

1

## Four Guiding Pillars

2

## Community Outreach

3

## Educational Specifications

4

## Site Planning

5

## Project Prioritization

1

Leverage Funding

2

Replace Portables

3

Renovations & Infrastructure

4

Campus Equity

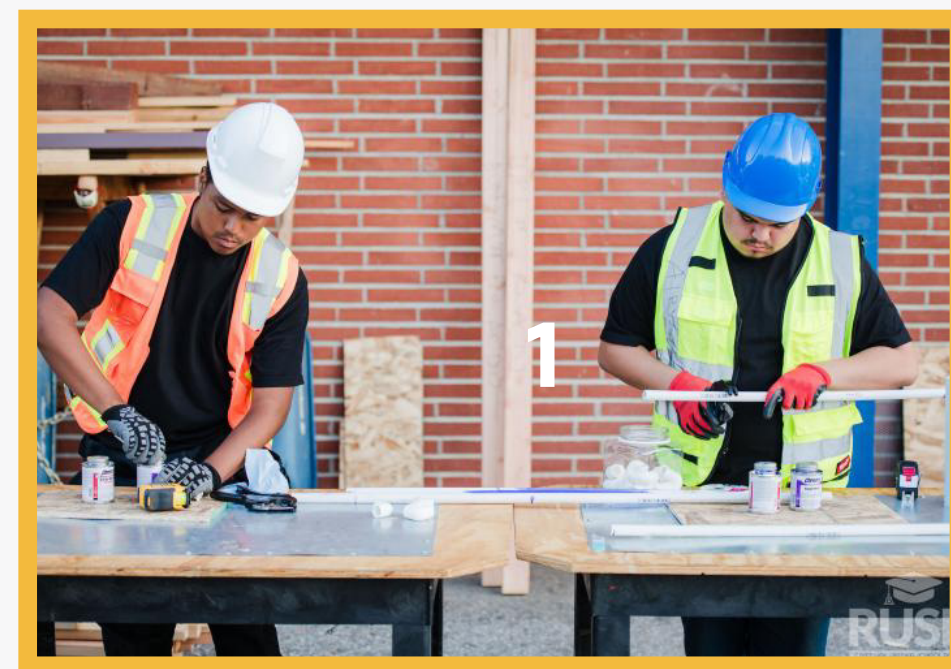


Over **2,620** Participants

“An indoor area to eat when the weather is bad.”

“A gym and art class like every other middle school.”

“Slides, tunnels, playground climbers, and instead of wood chips it should be rubber.”

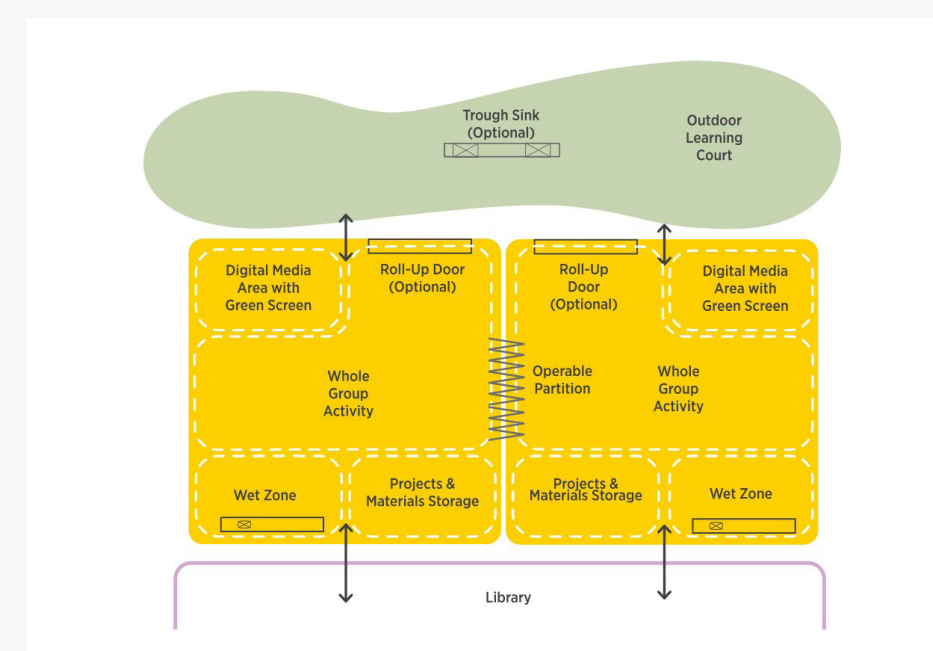


Adaptive Reuse Strategies

Flexible lab spaces

CTE pathways

Expand student’s horizon



Common Themes

- Aged Portables
- Inadequate or missing space for student services
- Underutilized outdoor spaces between classrooms
- Playgrounds needing upgrades to be inclusive
- Impact & Undersized MPR & Food Service

SCOPE OF WORK CATEGORY	TOTAL PROGRAM COST (2023\$)
A. Modernization of Existing Classrooms & Restrooms	\$ 14,999,000
B. Site Utilities & Infrastructure Upgrades	\$ 4,874,000
C. New Construction of ES Classrooms (Replace Portables)	\$ -
D. New Construction of MS & HS Classrooms (Replace Portables)	\$ -
E. ES STEM / Art Lab & ES Music	\$ -
F. MS & HS Elective Spaces & Performing Arts	\$ 12,072,000
G. HS CTE Spaces	\$ -
H. Multipurpose Room (MPR) & Food Service Improvements	\$ 11,146,000
I. Library	\$ 2,271,000
J. Student Support & Counseling (Learning Center)	\$ 2,279,000
K. Administration & Staff Support	\$ 4,521,000
L. Physical Education / Athletics Improvements (Gyms and Locker Rooms)	\$ 6,087,000
M. Exterior Play Spaces, Playfields & Hardcourts	\$ 5,174,000
N. Outdoor Learning Environments & Quads	\$ 6,609,000
O. Safety & Security	\$ 5,641,000
P. Next Generation Flexible Furniture	\$ 1,433,000
Q. Technology Equipment	\$ 1,000,000
R. Technology Equipment Infrastructure	\$ 2,786,000

Quantifying the Guiding Pillars

- Filter the sites from **greatest need to lowest** for each Pillar.
- Establishing **total** program costs
- The **living tool** was created specifically for Riverside USD

# Long Range Facilities Master Plan

RIVERSIDE, CALIFORNIA

This Long Range Facilities Master Plan explores data -driven scenario planning, adaptive reuse strategies, and the integration of playful learning landscapes which transform dormant corridors, excess classrooms, and even overlooked outdoor spaces into dynamic environments which spark curiosity, engagement, and the joy of learning. Riverside Unified School District (RUSD) serves nearly 40,000 students across 51 schools. The district emphasizes equity, excellence, and innovation, guided by its strategic plan focused on academic achievement, equity and access, and well-being. RUSD celebrates diversity and is committed to creating inclusive learning environments that reflect community values.

**Owner**  
Riverside USD

**Architect**  
LPA Design Studios

**Schools**  
51

**Students**  
37,438

**Site Area**  
673.30 acres

**Facilities Planned**  
2,915,994 SF

