



Westminster SD

Long Range Facilities Master Plan

Board Update

April 10, 2025

VISION

Leading the way as the premier Pre K-8th grade school district in Orange County, CA by providing exceptional and innovative experiences where all learners thrive.

MISSION

It is our collective responsibility to educate and empower all students to pursue excellence through a distinctive, rigorous, and engaging academic experience.



CORE VALUES

Ignite

We challenge and inspire all students to reach their highest level of achievement in order to thrive as confident, future-ready, and life-long learners.

Connect

We engage across diverse communities by advancing educational opportunities to ensure student success.

Create

We foster a dynamic learning community that celebrates innovation and inspires intellectual curiosity.

Trust

We earn the confidence of our educational community partners through accountability, transparency, and authenticity.

Elevate

We relentlessly pursue a growth-minded culture of excellence, perseverance, and self-discipline.

Model

We model servant leadership by supporting each other to create organizational health and inspire excellence.



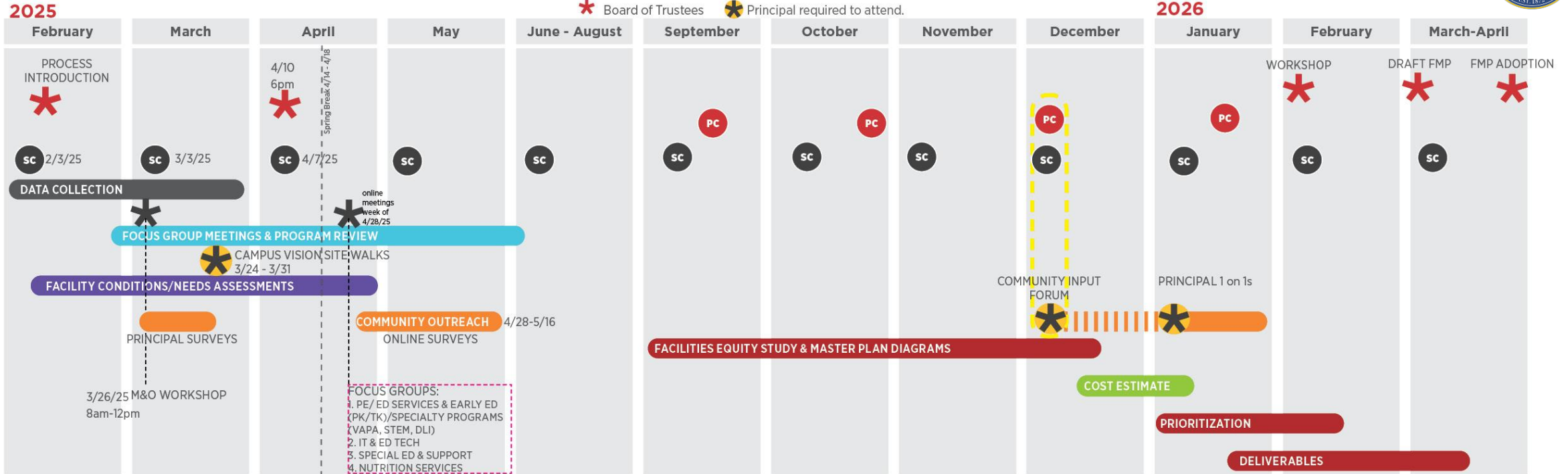
WSD schedule

17 Campuses



LPA

- LEGEND:**
- PC Facilities Master Planning Committee
 - SC Steering Committee (District Leadership)
 - * Community Input Forum & School Site Council (SSC)
 - * Board of Trustees
 - * Principal required to attend.



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|---|---|--|--|--|--|
| <p>DATA COLLECTION</p> <p>6 WEEKS</p> <ul style="list-style-type: none"> Review historical documents related to facilities Program review Review enrollment projections As-built(s) collection Program/space ratios Current utilization Review District-provided bond, state, local revenue sources <p>Number of Meetings: 2</p> <ul style="list-style-type: none"> Kick-off & Plan the Plan (Steering Committee) | <p>FOCUS GROUPS</p> <p>10 WEEKS</p> <ul style="list-style-type: none"> Establish Guiding Principles Facilities Equity Study to review the Ed Specs and programs to determine the need for changes or additions in facilities and spaces necessary to accommodate the instructional programs <p>Number of Meetings: 9</p> <ul style="list-style-type: none"> (7) Ed Specs Focus Groups (2) Steering Committee meetings <p>Develop:</p> <ul style="list-style-type: none"> Planning Program | <p>FACILITY ASSESSMENTS</p> <p>10 WEEKS</p> <ul style="list-style-type: none"> Complete a visual evaluation of all 17 sites and their condition to understand the basis for modernization/new construction/replacement based upon the curriculum needs Evaluate each site based to determine areas for possible growth/expansion/consolidation, the context of the schools, the visual definition of the campus and how the indoor and outdoor spaces function independently and together. LPA review of schools and support sites for program adequacy alignment with program vision <p>Number of Meetings: 2</p> <ul style="list-style-type: none"> (1) Steering Committee (1) M&O Workshop | <p>COMMUNITY OUTREACH</p> <p>36 WEEKS</p> <ul style="list-style-type: none"> Develop an effective community communication plan Stakeholder surveys (staff, teachers, parents and students) School Site Committee meetings Launch Facilities Master Plan website (if option is chosen) In-person and virtual community forums <p>Number of Meetings: 26</p> <ul style="list-style-type: none"> (1) Community input forum (4) Planning Committee meetings (17) Site Admin mtgs (4) Steering Committee | <p>PRELIMINARY COST ESTIMATE</p> <p>4 WEEKS</p> <ul style="list-style-type: none"> Integrate repair and replacement costs with the needs of the long-term vision Establish scope of work categories Power BI dashboards to test implementation scenarios Align prioritized projects from the total need to available funding Incorporate deferred maintenance needs into each campus <p>Number of Meetings: 2</p> <ul style="list-style-type: none"> Steering Committee Review | <p>MASTER PLANNING & PRIORITIZATION</p> <p>20 WEEKS</p> <ul style="list-style-type: none"> Develop conceptual-level FMPs by using statistical data gathered to form a basis of the needs to create equity district-wide. Develop Future Facilities Needs and Alternatives Prioritize short-term and long-term needs of the school district. Prepare a final District-wide FMP that can be uploaded to the District's website that includes all 17 campuses and support facilities. <p>Number of Meetings: 4</p> <ul style="list-style-type: none"> Planning Committee Prioritization Board Workshop for Project Prioritization Present Final Draft FMP with Recommended Prioritization Present FMP to Board of Trustees for final adoption |
|---|---|--|--|--|--|



Completed Tasks to date:

- Data Collection/ Analysis (ongoing)
- Principal's Questionnaires
- Focus group meetings:
 - M&O Workshop
- Principal Interviews
 - Principal Priorities
- Campus Site Walks



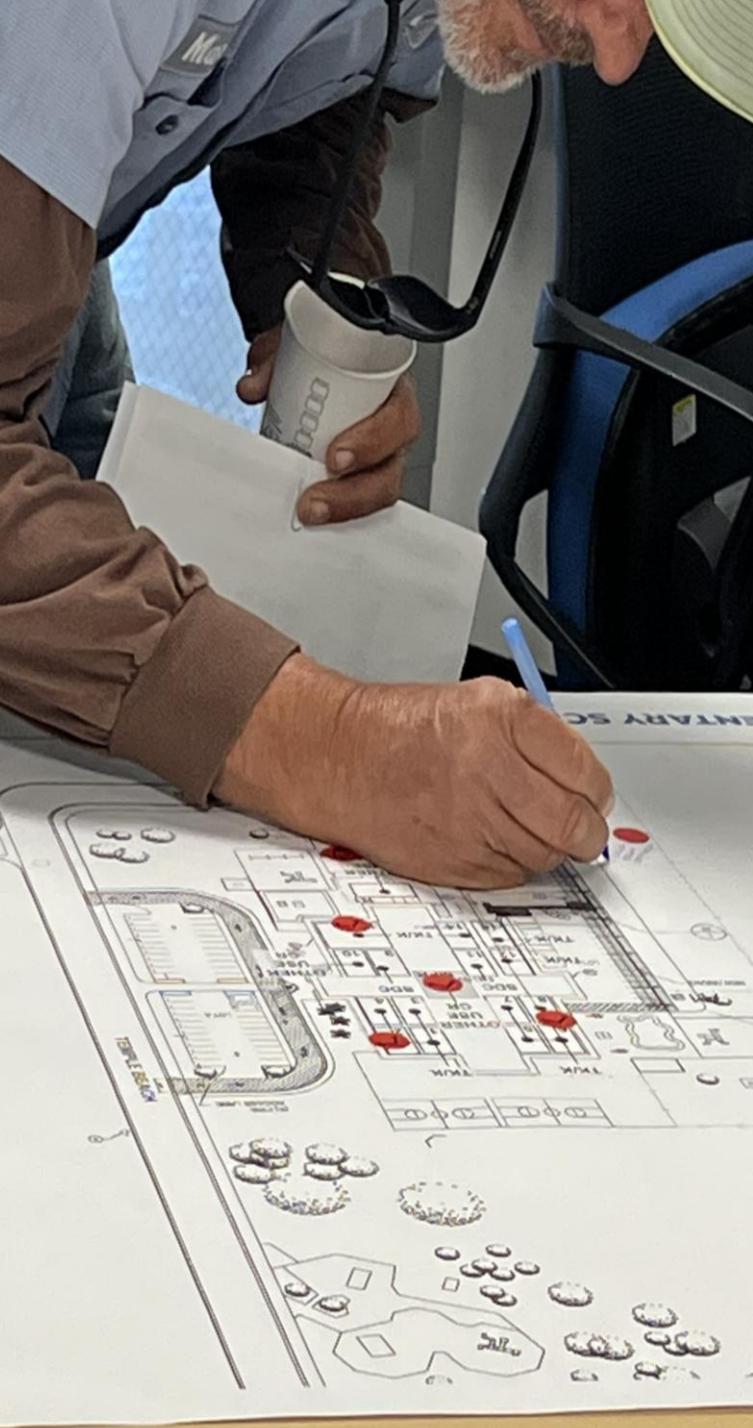
Upcoming Next:

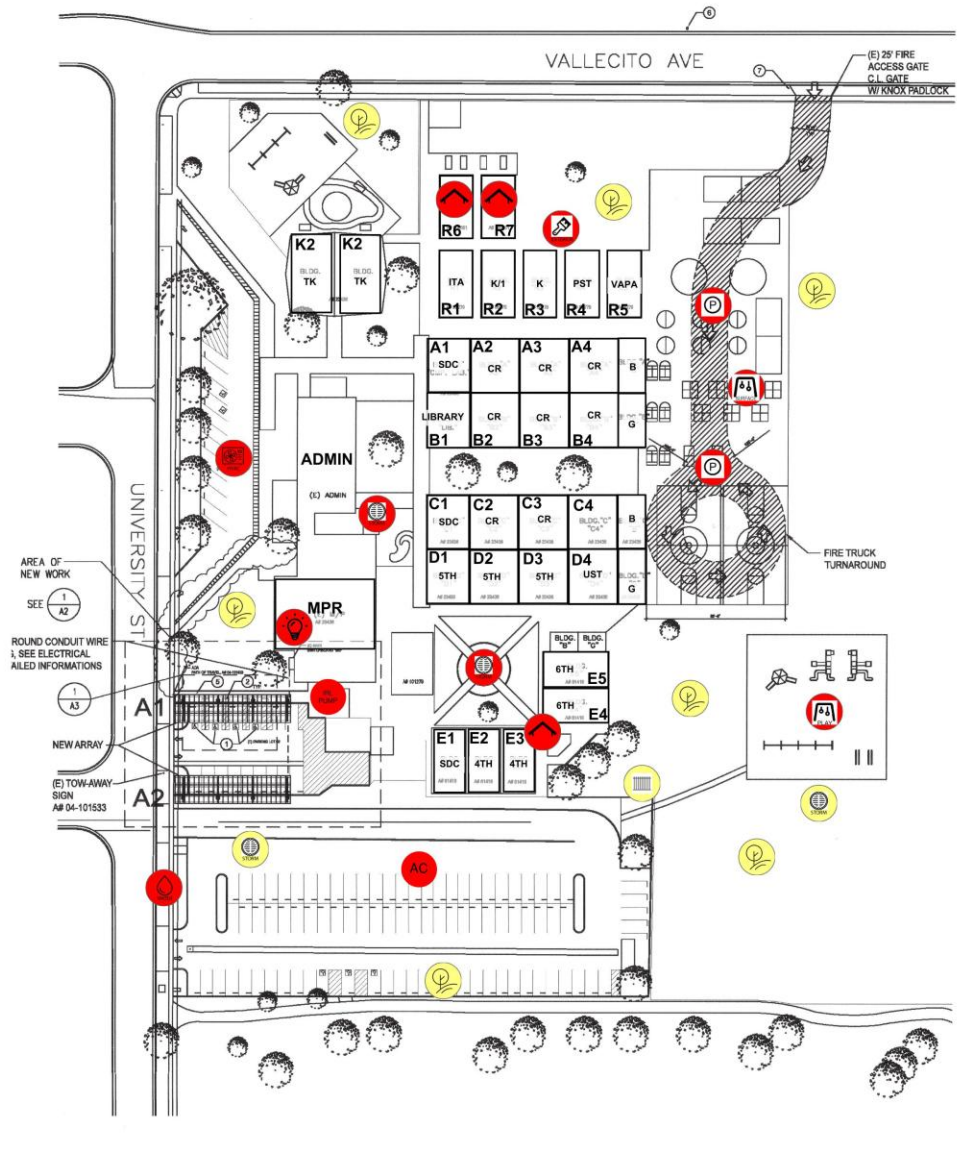
1. Community (Staff, Parents, Teachers) and Student survey launch date April 28, 2025 (Close by May 16, 2025)
 - Will launch after LCAP survey is complete.
2. Focus Group Meetings (Online, TBD week of April 28, 2025)
 - PE, ED Services, Early Ed, Specialty Programs (VAPA / STEM / DLI)
 - IT + Ed Tech
 - Special Ed & Support
 - Nutrition Services



LPA

Long Range Facilities Master Plan: **EXISTING CONDITIONS & PRIORITY NEEDS**





OVERALL RATINGS:

Site & Landscape

- Irrigation
- Storm Water
- Site Water
- Sewer
- Gas
- Playfields
- Play Structure
- Play Equipment
- Play Surfacing
- Hardcourts (AC Paving)
- Parking (AC Paving)
- Drop-off
- Concrete Paving & Parking Lot
- Site Lighting
- Gates and Fencing
- General Landscaping

Buildings

- Exterior Finish
- Doors
- Hardware
- Security Locks
- Windows
- Interior Finish
- Ceilings
- Roofs

Systems

- HVAC
- Controls
- Plumbing
- Power/ Electrical Capacity
- Lights Exterior
- Lights Interior
- Fire Alarm
- Plumbing
- Restroom Fixtures

- MDF Room
- IDF Rooms
- WiFi Access
- Classroom Technology

- Poor Condition; nearing or at end of life cycle
- Acceptable Condition, functioning but may require repairs/upgrades in next 5 years
- Good Condition, recently modernized or newly replaced or built



EASTWOOD ELEMENTARY SCHOOL



EXISTING CONDITION THEMES- Sites

Overall Site Needs

- Upgrade outdated irrigation/ valves/ controllers
- Improve playground structures and surfacing and access for Kinder Classrooms
- Restore **uneven fields** and establish a regular pest management program to address gopher activities
- Address traffic flow, circulation of kids at drop-off
- Provide more opportunities for outdoor learning
- **Repair/ expand storm drain system** at areas with ponding
- Add security cameras at targeted outdoor spaces
- Replace 2” chain link fence mesh with 1” mesh, upgrade 6-foot-high chain link fences with 8-foot fence, and apply screening at locations where **safety is a priority**
- **Repair** cracks in paving and seal to restore surface integrity



EASTWOOD ELEMENTARY SCHOOL

Fields have multiple issues - soggy areas, dry areas, gopher activities, uneven ground, and weeds.



MEAIRS ELEMENTARY SCHOOL

Perimeter fencing, screening and security concerns.



DeMILLE ELEMENTARY SCHOOL

Playground and surfacing needs update.

Overall Site Needs Examples



EXISTING CONDITION THEMES- Buildings

Overall Building Needs

- Building **interiors need more comprehensive modernization.**
- Implement **electric door locks** throughout
- Modernize MPR's to specific needs at individual campuses
- Request for additional **student support** services spaces
- Request for **more staff restrooms**
- **Remove and replace portable classrooms** with permanent buildings

Overall System Needs

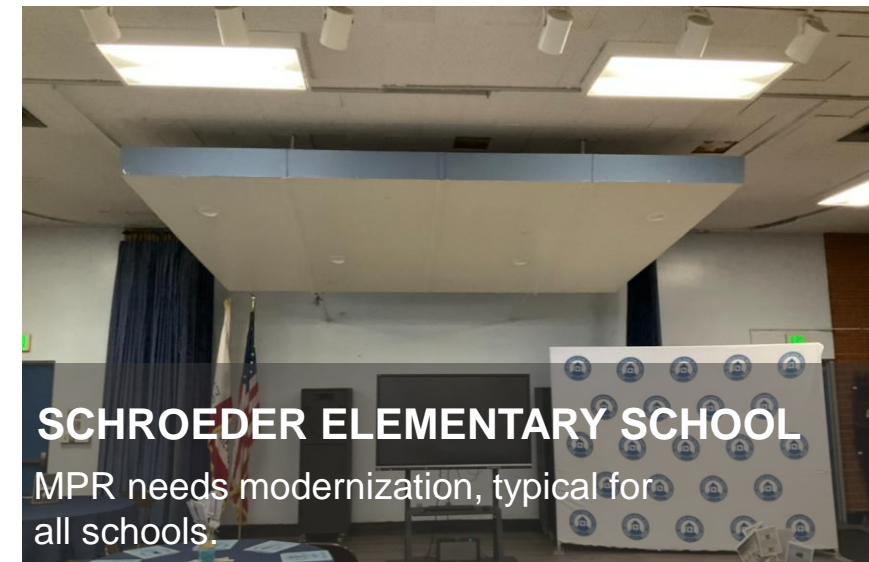
- Add **HVAC to MPR's**; HVAC at some buildings received split systems only
- **Electrical infrastructure improvements** / expand electrical coverage in classrooms



JOHNSON MIDDLE SCHOOL
Locker rooms have not gone through any modernization.



EASTWOOD ELEMENTARY SCHOOL
This space is currently used as a staff office but was previously a storage area.

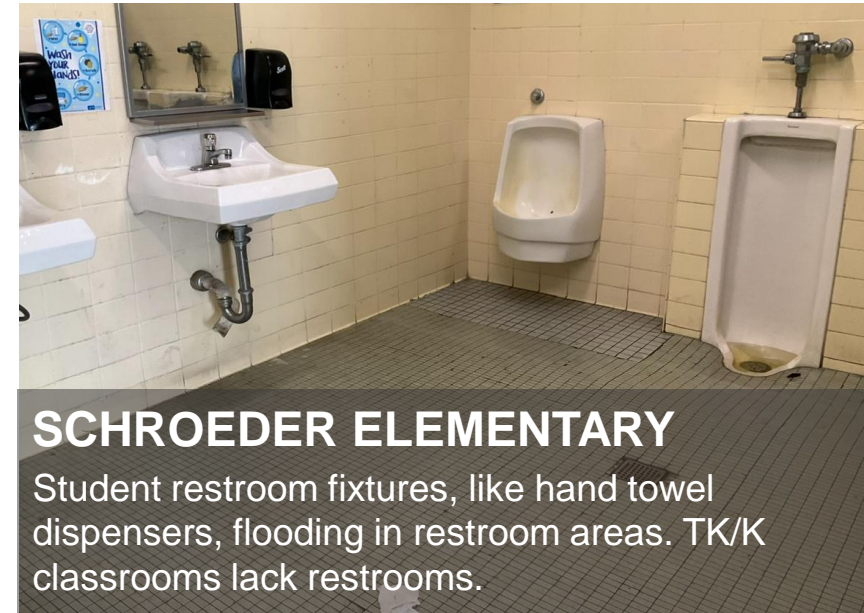


SCHROEDER ELEMENTARY SCHOOL
MPR needs modernization, typical for all schools.

Overall Building and System Needs Examples



EASTWOOD ELEMENTARY SCHOOL
The campus currently includes several portable buildings, which are now in poor condition



SCHROEDER ELEMENTARY
Student restroom fixtures, like hand towel dispensers, flooding in restroom areas. TK/K classrooms lack restrooms.



STACEY MIDDLE SCHOOL
The campus has run out of classrooms. One classroom houses multiple program spaces.

Overall Building and System Needs Examples

PRINCIPAL PRIORITIES PATTERNS

- **Campus Arrival, Parking, Drop Off, and Curb Appeal**
- **Safety and Security** (Perimeter Fencing and Cameras)
- **Replace End of Life Portables with New Construction**
- **Classrooms; Repair, Reconfiguration, and Modernize Spaces that have not been modernized**
- **Building Systems, HVAC & Electrical & Restroom Upgrades**
- **Exterior Play Spaces, Play Equipment, Playfields, & Hardcourts Repair**
- **Outdoor Learning Environments & Quads Enhancement**
- **ES Multipurpose Rooms (MPR) / Food service**





Key Takeaways

Principal Priorities

1. Replace Portables
2. MPR Modernization
3. HVAC/ Air Circulation

OVERALL RATINGS:

Site & Landscape

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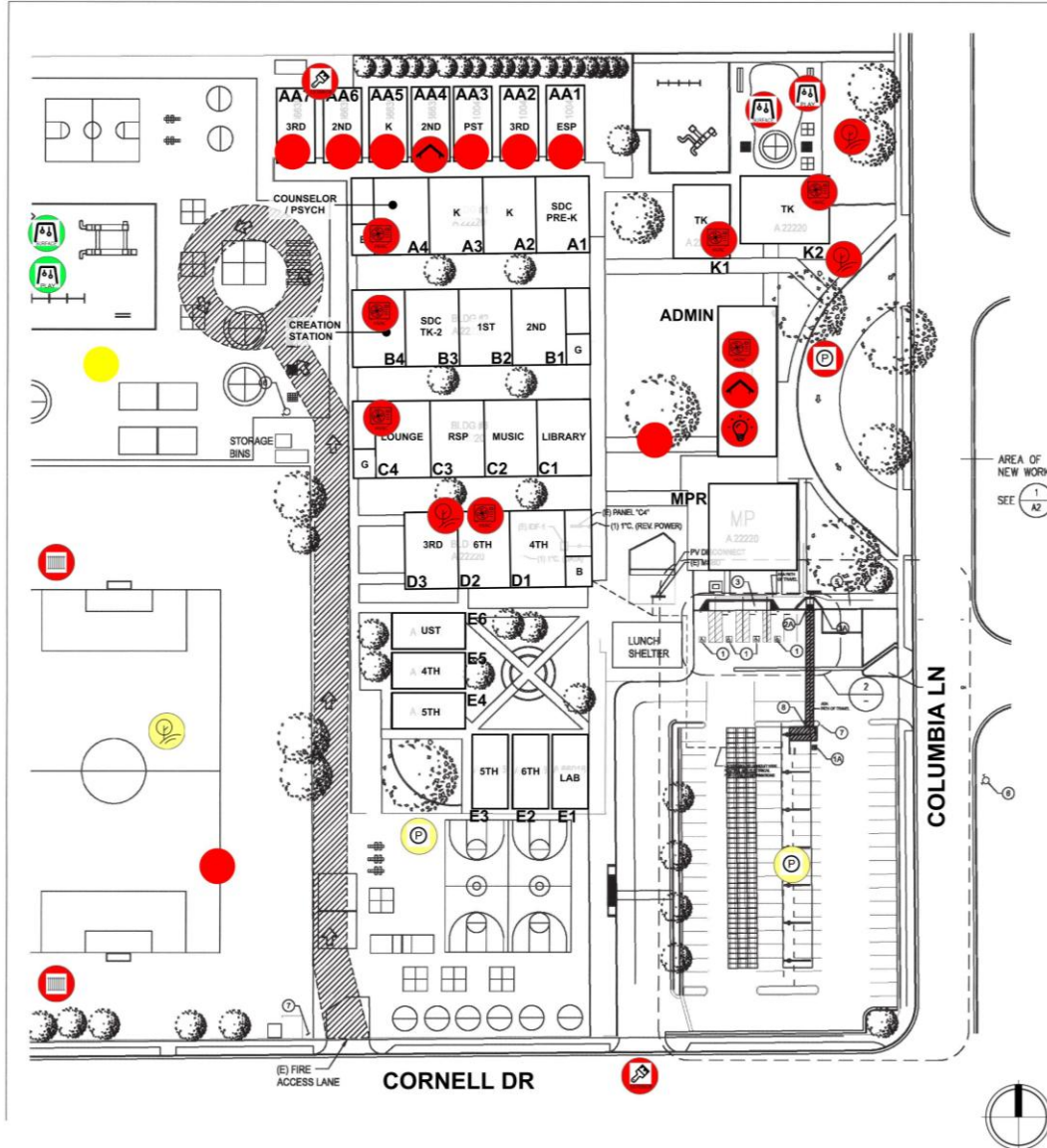
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- Roofs

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- Controls
- Plumbing
- Power/ Electrical Capacity
- Lights Exterior
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- Fire Alarm
- Plumbing
- Restroom Fixtures

- MDF Room
- IDF Rooms
- WiFi Access



SCHROEDER ELEMENTARY SCHOOL

- Poor Condition; nearing or at end of life cycle
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Key Takeaways

Principal Priorities

1. Additional Classrooms for programs and Staff spaces
2. Shaded Lunch Area
3. Expansion of library and learning center
4. New turf and track field

- Poor Condition; nearing or at end of life cycle
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OVERALL RATINGS:

Site & Landscape

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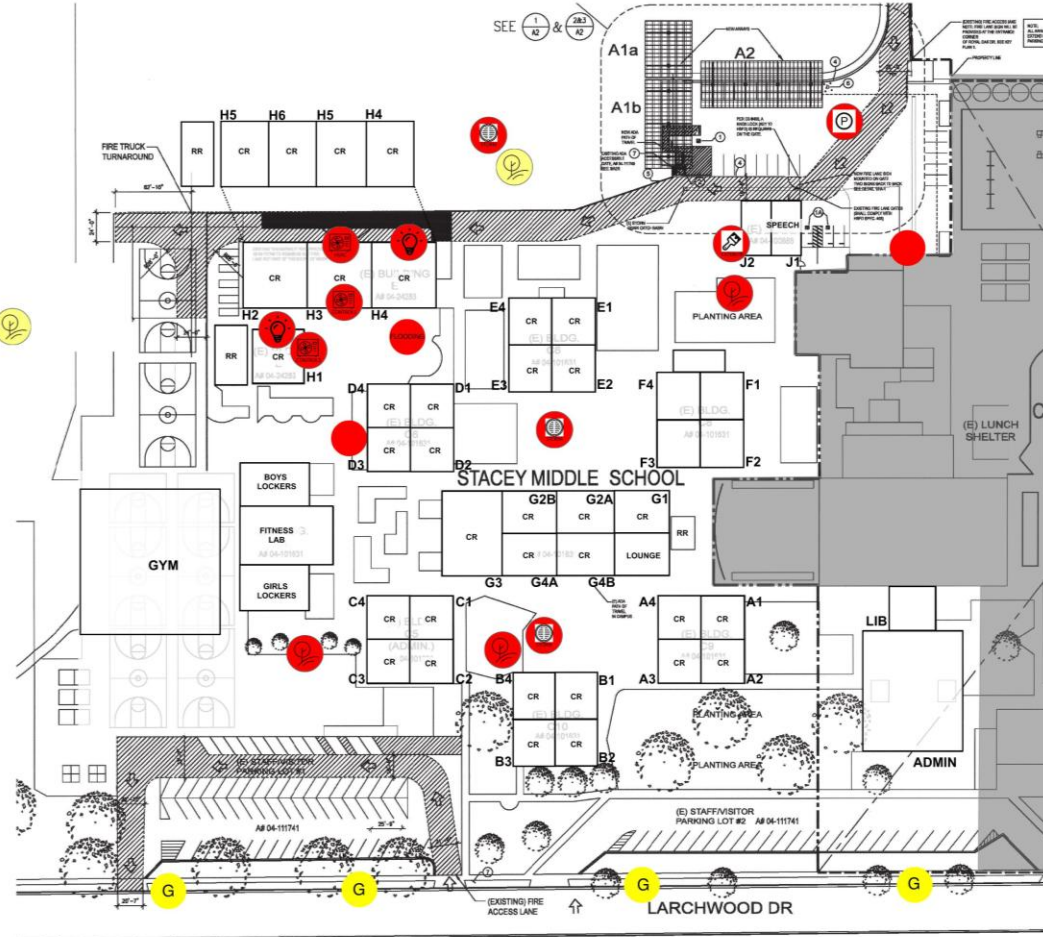
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- Restroom Fixtures ●

MDF Room
IDF Rooms



STACEY MIDDLE SCHOOL

Next Steps & Questions?

Upcoming Board Activities

1. Community and student survey launch date April 28, 2025
2. Potential board study session date TBD
3. FMP Committee meetings in the Fall

