARS OVERDUE   |
| COSMETIC REPAIR | REPAIR NECESSARY    | MAJOR REPAIR NEEDED |

# FACILITY MASTER PLAN RECOMMENDATION

## UNIFYING QUAD

The campus has grown outward from a distinctive central quad that functions as its organizing heart, the space through which daily life circulates and around which the school's identity has taken shape. Beyond the buildings themselves, the Facilities Master Plan proposes to strengthen the central quad as a unified and inviting landscape. New shade trees would be introduced to soften the space, define its edges, and establish a green canopy that grows more valuable with each passing year, offering natural relief from the sun and a sense of enclosure the quad currently lacks. These plantings would be complemented by new shade structures at key gathering points, extending comfortable, protected areas for students to congregate throughout the day and across seasons.

Interwoven among them, dedicated outdoor learning areas would give the quad a purpose beyond passage and recreation, flexible, shaded settings

where instruction, collaboration, and hands-on activity can spill naturally out of adjacent classrooms and into the open air. Together, these improvements would transform the quad from an open expanse into a cohesive, comfortable, and genuinely usable heart of the campus, one that unifies the surrounding facilities, encourages students to gather and linger, and reinforces its role as the space that binds the school community together.

## EXISTING BLDG 700 GYMNASIUM

The existing Bldg 700 Gymnasium was originally constructed in 1978 and modernized in 1994 — approximately 50 years since construction. ADA upgrades are needed, it has no adequate ventilation or air conditioning, and it is undersized for the current student body. Correcting these deficiencies is not a matter of isolated repairs. Under the California Existing Building Code (CEBC) and Division of the State Architect (DSA) standards, adding roof-mounted HVAC triggers a gravity-load structural

upgrade and more significantly, a whole-building seismic rehabilitation is triggered where the effective seismic weight increases by more than 10% (DSA IR EB-5). This ensures that where significant structural changes are made to an existing school building, the corresponding current safety standards are addressed building-wide.

At that scope, the economics favor replacement. Under the State Facility Program's cost-benefit analysis, when the cost to rehabilitate a permanent school building exceeds 50% of its current replacement cost, the building qualifies for replacement funding rather than modernization.

## EVENT CENTER / GYMNASIUM

The campus lacks any single venue capable of gathering the entire student body under one roof. This absence limits the school's ability to convene as a whole community, whether for assemblies, performances, athletics, or the shared moments that define school culture.

To address this, the Facilities Master Plan proposes replacing the aging gymnasium with a new event center and competition gymnasium. Designed to meet current interscholastic athletic standards, the facility would also serve as a fully air-conditioned venue for assemblies, school-wide programs, and after-hours community use, extending the campus's value well beyond the instructional day and positioning the school as a genuine civic resource for the surrounding neighborhood.

A new gymnasium/event center would also include generous classroom and lab space for the site's growing healthcare pathway. This strategic placement lends itself to a natural partnership between healthcare and athletics though a sports medicine pathway.





Event Center Concept

## STUDENT COMMONS

Students currently have no indoor place to eat or socialize. The outdoor areas offer minimal shade, exposing students to extreme heat during the late-summer and fall months and to rain through the winter.

To address this, the Plan recommends a new cafeteria and student commons at the heart of campus, integrated with a modernized library and an expanded suite of Career Technical Education (CTE) and specialty classrooms. Conceived as a single connected environment rather than a collection of separate rooms, this hub would bring dining, gathering, study, and hands-on learning together. Generous covered and shaded outdoor areas would knit the commons directly into the central quad, blurring the line between indoors and out and reinforcing the quad's role as the campus's unifying core — a place that invites students to linger, collaborate, and belong throughout the day. Returning the Culinary CTE program to the high school campus, by incorporating it into the student cafeteria, would create two opportunities: for student-prepared dishes to be featured on the school lunch and nutrition menu, and for a new cross-departmental CTE partnership with the Ag Horticulture Pathway.



Student Commons Concept

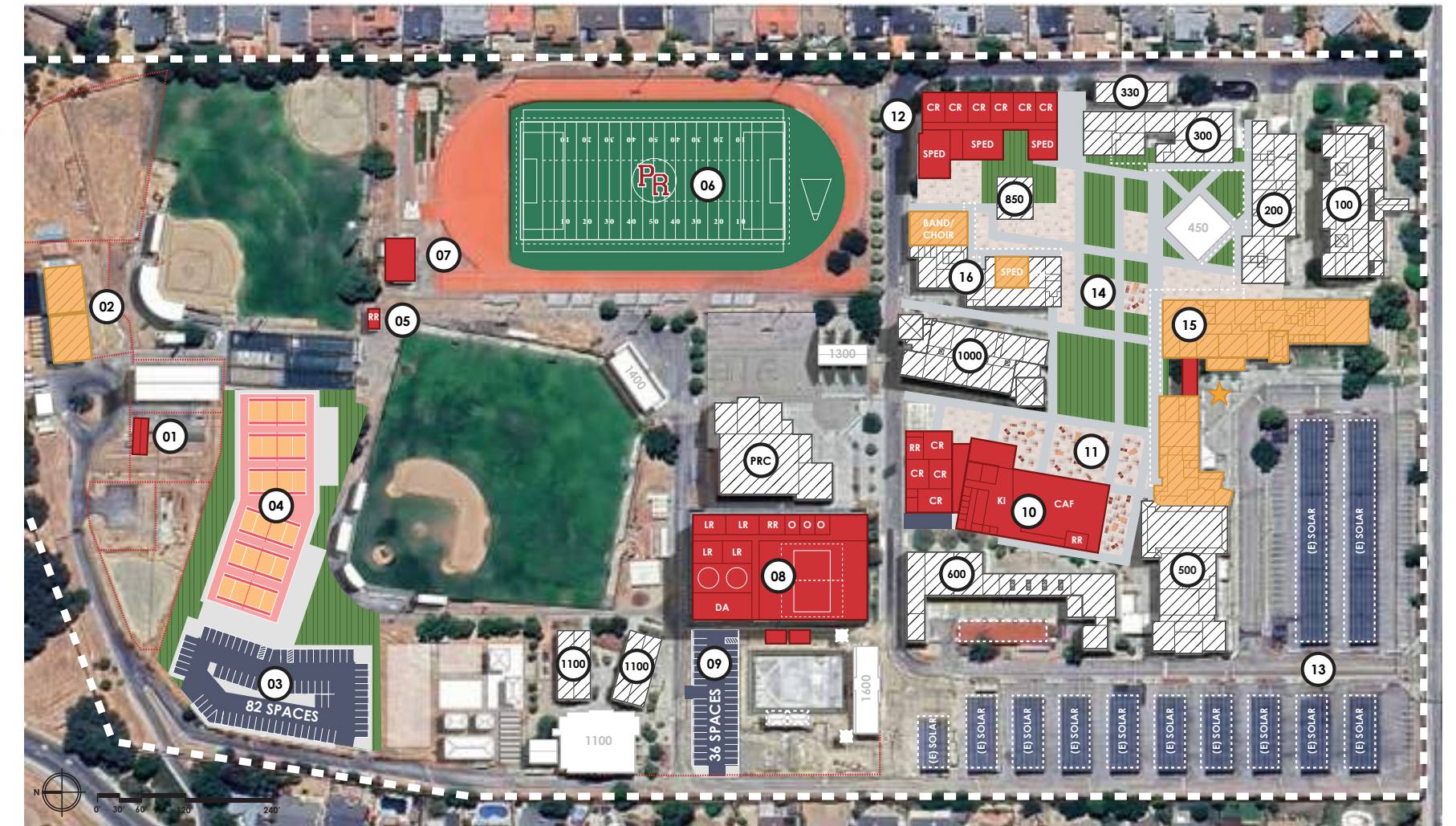
## ROOM LEGEND

|     |                             |
|-----|-----------------------------|
| CAF | Cafeteria                   |
| CR  | Classroom                   |
| DA  | Dance                       |
| LIB | Library                     |
| LR  | Locker Room                 |
| O   | Office                      |
| PRC | Practice Gym                |
| RR  | Restroom                    |
| TLC | Therapeutic Learning Center |

## KEYNOTES

- 01** New Animal Barn, Pens, Fencing
- 02** Renovated Animal Barn, Pens, Fencing
- 03** New Parking Lot
- 04** New Tennis Courts and Shaded Bleachers
- 05** Restroom
- 06** Field to Have New Turf, Lights, and Scoreboard
- 07** Expanded Athletics Storage
- 08** New Event Center/Gym with Air Conditioning to Seat 2,200; Upper Seating, Bleachers, Locker Rooms, Wrestling, Dance, Offices, Lobby Concessions, Restrooms, and CTE Health Sciences.
- 09** New Parking Lot and Perimeter Fencing; Additional Seating and Deck at Pool Complex
- 10** New Two Story Student Commons to Replace 700 Building.  
First Floor: Cafeteria, Kitchen, Culinary, CTE, Restrooms.  
Second Floor: Digital Commons/Library, Shaded Outdoor Classroom, CTE Digital Classroom.
- 11** New Outdoor Eating
- 12** New Two Story 18 Classroom Building: 2 CTE Classrooms, 13 General Ed Classrooms, 3 Special Education Classrooms, Restrooms
- 13** Remove Kiosk
- 14** Modernized Quad to Replace Building 400.
- 15** Modernized Administration, Student Services, ASB Classroom, and Attendance. New Entry Gate.
- 16** Modernize into (1) TLC Classroom; Modernize Band/Choir; Minor Updates to Building 900.

## FLOOR ONE



- |                                                                                                             |                                                                                                       |                                                                                                        |                                                                                                            |                                                      |
|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| <span style="color: red;">■</span> NEW CONSTRUCTION                                                         | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;"> </span> MINOR MODERNIZATION | <span style="background-color: green; border: 1px solid black; padding: 2px;"> </span> NEW LANDSCAPING | <span style="background-color: brown; border: 1px solid black; padding: 2px;"> </span> NEW COLORED ASPHALT | <span style="color: red;">- - -</span> NEW FENCING   |
| <span style="background-color: orange; border: 1px solid black; padding: 2px;"> </span> MAJOR MODERNIZATION | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;"> </span> NO MODIFICATION     | <span style="background-color: brown; border: 1px solid black; padding: 2px;"> </span> NEW PAVING      | <span style="background-color: blue; border: 1px solid black; padding: 2px;"> </span> NEW SHADE SAIL       | <span style="color: orange;">★</span> FRONT ENTRANCE |

ROOM LEGEND

- CAF Cafeteria
- CR Classroom
- DA Dance
- LIB Library
- LR Locker Room
- O Office
- PRC Practice Gym
- RR Restroom
- TLC Therapeutic Learning Center

KEYNOTES

- 08 New Event Center/Gym with Air Conditioning to Seat 2,200; Upper Seating, Bleachers, Locker Rooms, Wrestling, Dance, Offices, Lobby Concessions, Restrooms, and CTE Health Sciences.
- 10 New Two Story Student Commons to Replace 700 Building. First Floor: Cafeteria, Kitchen, Culinary, CTE, Restrooms. Second Floor: Digital Commons/Library, Shaded Outdoor Classroom, CTE Digital Classroom.
- 12 New Two Story 18 Classroom Building: 2 CTE Classrooms, 13 General Ed Classrooms, 3 Special Education Classrooms, Restrooms.

FLOOR TWO



- NEW CONSTRUCTION
- MAJOR MODERNIZATION
- MINOR MODERNIZATION
- NO MODIFICATION
- NEW LANDSCAPING
- NEW PAVING
- NEW COLORED ASPHALT
- NEW SHADE SAIL
- NEW FENCING
- FRONT ENTRANCE

ROOM LEGEND

|     |                             |
|-----|-----------------------------|
| CAF | Cafeteria                   |
| CR  | Classroom                   |
| DA  | Dance                       |
| LIB | Library                     |
| LR  | Locker Room                 |
| O   | Office                      |
| PRC | Practice Gym                |
| RR  | Restroom                    |
| TLC | Therapeutic Learning Center |

KEYNOTES

- 01 New Animal Barn, Pens, and Fencing.
- 02 Renovated Animal Barn, Pens, and Fencing.
- 03 New Parking Lot.
- 04 New Tennis Courts and Shaded Bleachers.
- 05 Restroom
- 06 Field to Have New Turf, Lights, and Scoreboard.



Tennis Court Shading Concept Image. Source: <https://www.usa-shade.com/products/panorama/>

PHASE ONE



- |                     |                     |                 |                     |                |
|---------------------|---------------------|-----------------|---------------------|----------------|
| NEW CONSTRUCTION    | MINOR MODERNIZATION | NEW LANDSCAPING | NEW COLORED ASPHALT | NEW FENCING    |
| MAJOR MODERNIZATION | NO MODIFICATION     | NEW PAVING      | NEW SHADE SAIL      | FRONT ENTRANCE |

## ROOM LEGEND

|     |                             |
|-----|-----------------------------|
| CAF | Cafeteria                   |
| CR  | Classroom                   |
| DA  | Dance                       |
| LIB | Library                     |
| LR  | Locker Room                 |
| O   | Office                      |
| PRC | Practice Gym                |
| RR  | Restroom                    |
| TLC | Therapeutic Learning Center |

## KEYNOTES

- 07** Expanded Athletics Storage.
- 08** New Event Center/Gym with Air Conditioning to Seat 2,200; Upper Seating, Bleachers, Locker Rooms, Wrestling, Dance, Offices, Lobby Concessions, Restrooms, and CTE Health Sciences.
- 09** New Parking Lot and Perimeter Fencing.



Event Center Entrance Concept Image

## PHASE TWO



- |                                                           |                                                                                                       |                                                      |                                                          |                                                      |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------|------------------------------------------------------|----------------------------------------------------------|------------------------------------------------------|
| <span style="color: red;">■</span> NEW CONSTRUCTION       | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;"> </span> MINOR MODERNIZATION | <span style="color: green;">■</span> NEW LANDSCAPING | <span style="color: brown;">■</span> NEW COLORED ASPHALT | <span style="color: red;">■■■</span> NEW FENCING     |
| <span style="color: orange;">■</span> MAJOR MODERNIZATION | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;"> </span> NO MODIFICATION     | <span style="color: brown;">■</span> NEW PAVING      | <span style="color: brown;">■</span> NEW SHADE SAIL      | <span style="color: orange;">★</span> FRONT ENTRANCE |

ROOM LEGEND

- CAF Cafeteria
- CR Classroom
- DA Dance
- LIB Library
- LR Locker Room
- O Office
- PRC Practice Gym
- RR Restroom
- TLC Therapeutic Learning Center

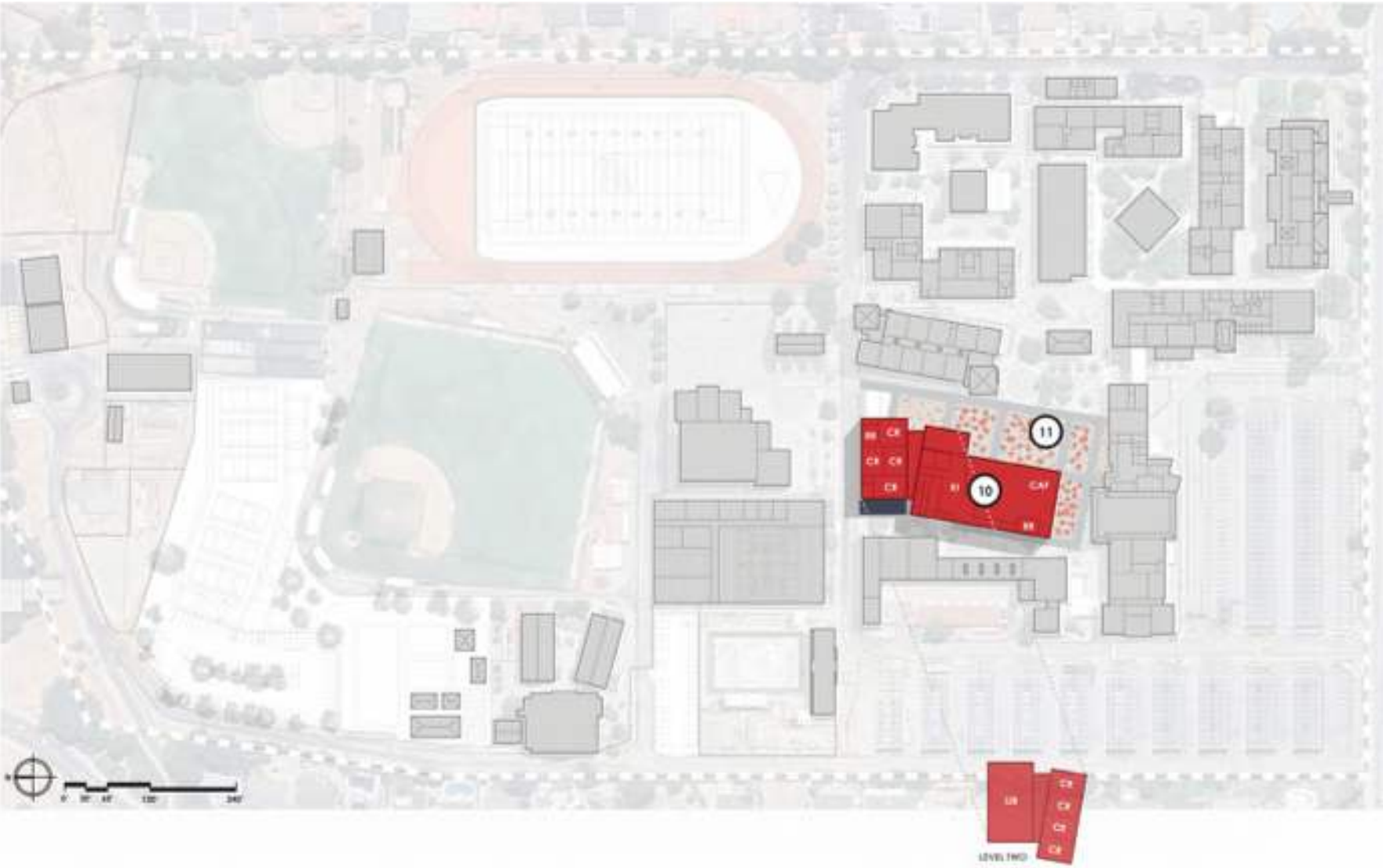
KEYNOTES

- 10 New Two Story Student Commons to Replace 700 Building.  
First Floor: Cafeteria, Kitchen, Culinary, CTE, Restrooms.  
Second Floor: Digital Commons/Library, Shaded Outdoor Classroom, CTE Digital Classroom.
- 11 New Outdoor Eating.



Student Commons Indoor Dining Concept Image

PHASE THREE



- NEW CONSTRUCTION
- MAJOR MODERNIZATION
- MINOR MODERNIZATION
- NO MODIFICATION
- NEW LANDSCAPING
- NEW PAVING
- NEW COLORED ASPHALT
- NEW SHADE SAIL
- NEW FENCING
- FRONT ENTRANCE

ROOM LEGEND

|     |                             |
|-----|-----------------------------|
| CAF | Cafeteria                   |
| CR  | Classroom                   |
| DA  | Dance                       |
| LIB | Library                     |
| LR  | Locker Room                 |
| O   | Office                      |
| PRC | Practice Gym                |
| RR  | Restroom                    |
| TLC | Therapeutic Learning Center |

KEYNOTES

- 12 New Two Story 18 Classroom Building: 2 CTE Classrooms, 13 General Ed Classrooms, 3 Special Education Classrooms, Restrooms.
- 13 Remove Kiosk.
- 14 Modernized Quad to Replace Building 400.
- 15 Modernized Administration, Student Services, ASB Classroom, and Attendance. New Entry Gate.
- 16 Modernize into (1) TLC Classroom; Modernize Band/Choir; Minor Updates to Building 900.



Existing School Entry



New School Entry Concept Image

PHASE FOUR



- NEW CONSTRUCTION
- MAJOR MODERNIZATION
- MINOR MODERNIZATION
- NO MODIFICATION
- NEW LANDSCAPING
- NEW PAVING
- NEW COLORED ASPHALT
- NEW SHADE SAIL
- NEW FENCING
- FRONT ENTRANCE

# BUDGET

|                    | Paso Robles High School |                                                   | 2026 Estimated Project Cost | 3 yr (2029) Projects w/ 15% Escalation | 5 yr (2031) Projects w/ 25% Escalation |
|--------------------|-------------------------|---------------------------------------------------|-----------------------------|----------------------------------------|----------------------------------------|
| PHASE 1            | 1                       | New Animal Barn & Agriculture Field Improvements  | \$ 240,000                  | \$ 276,000                             | \$ 300,000                             |
|                    | 2                       | Renovated Animal Barns                            | \$ 715,000                  | \$ 822,250                             | \$ 893,750                             |
|                    | 3                       | New Tennis Court Parking                          | \$ 1,510,000                | \$ 1,736,500                           | \$ 1,887,500                           |
|                    | 4                       | New Tennis Courts & Bleachers                     | \$ 4,950,000                | \$ 5,692,500                           | \$ 6,187,500                           |
|                    | 5                       | New Athletics Restroom Building                   | \$ 675,000                  | \$ 776,250                             | \$ 843,750                             |
|                    | 6                       | Turf Football Field                               | \$ 4,460,000                | \$ 5,129,000                           | \$ 5,575,000                           |
| 2                  | 7                       | Expanded Athletics Storage                        | \$ 225,000                  | \$ 258,750                             | \$ 281,250                             |
|                    | 8                       | New Event Center/Gym, Classrooms                  | \$ 27,045,000               | \$ 31,101,750                          | \$ 33,806,250                          |
|                    | 9                       | New Event Center Parking and Pool Complex Updates | \$ 720,000                  | \$ 828,000                             | \$ 900,000                             |
| 3                  | 10                      | New Student Commons/Cafeteria/Classrooms          | \$ 33,740,000               | \$ 38,801,000                          | \$ 42,175,000                          |
|                    | 11                      | New Outdoor Dining                                | \$ 290,000                  | \$ 333,500                             | \$ 362,500                             |
| PHASE 4            | 12                      | New 18 Classroom Building                         | \$ 22,070,000               | \$ 25,380,500                          | \$ 27,587,500                          |
|                    | 13                      | Remove Kiosk                                      | \$ 1,500                    | \$ 1,725                               | \$ 1,875                               |
|                    | 14                      | Quad Renovations & New Shade Structures           | \$ 3,580,000                | \$ 4,117,000                           | \$ 4,475,000                           |
|                    | 15                      | Renovated Admin, Student Services, New Entry Gate | \$ 16,430,000               | \$ 18,894,500                          | \$ 20,537,500                          |
|                    | 16                      | Band/Choir, SPED Classroom, and Minor Mods        | \$ 5,680,000                | \$ 6,532,000                           | \$ 7,100,000                           |
|                    |                         | All Minor Modernizations                          | \$ 40,360,000               | \$ 46,414,000                          | \$ 50,450,000                          |
| Projects Subtotal: |                         |                                                   | \$ 162,691,500              | \$ 187,095,225                         | \$ 203,364,375                         |



# INDEPENDENCE

## HIGH SCHOOL

### SUMMARY

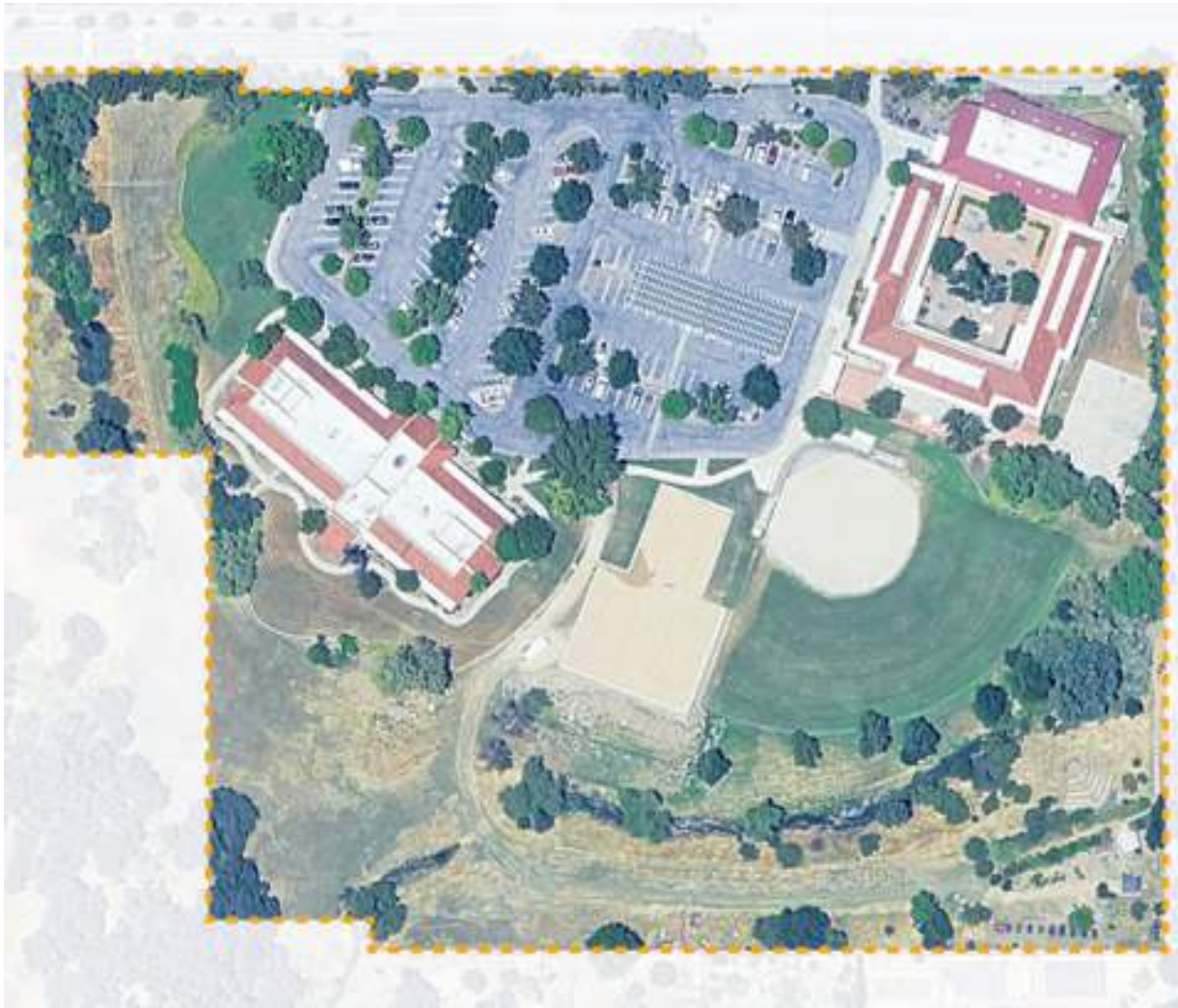
|               |                                        |
|---------------|----------------------------------------|
| ADDRESS:      | 812 Niblick Rd.<br>Paso Robles, CA     |
| YEAR BUILT:   | Independence 2010                      |
| SITE ACREAGE: | 5.67 Acres<br>5.5 Usable, Less Parking |
| GRADES:       | Independence 9th - 12th Grade          |
| CAPACITY:     | Independence 144                       |

### OVERVIEW

Independence High School and Liberty Continuation High School are part of Paso Robles Joint Unified School District's Alternative Education program, along with the Paso Robles Independent Study Center. They provide alternative educational pathways that support students with diverse academic, personal, and career goals. Together, the schools offer flexible learning environments, individualized support, and programs designed to help students succeed both in and beyond the classroom.

# EXISTING SITE

Independence High School has a unique campus that combines alternative education programs, administrative functions, and support services within a compact site. Constructed in 2010, the campus is newer than most District facilities. The site is organized around a central courtyard that separates the two schools, with athletic fields and open space located to the south. The District Office is also located on this site.



Independence High School is one of Paso Robles Joint Unified School District's alternative education programs, serving students in grades 9–12 through a personalized, independent-study instructional model rather than a traditional comprehensive-campus structure. It has roughly 127 students in grades 9–12 with a student-teacher ratio of about 18 to 1, reflecting the small-cohort, individualized approach the program uses for students whose needs are

better met outside the comprehensive high school setting. The program operates within the District's cluster of alternative-education services along the Niblick Road corridor, due to its close proximity to Paso Robles High School and Liberty Continuation High School. It also shares certain District services and events with Liberty, including a joint graduation commencement ceremony. From a master-planning standpoint, Independence's facility footprint

is modest and largely shared; the governing considerations are the adequacy and flexibility of instructional and meeting space to support independent-study check-ins, small-group instruction, counseling, and reliable technology access, rather than large-classroom or specialized-lab capacity.





### OUTDOOR LEARNING

One of the most notable characteristics of the shared campus site is the abundance of open space surrounding the academic buildings as well as its interior courtyard, providing outdoor space but secured within the confines of the campus.

Large lawn areas, athletic fields, and undeveloped portions of the site provide flexibility for future program growth and other outdoor learning



opportunities.

### ACCESSIBILITY

There were some accessibility issues discovered in the facility assessment. Several areas occur where pathways do not have accessible grades. The campus' sloping terrain creates localized challenges despite the relatively modern age of the facilities.

### EXISTING FACILITIES

Common findings in the facility assessment included roofing maintenance, HVAC repairs, accessibility upgrades, flooring replacement, drainage improvements, hardcourt maintenance, and updates to building finishes. More issues lie in



the administration building rather than the classrooms.

### FUTURE OPPORTUNITIES

While the programs are currently integrated at the same location, the combined configuration do not allow for substantial growth due to space constraints.

Therefore, it is proposed that the smaller Independence campus and program be relocated to a new building location north of the District Offices. This will allow Liberty to grow into the former Independence campus, while allowing Independence to plan for future growth as part of their new facility.

# EXISTING CONDITIONS



An undeveloped area north of the District Office offers a prime location for future academic expansion, while existing classrooms and aging building components reflect ongoing needs for facility modernization



# FACILITY ASSESSMENT SITE PLAN

Key findings included drainage improvements, parking lot repairs, roofing maintenance, HVAC upgrades, accessibility improvements, and enhanced access to athletic facilities. The assessment also identified opportunities to improve shade, outdoor learning environments, and campus circulation.

- NO REPAIR
- COSMETIC REPAIR
- PREVENTIVE REPAIR
- REPAIR NECESSARY
- TWO YEARS OVERDUE
- MAJOR REPAIR NEEDED



The Facility Master Plan recommends constructing a new classroom and administration building on the opposite side of the parking area to accommodate 6 new classrooms, resource areas, administration, restrooms and outdoor use area.

| ROOM LEGEND |                |
|-------------|----------------|
| AD          | Administration |
| CR          | Classroom      |
| LIB         | Library        |
| O           | Office         |
| RR          | Restroom       |
| SL          | Staff Lounge   |
| ST          | Storage        |
| WR          | Work Room      |

KEYNOTES

O1

Six (6) New Classroom Building with Administration Office, Restrooms and Shaded Outdoor Learning + Activity Area



# BUDGET

| Independence High School |                                             | 2026 Estimated Project Cost | 3 yr (2029) Projects w/ 15% Escalation | 5 yr (2031) Projects w/ 25% Escalation |
|--------------------------|---------------------------------------------|-----------------------------|----------------------------------------|----------------------------------------|
| 1                        | New Admin & 6 Classroom Building with Patio | \$ 7,620,000                | \$ 8,763,000                           | \$ 9,525,000                           |
|                          |                                             | \$ 7,620,000                | \$ 8,763,000                           | \$ 9,525,000                           |



# LIBERTY HIGH SCHOOL

## SUMMARY

|               |                                        |
|---------------|----------------------------------------|
| ADDRESS:      | 812 Niblick Rd.<br>Paso Robles, CA     |
| YEAR BUILT:   | Liberty 1990                           |
| SITE ACREAGE: | 5.67 Acres<br>5.5 Usable, Less Parking |
| GRADES:       | Liberty 10th - 12th Grade              |
| CAPACITY:     | Liberty 234                            |

## OVERVIEW

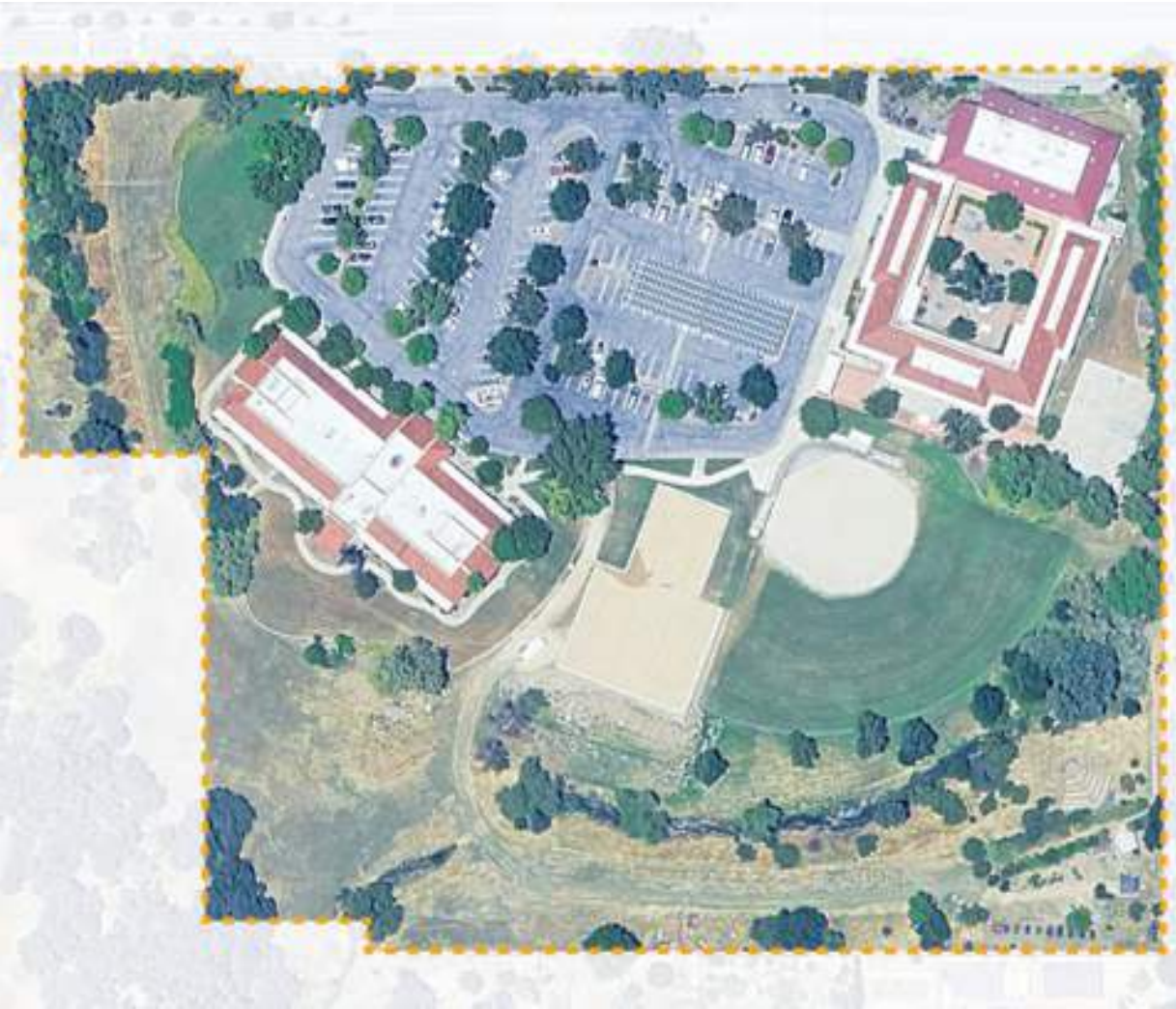
Independence High School and Liberty Continuation High School are part of Paso Robles Joint Unified School District's Alternative Education program, along with the Paso Robles Independent Study Center. They provide alternative educational pathways that support students with diverse academic, personal, and career goals. Together, the schools offer flexible learning environments, individualized support, and programs designed to help students succeed both in and beyond the classroom.

# EXISTING SITE

Liberty High School has a unique campus that combines alternative education programs, administrative functions, athletic facilities, and support services within a compact site. Constructed in 1990, the campus is newer than most District facilities. The site is organized around a central courtyard that separates the two schools, with athletic fields and open space located to the south. The District Office is also located on this site.

## ACADEMIC FACILITIES

The existing classroom buildings support instructional programs and were found to be in relatively good condition.

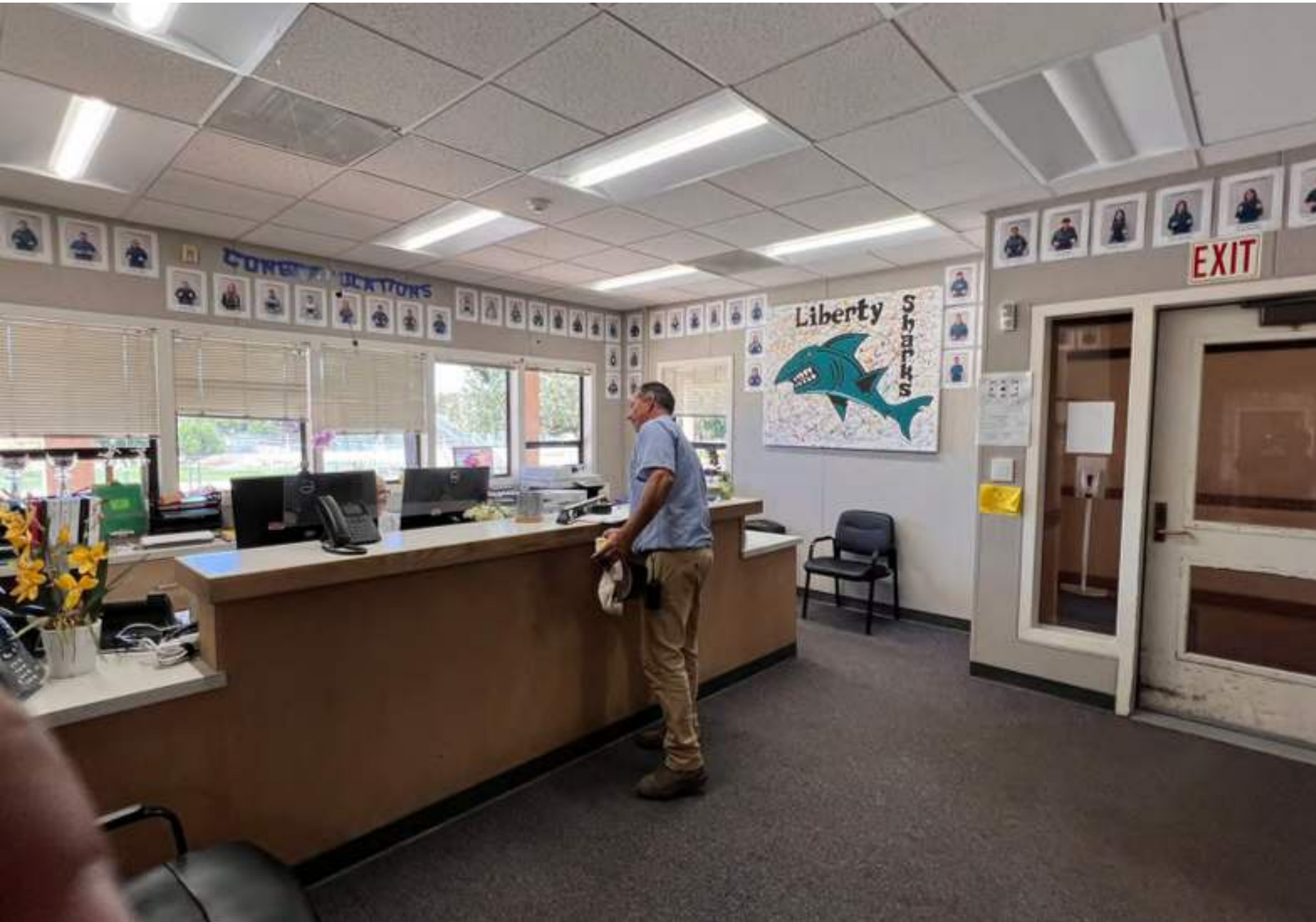


Liberty High School is Paso Robles Joint Unified School District's continuation high school, located at 810 Niblick Road, opened in 1980, serving grades 11–12 with a 2024–25 enrollment of 171 students. As a continuation program, it provides a flexible, credit-recovery-oriented pathway for students who need an alternative route to meet graduation requirements. The District's LCAP identifies Liberty as serving approximately 170 students and receiving Equity Multiplier funds,

targeted support that reflects a student population with a high share of socioeconomically disadvantaged and unduplicated students — consistent with reported demographics showing a total minority enrollment of 76% and 62% of students economically disadvantaged. Liberty sits within the same Niblick Road education corridor as Paso Robles High School and the District's other alternative programs. For master-planning purposes, key facility considerations

include right-sized classroom and support space for a small, fluctuating population, dedicated counseling and wraparound-service space, and coordination of shared-use facilities and site circulation/access within the corridor.





### OUTDOOR LEARNING

One of the most notable characteristics of the shared campus site is the abundance of open space surrounding the academic buildings as well as its interior courtyard, providing outdoor space but secured within the confines of the campus.

Large lawn areas, athletic fields, and undeveloped portions of the site provide flexibility for future program growth and other outdoor learning



opportunities.

### ACCESSIBILITY

There were some accessibility issues discovered in the facility assessment. Several areas occur where pathways do not have accessible grades. The campus' sloping terrain creates localized challenges despite the relatively modern age of the facilities.

### EXISTING FACILITIES

Common findings in the facility assessment included roofing maintenance, HVAC repairs, accessibility upgrades, flooring replacement, drainage improvements, hardcourt maintenance, and updates to building finishes. More issues lie in



the administration building rather than the classrooms.

### FUTURE OPPORTUNITIES

While the programs are currently integrated at the same location, the combined configuration do not allow for substantial growth due to space constraints.

Therefore, it is proposed that with Independence campus being relocated, that Liberty can integrate into the newly vacated rooms, allowing for program components to be modernized, or space allocation for additional program offerings (CTE, health care, public safety, computer science, etc.) for the students.

EXISTING  
CONDITIONS



FACILITY  
ASSESSMENT  
SITE PLAN

Key findings included drainage improvements, parking lot repairs, roofing maintenance, HVAC upgrades, accessibility improvements, and enhanced access to athletic facilities. The assessment also identified opportunities to improve shade, outdoor learning environments, and campus circulation.

- NO REPAIR
- COSMETIC REPAIR
- PREVENTIVE REPAIR
- REPAIR NECESSARY
- TWO YEARS OVERDUE
- MAJOR REPAIR NEEDED





The Facility Master Plan recommends modernizing the existing Liberty campus, and integrating into the vacated Independence location. Location will make use of the existing open spaces, fields and parking areas.

| ROOM LEGEND |                |
|-------------|----------------|
| AD          | Administration |
| CR          | Classroom      |
| LIB         | Library        |
| O           | Office         |
| RR          | Restroom       |
| SL          | Staff Lounge   |
| ST          | Storage        |
| WR          | Work Room      |

| KEYNOTES |                                                          |
|----------|----------------------------------------------------------|
| 01       | Modernized Liberty High School.                          |
| 02       | Update Restroom Access for Fields to Keep School Secure. |



- NEW CONSTRUCTION

MAJOR MODERNIZATION
- MINOR MODERNIZATION

NO MODIFICATION
- NEW LANDSCAPING

NEW PAVING
- NEW COLORED ASPHALT

NEW SHADE SAIL
- NEW FENCING

★ FRONT ENTRANCE

# BUDGET

| Liberty High School |                                | 2026 Estimated<br>Project Cost | 3 yr (2029)<br>Projects w/ 15%<br>Escalation | 5 yr (2031)<br>Projects w/ 25%<br>Escalation |
|---------------------|--------------------------------|--------------------------------|----------------------------------------------|----------------------------------------------|
| 1                   | Modernized Liberty High School | \$ 5,050,000                   | \$ 5,807,500                                 | \$ 6,312,500                                 |
|                     |                                | <b>\$ 5,050,000</b>            | <b>\$ 5,807,500</b>                          | <b>\$ 6,312,500</b>                          |

196

