

WESTMINSTER SCHOOL DISTRICT

5-YEAR FACILITIES MASTER PLAN 2019-2024



PBK

2019

Westminster School District

2019- 2024 5-Year Facilities Master Plan

Prepared for: **Westminster School District**

Prepared by: **PBK Architects, Inc.**
600 Anton Boulevard, Suite 1375
Costa Mesa, California 92626
PBK.com

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DRAFT

This 5-Year Facilities Master Plan is 90% complete and is pending final District approval of master plans, project lists, and financial plan.

This documents supersedes previous submittals

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*“Prepare all students to be **responsible, resilient, resourceful,** and **productive** world citizens in a changing and diverse society.”*

Preface \\ Acknowledgements

On behalf of our partners, principals and staff, we wish to express our sincere appreciation to the **Westminster School District** for the opportunity to assist in the development of the Facilities Master Plan **(2019-2024).**

We also extend our utmost gratitude to the **Westminster School District** Board of Education, Superintendent, Senior Administrators, School Principals, Teachers, Staff, and school community representatives that actively participated in planning sessions; assisted with data collection and review; and provided District and facility-specific information, insight, expertise and vision. Their commitment and contributions were invaluable and significantly contributed to the successful development of the Plan.



Marco Eacrett
Partner, AIA, LEED AP
PBK



Stephen Bull
Principal, AIA
PBK

Westminster School District

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Brian Johnson, Executive Director, Facilities, Planning, MOT

Sandy Poteet, Executive Director, Business Services





Section 1:

Executive Summary



1

“ Building tomorrow’s leaders today ”

Executive Summary

1

Introduction

Westminster School District is committed to providing safe and well-maintained school facilities with optimal learning environments in support of its academic mission. In keeping with this commitment, Westminster School District launched a facility master planning initiative in 2018 in order to accomplish the following goals and objectives:

- **Assess and prioritize current and future facility needs.**
- **Identify associated costs to modernize, renovate and/or add facilities.**
- **Transform current learning spaces to better meet the needs of future learners.**

The Westminster School District Board of Education engaged the architectural team of PBK to assist in the development of the comprehensive Facilities Master Plan (FMP).

The project began in 2018 and the process of developing the Master Planning documents continued through 2019. The Facilities Master Plan report was created by PBK in collaboration with and on behalf of District administrators and Facilities Department staff members. The information provided within the contents of this report include introductory details about the District including current District profile along with key facts, figures, mission, and goals.

Each section presents an overview of the data and findings related to each phase, and illustrates the cumulative outcomes and results that have contributed to the Facility Master Plan.

The Plan included herein represents hundreds of hours of data gathering, validation and prioritization involving a variety of facility stakeholders including District administrators, department-heads, and multiple architects, engineers, planners, and builders.



Executive Summary

Background

The school more than other structure in a city, declares the public intention to press on, to rest, or to go back and reinvent itself.



The Westminster School District Facilities Master Plan has been developed to create a strategic road map/project phasing plan for facilities improvements to occur from 2019 through 2024, and additional projects identified for future funding for every site in its facilities portfolio as part a the 5-Year Facilities Master Plan.

This master plan for Westminster School District incorporates an educational program strategy and facility improvement program designed to invest in its schools and sites.

The following working objectives were established at the initiation of this plan:

- **Modernize and support academic achievement** by leveraging the District's educational programming goals with facilities improvements.
- **Modernize and transform the functionality and appearance of schools** through integration of facilities improvements with future ready learning, modern technology, and innovative teaching approaches.
- **Modernize and enhance the sustainability of sites** through development of short and long term strategies to support State and local funding sources, explore improved opportunities for efficient use of facilities.



Executive Summary

Background

Establishing Priorities

- A safe and secure environment for all students
- Forward looking facilities for arts, sciences and technology
- Modern infrastructure
- Support an expanded curriculum including athletics
- Enhance and maintain the quality of the general campus facilities
- Facilities that support a culturally rich experience
- Facilities that strengthen the bond between campus and community
- Facilities that support academic rigor while teaching to each student's strengths



Objective Criteria

The PBK Master Planning team has worked to define the relative importance of projects by identifying the priority of each facility and system. This may include the following:

- Cost impact to schools and District sites
- Greatest benefit to the students
- Greatest benefit the community
- Positive impact to the learning environment
- Support of current and proposed instructional programs
- Safety and security concerns



Facility Evaluations and Findings

Westminster School District (WSD) recognizes that when it comes to educating our children, facilities matter. It is for this reason that a facilities master planning effort was conducted, in order to identify the improvements needed to provide our students with the best education possible. District input and involvement are critical in the Facilities Master Plan process. Input from our stakeholders include: Surveys, Site Meetings, and extensive analysis of all District assets and needs.





WSD Provides a Quality Education for:

- Nearly 10,000 students
- Kindergarten through eighth grade
- 17 school sites
- Foundation in core academic subjects local students need in high school, college and 21st-century careers
- Honor Roll School District - 1 of only 13 in California
- 9 California Gold Ribbon Schools
- 7 Federal Academic Achieving School

Repairs and Updates Needed:

- District schools are 44-66 years old on average, and are in need of repair and modernization.

Executive Summary

Facilities Needs Assessment Cost Summary

According the Westminster School District insurance inventory, the total insurable value of District assets are approximately $235 million. In order to keep these assets operational, the District has allocated $XXXXXXX in general maintenance funds each year just to maintain existing facilities.

Based on the current and future needs of the District, this Master Plan suggests planning for $XXXXXXXX in projects over the next five years. For more information, please refer to Section 4 - Financial Summaries







District Schools - Overview

School	Grade Level	Year Built	Facility Size (SF) (2019)	Site Size (Acres)
Anderson ES	K-6	1961	51,417	10
Ada Clegg ES	K-5	1965	44,006	8.5
DeMille ES	K-6	1959	44,884	10
Eastwood ES	K-6	1964	42,191	10
Finley ES	K-6	1958	45,562	10
Fryberger ES	K-6	1964	42,840	10
Hayden ES	K-6	1961	56,013	7.7
Meairs ES	K-6	1949	49,197	10
Schmitt ES	K-6	1957	59,487	10
Schroeder ES	K-6	1962	43,029	10
Sequoia ES	K-6	1962	47,158	10
Webber ES	K-6	1957	32,700	8
Willmore ES	K-6	1965	45,317	10
Johnson MS	6-8	1959	114,740	14.5
Helen Stacey MS	6-8	1965	99,823	20.5
Warner MS	6-8	1961	96,085	15
John F. Land School	P	1969	31,553	9
DISTRICT TOTAL			**946,002 SF**	**176 Acres**

Mission Statement

*Prepare all students to be **responsible, resilient, resourceful,** and **productive** world citizens in a changing and diverse society.*



Guiding Principles

Our Vision:

Building tomorrow's leaders today.

Facilities Planning, Maintenance and Operations Department

Our Mission

"The Facilities Planning, Maintenance and Operations Department's mission is to provide the highest level of customer service. We are dedicated to enhancing the quality of life and learning environment for our children and staff through services that maintain and preserve Westminster School District's buildings and grounds, with a focus on safety, responsiveness, quality workmanship, and cost-effectiveness.

Westminster is committed to being responsible stewards of the earth's resources by significantly improving our energy efficiency and implementing the latest renewable energy technologies at our District sites. We believe in preserving our environment for future generations and are proud to be leading by example." [1]



[1] Source: "Facilities Planning & MOT." *Facilities Planning & MOT – Business Services – Westminster School District*, Westminster School District, www.wsdk8.us/apps/pages/index.jsp?uREC_ID=343860&type=d&pREC_ID=751116.

District Goals

Westminster School District Board Goals

Student Achievement

- All students, regardless of race, ethnicity, socio-economic status, disability, or gender will be prepared for college and career opportunities.
- Optimize student learning by utilizing high quality teaching practices and innovative technologies.

Personal and Professional Growth

- Empower all students to develop character, compassion, civility, and community consciousness.
- Provide professional learning opportunities to promote ongoing and continuous improvement.

Personal and Professional Growth

- Students will be central to all fiscal decisions.
- Ensure fiscal health through investing in today while planning for tomorrow

Learning Environment

- All students and staff are provided with a safe, high-quality physical environment that promotes 21st century teaching and learning.
- Students and staff will feel safe and respected, and will strive to promote positive connections.



District Background

Past & Present

The Westminster School District was established in 1872. Today the District includes thirteen elementary schools, three middle schools, and one child development school, serving the communities of Westminster, Garden Grove, Huntington Beach, and Midway City.

The communities that Westminster School District serves are deeply diverse, each with significant connections to Mexican and Vietnamese heritage. The city of Westminster, is home to approximately 36,000 residents with Vietnamese ancestry (40.2% of the city population), making it the highest concentration of Vietnamese Americans in the United States.

In 2015, Westminster School District became the first school district in the State of California to offer a Vietnamese-English Dual Immersion Program. In 2017, the program received the prestigious California School Boards Association Golden Bell award for the District's Blended Learning Initiative.

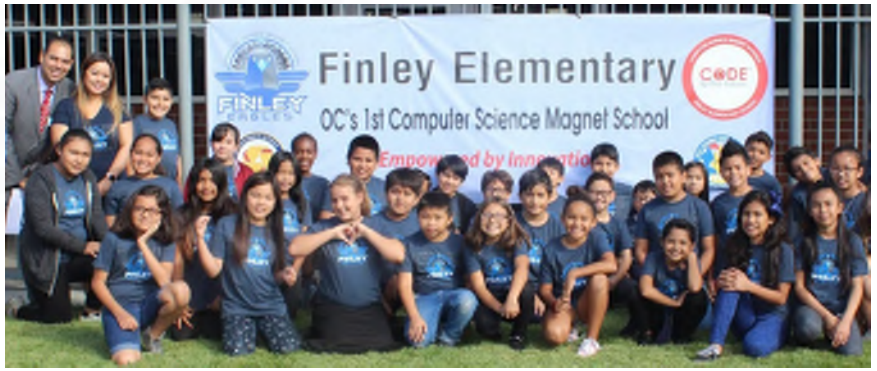
The Westminster School District established the first Vietnamese Dual Language Immersion Academy in California, a Spanish Dual Language Immersion Academy, a STEAM Magnet School, a GATE Academy, and Orange County's first Computer Science Magnet School. WSD was one of only thirteen districts (out of 1,000) throughout California to be named an Honor Roll District, a national program recognizing high-performing schools that improve the outcomes for students, and honored as a White House Initiative on Educational Excellence for Hispanics "Bright Spot in Hispanic Education." WSD was one of the first districts to implement a 1:1 Chromebook device initiative for students K-8.

" The paramount requisite in the American system of public education is social equality. "

— Judge Paul J. McCormick,
Méndez v. Westminster, 1945

Specialty Programs

- STEAM - **Clegg Elementary**
- Vietnamese Dual Immersion - **DeMille Elementary**
- Computer Science Magnet – **Finley Elementary**
- GATE Magnet - **Sequoia Academy**
- Spanish Dual Immersion - **Willmore Elementary**



District Profile

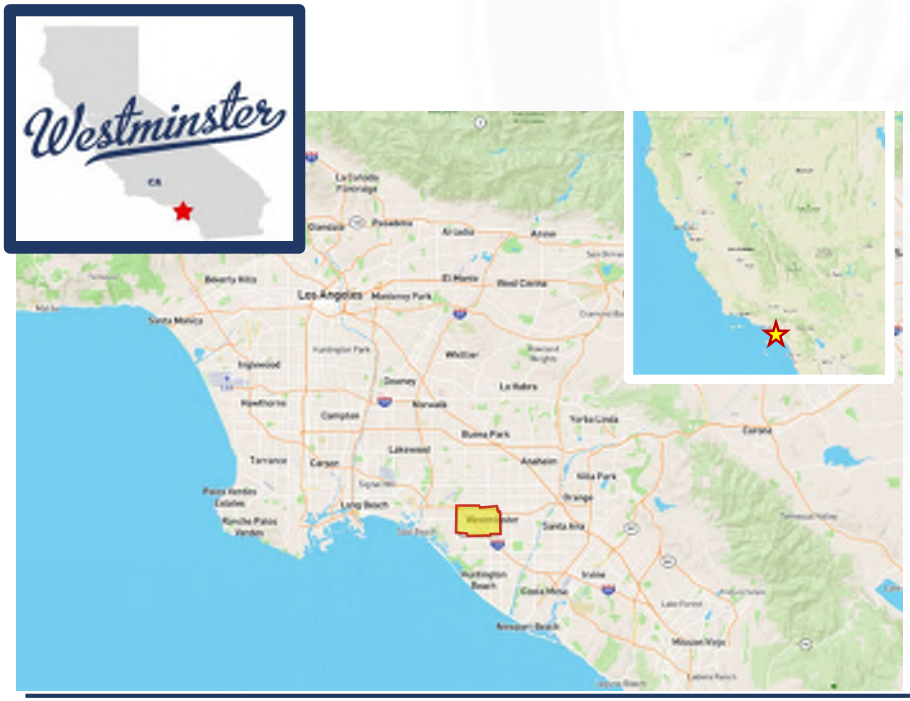
Region

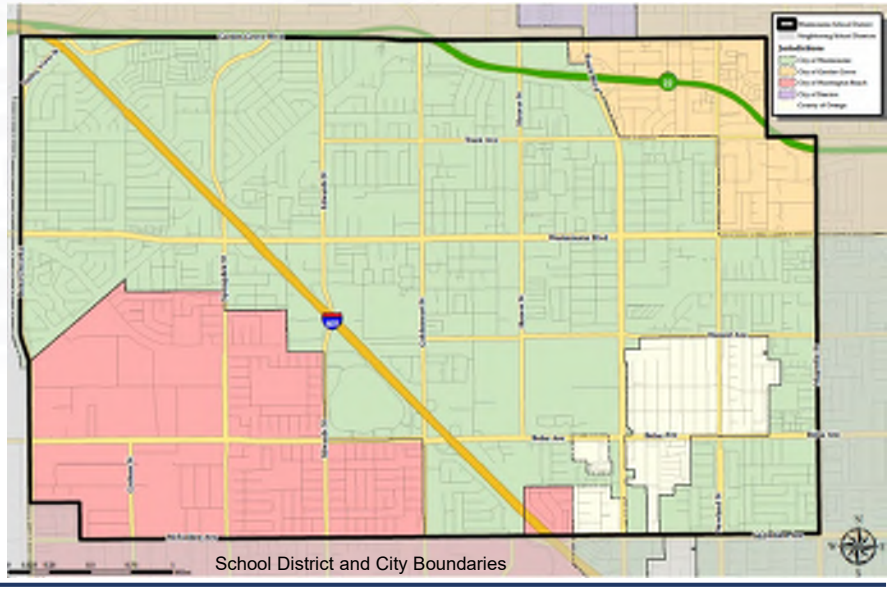
The Westminster School District serves the cities of Westminster, Garden Grove, Midway City, and Huntington Beach, which are located in northern Orange County, California. The School District itself is near the Pacific Ocean, approximately 1.5 miles at it closest point, and made up predominately of post-war single-family homes. Three major freeways run along the District, including the Garden Grove Freeway (CA-22), CA-39, and the San Diego Freeway (I-405), which bisects the District.

With an estimated total population of 84,817 the communities within the District are relatively dense suburban and commercial land uses, with a population density of approximately 9,000 people per square mile.

City of Westminster	
Total Population (as of July 1, 2017)	91,635
Population Under 18 Years (in School District)	18,685
Land Area	10.05 sq. mi
Total Households	27,687
High School Grad	77.7%
Bachelor's Degree +	24.2%
Median Household Income	$55,287
Per Capita Income	$25,146
Median Home Value	$499,400
Average Home Value	$546,200

Source: US Census Bureau. QuickFacts. Westminster city, California.



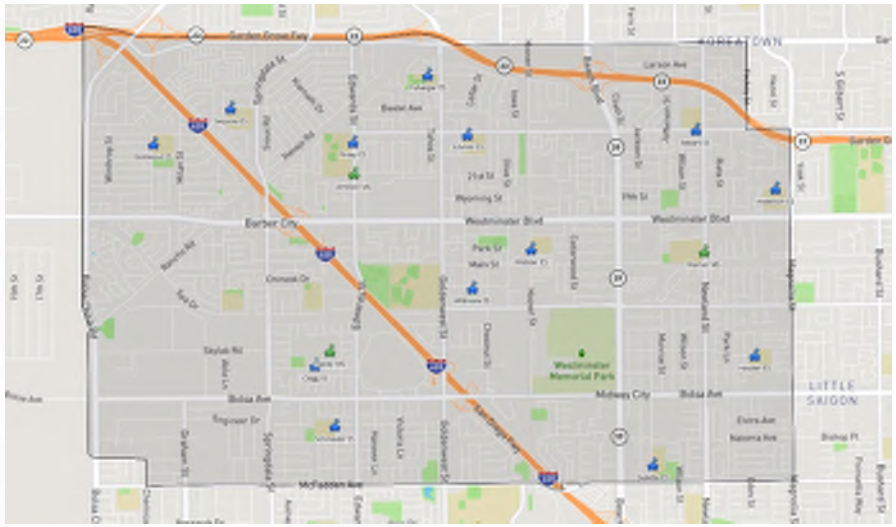


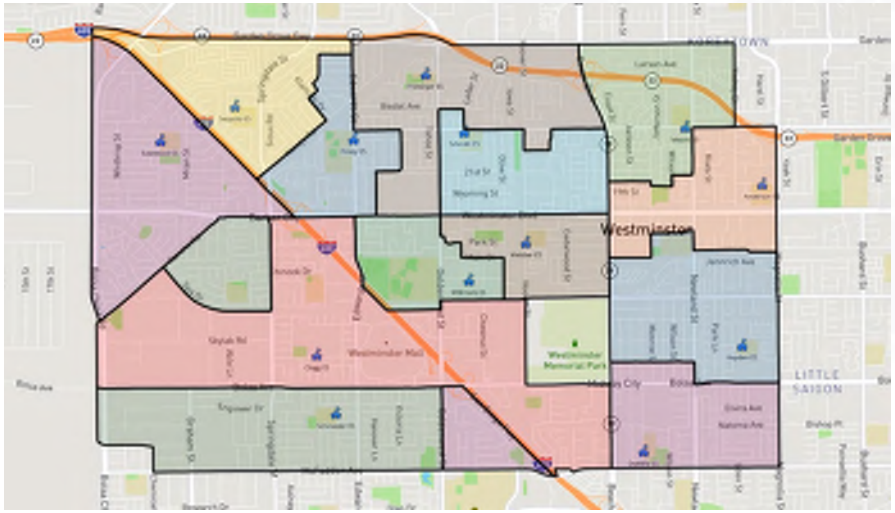
School District and City Boundaries

District Profile

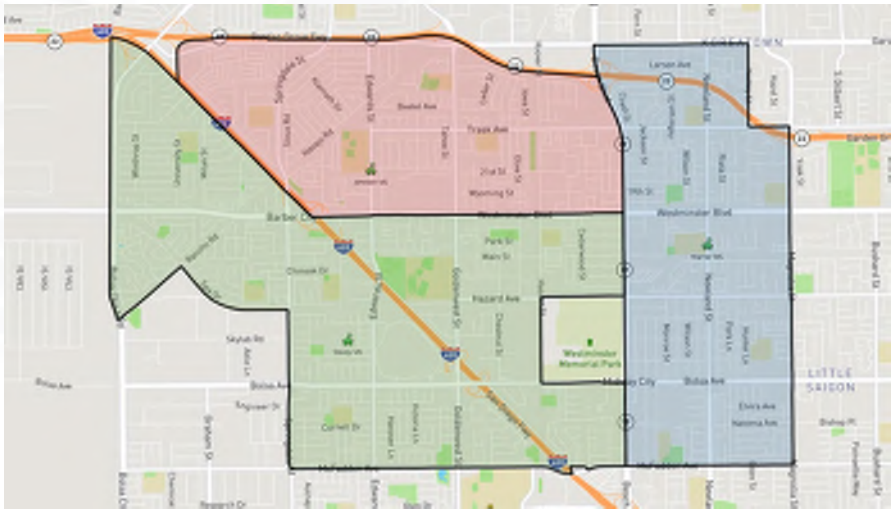
Region

Enrollment	Socioeconomically Disadvantaged	English Learners	Foster Youth
9,264	72.1%	40%	0.3%





Elementary School Attendance Boundaries



Middle School Attendance Boundaries

Why Facilities Matter

A Facilities Master Plan (FMP) is the result of a process conducted by Planning Professionals and Architects that yields tangible information regarding the status and condition of the District's current facilities and assets. The FMP is a document to be used by the District to make strategic short-range and long-range decisions regarding vision and facility adequacy, critical, functionality and use.

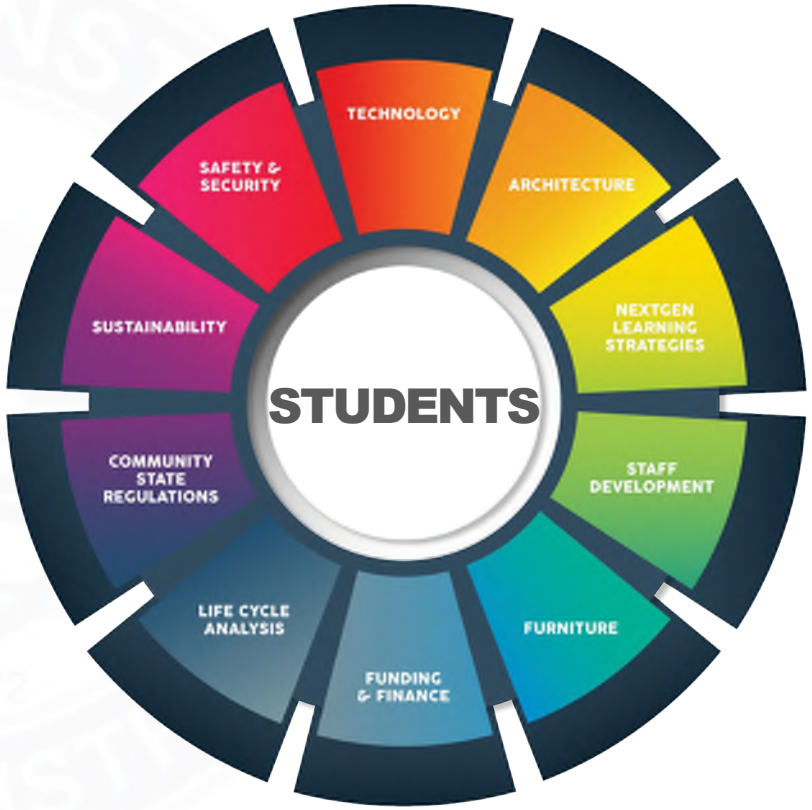
What is the value of a FMP to a District?

A comprehensive Facilities Master Plan for a District can establish an plan for achieving the District's mission, vision and goals. For educational entities, facility master planning plays a critical role in the fulfilment of educational mission and goals. When planning for the future of our schools, having a disciplined and comprehensive approach is essential for success.

This FMP incorporates an educational program strategy and facility improvement program designed to invest in the district schools short-term and long-range needs.

Without a master plan, public funds are directed towards quick fixes and towards projects as needed rather than proactive planning and cost forecasting.

Without a Facilities Master Plan a school district is challenged to develop a cohesive building plan that can support academic achievement by leveraging the District's educational programming goals with facility improvements in a holistic way.



Background & Perspective

Why Facilities Matter

It is necessary to modernize and transform the functionality and appearance of schools through integration of facility improvements with next generation technology and innovative learning approaches to maintain and achieve academic success for all students.

The FMP also serves as a flexible road map in developing the following:

- Developing a Capital projects strategies
- Ensuring continued high student achievement
- Ensuring safe schools
- Creating future-ready schools
- Completing needed modernization, maintenance, and repairs

The process should firmly be rooted in the concept that instruction and function drive construction. Long before plans for building renovations and new construction are proposed, efforts should focus on defining student needs, educational programs, teaching methodologies, desired learning outcomes, and then exploring the degree to which the built environment enables teaching, student engagement and learning – now and in the foreseeable future.



Purpose

The purpose of **the Westminster School District Facilities Master Plan (FMP)** is to provide a fact-based and data-driven report for the Board of Education and District staff to make decisions related to District educational facilities that best serve the needs of all students.

The FMP herein uses articulated assumptions for enrollment, school site capacity, availability of finances, and funding. It will help guide the District in constructing new facilities, evaluating existing facilities and programs by site, age, and type. Integrating student enrollment in decision making is key to the long range planning process.





Methodology

Assessment Methodology

A Facilities Master Plan is a comprehensive process that requires both reflection and projection involving key stakeholders.

- Reflection to reassess educational purpose, goals and priorities and to examine instructional methods, organizational processes and physical infrastructure to ensure purposeful alignment and effectiveness.
- Projection to contemplate and prepare for the future with regard to demographic make-up, student enrollment, pedagogy, facility requirements and funding needs, as well as future advancements in technologies, teaching and learning.

The assessment methodology for this Facilities Master Plan process includes the following steps:

Step 1. Establish the District's Mission and Roles

"What is the District going to do, how, and when?"

Step 2. Educational Specifications Modification and Development

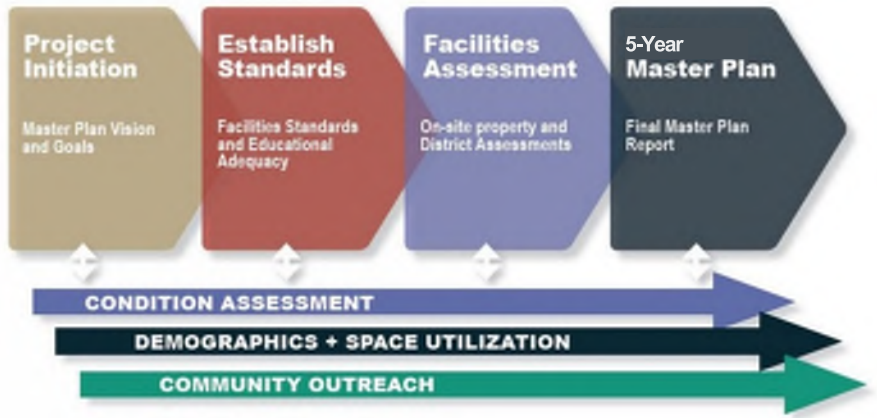
"How the built environment impacts the learning process experience in the classroom?"

Step 3. Facility Condition Assessment

"What is the condition and suitability of the existing facilities?"

Step 4. The Comprehensive Facilities Master Plan

"What is the approved plan for achieving the District's mission, vision and goals?"





Methodology



Vision and Goals

- Visioning Sessions – Leadership + Stakeholders
- Master Plan Vision + Goals Align with District
- Mission and Student Performance Expectations

Facility Standards

- Develop Questionnaire Academic, Ancillary & Special Program Review
- Explore Future Program Goals
- Floor Plans & Site Plans Building History and Data Facility Standards Review

Facilities Assessment

- Facility Condition Assessment
- Site Walks
- Data Review Meetings
- Prioritization & Budget Development Scenarios and Options

Master Plan Development

- Identify & Prioritize District Needs & Associated Costs
- Develop Design Concepts + Alternatives
- Develop & Finalize 10-Year Master Plan





The Process

FACILITY MASTER PLAN

Facilities Condition Assessment

THE PROCESS

Prioritize Work Items

- **Priority 1 – Must Do:** Legal, Safety Reason and Critical Replacements ***(Life Expectancy: 1-2 years)***
- **Priority 2 – Should Do:** Curricular, Instructional, Program Need ***(Life Expectancy: 3-5 years)***
- **Priority 3 – Would Like to Do:** Curricular, Instructional, Program Enhancement ***(Life Expectancy: 5-10 years)***
- **Priority 4** – Future Consideration: ***(Life Expectancy: 10 + years)***
- **Priority 5 –** Items that are to be determined and/or items under review

5-Year Facility Master Plan will consider items Priority 1, 2 & 3

Facility Assessments:

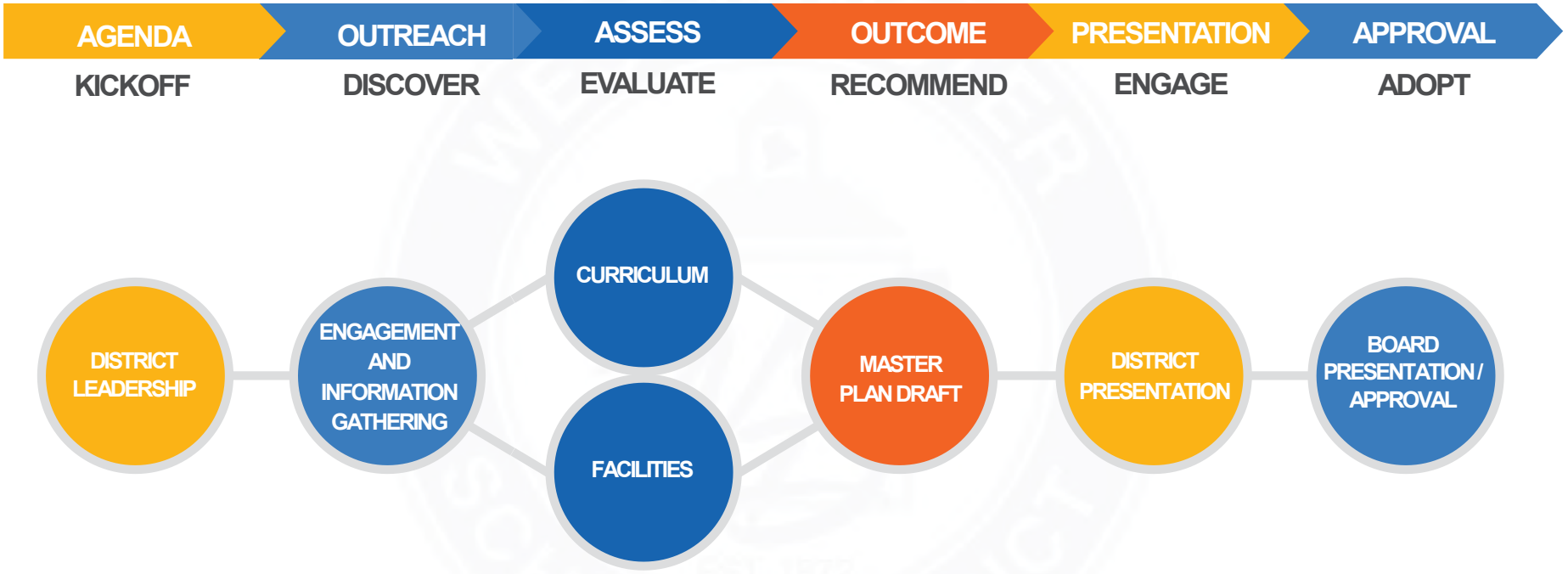
Interviews & Site Walks

- Site / Civil
- Building Envelope
- Architectural / Structural
- Mechanical
- Electrical
- Plumbing
- Technology / Low Voltage
- Safety & Security
- Nutrition Services
- Athletics / Sports

Supplemental information utilized before, during and after the site walks include: floor plans, site plans, aerial images, roof aerials; facility information (size, capacity and enrollment details; construction and maintenance history; equipment inventory and replacement data); portable building inventory (as applicable), and information regarding current and planned educational program.



Schedules & Milestones



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Section 2:

Demographics



2

“All students, regardless of race, ethnicity, socio-economic status, disability, or gender will be prepared for college and career opportunities.”

Demographics

Data Sources

The information source in this section of the Master Plan study was retrieved from the California Department of Education.

Date:

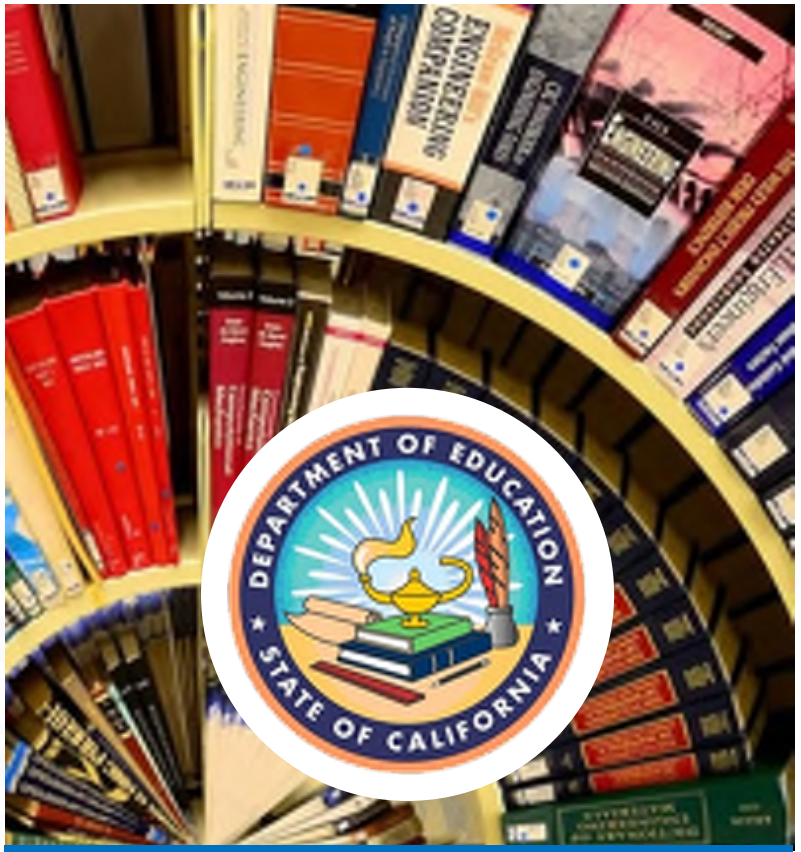
December 05, 2018

Data Reporting Office
California Department of Education
1430 N Street
Sacramento, CA 95814

https://www.cde.ca.gov/SchoolDirectory/details?cdscode=33669933330479

Source: This data was submitted and certified by LEAs and/or charter schools as part of the annual CALPADS Fall 1 submission.

Additional information was obtained from the Westminster School District as noted.



California Department of Education (CDE)

California will provide a world-class education for all students, from early childhood to adulthood.

The Department of Education serves our state by innovating and collaborating with educators, schools, parents, and community partners.

Demographics

District Profile

Westminster School District serves highly diverse communities, which is reflected in its student body. Based on California Department of Education (CDE) enrollment data submitted through the California Longitudinal Pupil Achievement Data System (CALPADS), Westminster School District has a significant proportion of students of Asian and Latino origin (82%) .

Following a large increase in enrollment between 1996 and 2003, CDE enrollment data suggests that enrollment has declined around 1% per year between 2002 and 2018. At its peak in 2003, Westminster School District enrolled 10,253 students. Enrollment for the 2017-2018 school year is estimated at 9,264 – a 10% decrease.

Based on demographic projections developed by DecisionInsite, Westminster School District may experience an average annual decrease in enrollment of around 1.4%.

For Westminster School District's full demographic profile, please contact the District for more information.

Number of Children by Age Group in School District (Total) [1]	Estimate	Percent
Under 5 year	4142	27%
5 to 9 years	5164	34%
10 to 14 years	6016	39%
Children by Race and Origin in School District [2]	Estimate	Percent
Black or African American	72	0.8%
American Indian and Alaska Native	23	0.2%
Asian	3502	37.8%
Filipino	92	1.0%
Native Hawaiian and Other Pacific Islander	50	0.5%
Two or more races	208	2.2%
Hispanic or Latino origin (of any race)	4067	43.9%
White alone, not Hispanic or Latino	1204	13.0%
Not Reported	46	0.5%
Total Student Enrollment (2017-2018)	**9,264**	**100%**

[1] Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

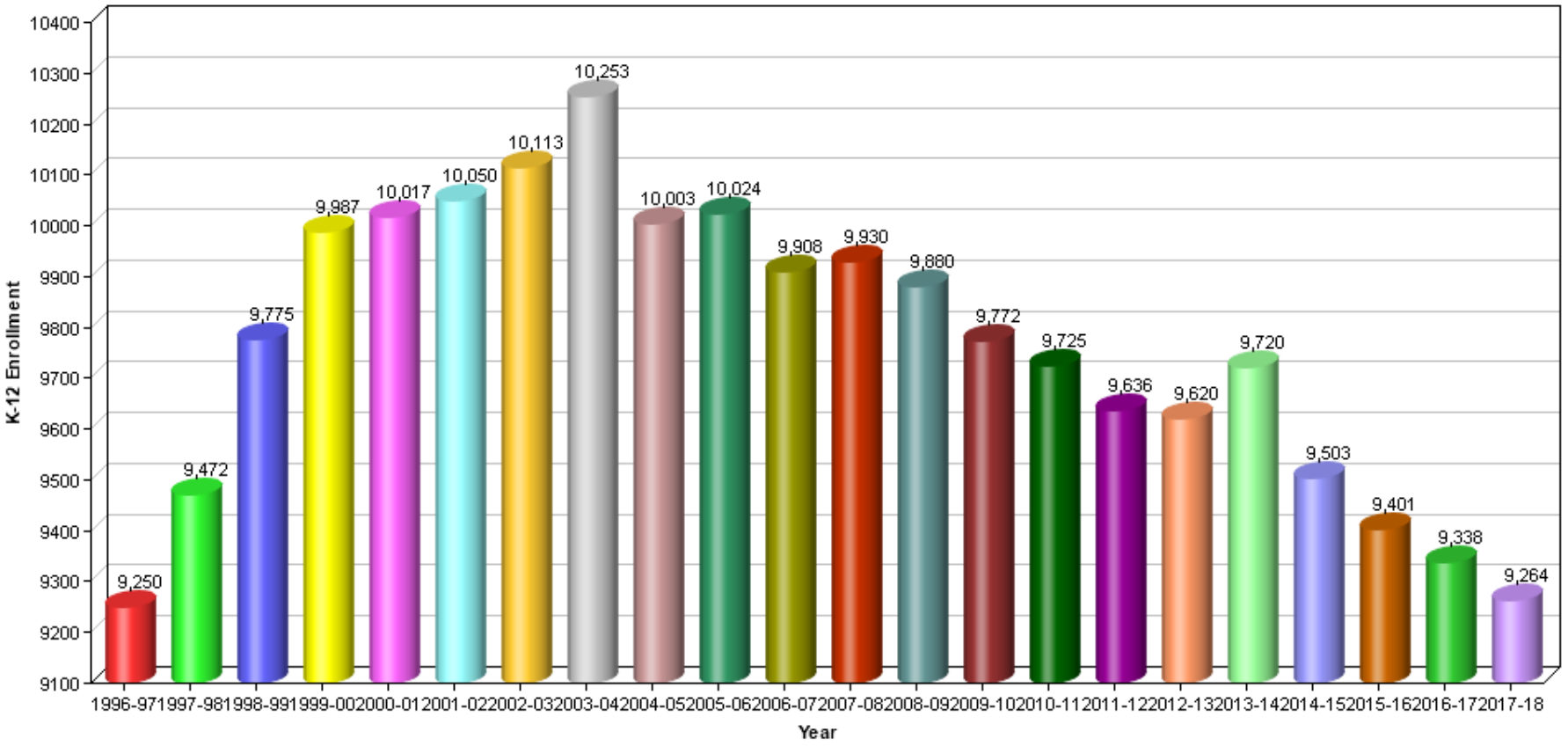
[2] Source: California Department of Education. 2017-18 Enrollment by Ethnicity and Grade. Westminster Report (30-66746)





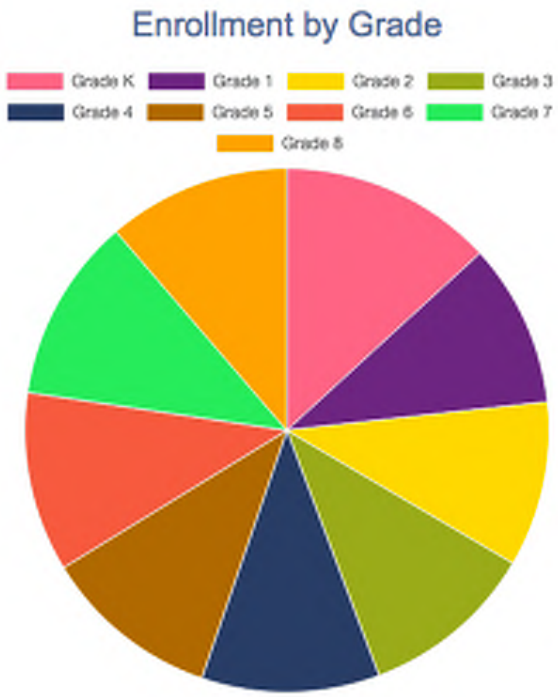
Demographics

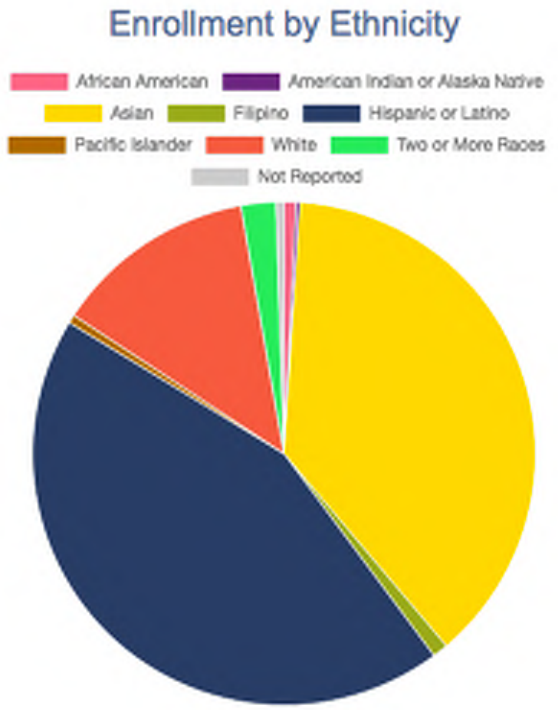
Enrollment Trends



Source: California Department of Education. K-12 Public School Enrollment.
Time Series – Public School Enrollment. Westminster Report (30-66746)

Demographics









Demographics

Public School Enrollment

Grade Level	Westminster School District, California *					
	Total	Percent	In public school	Percent in public school	In private school	Percent in private school
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Kindergarten to 12th grade	14,719	62.9%	13,801	93.8%	918	6.2%
Nursery school, preschool	978	4.2%	558	57.1%	420	42.9%
Kindergarten	1,116	4.8%	1,098	98.4%	18	1.6%
Elementary: grade 1 to grade 4	4,217	18.0%	3,893	92.3%	324	7.7%
Elementary: grade 5 to grade 8	4,667	20.0%	4,264	91.4%	403	8.6%

* Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates
https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_17_5YR_S1401&prodType=table





Demographics

Enrollment by Grade

2017-2018 Enrollment by Grade										
Westminster School District Report ((30-66746)										
Name	**Total**	**Grade K**	**Grade 1**	**Grade 2**	**Grade 3**	**Grade 4**	**Grade 5**	**Grade 6**	**Grade 7**	**Grade 8**
Ada Clegg Elementary	**560**	17.3%	14.3%	14.3%	17.0%	18.6%	18.6%	0.0%	0.0%	0.0%
Anderson Elementary	**526**	18.6%	11.8%	15.4%	13.9%	15.6%	13.5%	11.0%	0.2%	0.0%
DeMille Elementary	**486**	23.5%	16.5%	14.6%	12.3%	11.7%	10.1%	11.3%	0.0%	0.0%
Eastwood Elementary	**566**	18.0%	17.8%	13.6%	14.5%	13.3%	12.4%	10.4%	0.0%	0.0%
Finley Elementary	**388**	21.9%	14.7%	11.6%	19.3%	13.7%	18.8%	0.0%	0.0%	0.0%
Fryberger Elementary	**433**	18.5%	15.9%	15.5%	14.1%	16.2%	19.9%	0.0%	0.0%	0.0%
Helen Stacey Middle	**933**	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	23.5%	41.6%	34.9%
Jessie Hayden Elementary	**795**	17.6%	12.2%	14.2%	18.7%	19.4%	17.9%	0.0%	0.0%	0.0%
Johnson Middle	**769**	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	28.1%	34.1%	37.8%
Meairs Elementary	**566**	19.1%	17.0%	16.1%	16.3%	15.4%	16.3%	0.0%	0.0%	0.0%
Schmitt Elementary	**467**	16.7%	13.9%	15.4%	17.6%	17.8%	18.6%	0.0%	0.0%	0.0%
Schroeder Elementary	**528**	15.7%	13.6%	14.6%	17.0%	17.2%	15.2%	6.6%	0.0%	0.0%
Sequoia Elementary	**470**	19.1%	10.0%	14.9%	12.6%	14.5%	14.5%	14.5%	0.0%	0.0%
Warner Middle	**1,089**	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	23.9%	37.0%	39.1%
Webber Elementary	**328**	14.0%	11.3%	15.9%	11.6%	17.1%	13.4%	16.8%	0.0%	0.0%
Willmore Elementary	**352**	28.4%	20.5%	13.4%	13.1%	10.8%	13.9%	0.0%	0.0%	0.0%
Nonpublic, Nonsectarian Schools	**8**	0.0%	0.0%	12.5%	0.0%	0.0%	0.0%	37.5%	12.5%	37.5%
Report Totals										
Westminster	**9,264**	13.2%	10.1%	10.2%	10.8%	11.0%	11.0%	11.1%	11.4%	11.3%
Orange County	**485,835**	7.9%	6.8%	6.9%	6.9%	7.4%	7.4%	7.7%	7.8%	7.8%
Statewide	**6,220,413**	8.5%	7.3%	7.3%	7.2%	7.5%	7.6%	7.8%	7.7%	7.6%

Demographics

Enrollment by Ethnicity

2017-2018 Enrollment by Ethnicity

Westminster School District Report ((30-66746)

Name	Total	African American	American Indian or Alaska Native	Asian	Filipino	Hispanic or Latino	Pacific Islander	White	Two or More Races	Not Reported
Ada Clegg Elementary	**560**	0.5%	0.2%	30.7%	0.4%	36.8%	0.4%	25.0%	6.1%	0.0%
Anderson Elementary	**526**	0.2%	0.0%	51.3%	0.4%	43.2%	0.6%	4.2%	0.0%	0.2%
DeMille Elementary	**486**	0.6%	0.4%	47.5%	0.2%	47.1%	0.0%	3.7%	0.0%	0.4%
Eastwood Elementary	**566**	0.7%	0.2%	23.1%	2.8%	27.9%	0.4%	35.5%	8.8%	0.5%
Finley Elementary	**388**	0.8%	0.0%	24.0%	1.5%	64.9%	1.3%	6.2%	1.3%	0.0%
Fryberger Elementary	**433**	0.5%	0.2%	26.6%	1.4%	58.4%	0.5%	8.5%	1.8%	2.1%
Helen Stacey Middle	**933**	0.6%	0.3%	31.6%	0.9%	35.0%	0.2%	26.2%	3.8%	1.4%
Hayden Elementary	**795**	0.4%	0.1%	64.4%	0.9%	28.6%	0.1%	4.0%	1.4%	0.1%
Johnson Middle	**769**	1.0%	0.3%	27.4%	1.2%	60.1%	0.8%	7.7%	1.4%	0.1%
Meairs Elementary	**566**	2.1%	0.4%	39.9%	0.5%	50.9%	0.5%	3.9%	1.8%	0.0%
Schmitt Elementary	**467**	0.6%	0.4%	30.2%	0.9%	63.6%	0.2%	3.4%	0.2%	0.4%
Schroeder Elementary	**528**	0.6%	0.4%	26.1%	1.9%	23.5%	0.2%	42.8%	3.0%	1.5%
Sequoia Elementary	**470**	2.1%	0.4%	20.2%	1.5%	48.9%	1.3%	23.0%	2.1%	0.4%
Warner Middle	**1,089**	0.4%	0.4%	58.6%	0.5%	36.9%	0.7%	1.7%	0.6%	0.2%
Webber Elementary	**328**	0.6%	0.0%	41.8%	0.6%	50.9%	0.0%	4.9%	0.9%	0.3%
Willmore Elementary	**352**	1.1%	0.0%	26.7%	1.1%	61.1%	2.3%	5.4%	2.0%	0.3%
Nonpublic, Nonsectarian Schools	**8**	12.5%	0.0%	37.5%	0.0%	37.5%	0.0%	12.5%	0.0%	0.0%

Report Totals

Westminster	**9,264**	0.8%	0.2%	37.8%	1.0%	43.9%	0.5%	13.0%	2.2%	0.5%
Orange County	**485,835**	1.3%	0.2%	16.4%	2.1%	49.1%	0.3%	26.0%	3.7%	0.8%
Statewide	**6,220,413**	5.5%	0.5%	9.2%	2.4%	54.3%	0.5%	23.2%	3.5%	0.9%

This report displays the annual K-12 public school enrollment by student ethnicity for the selected report level (state, county, district, or school) and year. Annual enrollment consists of the number of students primarily enrolled on Census Day (the first Wednesday in October). This information was submitted by local educational agencies (LEAs) and charter schools to the California Department of Education (CDE) as part of the annual Fall 1 data submission in the California Longitudinal Pupil Achievement Data System (CALPADS). These data were reviewed and certified in CALPADS as being accurate by authorized district or school personnel. In order to certify data in CALPADS, authorized district or charter school personnel are required to review the accuracy of all data associated with the applicable CALPADS submission. CALPADS certification is a two-step process with Level-2 certification reserved for the district superintendents, charter school administrators, or their designees. Please contact the district or school if you have any questions about their certified CALPADS data.
Source: These data were submitted and certified by LEAs and/or charter schools as part of the annual CALPADS Fall 1 submission.

Enrollment by Languages Spoken (Other than English)

2017-2018 Enrollment by Ethnicity

Westminster School District Report ((30-66746)

Language Name	Kindergarten	Grade 1	Grade 2	Grade 3	Grade 4	Grade 5	Grade 6	Grade 7	Grade 8	Total	Percent of Total
Spanish	298	245	243	258	239	252	204	168	129	2,036	54.92%
Vietnamese	340	229	193	193	166	125	119	86	78	1,529	41.25%
Arabic	9	4	2	2	8	4	8	2	2	41	1.11%
Cantonese	0	1	3	1	4	3	5	0	0	17	0.46%
Filipino (Pilipino or Tagalog)	3	1	2	2	1	3	1	1	2	16	0.43%
Korean	3	3	0	3	1	2	0	0	0	12	0.32%
Mandarin (Putonghua)	1	2	1	2	1	0	0	0	1	8	0.22%
Other non-English languages	1	1	2	0	1	1	0	0	1	7	0.19%
Japanese	4	0	1	0	1	0	0	0	0	6	0.16%
Thai	0	0	1	2	0	1	0	0	0	4	0.11%
Khmer (Cambodian)	1	1	0	0	1	1	0	0	0	4	0.11%
Turkish	0	3	0	0	0	0	0	0	0	3	0.08%
French	2	1	0	0	0	0	0	0	0	3	0.08%
Armenian	1	1	0	0	0	0	1	0	0	3	0.08%
Samoan	0	0	0	1	1	1	0	0	0	3	0.08%
Cebuano (Visayan)	0	0	0	0	1	1	0	0	0	2	0.05%
Urdu	1	0	0	1	0	0	0	0	0	2	0.05%
Farsi (Persian)	1	0	1	0	0	0	0	0	0	2	0.05%
Lao	1	1	0	0	0	0	0	0	0	2	0.05%
Rumanian	0	0	1	1	0	0	0	0	0	2	0.05%
Burmese	0	1	0	0	0	0	0	0	0	1	0.03%
Indonesian	0	0	0	0	0	0	0	0	1	1	0.03%
Polish	0	0	0	0	0	1	0	0	0	1	0.03%
Punjabi	1	0	0	0	0	0	0	0	0	1	0.03%
Russian	0	0	0	0	1	0	0	0	0	1	0.03%
Report Totals											
Westminster Total	667	494	450	466	426	395	338	257	214	3,707	
Countywide Total	14,932	12,914	12,240	11,696	10,696	9,257	8,179	6,988	6,341	113,938	
Statewide Total	170,876	153,064	141,971	127,541	119,457	104,588	91,729	76,828	65,016	1,271,150	

Enrollment Growth

Projected Enrollment Growth from Future Development

Based on the Residential Development School Fee Justification Study developed by Cooperative Strategies, an additional 456 residential units could be constructed within the School District's boundaries by 2040. Of these 456 residential units, 274 are projected to be single family detached homes and 182 are projected to be multi-family attached units. This future development could potentially result in 100 unhoused elementary school students and 45 unhoused middle school students. [1]

Future Units (2019-2040)[1]

Land Use	Total Future Units
Single Family Detached	274
Multi-family Attached	182
Total Units	456

(1) Westminster School District - Residential Development School Fee Justification Study. Cooperative Strategies. February 222018. PP Es-1; 8



Residential Development (2019-2028)

New Dwelling Units by Unit Type

Unit Type	# of Units
Single Family Detached	53
Single Family Attached	24
Multifamily	50
Totals:	127

Proposed Dwelling Units within the Westminster School District (Moderate DU Scenario)

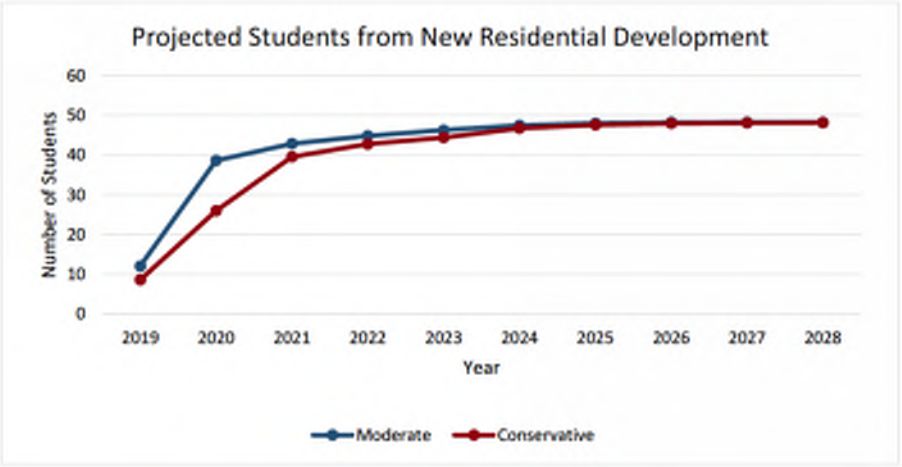
Project Name	Unit Type	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Total
21st Street Townhomes	SFA	6	6	0	0	0	0	0	0	0	0	12
Edwards Street Townhomes	SFA	0	6	6	0	0	0	0	0	0	0	12
Locust Street Apartments	MF	0	50	0	0	0	0	0	0	0	0	50
Sea Dance Housing Development	SFD	25	28	0	0	0	0	0	0	0	0	53
Totals:		31	90	6	0	0	0	0	0	0	0	127

(2) Westminster School District - Residential Development Research Report. Decision Insite. September 5, 2018.

Enrollment Growth

Projected Enrollment Growth from Future Development





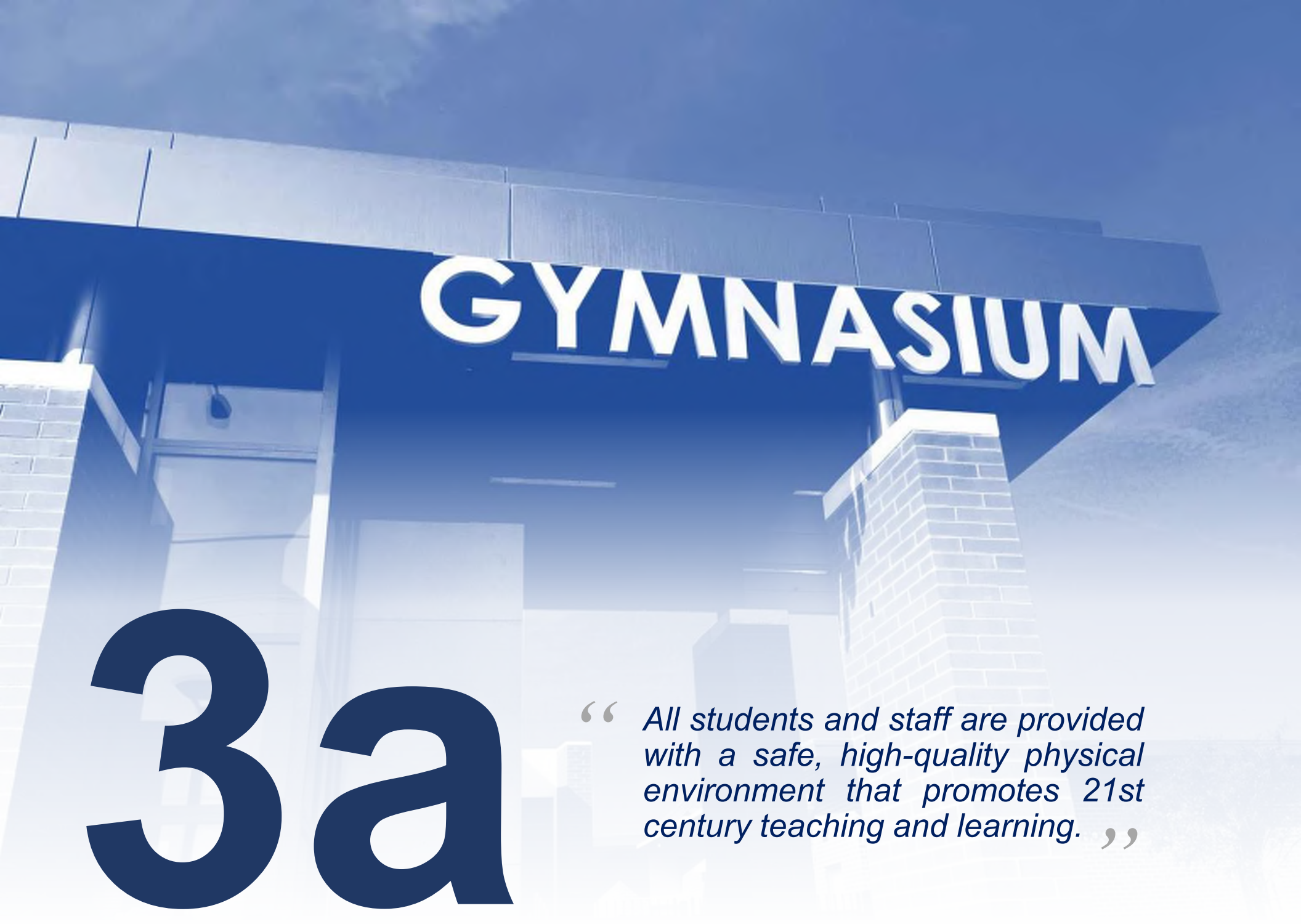


Projected Students from New Residential Development (Moderate DU Scenario)										
Grade	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
K	2	5	5	5	5	5	5	5	5	5
1	2	5	5	5	5	5	5	5	5	5
2	2	5	5	5	5	5	5	5	5	5
3	2	5	5	5	5	5	5	5	5	5
4	2	5	5	5	5	5	5	5	5	5
5	1	4	5	5	5	5	5	5	5	5
6	1	4	4	5	5	5	5	5	5	5
7	1	3	4	4	5	5	5	5	5	5
8	1	3	3	4	4	5	5	5	5	5
Elementary:	9	29	31	32	32	32	32	32	32	32
Middle:	3	10	11	13	14	15	16	16	16	16
Total:	12	39	43	45	46	47	48	48	48	48

(2) Westminster School District - Residential Development Research Report. Decision Insite. September 5, 2018.

Section 3:

Facilities Master Plan



3a

“All students and staff are provided with a safe, high-quality physical environment that promotes 21st century teaching and learning.”

Safety & Security

3a

Background, Perspective, Concepts & Strategies

Over the years, the amount of time American students spend on school campuses has significantly increased. With the school day often extended to allow for enhanced educational programming, participation in extracurricular activities, athletics, fine arts events and the like, school facilities serve the needs of students, staff and the community long after the afternoon school bell rings. Additionally, school facilities remain hubs of activity for school and community, and are crucial centers for civic engagement.

In a world where the need to protect our children and our schools is more profound than ever; the health, safety and security of students and staff is of the utmost importance. As such, a review of safety and security best practices, current practices, as well as gap assessment activities and strategy sessions are embedded into the facility master planning process. It is essential that safety and security measures incorporate appropriate plans and programs in order to maintain safe & secure learning environments now and in the future.

A Threat and Physical Security Assessment (TaPS) was conducted for Westminster School District, and the completed report delivered in November, 2018. The TaPS assessment identifies potential security deficiencies or vulnerabilities within each of the School District sites. Due to the sensitive nature of this information, please contact the school district for additional information.



Planning

In order to reduce risks and mitigate potential threats, the effective integration of security planning solutions involving multiple stakeholders, processes, and technologies is key.

During the development of the Facilities Master Plan, the review and identification of safety and security needs was accomplished in part, by examining existing school sites, surrounding neighborhoods, traffic patterns and pedestrian circulation paths.



ALL OF US HAVE MORE WE CAN DO…

AND NO ONE SYSTEM IS NECESSARILY RIGHT FOR EVERY DISTRICT.

SAFETY & SECURITY DRIVERS

1 INFRASTRUCTURE

Maintain the ability to shield staff and students at a moment's notice.

2 CRISIS COMMUNICATION

Ensuring that the built environment can facilitate an effective communication plan is essential to maximizing response time.

3 STAFFING

Building security, maintenance personnel, trained teachers and office staff all play a critical role in campus security.

4 PROCEDURES

When an emergency occurs within a school, staff and students must know how to effectively respondin mere moments. The built environment must accommodate a comprehensive campus emergency plan; namely, evacuation, lockdown, lockout and shelter responses.

COUNTERMEASURES

PREVENT: Examine people, places and situations to avert foreseeable issues.

DETER: Discourage an adversary from an attempt by reducing the likelihood of success.

DETECT: Determine that an undesirable event has occurred or is occurring.

DELAY: The element of a protection system designed to impede adversary advancement to a critical asset or into a protected area.

RESPOND: The element of the protection program designed to counteract adversary activity and interrupt the undesirable event.

RECOVER: Address matters regarding crisis communications, disaster recovery and continuity of operations.







Safety & Security Considerations

Implementation-Ready

SAFETY & SECURITY MEASURES

- Security Cameras at campuses with connectivity to emergency responders
- Security System integration with IP Phone system and back-up
- Communication System upgrades to provide method of communication between offices and classrooms in addition to analog (or back-up system) for use during power outages
- Lock-down Panic Hardware devices needed at the campus level and classroom level (locking from the inside)
- Room Graphics and Way-finding Signage
- Exterior Site Lighting improvements
- Front Entry Modifications/Reinforcement
- New Clock and Bell Systems
- Perimeter Fencing in select locations
- Child Drop-off/Pick-up system improvements





SAFETY AND SECURITY AT ALL CAMPUSES

- Secure Vestibules
- Security Cameras
- Card Access Systems
- Code compliance, life cycle repairs, & deficiencies addressed
- Improve interior and exterior condition of schools
- Clear sense of entry
- Technology infrastructure improvements







Safety & Security Considerations



SITE & PERIMETER

- Perimeter site fencing and containment fencing
- Wrought Iron Fencing in front of schools
- Chain Link Fencing on side and rear property lines



LANDSCAPING

- Planting and walkways that do not inhibit security monitoring or produce hiding places



PARKING & DROP-OFF

- Berm all vehicular parking zones, pathways and building entrance
- Circular drop-off area at the front of the school
- Adequate lighting and signage safely direct people
- Parking lots are well marked, lighted, controlled by gate, and monitored via security cameras



SIGNAGE

- Standardize all campus and marquee signs as well as painted striping

(This may include way-finding to direct visitors to the front administration office as well as visitor and faculty parking areas.)



MONITORING & AC

- Security Cameras and Equipment Systems 100% IP
- Security Camera and Phone at Entry Points
- Card Access Entries on all building exterior doors and Card Access Systems installed at every facility for employees and students
- Fully functional exterior door hardware to
- prevent unauthorized entries



EXTERIOR LIGHTING

- Raise lighting levels at circulation areas
- Provide adequate lighting in all parking areas
- Replace time clocks that control exterior lighting
- Install master lighting controls District- wide for safety as well as energy conservation

Safety & Security Considerations



MAIN ENTRY

- Single, controlled access point into facilities.
- Remotely activated door hardware locking/unlocking systems connected to administrative offices.



ALERT SYSTEMS

- Modern public announcement systems to communicate effectively with students and staff.
- Provide an emergency button to enable contact with local law enforcement in the event of an emergency.



SECURED ZONES

- Entry Vestibule + Office Lobby Act as Secured Zone.
- All visitors enter through Entry Vestibule.



CLASSROOMS

- Create Separated Classroom PODS



SAFE ROOMS

- Provide a “Safe Room” without windows
- Provide “Safe Rooms” for Lockdown Scenario



DOORS & WINDOWS

- Classrooms equipped with “Columbine Locks”
- Corridor / Interior Windows equipped with Bullet-Proof Glass
- Windows cladded with Metal Screen

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3b

“All students and staff are provided with a safe, high-quality physical environment that promotes 21st century teaching and learning.”

Facilities Master Plan

3b

Vision

Whether we're engaged in small-scale classroom remodeling or large-scale school planning, effective designs are based on clear sense of learners' needs and educational goals. Physical spaces have an enormous impact on learners' experiences. Building layouts can create opportunities for new relationships among students, staff, and the community. Furniture arrangements in classrooms and hallways can foster planned collaboration and spontaneous informal learning among students. Day-lighting, learning commons, and natural materials can create a sense of place and connection.

Focusing on emerging trends shaping today and tomorrow's educational environments such as ubiquitous technologies, personalized learning, sustainable construction, and collaboration we can better address the needs of our schools.

Objectives

- Understand key principles of Future Ready pedagogy and design.
- Develop user-centered design that can be applied to designing learning environments, whether they be small-scale settings or large-scale building projects.
- Integrate the latest insights on topics such as learning theory, collaborative learning, student and community engagement, social media technologies, and environmental sustainability.
- Develop a master plan and strategies for settings that serve the needs and goals of the community.

To build or renovate a school in the 21st century is no easy feat. When you consider that many schools were designed and built decades ago, educators and architects are often challenged with the task of designing spaces where learning is flexible and meets the needs of today's and tomorrow's children.





Approach

1. Building Age
2. Capacity & Utilization
3. Facilities Assessment
4. Building Educational Adequacy
5. Future Considerations
6. Capital Requirements





Communication, Collaboration, and Creativity

Varied spaces:

Schools should have flexible classrooms, small group meeting rooms, large group gathering spaces, and nooks for kids to work independently.

Neighborhoods:

Create areas where teams of teachers and students are co-located to encourage collaborative cross-disciplinary learning.

Strong technology infrastructure:

Along with venues for students to work independently and in small groups using technology.

Transparency:

Make the learning culture of the school highly visible and palpable. Open up views to and from classrooms, labs, offices, and meeting rooms.





Exhibit space:

To create personalized experiences for students, we need to help them connect to the building and the people inside it. The following are low- to no-budget approaches:

- Create or define a common area that is the intellectual hub of the school.
- Design a welcoming entry experience that tells a story about your school's values and mission and gives a sense of how to move around the building.
- Allow students and teachers to transform their school environment. Ideas include public art projects, murals, or curating exhibitions.
- Encourage community access after hours. Communities want to see schools as resources: a place to use a gym, a gathering space, or a venue for community education.
- Promote transparency by uncovering windows into classrooms and offices, and consider leaving classroom doors open.
- Replace classroom furniture when possible. Test different furniture types and configurations for flexibility and comfort.



Key Improvement Areas

Improve safety and security. The security of school campuses is essential to creating a successful learning environment, and is high priority for parents, teachers, and administrators. District schools have a variety of security needs to support controlled access and supervision of schools and students. Proposed projects include fencing, installing security cameras and monitoring systems, as well as up-to-date alarms and internal communications systems.

Upgrading classroom instructional technology and network infrastructure. Schools are looking for ways to incorporate modern instructional technology to prepare students for 21st century college and careers. In order to accomplish this, sites must have better technology and network infrastructure to keep up with rising academic standards and technological innovation.

Completing needed modernization, maintenance, and repairs at aging schools to provide safe and well-maintained classrooms and Facilities. Projects may include the repair/replacement of electrical and plumbing infrastructure, roofing, HVAC systems, lighting, cabinetry, windows and flooring. Proposed improvements will provide our students with safe and up to-date classrooms.

Upgrading science and mathematics classrooms. Along with basic technology infrastructure, in order to prepare students for good paying jobs in growing fields like engineering and biotech, schools need to adapt classrooms for more hands-on science, mathematics and collaborative learning. Additionally, schools can develop specialized instructional classrooms to support career technical education. This can start early in the K-8 setting.

A facility inventory was performed to evaluate the intended, and actual use of existing facilities at each school site. Elements considered include:

DSA= Division of the State Architect, Applications, Certification/Status

Functionality = Serving a purpose well

Adequacy = Ability to meet needs; suitability

Criticality = Being of the highest importance, life-cycle of a system

Code= Requirements for Compliance



Prioritizing what is important, rather than what is simply urgent, improves effectiveness.

Elements Considered

Issues considered during the **Westminster School District** Facilities Master Plan process assessment evaluation phase was based on the needs of each site, and District planning priorities.

Elements considered in each level of assessment are as follows, but not limited to:

Building Systems (Indirect Support to Instruction)

- **Power and electrical**: What are the existing conditions and are upgrades required?
- **Site functionality and appearance**: Does the site's functionality contribute to academic needs?
- **Furniture, fixtures and equipment:** What are the existing conditions and are upgrades required?
- **Restrooms:** Are restrooms maintained and functional; are they ADA accessible?
- **Heating and cooling:** What are the existing conditions and are upgrades required?
- **Lighting:** What are the existing conditions and are upgrades required? What energy efficiency standards might be considered?
- **Water and plumbing:** What are the existing conditions and are upgrades required?
- **Roofing:** What are the existing conditions and are upgrades required?
- **Window systems:** What are the existing conditions and are upgrades required? What energy efficiency standards might be considered?
- **Structural conditions:** Are there any readily visible or known seismic or structural issues that need to be addressed?
- **Flooring:** What are the existing conditions and are upgrades required?
- **Storage:** What are the existing conditions and are upgrades required?



Elements Considered *(continued…)*

Code Compliance, Safety and Security (Indirect Support to Instruction)

- **Accessibility:** Do accessible paths of travel exist between campus entry and all campus facilities?
- **Fire alarms:** Are alarms provided per code requirements?
- **Lighting:** Is appropriate lighting on the site during and after hours?
- **Signage**: Is signage up to current code?
- **Gates:** Are gates accessible to pedestrians, fire access, as required by DSA and local agencies?
- **Secure enclosures:** Are sites secure during and after school hours?
- **Secure drop-off/ pick-up zones:** Are there appropriate drop-off/ pick-up zones for pedestrian and vehicular traffic?
- **Parking and circulation:** Does the parking adequately address all mobility needs, including students and staff driving, walking, and bicycling safely to and from the school site?

Future Ready Learning Environments (Direct Support to Instruction)

- **Library and lab facilities**: How does the form follow the function of these learning spaces and are they conducive to use in a modern learning environment?
- **Cafeteria and multipurpose spaces**: Do they provide adequate flexibility, and accommodate current and future academy needs?
- **Office efficiency:** How does the form follow the function of this space, and does the environment allow for a flexible adjustment to staff functions over time?
- **Play areas**: What are the conditions and are upgrades required?
- **STEAM Programs**: Are "STEAM" (Science Technology Engineering Art & Math) focused facilities available or in need of modernization?
- **Future Ready Learning Environments:** Are adequate facilities available to support the academic curriculum of Future Ready Learning Environments?
- **Programs:** How can existing programs be better supported?





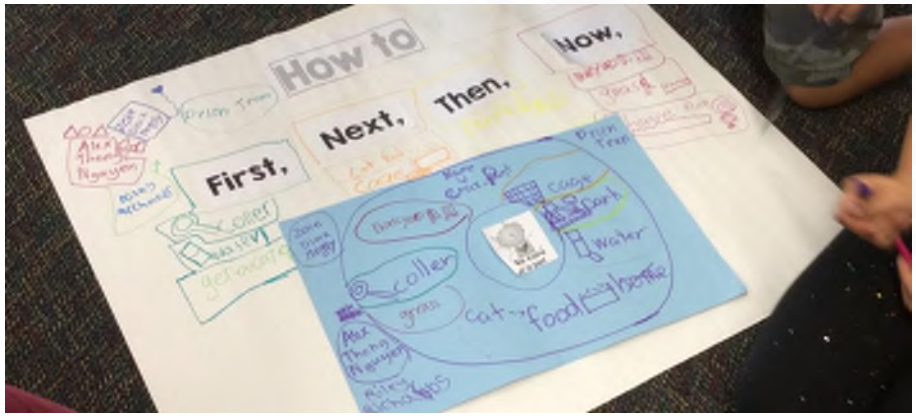
Facility Assessment

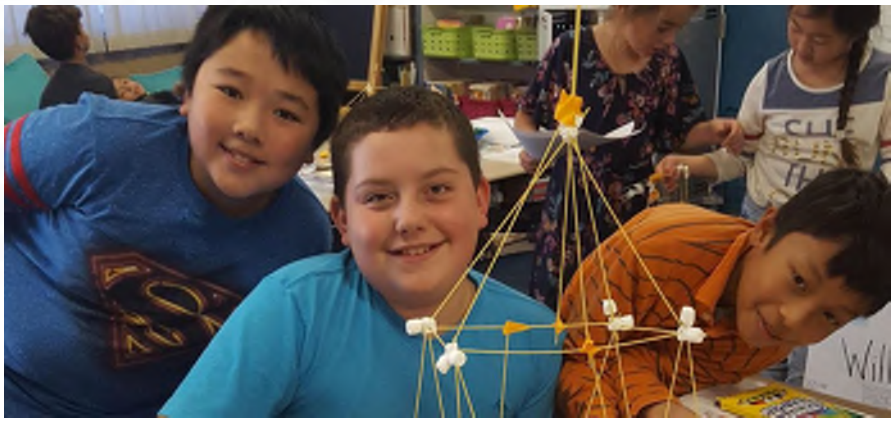
Methodology for Assessing School Facilities

Data was gathered focusing on the following factors:

- **Building Age**
- **Building Capacity & Utilization**
- **Building Condition**
- **Building Educational Adequacy**







Facility Assessment

Facility Age and Condition

While age is not the only factor, it does bring challenges if schools haven't undergone a major renovation over time. A Districts may need to address:

- **Room sizes:** Are small or not ideal for current use?
- **School facility standards:** Do facilities meet Future Ready or District standards?
- **Building codes:** Are the buildings up to current code?
- **Accessibility standards / ADA compliance:** Are buildings up to current code?
- **Energy Code:** Are facilities energy efficient?
- **Educational Specifications:** Do facilities meet the education program demands?





Facility Assessment

Capacity Review

Optimal or Functional Capacity

Optimal / Functional capacity is based on actual classroom and common area utilization.

- For example, an advanced world-language class may have few students compared with a core subject class such as English Language Arts.
- Or, a classroom designed for 25 students that is repurposed for a special education classroom may only hold a class of 15 students due to the materials and/or equipment used in that classroom.

Optimal / Functional capacity is based on actual classroom and common area utilization.

- Optimal/Functional capacity allows for the best functional use of a campus while ensuring a positive learning environment.







Facility Assessment

Utilization Review

There is often mismatch between the capacity of school buildings and the number of students in those buildings.

- Schools that exceed their design capacity experience increased wear and tear.
- Schools that are under-enrolled have to spend more in operations and maintenance than is necessary.

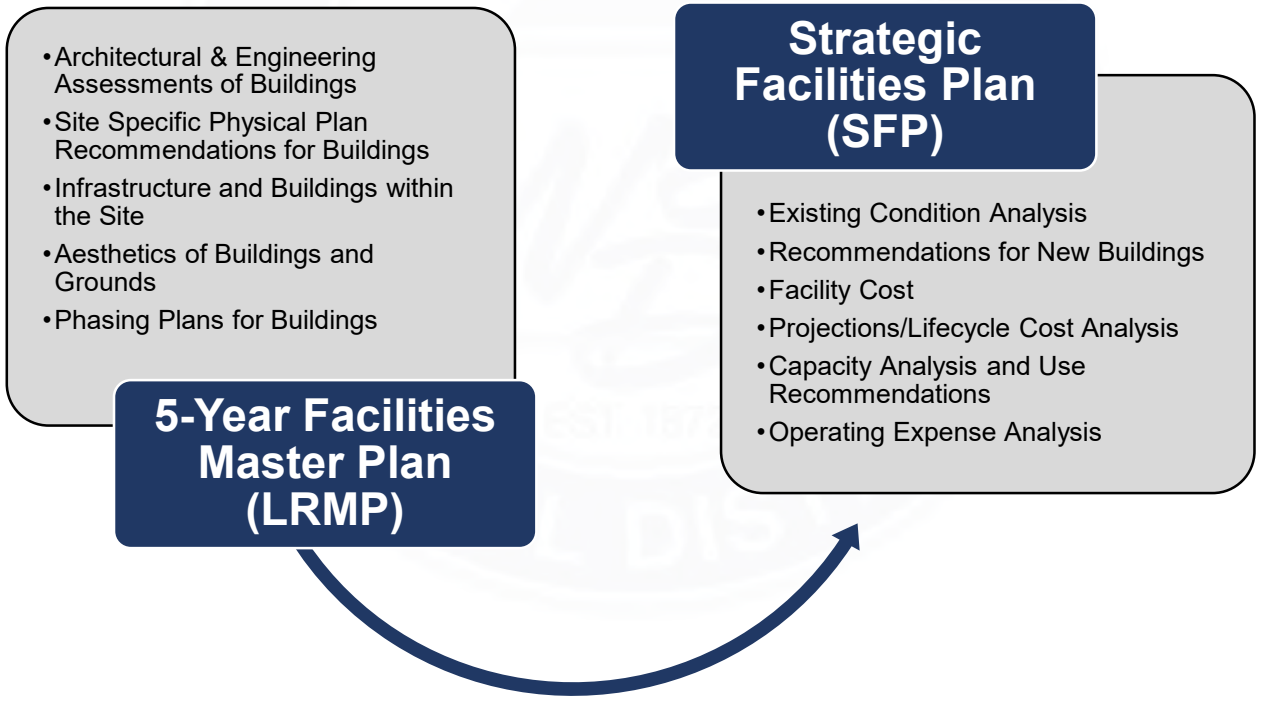






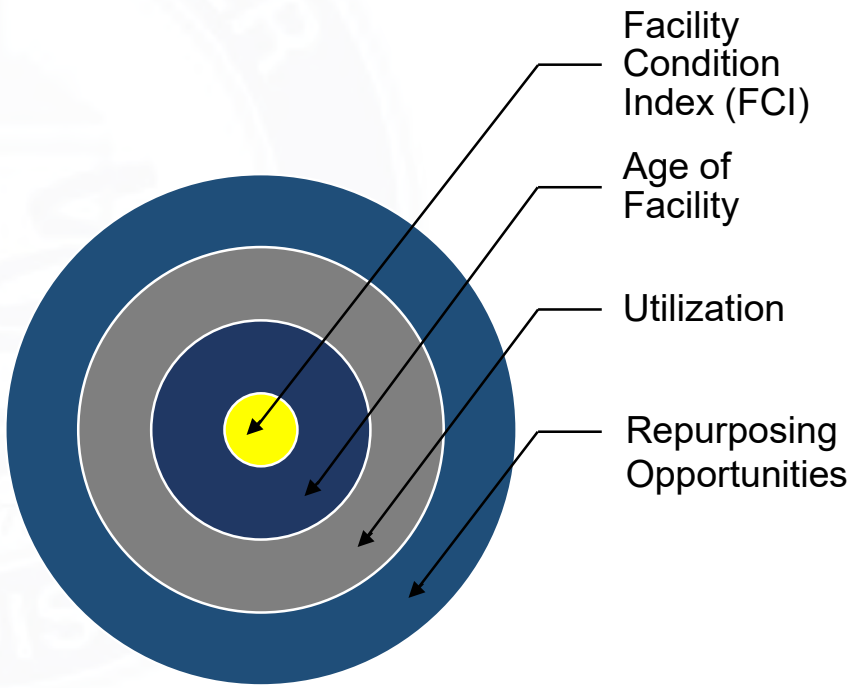
Strategic Plan

A strategic facility plan (SFP) is defined as a long-term facilities plan that includes all district facility assets, and that sets strategic facility goals based on the school district's strategic objectives. The strategic facility goals, in turn, determine short-term tactical plans, including prioritization of, and funding for, annual facility related projects.



Criteria for Consideration





Defining Project Priorities

Processing the Findings

Factors to Consider:

- Building Age
- Building Capacity & Utilization
- Building Condition
  - Facilities Assessment Findings
  - Facilities Condition Index (FCI)







Defining Project Priorities

5-Year Facilities Master Plan			Future Planning Considerations	
PRIORITY 1	**PRIORITY 2**	**PRIORITY 3**	**PRIORITY 4**	**PRIORITY 5**
1-2 Years	3-5 Years	5-10 Years	10+ Years	Other
Critical replacements of equipment & systems (1-2 years), safety & security items, and ADA accessibility.	Replacements of equipment & systems (3-5 years); modernization of classrooms and hallways, exterior improvements and programmatic upgrades.	Replacements of equipment & systems (5-10 years); programmatic campus renovations and additions to meet current standards.	Replacements of equipment & systems (10+ years)	Replacements of equipment & systems (Life-Cycle / Implementation date TBD)



Defining Project Priorities

Facility Condition Index (FCI

$$\text{FACILITY CONDITION INDEX (FCI)} = \frac{\text{COST TO CORRECT DEFICIENCIES}}{\text{CURRENT FACILITY REPLACEMENT VALUE (CRV)}}$$

The **facility condition index** (FCI) is used in to provide a benchmark to compare the relative **condition** of a group of **facilities**.

FCI is an industry-standard measurement of a facility's condition that is the ratio of the cost to correct a facility's deficiencies to the **Current Replacement Value (CRV)** of the facilities. FCI is typically expressed as a percent.

The FCI is primarily used to support asset management initiatives. The percent scale has been expanded for this study from 0%-100%. The blue color indicates that the facility is in good condition and may only require minor repair. The red color indicates extensive repair and in some cases, the facility may be less costly to replace than repair.

The lower the FCI, the better the condition of the building and the lower the need for remedial/maintenance work.

An FCI of 50% means that an investment of 50% of the building's total cost is needed in order to keep the facility in working order.



FCI Rubric

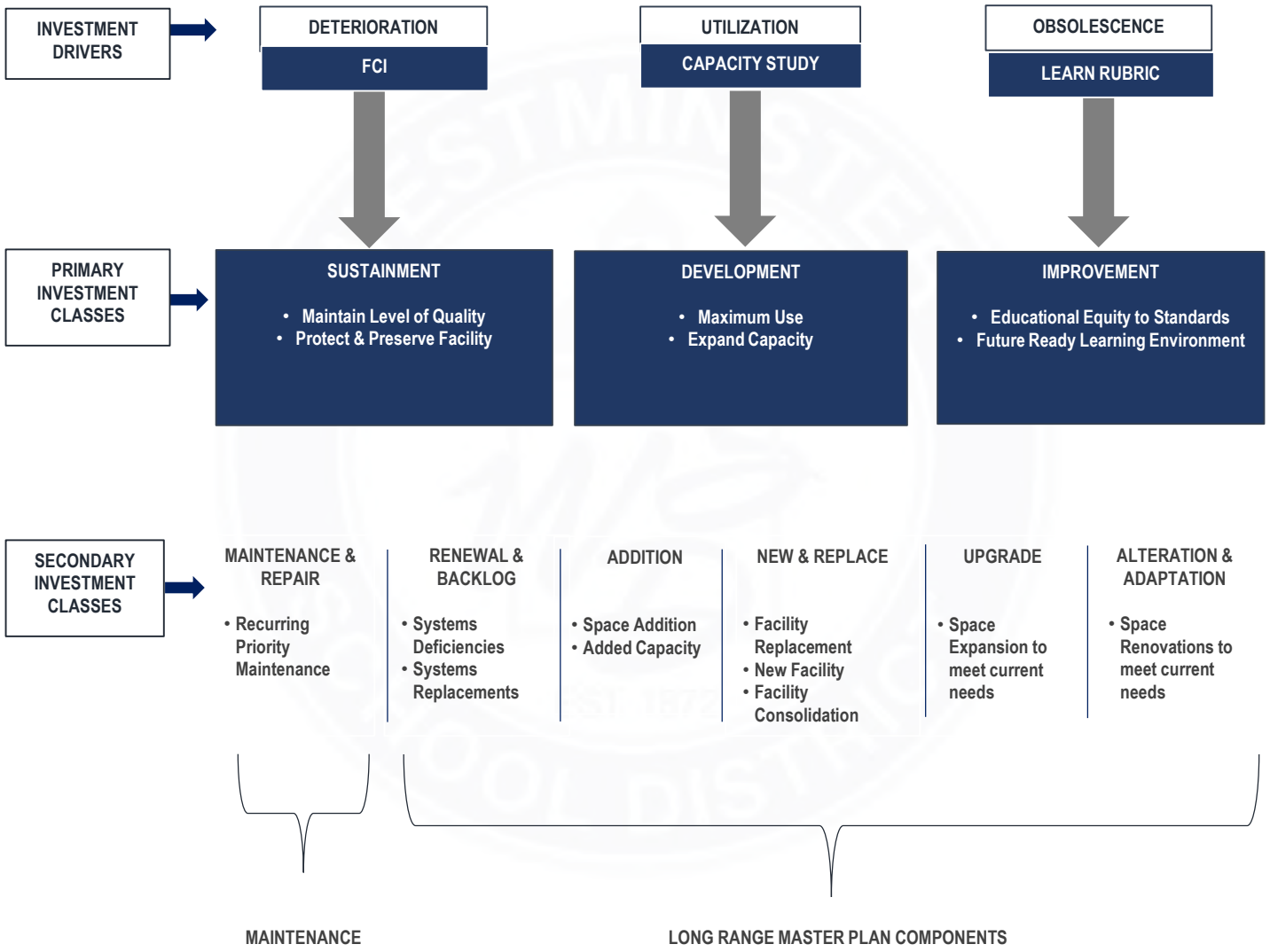
LEVEL	1	2	3	4	5
DESCRIPTION	EXCELLENT	GOOD	FAIR	POOR	VERY POOR
	LIKE NEW FACILITY	COMPREHENSIVE STEWARDSHIP	MANAGED CARE	REACTIVE MANAGEMENT	IMMEDIATE RESPONSE
FACILITIES CONDITION INDEX (FCI)	0% - 25%	26% - 50%	51% - 75%	76% - 100%	101% AND ABOVE
Aesthetics, Interior	Like new finishes	Clean/crisp finishes	Average finishes	Dingy finishes	Neglected finishes
Aesthetics, Exterior	Windows, doors, trim, exterior walls are like new clear sense of entry, site, landscaping and grounds are pleasing	Watertight, good appearance of exterior cleaners site and grounds are well maintained	Minor leaks and blemishes, average exterior appearance obscure sense of entry, site and grounds are not maintained correctly	Somewhat drafty and leaky, rough looking exterior, extra painting necessary Obscure sense of entry, site is poorly maintained	Old drafty and leaky windows with some cracked panes, unpainted exterior surfaces, significant air and water penetration, poor appearance overall No sense of entry, cracked paving and no landscaping, ground erosion evident
Aesthetics, Lighting	Bright and clean, attractive lighting	Bright and clean, attractive lighting	Small percentage of lights out, some outdated fixtures, well lit and clean	Numerous lights out or outdated fixtures, secondary areas dark	Outdated fixtures, dark, lots of shadows, not enough light at work surfaces
Safe & Secure	Entry vestibule, exterior security lighting	Entry vestibule, some exterior security lighting	No entry vestibule, limited exterior security lighting	No entry vestibule, minimal exterior security lighting	No entry vestibule, minimal exterior security lighting with many burned out
Building Systems' Reliability	Breakdown maintenance is rare, and limited to vandalism and abuse repairs	Breakdown maintenance is limited individual system components	Building and systems components periodically or often fail	Many systems unreliable. Constant need for repair. Backlog of repair needs exceeds resources	Many systems non-functional or beyond lifespan.

Legend

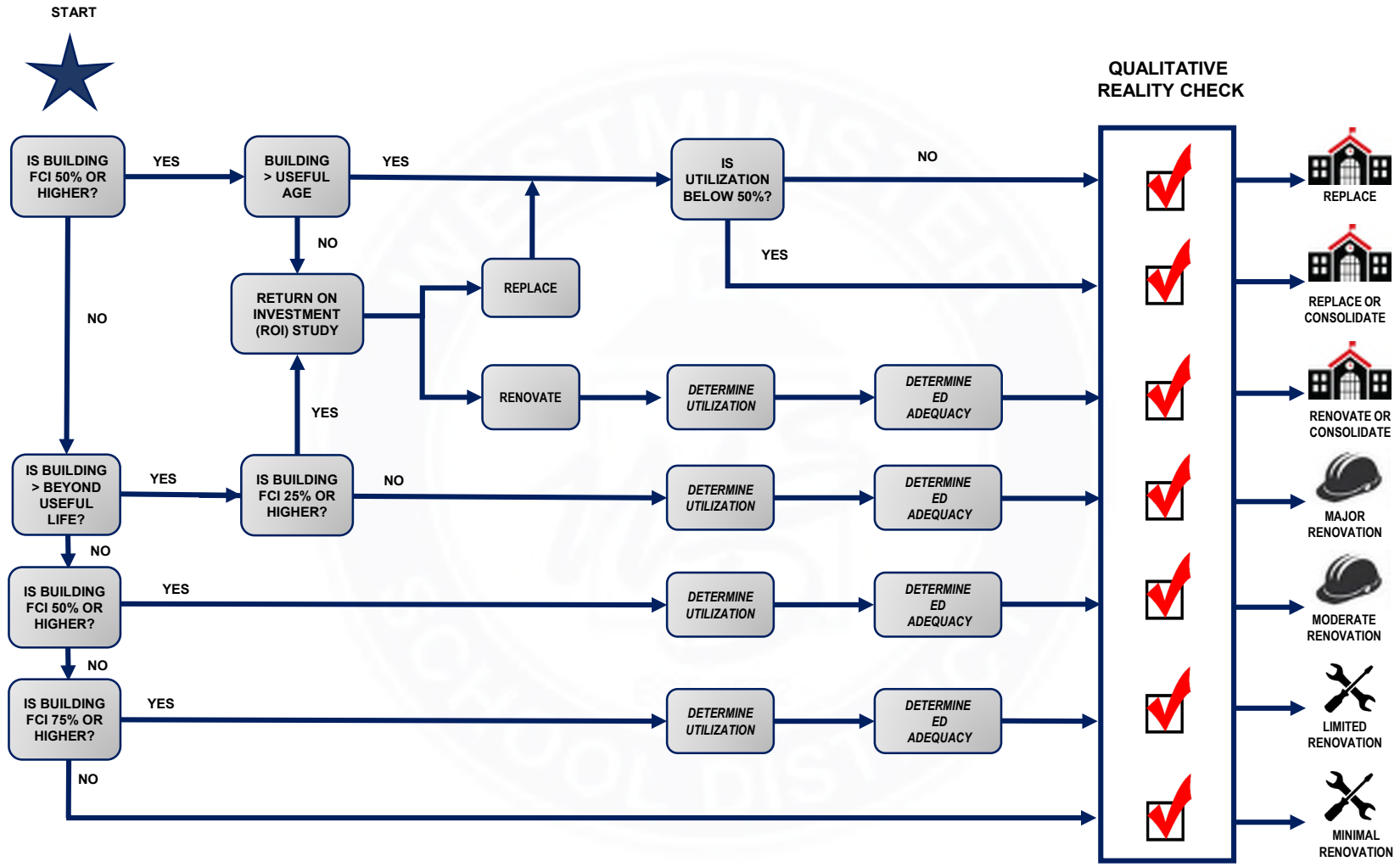
Highest Performance 

Lowest Performance

Project Investment Framework



Qualitative Check



Flow Chart

REPLACE

Replace: Should be demolished and replaced because the building is beyond its useful life. Major building systems are beyond their lifecycle expectancy. Additionally, the school environment is not adequate for future ready learning.

REPLACE OR CONSOLIDATE

Replace: See above for definition.
or
Consolidate: Meets the same criteria as replace, but due to utilization and/or excess overall district capacity, should be considered for consolidation.

RENOVATE OR CONSOLIDATE

Renovate: See below for definition of categories.
or
Consolidate: See above for definition.

MINOR RENOVATION

Minor Renovation: Requires restoration to present acceptable conditions. The approximate cost of restoration is 10–20 percent of building replacement cost.

MAJOR RENOVATION

Major Renovation: Requires major restoration with possible need to overhaul building subsystems. The approximate restoration cost is 46–60 percent of building replacement cost. Consideration of actual restoration requirements may lead to classifying the facility as being in need of replacement.





Project Category Definitions

The process of identifying Master Plan projects included an “outreach / assessment” phase.

Projects were identified based on feedback from site administrators, community members, and other stakeholders. In addition, projects were also identified during site walks by PBK’s team of professional planners, including architects, engineers, and subject matter experts.

The project categories have been developed as a result of reoccurring themes that are related to facilities improvement programs. Categories 1-8 are broadly based. Projects may be associated with more then one category and will be aligned with District objectives.

1 Safety / Security

Safety and security best practices, as well as gap assessments, are components of a facility master planning process; with additional safety and security measures incorporated as appropriate in order to maintain safe & secure learning environments now and in the future. Design and implementation will be specific and appropriate for each site. At the master planning level, an allowance may be provided prior to a detailed safety and security design phase and/or vendor provided estimate.

Some components of a Safety / Security may items below:

- Communication system upgrades/ PA systems
- Front entry modifications/reinforcement
- Clock and bell Systems
- Perimeter fencing in select locations
- Exterior site lighting improvements
- Security cameras
- Security system integration phone system
- Lock-down panic hardware devices
- Room graphics and way-finding/ signage
- Student Drop-off/Pick-up system improvements

2 DSA / Code / ADA / Fire-life / Structural

DSA/Code/ ADA/ Fire-life/ Structural is a broad category of projects that are required as part of new construction or modernizations on existing sites.

The Division of the State Architect (DSA) provides design and construction oversight for K–12 schools and state owned essential services buildings. Projects under this category may include the following:

The DSA specifically regulates Building Code and Education Code compliance for:

- Structural Safety (SS)
- Fire & Life Safety (FLS)
- Accessibility (ACS)

Other local agency requirements related to Code/ ADA/ Fire-life/ Structural elements

Project Category Definitions

3 Technology Infrastructure/ Equipment

The wide-spread use of technology has permeated virtually every aspect of our daily lives. Districts have quickly progressed from the personal computer (desktop) through the age of laptops; tablets, pads and notebooks; to readers, hand-held devices, wearables and other interactive devices. At the Master Planning level, an allowance maybe provided prior to a detailed technology design phase and / or a vendor provided estimate.

The Technology Infrastructure/ Equipment category may include the following:

- Audio/ Visual equipment
- Wireless technology upgrades
- Technology related upgrades and equipment

4 Building Improvements / Repairs / Modernizations

Building Improvements/ Repairs/ Modernizations is a broad category of projects that are planned as part of new construction or modernization work.

The list of elements below may be included. At the Master Planning level, an allowance may be provided prior to a detailed design phase and will be associated with a unit cost, square footage cost, linear foot cost, or a vendor provided estimate.

Minor Modernization (lower Cost – related to finishes and repairs):

Minor modernization work includes (but is not limited to):

- Tackable wall covering
- Full height marker boards
- Flooring and base
- Paint and finishes
- Ceiling finishes
- Doors and hardware
- Signage
- Window coverings
- Casework
- Restroom accessories and partitions

Major Modernization (Higher Cost – related to finishes, repairs, and more extensive modernizations):

Major modernization work includes items listed above (but is not limited to):

- Major classroom and core facilities modernizations to include reconfiguration of space. Depending on type of classroom or core facility, the cost will be estimated accordingly.

Project Category Definitions

4 Building Improvements / Repairs / Modernizations *(Continued…)*

Major Modernization Examples:

Food Services

- Food services upgrades include (but are not limited to): Applicable components of the major modernization work, but using materials unique to food service space(s). It may also include new equipment.

Innovation Lab

- Innovation Lab upgrades include (but are not limited to): Applicable components of a Major Modernization unit cost; however, the design of the space as well as its specific components will be geared towards flexible design features to accommodate possible functions such as a: media center, maker-space, and multiple breakout spaces. To allow maximum flexibility, the design shall provide operable partitions (example: folding glass wall) to subdivide the large space into smaller spaces. Design features shall include: flexible/adaptable furnishing systems, adequate natural light (example: skylights and high windows), access to exterior learning spaces/outdoor classrooms, an open flexible design, easily maintained finishes, AV system including LCD monitors and wireless connectivity, and adequate power outlets.

Library/Media Center

- Library/ Media Center upgrades include (but are not limited to): Applicable components of a major modernization unit cost. To allow maximum flexibility, the design of this space shall provide students with the ability to study individually or in collaboration with other students by providing adequate breakout or collaboration spaces. Design features shall include: flexible/adaptable furnishing systems, stack system, adequate natural light (example: access to exterior learning spaces/outdoor classrooms, an open flexible design, easily maintained finishes, wireless connectivity, and adequate power outlets.

Project Category Definitions

5 Building Systems / MEP / General Site Systems

Building Systems/ MEP, General Site Systems is a broad category of projects that are planned as part of new construction or modernization work as related to building systems. At the Master Planning level, an allowance maybe provided prior to a detailed design process and will be associated with a unit cost, square footage cost, linear footage cost, or a vendor provided estimate.

Building Systems/ MEP, General Site Systems may include projects as categorized by the Uniformat II Major Group Elements :

A. Substructure
A10 - Foundations
A20 – Basement Construction
B. Shell
B10 - Superstructure
B20 - Exterior Enclosure
B30 - Roofing
C. Interiors
C10 - Interior Construction
C20 - Stairs
C30 - Interior Finishes
D. Services
D10 - Conveying
D20 - Plumbing
D30 - HVAC
D40 - Fire Protection
D50 - Electrical
E. Equipment
E10 - Equipment
E20 - Furnishings
F. Special Construction & Demolition
F10 - Special Construction
F20 - Selective Building Demolition
G. Building Site Work
G10 - Site Preparation
G20 - Site Improvements
G30 - Site Mechanical Utilities
G40 - Site Electrical Utilities
G90 -Other Site Construction

Project Category Definitions

6 Site Improvements / Repairs / Removals / Demolition

Site Improvements/ Repairs/ Removals/ Demolition is a broad category of projects that are planned as part of new construction or modernization work as related to site improvements. At the Master Planning level, an allowance may be provided prior to a detailed design process and will be associated with a unit cost, square footage cost, linear footage cost, or a vendor provided estimate.

Site Improvements/ Repairs/ Removals/ Demolition work my include:

Curb Appeal

Curb Appeal work may include an allowance for sites that may want to add specific elements such as: A mounted marquee, school mural, sitting area(s), and enhanced landscaping such as new trees, planting beds, and upgraded irrigation to accommodate the improvements.

Physical Education

Physical Education upgrades include (but are not limited to): Play area resurfacing, play structures, and general play area upgrades.

Demolition/ Systems Removal

Demolition work includes (but in not limited to): Removal of buildings such as deteriorated portables or portables no longer required, demolition of building systems, site features, site infrastructure, and other structures on a site in poor condition or no longer required.

7 Construction / New / Expansion

Construction/New/Expansion is a category of projects that are planned as part of new construction or modernization work as related to building and major site additions. At the Master Planning level, an allowance may be provided prior to a detailed design process and will be associated with a unit cost, square footage cost, linear footage cost, or a vendor provided estimate.

Construction/New/Expansion project may include:

New construction work includes (but is not limited to): New additions of buildings, new expansion to existing buildings, major building systems, site features, site infrastructure, and other new structures.

Project Category Definitions

8 Sustainable Opportunities / Site Utilities

Sustainable Opportunities/ Site Utilities is a category of projects that are planned as part of new construction or modernization work as related to upgrades to more efficient utilities as related to creating a more sustainable site. At the master planning level, an allowance may be provided prior to a detailed design phase and will be associated with a unit cost, square footage cost, linear footage cost, or a vendor provided estimate.

Sustainable Opportunities/ Site Utilities projects may include:

- Solar installations
- Site power upgrades
- Energy management programs
- Other site utilities upgrades
- Other sustainable opportunities

Note: *Master Plan projects are structured with-in categories 1-8 as listed above and align with the financial cost summaries in the financial section of this document.*

School Sites

Data for District sites was obtained through the California Department of Education (CDE), Accountability Report Cards, insurance data provided by the School District, and through on-site verification.



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Anderson Elementary School

8902 Hewitt Place, Garden Grove, CA 92844



Anderson Elementary School

Site Information



Site Description

About the School:
The H. B. Anderson Elementary School opened in 1962 and since then has continued to provide students in grades kindergarten through six with a rich curriculum. The school is located in Garden Grove, and is surrounded by a picturesque city backdrop. Anderson Elementary School operates on a traditional schedule with 526 students enrolled at the beginning of the 2018-2019 school year.

About the Facilities:
Anderson Elementary School offers a safe and secure campus for students, staff, and visitors. The school was built in 1961 and provides up-to-date facilities and adequate space for students and staff. Anderson Elementary School is comprised of a kindergarten area, two preschool classes, library media center, computer lab, large multipurpose room, and 29 classrooms. The school also enjoys a spacious playground with swings, a slide and play bars, as well as grassy fields for running, sports, and games. Every classroom is equipped with a voiceless system, which includes microphone and speakers.

Site Data

Site Type:	
Year Built:	1961
Year Modernized:	2001
Site Acreage:	10 acres
Square Footage*:	51,417
Building Totals:	
▪ Permanent	10
▪ Portable	15
▪ Shelters & Passages	2

**Square footage is based on insurance data.*

Anderson Elementary School

Profile

About the Programs:

Anderson Elementary School was named California Distinguished School and Title I Achieving School in 2008 due to the dedication of the talented staff and focus on instruction. Additionally, the self-esteem of each student is one of the most important aspects of our philosophy.

Anderson Elementary School promotes School-Wide Positive Behavior Interventions and Support (SWPBIS), a framework for intervention practices focused on establishing a positive learning and teaching environment, and individual behavior supports needed to achieve success for all students. Core values are taught and trained with student and staff expectations for respect, organization, attentiveness, responsibility and safety.

Anderson Elementary School emphasizes that students need to be active learners, take responsibility for this success and their actions, and learn to cope with life's challenges. Students are assisted in becoming lifelong learners through a solid education program in which they explore a variety of subjects, develop their talents and abilities, and build a positive attitude toward other people, themselves, and problem solving.

Anderson Elementary School supports the parents and community by providing free parent education, nutrition, and literacy classes. Monthly meetings help the parents support their children in the area of Reading, Language Arts, Math, Writing and Science. Staff members work closely with the parents regarding academic achievement, attendance, behavior, special problems and concerns. The parents receive support from the staff members, and they are also referred to various outside agencies. Parent volunteers help in the classrooms and on various school projects. Each trimester family education nights help parents support their children in the areas of Language Arts, Math, Science and Physical Education/Nutrition.

School Profile:	
School	Anderson Elementary School
District	Westminster School District
County	Orange
Address	8902 Hewitt Place Garden Grove, CA 92844
Phone	714-894-7201
Web site	https://anderson.wsdk8.us/
CDS Code	30667466030795
Grades	K-6
School Type	Elementary Schools (Public)
Charter School	No
Principal/Administrator	Kimberly Breckenridge
Enrollment **(2017-18 CALPADS Fall 1)**	526
Capacity	704
Classrooms	29

Asset Summary

Anderson Elementary School

Bldg.#	Bldg.-Type	Bldg. Description	Year Built	Construction Class	Gross Square Footage
1	Permanent	Administration	1961	C - Masonry	2,170
2	Permanent	Multipurpose	1961	C - Masonry	4,799
3	Permanent	Kindergarten Classrooms	1961	C - Masonry	2,656
4	Permanent	Classroom Building A1-A3	1961	C - Masonry	3,488
5	Permanent	Classroom Building A4-A5	1961	C - Masonry	2,744
6	Permanent	Classroom Building A6-A8	1961	C - Masonry	3,136
7	Permanent	Classrooms, Library, B9	1961	C - Masonry	2,113
8	Permanent	Classroom Building B6-B8	1961	C - Masonry	3,136
9	Permanent	Classroom Building B4-B5	1961	C - Masonry	2,744
10	Permanent	Classroom Building B1-B3	1961	C - Masonry	3,488
11	Shelter	Lunch Shelter	1997	S - Metal	1,200
12	Portable	Portable Classrooms K3	2004	D - Wood	1,440
13	Portable	Portable Classrooms K4	1990	D - Wood	960
14	Portable	Portable Classrooms K5	1990	D - Wood	960
15	Portable	Portable Classrooms R1-R2	2005	D - Wood	2,880
16	Portable	Portable Classrooms R-3	1997	S - Metal	960
17	Portable	Portable Classrooms R-4	1997	S - Metal	960
18	Portable	Portable Classrooms R-5- Computer Lab	2007	S - Metal	960
19	Portable	Portable Classrooms R-6	2007	S - Metal	960
20	Portable	Portable Classrooms R-7	2007	S - Metal	960

Building asset list continued on next page…

Asset Summary					
Anderson Elementary School					
Bldg.#	**Bldg.-Type**	**Bldg. Description**	**Year Built**	**Construction Class**	**Gross Square Footage**
21	Portable	Portable Classrooms P-1	2001	S - Metal	960
22	Portable	Portable Classrooms P-2	2004	D - Wood	960
23	Portable	Portable Classrooms P-3	2004	D - Wood	960
24	Portable	Portable Classrooms P-4	2004	D - Wood	960
25	Portable	Portable Classrooms P-5	2004	D - Wood	960
26	Portable	Portable Classrooms P-6	2004	D - Wood	960
27	Passages	Covered Walkways	1961	D - Wood	2,943
					51,417



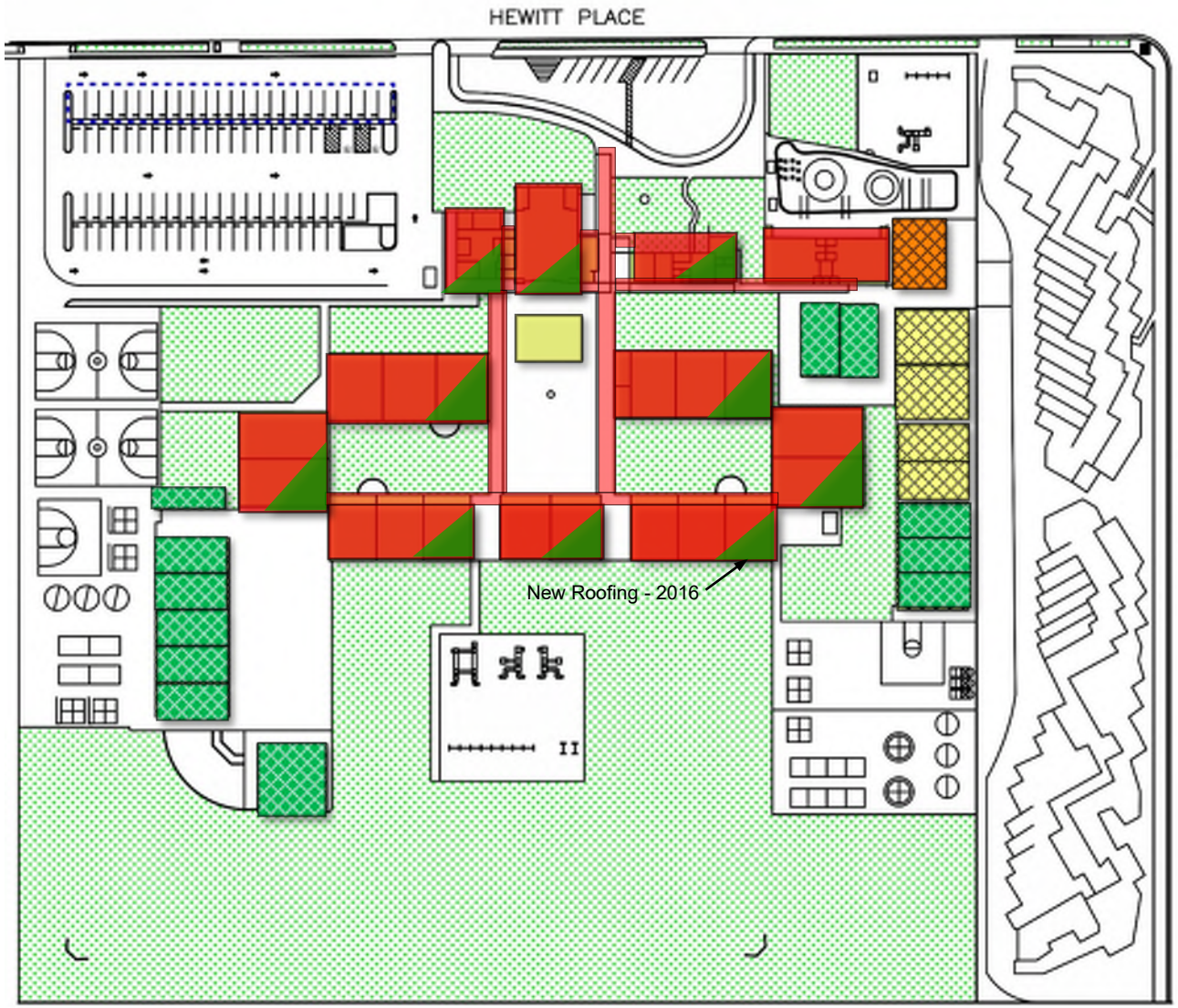
Anderson Elementary School

Existing Interior Use Plan: First Floor



Anderson Elementary School

Facilities Condition Index (FCI) Plan: First Floor



FCI Summary:

Permanent Structures:

The main permanent buildings on the site were constructed in 1961.

Roofing redone in 2016.

Portable Structures:

Portables were installed from 1990-2007.

Site:

The site is regularly maintained.

FCI Legend

- 0% - 25%
- 26% -50%
- 51% - 75%
- 76% - 100%
- 101% or more
- Some building systems partially renewed

Facilities Condition Index (FCI)

FCI is used in facilities management to provide a benchmark to compare the relative condition of a group of facilities or a single facility. The FCI is primarily used to support asset management initiatives. The percent scale has been expanded for this study from 0%-100%. The green color indicates that the facility is in good condition and may only require minor repair. The red color indicates extensive repair and in some cases, the facility may be less costly to replace than repair.

The FCI % is just an indicator of the maintenance requirements of an existing facility versus the cost of replacing that facility. There may be many other factors that determine replacement or repair. Mathematically the FCI is represented as: Maintenance, repair, and replacement deficiencies of the facility, divided by current replacement value of the facility.

Example: Repair Cost/ Replacement Value = % FCI $ 50,000 (Repair Cost) / $100,000 (Replacement Value) = 50 % FCI

Anderson Elementary School

Master Plan - *Pending facility needs contingent upon funding.*



See Financial Summary section for project cost and project priority.

Potential Projects:

- Replace Fire Alarm System
- Roofing Replacement
- New A/C Units
- Major Modernization
  - Assembly Room
  - Passageways
  - MPR
- Minor Modernization
  - Permanent Structures
  - Portables
- Potential New Construction:
  - MPR
  - Classrooms
    - 6 Typical (960 ft²)
    - 2 Special (1,200 ft²)
- Lighting
- Fencing
- Cameras
- Door hardware
- Site/Landscape Upgrade

**Pending facility needs contingent upon funding.*

Master Plan Legend

- **New Construction**
- **Major Modernization**
- **Minor Modernization**
- **Removal/Demolition**

General Notes:

- The level of modernization can range from extensive to minor upgrades and will be identified at the design phase based on District/ School Site priority.
- Life cycle costs and needs may occur in all phases. An allowance is provided for some critical projects and can be identified at the design phase based on District/ School Site priority.
- * New Buildings/New Construction locations are conceptual at the Master Planning stage and subject to change or be adjusted based on program development, detail design, detailed site survey/ site investigation, DSA and other Agency requirements

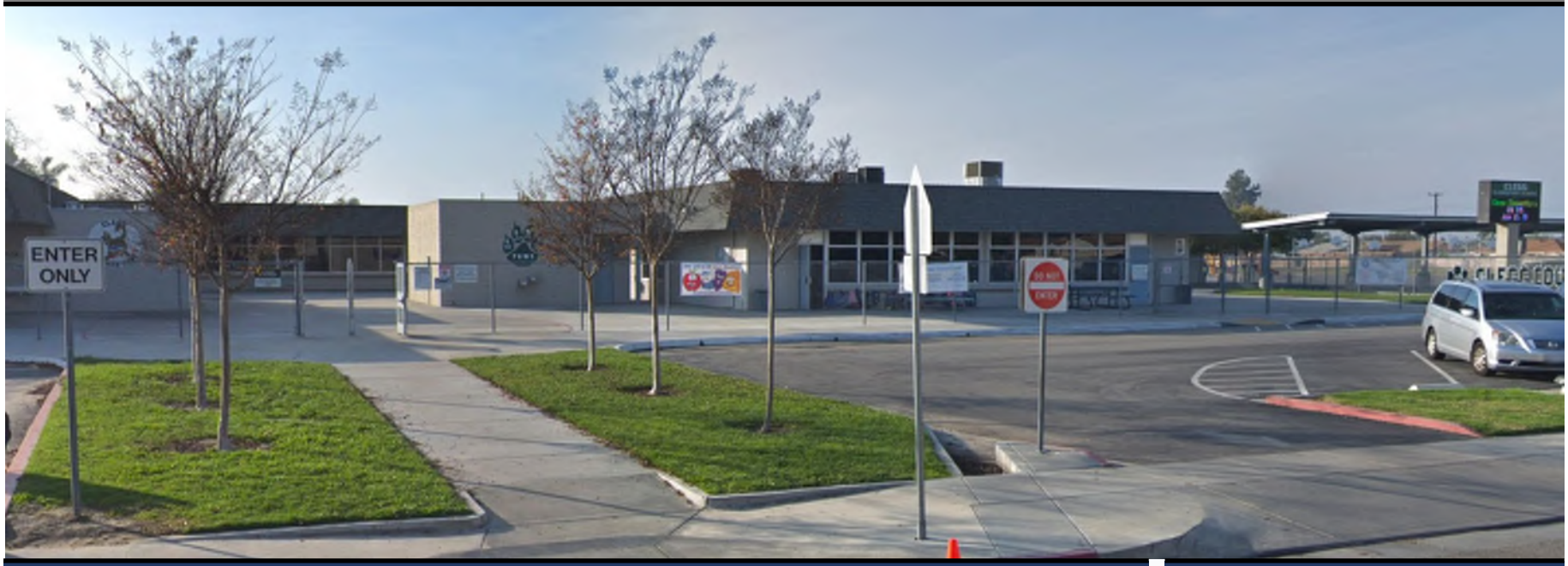
Ada Clegg Elementary School

6311 Larchwood Drive, Huntington Beach, CA 92647



Ada Clegg Elementary School

Site Information



Site Description

About the School:

Clegg Elementary School is located in Huntington Beach and is surrounded by a picturesque city backdrop. Clegg Elementary School had an enrollment of 560 students at the beginning of the school year.

About the Facilities:

Clegg Elementary School offers a safe and secure campus for students, staff, and visitors. The school was built in 1965 and provides up-to date facilities and adequate space for students and staff. Ada Clegg Elementary School is comprised of a kindergarten area, a library media center, one computer lab, large multipurpose room, and 27 classrooms. The school also enjoys a spacious quad, as well as grassy fields for running, sports, and games. The school's Comprehensive School Site Safety Plan was last revised January 2018 to ensure the protection of students and staff, the school and school property, and to establish a climate that is conducive to learning. There is a designated area for student drop-off and pick-up in front of the school.

Site Data

Site Type:	
Year Built:	1965
Year Modernized:	2001
Site Acreage:	8.5 acres
Square Footage*:	44,006
Building Totals:	
▪ Permanent	13
▪ Portable	0
▪ Shelters & Passages	1

**Square footage is based on insurance data.*

Ada Clegg Elementary School

Profile

About the Programs:

Clegg Elementary School is both skilled and dedicated to the success of its students. Clegg Elementary School believes in a student-centered approach, which provides an atmosphere in which a child's social, emotional, and intellectual needs are equally important. At Clegg Elementary School all students have special talents and are given the opportunities to develop those talents.

At Clegg Elementary School a rigorous academic curriculum is in place that meets the needs of all levels of students. Supplemental assistance programs are provided to help students who are achieving below grade level. A wide variety of extracurricular activities are offered to meet the vast interests of our student body. High standards for academic achievement and student behavior are emphasized and reviewed regularly.

Clegg Elementary School is in its fifth year as a STEAM Magnet School. STEAM stands for Science, Technology, Engineering, Arts and Mathematics. The program has a focus on problem based learning through the integration of all subjects. It promotes learning through activities, experiments and projects. Students are challenged to think critically and develop skills that they will carry with them long after they leave Clegg Elementary. Student projects in the area of STEAM will be shared with parents and the community at the end of the first and third trimester at our STEAM Showcase events. We also do grade level showcases at the mid year point of the school year.

School Profile:	
School	Ada Clegg Elementary School
District	Westminster School District
County	Orange
Address	6311 Larchwood Dr. Huntington Beach, CA 92647-2320
Phone	(714) 894-7218
Web site	https://clegg.wsdk8.us/
CDS Code	30 66746 0119925
Grades	K-5
School Type	Elementary Schools (Public)
Charter School	No
Principal/Administrator	John Staggs
Enrollment **(2017-18 CALPADS Fall 1)**	560
Capacity	544
Classrooms	27

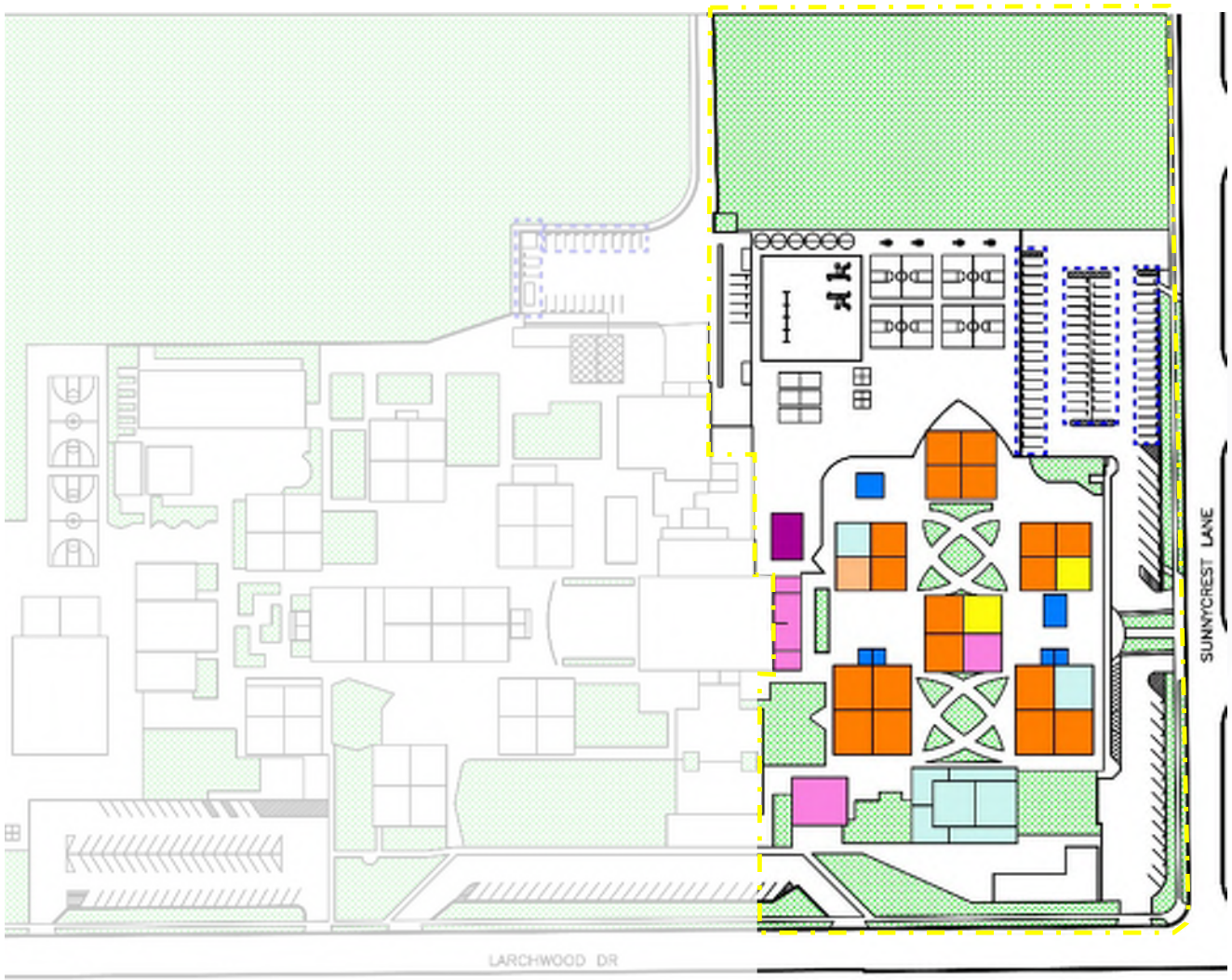
Asset Summary

Ada Clegg Elementary School

Bldg.#	Bldg.-Type	Bldg. Description	Year Built	Construction Class	Gross Square Footage
1	Permanent	Support Services Building	2002	C - Masonry	1,938
2	Permanent	Multi-Purpose (Shared with Stacey)	1965	C - Masonry	11,112
3	Permanent	Classroom Building A1-A4	1965	C - Masonry	3,844
4	Permanent	Classroom Building B1-B4	1965	C - Masonry	3,844
5	Permanent	Classroom Building C1-C4	1965	C - Masonry	3,844
6	Permanent	Classroom Building D1-D4	1965	C - Masonry	3,600
7	Permanent	Classroom Building E1-E5	1965	C - Masonry	3,600
8	Permanent	Classroom Building F1-F6	1965	C - Masonry	3,600
9	Permanent	Classroom Building K1-K7	1965	C - Masonry	5,180
10	Permanent	Restroom Building A Wing	1965	C - Masonry	561
11	Permanent	Restroom Building D Wing	1965	C - Masonry	561
12	Permanent	Restroom Building C Wing	1965	C - Masonry	561
13	Permanent	Restroom Building F Wing	1965	C - Masonry	561
14	Shelter	Lunch Shelter	1999	S - Metal	1,200
					44,006

Ada Clegg Elementary School

Existing Interior Use Plan: First Floor

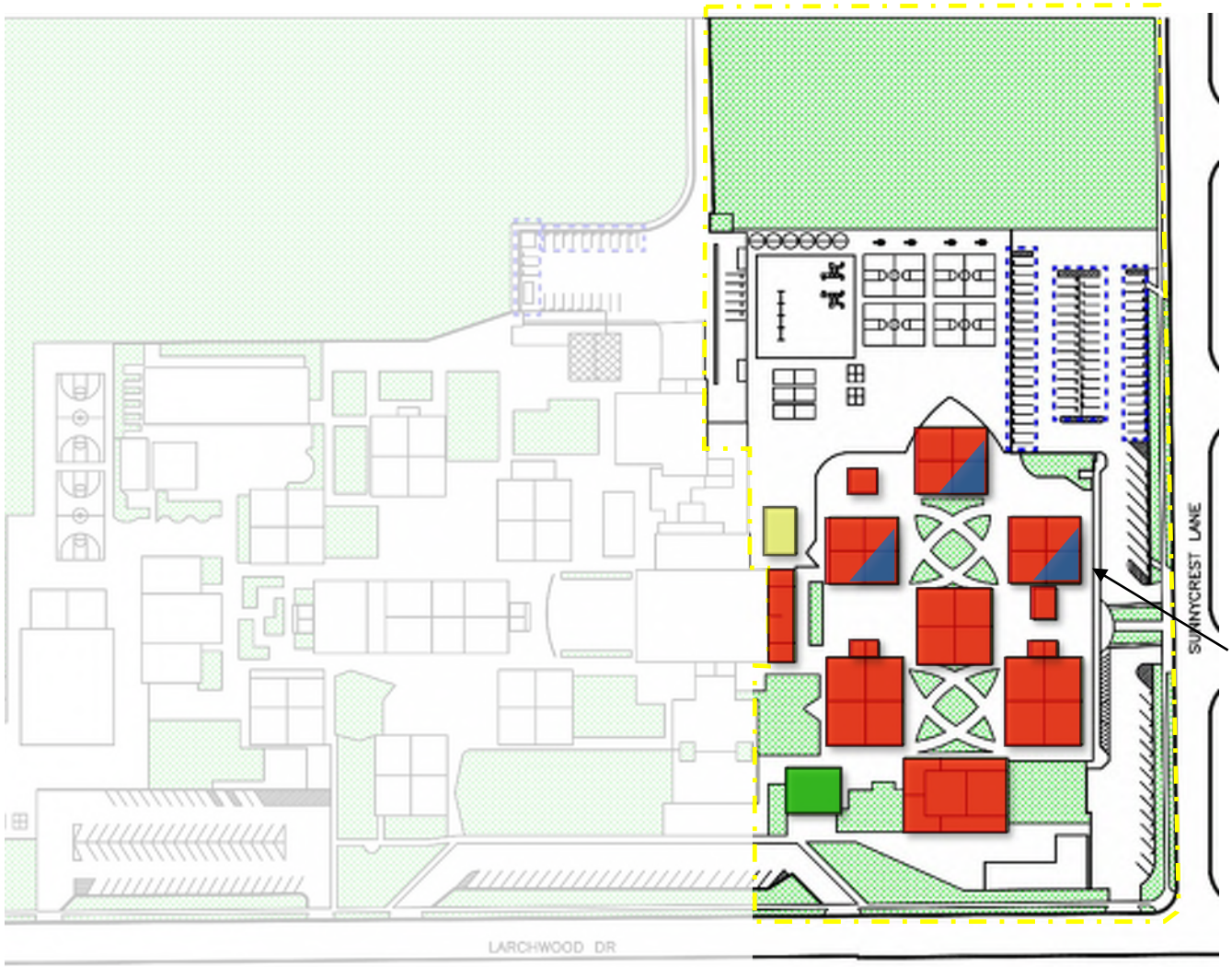


INSTRUCTIONAL USE - LEGEND

- Basic Classroom
- Specialty Classroom
- Science Classroom
- Small Room
- Classroom Support
- Athletic
- Library/Media
- Student Support
- Administration
- Circulation
- Operational Support
- Food Service
- Space is Not Used
- Remove
- Portable Building

Ada Clegg Elementary School

Facilities Condition Index (FCI) Plan: First Floor



FCI Summary:

Permanent Structures:

The main permanent buildings on the site were constructed in 1965 and a new permanent building in 2002.

Roofing redone in 2018.

Site:

The site is regularly maintained.

FCI Legend

- 0% - 25%
- 26% -50%
- 51% - 75%
- 76% - 100%
- 101% or more
- Some building systems partially renewed

Facilities Condition Index (FCI)

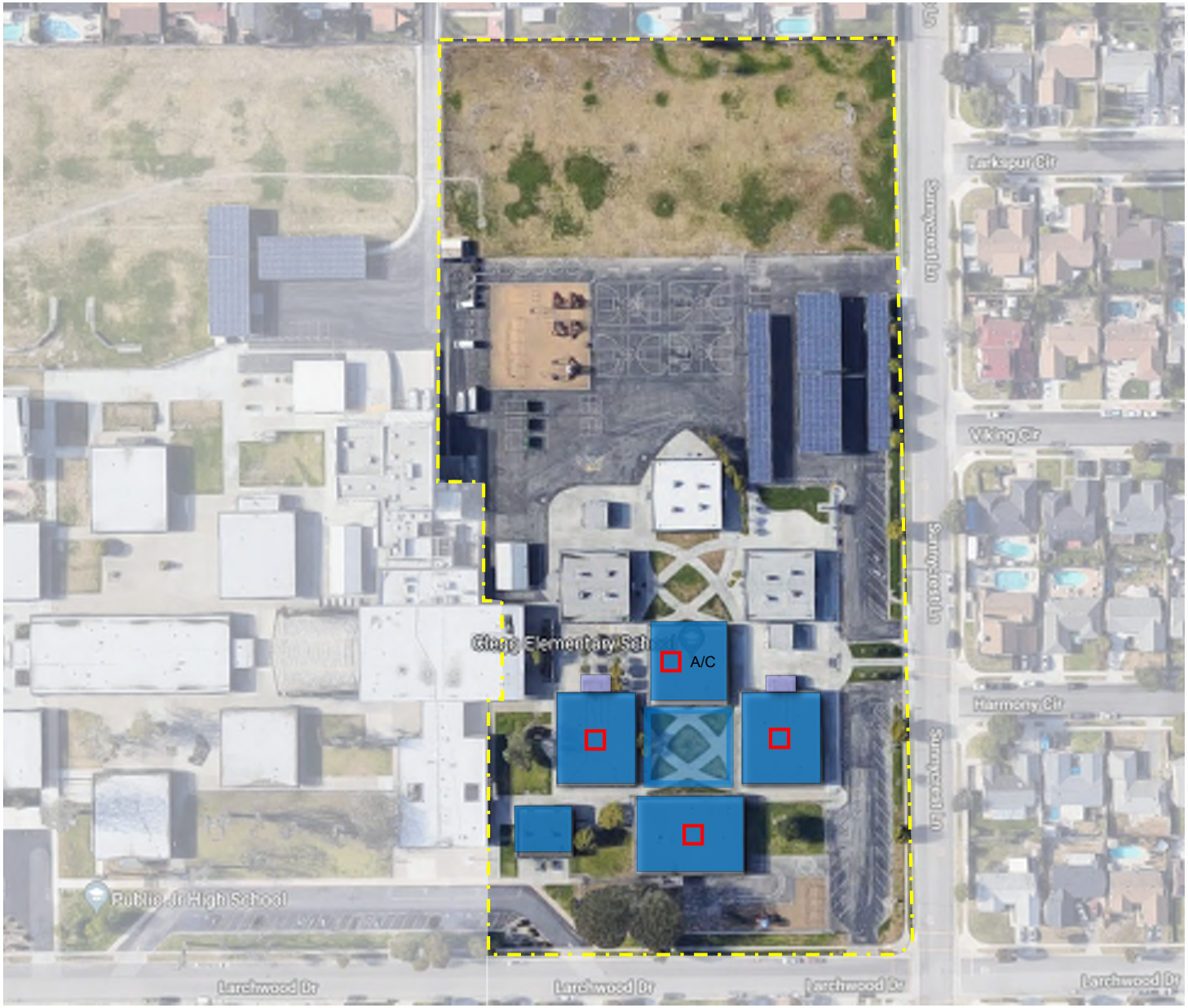
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The FCI % is just an indicator of the maintenance requirements of an existing facility versus the cost of replacing that facility. There may be many other factors that determine replacement or repair. Mathematically the FCI is represented as: Maintenance, repair, and replacement deficiencies of the facility, divided by current replacement value of the facility.

Example: Repair Cost/ Replacement Value = % FCI $ 50,000 (Repair Cost) / $100,000 (Replacement Value) = 50 % FCI

Ada Clegg Elementary School

Master Plan - *Pending facility needs contingent upon funding.*



Potential Projects:

- Replace Fire Alarm System
- Roofing Replacement
- New A/C Units
- Major Modernization
  - Permanent Structures
- Quad Landscape and drainage upgrade
- Lighting
- Fencing
- Cameras
- Door hardware
- Site/Landscape Upgrade

**Pending facility needs contingent upon funding.*

Master Plan Legend
New Construction
Major Modernization
Minor Modernization
Removal/Demolition

General Notes:

- The level of modernization can range from extensive to minor upgrades and will be identified at the design phase based on District/ School Site priority.
- Life cycle costs and needs may occur in all phases. An allowance is provided for some critical projects and can be identified at the design phase based on District/ School Site priority.
- * New Buildings/New Construction locations are conceptual at the Master Planning stage and subject to change or be adjusted based on program development, detail design, detailed site survey/ site investigation, DSA and other Agency requirements

See Financial Summary section for project cost and project priority.

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DeMille Elementary School

15400 Van Buren, Midway City, CA 92655



DeMille Elementary School

Site Information



Site Description

About the School:
Cecil B. DeMille Elementary School opened in 1959 in Midway City, and has continued to provide students in grades kindergarten through six with a solid academic foundation on a traditional calendar. 486 students were enrolled at DeMille Elementary School.

About the Facilities:
DeMille Elementary School offers a safe and secure campus for students and staff. The school was built in 1959 and provides up-to date facilities and adequate space for students and staff. DeMille Elementary School is comprised of a kindergarten area, library media center, computer lab, large multipurpose room, and 29 classrooms. The school also enjoys two (primary and upper grade) spacious playgrounds with swings, a slide and play bars, as well as grassy fields for running, sports, and games and a kindergarten playground. There is a designated area for student drop-off and pick-up in front of the school.

Site Data

Site Type:	
Year Built:	1959
Year Modernized:	2001
Site Acreage:	10 acres
Square Footage*:	44,884
Building Totals:	
▪ Permanent	9
▪ Portable	16
▪ Shelters & Passages	1

**Square footage is based on insurance data.*

DeMille Elementary School

Profile

About the Programs:

DeMille Elementary School maintains their commitment to students, parents, and community members to provide the best educational experience possible. DeMille Elementary School renews this commitment yearly in hopes that together they will continue to improve effectiveness in preparing students to become productive citizens of tomorrow.

School Profile:	
School	DeMille Elementary School
District	Westminster School District
County	Orange
Address	15400 Van Buren Midway City, CA 92655-1660
Phone	(714) 894-7224
Web site	https://DeMille.wsdk8.us/
CDS Code	30 66746 6030738
Grades	K-6
School Type	Elementary Schools (Public)
Charter School	No
Principal/Administrator	Shannon Villanueva
Enrollment **(2017-18 CALPADS Fall 1)**	486
Capacity	
Classrooms	29

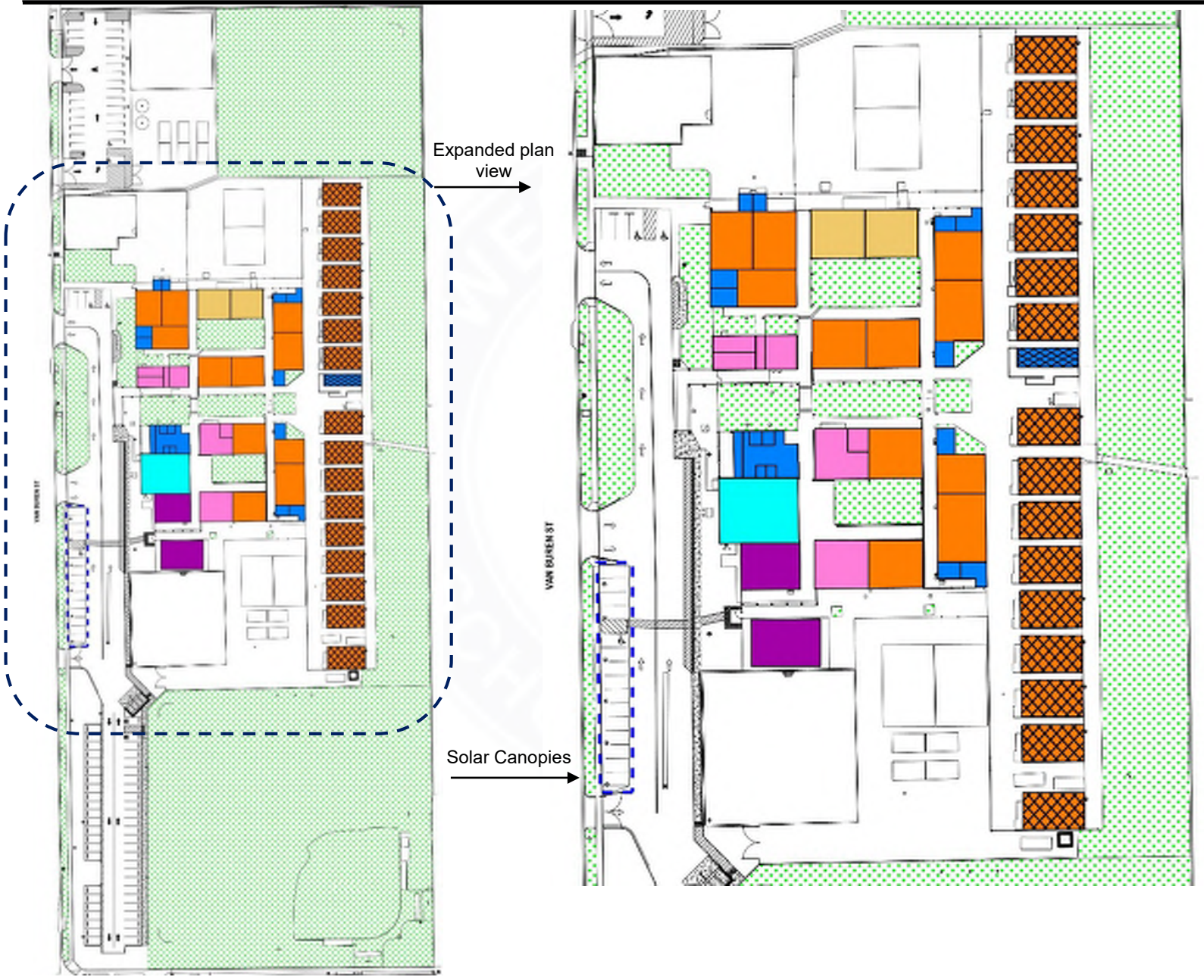
Asset Summary

DeMille Elementary School

Bldg.#	Bldg.-Type	Bldg. Description	Year Built	Construction Class	Gross Square Footage
1	Permanent	Administration Building	1959	C - Masonry	1,210
2	Permanent	Multi-Purpose Building	1959	C - Masonry	4,838
3	Permanent	Kindergarten Classrooms 1-2-3	1959	C - Masonry	3,608
4	Permanent	Library, Computer Lab 3-4	1959	C - Masonry	2,205
5	Permanent	Classroom Building 5-6	1959	C - Masonry	2,205
6	Permanent	Classroom Building 7-8	1959	C - Masonry	2,768
7	Permanent	Classroom Building 13-14	1959	C - Masonry	2,768
8	Permanent	Lounge, Classroom 10	1959	C - Masonry	2,205
9	Permanent	Classroom Building 11-12	1959	C - Masonry	2,205
10	Portable	Portable Classroom 15	1999	S - Metal	960
11	Portable	Portable Classroom 16	1999	S - Metal	960
12	Portable	Portable Classroom 17	1997	S - Metal	960
13	Portable	Portable Classroom 18	1997	S - Metal	960
14	Portable	Portable Classroom 19	1997	S - Metal	960
15	Portable	Portable Classroom 20	1990	D - Wood	960
16	Portable	Portable Classroom 21	1990	D - Wood	960
17	Portable	Portable Classroom 22	1990	D - Wood	960
18	Portable	Portable Classroom 23	1996	D - Wood	960
19	Portable	Portable Classroom 24	1996	S - Metal	960
20	Portable	Portable Classroom 25	1996	S - Metal	960
21	Portable	Portable Classroom 26	1996	S - Metal	960
22	Portable	Portable Classroom 27	1999	S - Metal	960
23	Portable	Portable Classroom 28	1999	S - Metal	960
24	Portable	Portable Classroom 29	1997	S - Metal	960
25	Portable	Restrooms Portable	1999	S - Metal	480
26	Passages	Covered Walkways	1959	D - Wood	5,992
					44,884

DeMille Elementary School

Existing Interior Use Plan: First Floor



DeMille Elementary School

Facilities Condition Index (FCI) Plan: First Floor



FCI Summary:

Permanent Structures:

The main permanent buildings on the site were constructed in 1959.

Portable Structures:

Portables were installed from 1990 to 1999.

Site:

The site is regularly maintained.

FCI Legend

- 0% - 25%
- 26% -50%
- 51% - 75%
- 76% - 100%
- 101% or more
- Some building systems partially renewed

Facilities Condition Index (FCI)

FCI is used in facilities management to provide a benchmark to compare the relative condition of a group of facilities or a single facility. The FCI is primarily used to support asset management initiatives. The percent scale has been expanded for this study from 0%-100%. The green color indicates that the facility is in good condition and may only require minor repair. The red color indicates extensive repair and in some cases, the facility may be less costly to replace than repair.

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Example: Repair Cost/ Replacement Value = % FCI $ 50,000 (Repair Cost) / $100,000 (Replacement Value) = 50 % FCI

DeMille Elementary School

Master Plan - *Pending facility needs contingent upon funding.*



Potential Projects:

- Replace Fire Alarm System
- Roofing Replacement
- New A/C Units
- Major Modernization
  - Permanent Structures
  - Portables
- Lighting
- Fencing
- Cameras
- Door hardware
- Site/Landscape Upgrade

**Pending facility needs contingent upon funding.*

Master Plan Legend

- New Construction
- Major Modernization
- Minor Modernization
- Removal/Demolition

General Notes:

- The level of modernization can range from extensive to minor upgrades and will be identified at the design phase based on District/ School Site priority.
- Life cycle costs and needs may occur in all phases. An allowance is provided for some critical projects and can be identified at the design phase based on District/ School Site priority.
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See Financial Summary section for project cost and project priority.

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Eastwood Elementary School

13552 University Street, Westminster, CA 92683



Eastwood Elementary School

Site Information



Site Description

About the School:

Frank N. Eastwood Elementary School opened in 1964 within a residential area in Westminster and since then has continued to provide students in grades preschool through six with a motivational learning experience. The Eastwood School community is located in the northwest corner of the city of Westminster in Orange County directly next to Bolsa Chica Park. The school facility is attractive, modern, and well maintained; it is situated in a quiet residential neighborhood.

About the Facilities:

Eastwood Elementary School offers a safe and secure campus for students, staff, and visitors. Eastwood Elementary School is comprised of a kindergarten area, library media center, a computer lab, large multipurpose room, and 28 classrooms. The school also enjoys a spacious playground with swings, a slide and play bars, as well as grassy fields for running, sports activities, and games.

Site Data

Site Type:	
Year Built:	1964
Year Modernized:	2001
Site Acreage:	10 acres
Square Footage*:	42,191
Building Totals:	
▪ Permanent	5
▪ Portable	13
▪ Shelters & Passages	2

**Square footage is based on insurance data.*

Eastwood Elementary School

Profile

About the Programs:

Eastwood Elementary School's mission is for all students to reach their full potential. Through rigor and relevance in the delivery of instruction, students can master core subjects, technology and information systems, and develop life and career skills necessary for success in the 21st century global economy.

Eastwood Elementary School has continuously outpaced the county and state in standardized testing and are at the top of the district in reading and math while nurturing the needs of each student. The use of technology is blended into our daily instruction; Chromebooks are available for all students in Transitional Kindergarten through 6th grade and are used to enhanced teaching and learning.

Eastwood School is a unique place where people create and respect a warm, friendly and enthusiastic environment. An "Open Door" policy

Eastwood Elementary School strives for excellence in education, using all partners, is the hallmark of Eastwood. It is the rationale behind Eastwood Elementary School's success and continued improvement and it has resulted in becoming a California Gold Ribbon School and a California Distinguished School.

Eastwood has received the National PTA Reading Literacy Award for its outstanding and innovative reading program. Eastwood's Student Body is involved in supporting the overall school program. Through an elected Student Council, the students raise money to provide field trips and special programs for students. The sixth graders work together to enable their entire class to participate in a week long Outdoor Science School Program held in the nearby San Bernardino Mountains while fourth graders work towards an overnight experience at Lazy W Camp and visit to San Juan Capistrano Mission.

School Profile:	
School	Eastwood Elementary School
District	Westminster School District
County	Orange
Address	13552 University Westminster, CA 92683-2770
Phone	(714) 894-7227
Web site	https://eastwood.wsdk8.us/
CDS Code	30 66746 6030761
Grades	K-6
School Type	Elementary Schools (Public)
Charter School	No
Principal/Administrator	Jonathan Edelman
Enrollment **(2017-18 CALPADS Fall 1)**	566
Capacity	587
Classrooms	28

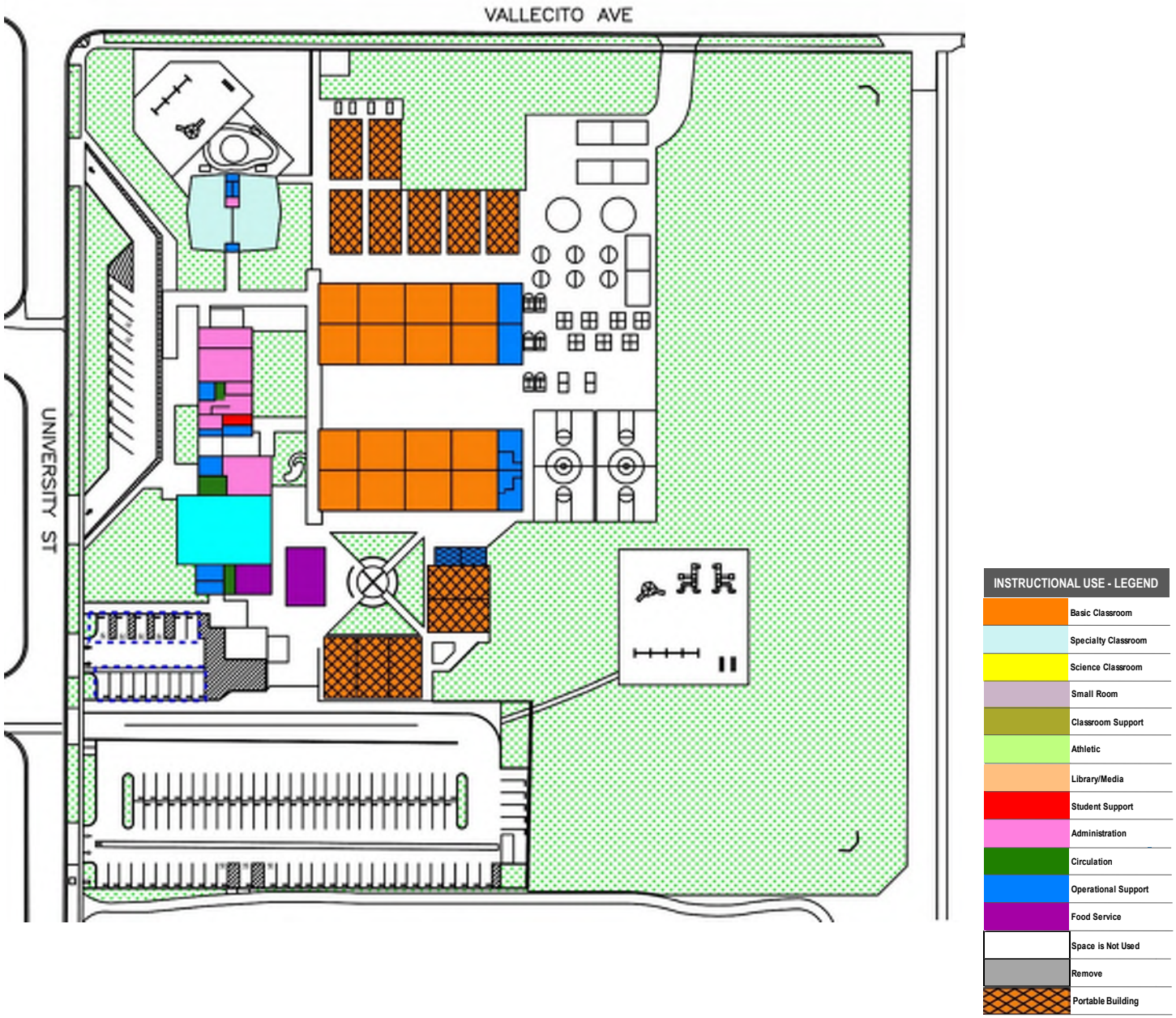
Asset Summary

Eastwood Elementary School

Bldg.#	Bldg.-Type	Bldg. Description	Year Built	Construction Class	Gross Square Footage
1	Permanent	Administration Building	1964	C - Masonry	1,850
2	Permanent	Multi-Purpose Building	1964	C - Masonry	4,608
3	Permanent	Kindergarten Classroom K1-K2	1964	C - Masonry	2,784
4	Permanent	Classroom Building A-B	1964	C - Masonry	8,656
5	Permanent	Classroom Building C-D	1964	C - Masonry	8,656
6	Potables	Portable Classroom E1	1994	S - Metal	960
7	Potables	Portable Classroom E2	1994	S - Metal	960
8	Potables	Portable Classroom E3	1994	S - Metal	960
9	Potables	Portable Classroom E4	1994	S - Metal	960
10	Potables	Portable Classroom E5	1994	S - Metal	960
11	Potables	Restrooms Portables	1994	S - Metal	480
12	Potables	Portable Classrooms R1	1998	S - Metal	960
13	Potables	Portable Classrooms R2	1996	S - Metal	960
14	Potables	Portable Classrooms R3	1996	S - Metal	960
15	Potables	Portable Classrooms R4	1996	S - Metal	960
16	Potables	Portable Classrooms R5	1996	S - Metal	960
17	Potables	Portable Classrooms R6	1998	S - Metal	960
18	Potables	Portable Classrooms R7	2000	S - Metal	960
19	Shelter	Lunch Shelter	1999	S - Metal	1,200
20	Passages	Covered Walkways	1964	D - Wood	2,437
					42,191

Eastwood Elementary School

Existing Interior Use Plan: First Floor



Eastwood Elementary School

Facilities Condition Index (FCI) Plan: First Floor



FCI Summary:

Permanent Structures:

The main permanent buildings on the site were constructed in 1964.

Roofing redone in 2018.

Portable Structures:

Portables were installed from 1994 to 2000

Site:

The site is regularly maintained.

FCI Legend

- 0% - 25%
- 26% -50%
- 51% - 75%
- 76% - 100%
- 101% or more
- Some building systems partially renewed

Facilities Condition Index (FCI)

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Eastwood Elementary School

Master Plan - *Pending facility needs contingent upon funding.*



Potential Projects:

- Replace Fire Alarm System
- Roofing Replacement
- New A/C Units
- Major Modernization
  - Permanent Structures
- Minor Building Modernization
  - Portables
- Potential New Construction:
  - Classrooms
    - 6 Typical (960 ft²)
    - 2 Special (1,200 ft²)
- Lighting
- Fencing
- Cameras
- Door hardware
- Site/Landscape Upgrade

**Pending facility needs contingent upon funding.*

Master Plan Legend

- New Construction
- Major Modernization
- Minor Modernization
- Removal/Demolition

General Notes:

- The level of modernization can range from extensive to minor upgrades and will be identified at the design phase based on District/ School Site priority.
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See Financial Summary section for project cost and project priority.

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Finley Elementary School

13521 Edwards Street, Westminster, CA 92683



Finley Elementary School

Site Information



Site Description

About the School:
Finley Elementary School opened in 1958 in, and has continued to provide students in grades kindergarten through six with a solid academic foundation on a traditional calendar. Enrollment is 388.

About the Facilities:
Finley Elementary School offers a safe and secure campus for students, staff, and visitors. The school was built in 1958 and provides up-to-date facilities and adequate space. Finley Elementary School is comprised of a kindergarten area, library media center, two computer labs, large multipurpose room, and 24 classrooms. The school also enjoys a spacious playground with swings, a slide and play bars, as well as grassy fields for running, sports, and games.

Site Data

Site Type:	
Year Built:	1958
Year Modernized:	2001
Site Acreage:	10 acres
Square Footage*:	45,562
Building Totals:	
▪ Permanent	9
▪ Portable	9
▪ Shelters & Passages	2

**Square footage is based on insurance data.*

Finley Elementary School

Profile

Motto: Empowered by Innovation.

About the Programs

Finley School Vision Statement "To prepare our students for the future with the skills to be successful, by igniting a passion for learning while developing critical thinking, creativity, and confidence in a fun and motivating way so that our children develop the skills and the mindset to become contributing leaders in a global society."

Finley Elementary School has a history of academic excellence that includes a dedicated and knowledgeable staff with a passion for pursuing the success of our diverse student body.

Finley Elementary School seeks methods to provide students with an education that prepares them for today's world and beyond. Finley Elementary School has the honor of being named the 1st Computer Science Magnet School in the past year and our instruction, classrooms, and campus as a whole has undergone an innovative transformation. Finley Elementary School's goal is High Achievement for All Finley Students.

With the school wide integration of technology using one to one Chromebooks in all grades (TK-5th grade), access to an Upper Grade and Lower Grade Innovation Lab, collaboration with Code to the Future, which was recognized by the Obama White House as the leading innovator in Computer Science in the country, and the support of a Computer Science Coach on site, Finley Elementary School is on the cutting edge of using our resources to ensure our students become competent readers, writers, and mathematicians who have the academic and personal skills to become ethical and responsible citizens.

At Finley, students, staff, and parents work in partnership as members of a professional learning community to address the needs of the whole child. By moving from incidental to intentional, staff members work with students and parents to build assets in our school through PBIS and the Guided Language Acquisition Design (GLAD) model. Students participate in a variety of activities such as peer tutoring, cross age tutoring, and reading buddies (upper grade and primary grade students), to promote a sense of community among the student body.

School Profile:	
School	Finley Elementary School
District	Westminster School District
County	Orange
Address	13521 Edwards St. Westminster, CA 92683-2502
Phone	(714) 895-7764
Web site	https://finley.wsdk8.us/
CDS Code	30 66746 6030753
Grades	K-5
School Type	Elementary Schools (Public)
Charter School	No
Principal/Administrator	Raul Olivas
Enrollment (2017-18 CALPADS Fall 1)	388
Capacity	587*
Classrooms	24

Asset Summary

Finley Elementary School

Bldg.#	Bldg.-Type	Bldg. Description	Year Built	Construction Class	Gross Square Footage
1	Permanent	Administration	1961	C - Masonry	1,200
2	Permanent	Multi-Purpose Building	1961	C - Masonry	3,557
3	Permanent	Classroom Building 1-3	1957	C - Masonry	3,877
4	Permanent	Classroom Building 4-6	1957	C - Masonry	3,840
5	Permanent	Classroom Building 7-10	1957	C - Masonry	3,840
6	Permanent	Classroom Building 11-14	1957	C - Masonry	3,840
7	Permanent	Classroom Building 15-17	1957	C - Masonry	3,360
8	Permanent	Classroom Building 18-20	1957	C - Masonry	3,360
9	Permanent	Classroom Building 21-23	1957	C - Masonry	3,360
10	Portable	Portable Classroom 24	1996	S - Metal	960
11	Portable	Portable Classroom 25	1996	S - Metal	960
12	Portable	Portable Classroom 26	1996	S - Metal	960
13	Portable	Portable Classroom 27 (Computer Lab)	1997	S - Metal	960
14	Portable	Portable Classroom 28 (Library)	1997	S - Metal	960
15	Portable	Portable Classroom 29	1998	S - Metal	960
16	Portable	Portable Classroom 30	2001	S - Metal	960
17	Portable	Portable Classroom 31	2001	S - Metal	960
18	Portable	Portable Classroom 32	2002	S - Metal	960
19	Walkways	Covered Walkways	1957	D - Wood	5,688
20	Shelter	Lunch Shelter	2002	S - Metal	1,000
					45,562

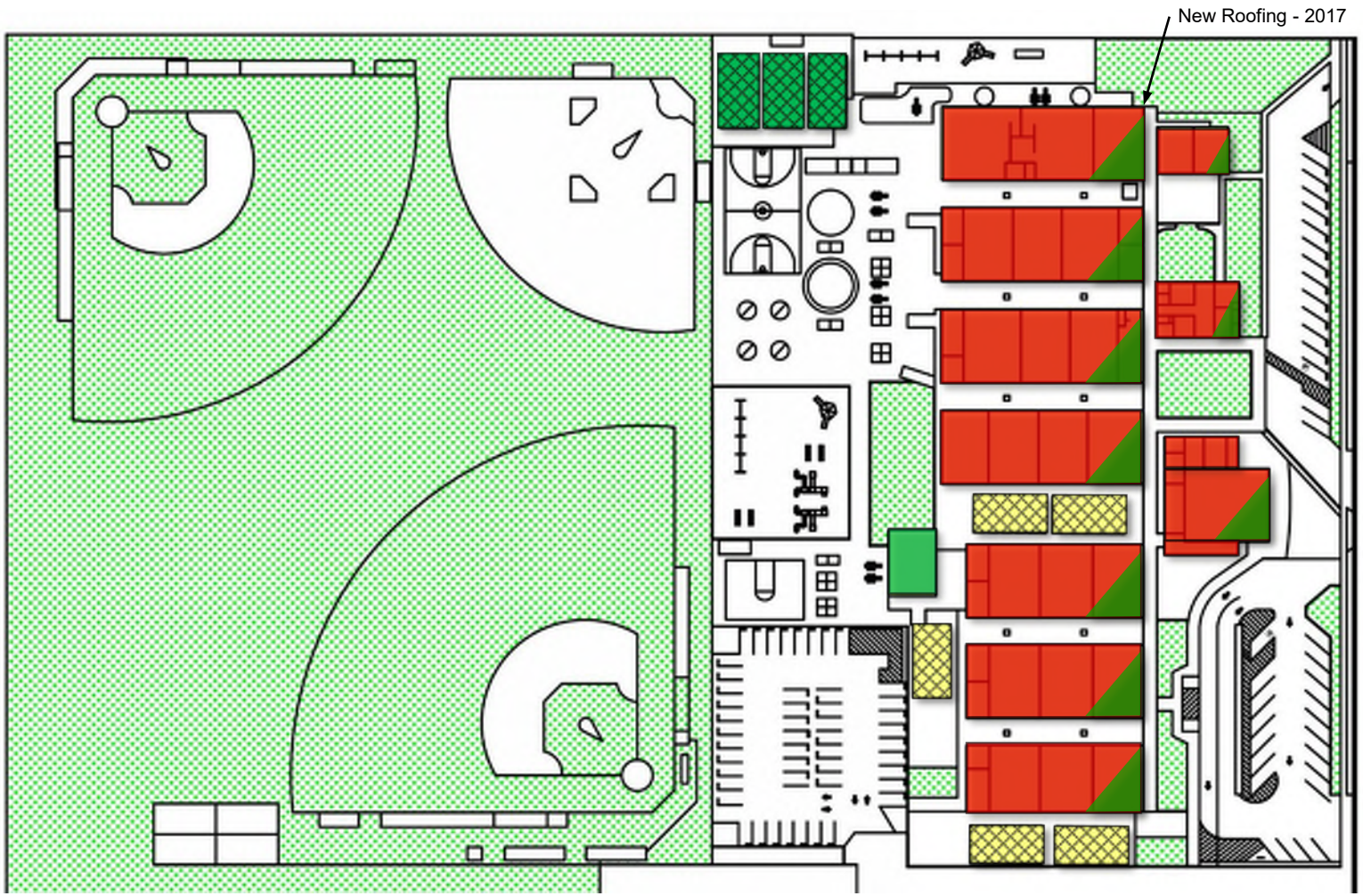
Finley Elementary School

Existing Interior Use Plan: First Floor



Finley Elementary School

Facilities Condition Index (FCI) Plan: First Floor



FCI Summary:

Permanent Structures:

The main permanent buildings on the site were constructed in 1957 to 1961.

Roofing redone in 2017.

Portable Structures:

Portables were installed from 1996 to 2002.

Site:

The site is regularly maintained.

FCI Legend

	0% - 25%
	26% -50%
	51% - 75%
	76% - 100%
	101% or more
	Some building systems partially renewed

Facilities Condition Index (FCI)

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Example: Repair Cost/ Replacement Value = % FCI $ 50,000 (Repair Cost) / $100,000 (Replacement Value) = 50 % FCI

Finley Elementary School

Master Plan - *Pending facility needs contingent upon funding.*



Potential Projects:

- Replace Fire Alarm System
- New A/C Units
- Major Modernization
  - Permanent Structures
- Potential New Construction: Classrooms
  - 6 Typical (960 ft²)
  - 2 Special (1,200 ft²)
- Potential Removal of Portables
- Lighting
- Fencing
- Cameras
- Door hardware
- Site/Landscape Upgrade

**Pending facility needs contingent upon funding.*

Master Plan Legend

- New Construction
- Major Modernization
- Minor Modernization
- Removal/Demolition

General Notes:

- The level of modernization can range from extensive to minor upgrades and will be identified at the design phase based on District/ School Site priority.
- Life cycle costs and needs may occur in all phases. An allowance is provided for some critical projects and can be identified at the design phase based on District/ School Site priority.
- * New Buildings/New Construction locations are conceptual at the Master Planning stage and subject to change or be adjusted based on program development, detail design, detailed site survey/ site investigation, DSA and other Agency requirements

See Financial Summary section for project cost and project priority.

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Fryberger Elementary School

6952 Hood Drive, Westminster, CA 92683



Fryberger Elementary School

Site Information



Site Description

About the School:
Fryberger Elementary School is located in Westminster, among a vivid city backdrop and operates on a traditional calendar. At the beginning of the 2016-17 school year, 433 students were enrolled at Fryberger Elementary.

About the Facilities:
Fryberger Elementary School offers a safe and secure campus for students and staff. The school was built in 1964 and provides up-to-date facilities and adequate space. Fryberger Elementary School is comprised of a kindergarten area, library media center, computer lab, large multipurpose room, and 27 classrooms. The school also enjoys a spacious playground with swings, a slide and play bars, as well as grassy fields for running, sports, and games. The school added new digital marquee and expanded the staff/community parking lot.

Site Data

Site Type:	
Year Built:	1964
Year Modernized:	2001
Site Acreage:	10 acres
Square Footage*:	42,840
Building Totals:	
▪ Permanent	6
▪ Portable	5
▪ Shelters & Passages	2

**Square footage is based on insurance data.*

Fryberger Elementary School

Profile

About the Programs:

Fryberger Elementary School is a Professional Learning Community in which we strive to positively affect student outcomes through all school endeavors.

Fryberger Elementary School maintains a focus on student achievement, while nurturing the social and emotional growth of our students. In partnership with students, their families, and our community, Fryberger's vision is to help their students soar in achieving their dreams of being productive citizens and a community of inquiry-based learners.

Fryberger Elementary School is proud of the commitment to actively engage students in meaningful learning activities at all times. Fryberger Elementary School utilizes programs within all of our TK through 5th grade classrooms to provide significant learning experiences for our students. In addition to core curriculum, Fryberger students enjoy a strong technology education.

Students at Fryberger Elementary School in grades 2-5 have one-to-one electronic devices and students in grades TK-1 enjoy multiple opportunities each week in our school's computer lab. Intervention as well as Gifted and Talented Education (GATE) differentiation is available, to support students at their own personal learning level. All student participate in ST Math and students in grades 1-5 use Accelerated Reader. All students receive PE, music, and art education to enhance student learning.

School Profile:	
School	Fryberger Elementary School
District	Westminster School District
County	Orange
Address	6952 Hood Dr. Westminster, CA 92683-2122
Phone	(714) 894-7237
Web site	https://fryberger.wsdk8.us/
CDS Code	30 66746 6030787
Grades	K-5
School Type	Elementary Schools (Public)
Charter School	No
Principal/Administrator	Michelle Scheiber
Enrollment **(2017-18 CALPADS Fall 1)**	433
Capacity	560*
Classrooms	27

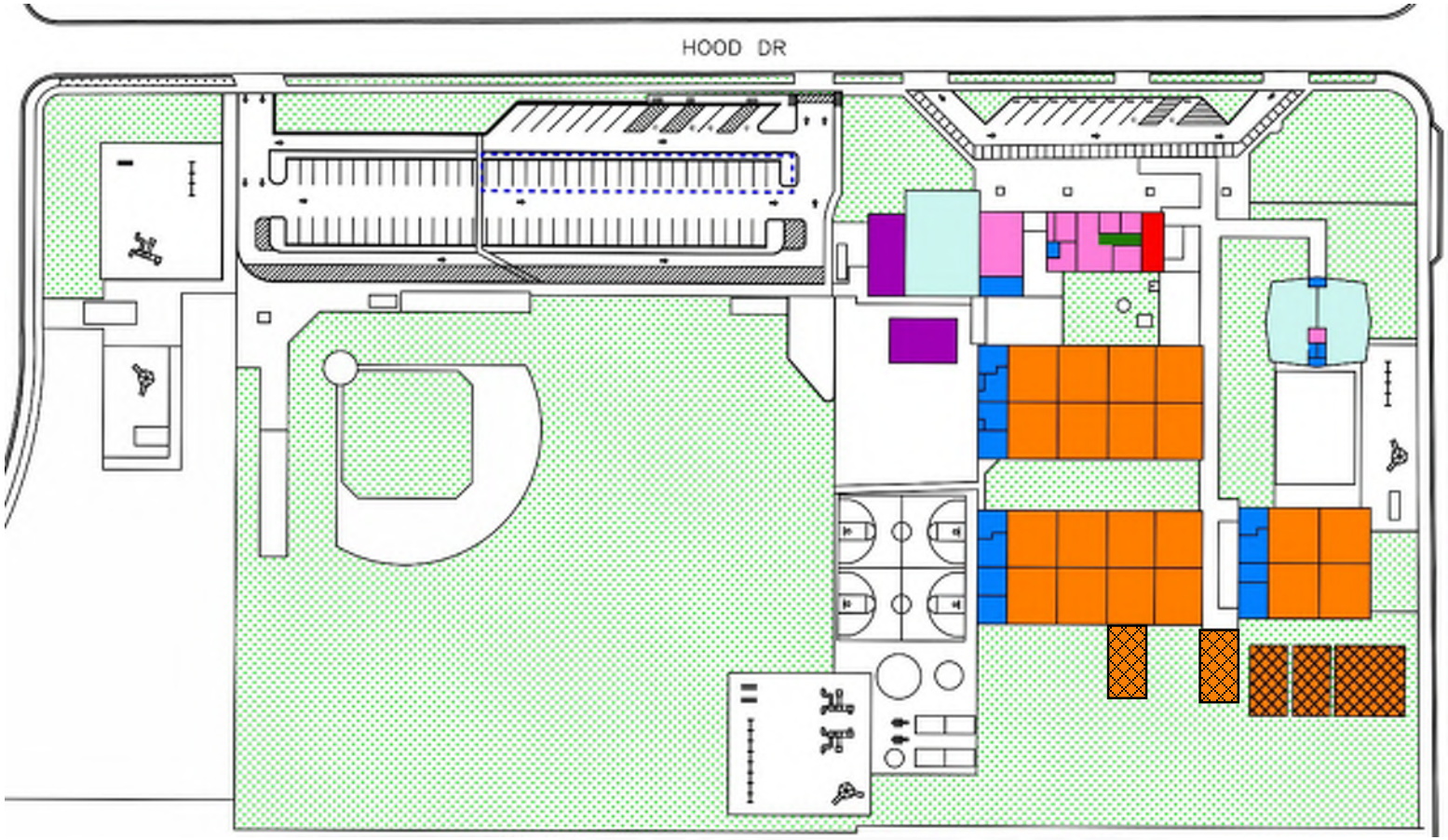
Asset Summary

Fryberger Elementary School

Bldg.#	Bldg.-Type	Bldg. Description	Year Built	Construction Class	Gross Square Footage
1	Permanent	Administration Building	1964	C - Masonry	1,850
2	Permanent	Multi-Purpose Building	1964	C - Masonry	4,650
3	Permanent	Kindergarten Classroom Building	1964	C - Masonry	2,770
4	Permanent	Media Center Classrooms A1-A7	1964	C - Masonry	8,640
5	Permanent	Classroom Buildings B1-B8	1964	C - Masonry	8,640
6	Permanent	Classroom Buildings C1-C4	1964	C - Masonry	4,800
7	Portable	Portable Classrooms D1	1998	S - Metal	960
8	Portable	Portable Classrooms D2	1998	S - Metal	960
9	Portable	Portable Classrooms D3-D4	1999	S - Metal	1,920
10	Portable	Portable Classrooms P1	2003	S - Metal	960
11	Portable	Portable Classrooms P2	2003	S - Metal	960
12	Walkways	Covered Walkways	1964	D - Wood	4,730
13	Shelter	Lunch Shelter	1998	S - Metal	1,000
					42,840

Fryberger Elementary School

Existing Interior Use Plan: First Floor

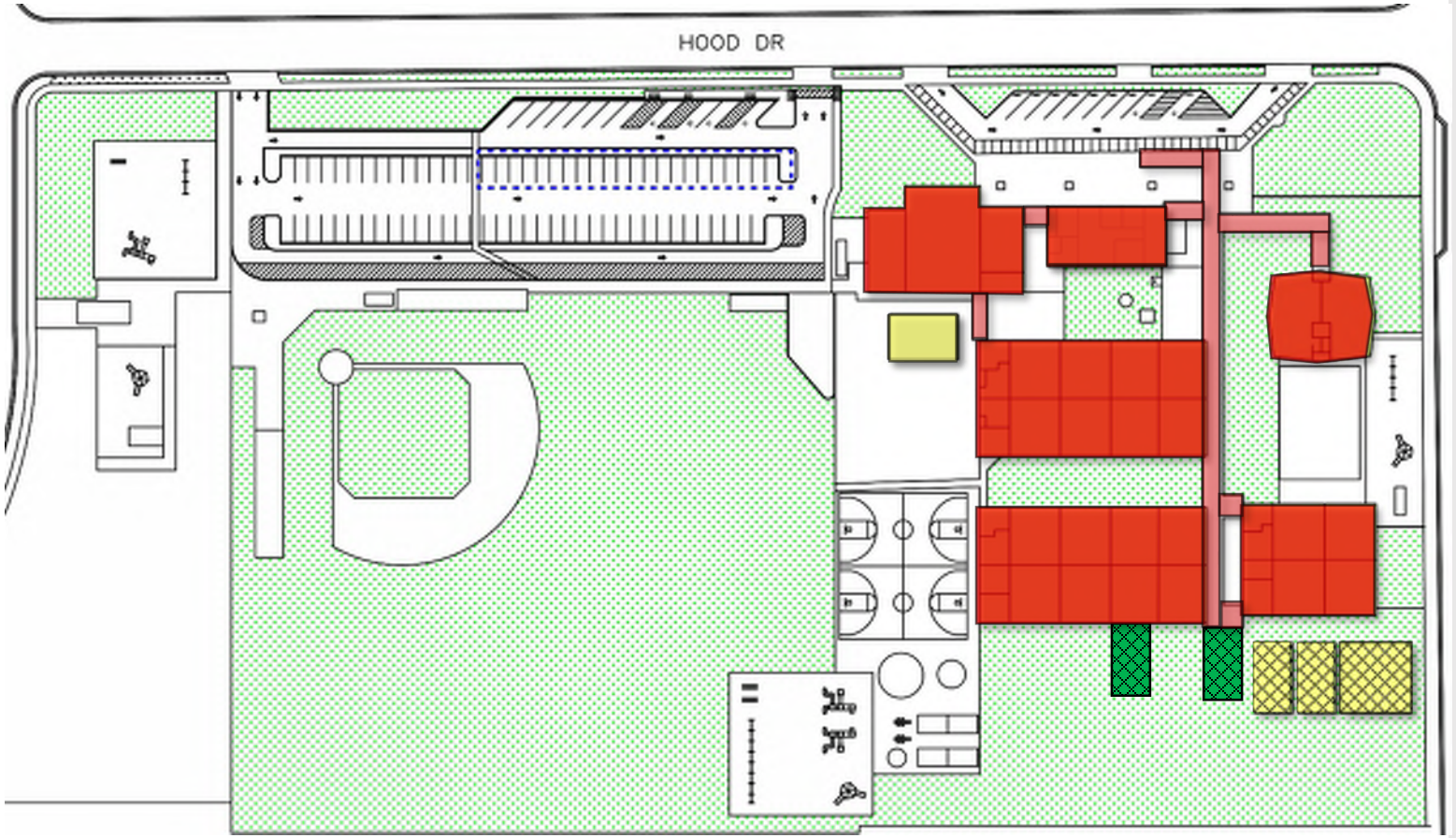


INSTRUCTIONAL USE - LEGEND

- Basic Classroom
- Specialty Classroom
- Science Classroom
- Small Room
- Classroom Support
- Athletic
- Library/Media
- Student Support
- Administration
- Circulation
- Operational Support
- Food Service
- Space is Not Used
- Remove
- Portable Building

Fryberger Elementary School

Facilities Condition Index (FCI) Plan: First Floor



FCI Summary:

Permanent Structures:

The main permanent buildings on the site were constructed in 1964.

Portable Structures:

Portables were installed from 1998-2003.

Site:

The site is regularly maintained.

FCI Legend

- 0% - 25%
- 26% -50%
- 51% - 75%
- 76% - 100%
- 101% or more
- Some building systems partially renewed

Facilities Condition Index (FCI)

FCI is used in facilities management to provide a benchmark to compare the relative condition of a group of facilities or a single facility. The FCI is primarily used to support asset management initiatives. The percent scale has been expanded for this study from 0%-100%. The green color indicates that the facility is in good condition and may only require minor repair. The red color indicates extensive repair and in some cases, the facility may be less costly to replace than repair.

The FCI % is just an indicator of the maintenance requirements of an existing facility versus the cost of replacing that facility. There may be many other factors that determine replacement or repair. Mathematically the FCI is represented as: Maintenance, repair, and replacement deficiencies of the facility, divided by current replacement value of the facility.

Example: Repair Cost/ Replacement Value = % FCI $ 50,000 (Repair Cost) / $100,000 (Replacement Value) = 50 % FCI

Fryberger Elementary School

Master Plan - *Pending facility needs contingent upon funding.*



Potential Projects:

- Replace Fire Alarm System
- Roofing Replacement
- New A/C Units
- Major Modernization
  - Permanent Structures
  - MPR
- Minor Modernization
  - Portables
- Potential removal of Portables
- Lighting
- Fencing
- Cameras
- Door hardware
- Site/Landscape Upgrade

**Pending facility needs contingent upon funding.*

Master Plan Legend

- New Construction
- Major Modernization
- Minor Modernization
- Removal/Demolition

General Notes:

- The level of modernization can range from extensive to minor upgrades and will be identified at the design phase based on District/ School Site priority.
- Life cycle costs and needs may occur in all phases. An allowance is provided for some critical projects and can be identified at the design phase based on District/ School Site priority.
- * New Buildings/New Construction locations are conceptual at the Master Planning stage and subject to change or be adjusted based on program development, detail design, detailed site survey/ site investigation, DSA and other Agency requirements

See Financial Summary section for project cost and project priority.

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Hayden Elementary School

14782 Eden Street, Midway City, CA 92655



Hayden Elementary School

Site Information



Site Description

About the School:
Dr. Jessie K. Hayden Elementary School first opened in 1962 becoming Westminster School District's third school and since then has continued to provide students in grades pre-school through five with a challenging educational experience. Hayden Elementary School had an enrollment of 795 students.

About the Facilities:
Hayden Elementary School offers a safe and secure campus for students, staff, and visitors. The school was built in 1961 and provides up-to-date facilities and adequate space for students and staff. Hayden Elementary School is comprised of a kindergarten area, library media center, computer lab, large multipurpose room, and 36 classrooms. The school also enjoys a spacious playground with swings, a slide and play bars, as well as grassy fields for running, sports, and games.

Site Data

Site Type:	
Year Built:	1961
Year Modernized:	2000
Site Acreage:	7.7 acres
Square Footage*:	56,013
Building Totals:	
▪ Permanent	7
▪ Portable	24
▪ Shelters & Passages	2

**Square footage is based on insurance data.*

Hayden Elementary School

Profile

About the Programs:

Hayden Elementary School has been chosen for five years in a row as a Title I Achieving School. Hayden was named a National Blue Ribbon school for the 2005-06 school year. As one of four schools honored in Orange County, Hayden Elementary School proudly accepted this award for student achievement. Hayden Elementary School has many specifically funded programs that supplement the basic school curriculum.

Hayden Elementary School realizes the importance of developing in each child an attitude of self-respect and self-worth, and strive to provide a school climate that is conducive to positive personal growth, as well as strong academic success.

At Hayden Elementary School standardized assessments have exceeded state and district scores for the past five years. Hayden Elementary School's Academic Performance Index (API) has seen a significant increase since 1999. Hayden Elementary School is one of the highest scoring schools in the district.

School Vision Statement All members of the Hayden School community will develop literacy skills across the curriculum that will enable them to become lifelong learners and self-sufficient, contributing members of a global society.

School Profile:	
School	Hayden Elementary School
District	Westminster School District
County	Orange
Address	14782 Eden St. Midway City, CA 92655-1108
Phone	(714) 894-7261
Web site	https://hayden.wsdk8.us/
CDS Code	30 66746 6030829
Grades	K-5
School Type	Elementary Schools (Public)
Charter School	No
Principal/Administrator	Mark Murphy
Enrollment **(2017-18 CALPADS Fall 1)**	795
Capacity	779
Classrooms	36

Asset Summary

Hayden Elementary School

Bldg.#	Bldg.-Type	Bldg. Description	Year Built	Construction Class	Gross Square Footage
1	Permanent	Administration Building	1961	C - Masonry	1,600
2	Permanent	Multi-Purpose Building	1961	C - Masonry	4,452
3	Permanent	Kindergarten Classrooms	1961	C - Masonry	3,026
4	Permanent	Classroom Building B	1961	C - Masonry	4,564
5	Permanent	Classroom Building C	1961	C - Masonry	4,350
6	Permanent	Classroom Building D	1961	C - Masonry	4,400
7	Permanent	Classroom Building E	1961	C - Masonry	4,350
8	Portable	Portable Classroom A1	1989	D - Wood	960
9	Portable	Portable Classroom A2	1989	D - Wood	960
10	Portable	Portable Classroom A3	1989	D - Wood	960
11	Portable	Portable Classroom A4	1992	D - Wood	960
12	Portable	Portable Classroom A5-A6	1992	D - Wood	960
13	Portable	Portable Classroom A7	1997	D - Wood	960
14	Portable	Portable Classroom A8	2001	D - Wood	960
15	Portable	Portable Classroom C5	2001	S - Metal	960
16	Portable	Portable Classroom C6	2001	S - Metal	1,440
17	Portable	Portable Classroom C7	2006	D - Wood	960
18	Portable	Portable Classroom C8	2006	D - Wood	960
19	Portable	Portable Classroom D5	2003	S - Metal	960
20	Portable	Portable Classroom D6	2003	S - Metal	960
21	Portable	Portable Classroom D7	2003	S - Metal	960
22	Portable	Portable Classroom D8	2003	S - Metal	960
23	Portable	Portable Classroom F1	1996	S - Metal	960
24	Portable	Portable Classroom F2	1996	S - Metal	960
25	Portable	Portable Classroom F3	1996	S - Metal	960

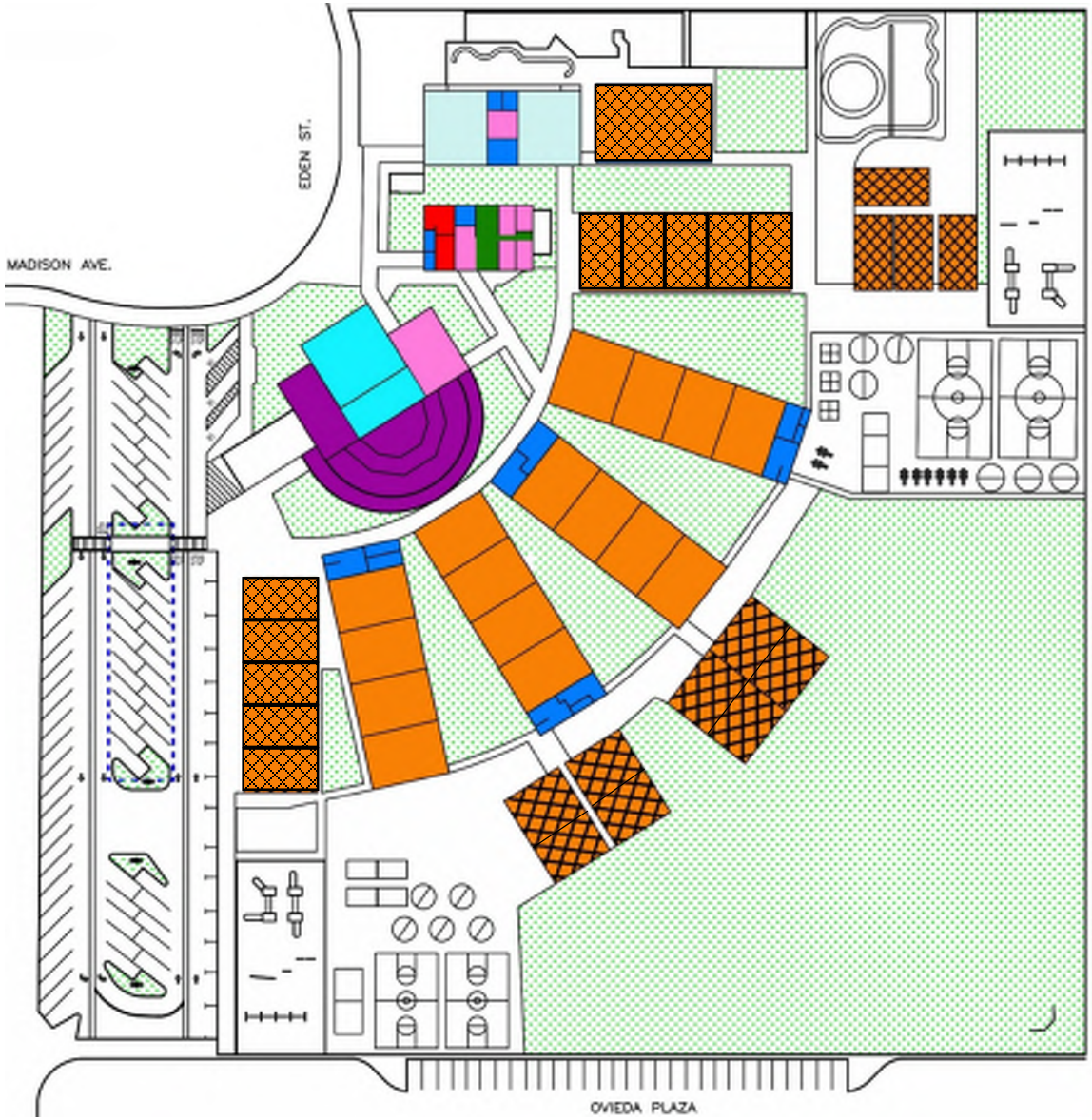
Asset Summary

Hayden Elementary School

Bldg.#	Bldg.-Type	Bldg. Description	Year Built	Construction Class	Gross Square Footage
26	Portable	Portable Classroom F4	1996	S - Metal	960
27	Portable	Portable Classroom F5	1996	S - Metal	960
28	Portable	Portable Classroom K3-K4	2006	S - Metal	2,880
29	Portable	Portable Restrooms	1993	S - Metal	480
30	Portable	Portable Restrooms	2004	S - Metal	480
31	Portable	Portable Restrooms	2002	S - Metal	480
32	Walkways	Covered Walkways	1961	D - Wood	3,856
33	Shelter	Lunch Shelter	1993	D - Wood	1,415
					56,013

Hayden Elementary School

Existing Interior Use Plan: First Floor



INSTRUCTIONAL USE - LEGEND

- Basic Classroom
- Specialty Classroom
- Science Classroom
- Small Room
- Classroom Support
- Athletic
- Library/Media
- Student Support
- Administration
- Circulation
- Operational Support
- Food Service
- Space is Not Used
- Remove
- Portable Building

Hayden Elementary School

Facilities Condition Index (FCI) Plan: First Floor



FCI Summary:

Permanent Structures:

The main permanent buildings on the site were constructed in 1961.

Roofing redone in 2016.

Portable Structures:

Portables were installed from 1989-2006.

Site:

The site is regularly maintained.

FCI Legend

- 0% - 25%
- 26% -50%
- 51% - 75%
- 76% - 100%
- 101% or more
- Some building systems partially renewed

Facilities Condition Index (FCI)

FCI is used in facilities management to provide a benchmark to compare the relative condition of a group of facilities or a single facility. The FCI is primarily used to support asset management initiatives. The percent scale has been expanded for this study from 0%-100%. The green color indicates that the facility is in good condition and may only require minor repair. The red color indicates extensive repair and in some cases, the facility may be less costly to replace than repair.

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Example: Repair Cost/ Replacement Value = % FCI $ 50,000 (Repair Cost) / $100,000 (Replacement Value) = 50 % FCI

Hayden Elementary School

Master Plan - *Pending facility needs contingent upon funding.*



Potential Projects:

- Replace Fire Alarm System
- Roofing Replacement (Portables)
- New A/C Units
- Major Modernization
  - Permanent Structures
  - MPR
- Minor Modernization
  - Portables
- Potential removal of Portables
- Lighting
- Fencing
- Cameras
- Door hardware
- Site/Landscape Upgrade

**Pending facility needs contingent upon funding.*

Master Plan Legend

- New Construction
- Major Modernization
- Minor Modernization
- Removal/Demolition

General Notes:

- The level of modernization can range from extensive to minor upgrades and will be identified at the design phase based on District/ School Site priority.
- Life cycle costs and needs may occur in all phases. An allowance is provided for some critical projects and can be identified at the design phase based on District/ School Site priority.
- * New Buildings/New Construction locations are conceptual at the Master Planning stage and subject to change or be adjusted based on program development, detail design, detailed site survey/ site investigation, DSA and other Agency requirements

See Financial Summary section for project cost and project priority.

Meairs Elementary School

8441 Trask Avenue, Garden Grove, CA 92844



Meairs Elementary School

Site Information



Site Description

About the School:
Iva Meairs Elementary School, named after a former teacher and principal, was built in 1949 and since then has continued to provide students in grades kindergarten through five with a learning environment that is complimentary to its diverse student population. A state pre-school was later added to the Meairs campus. Meairs Elementary School operates on a traditional calendar and had an approximate enrollment of 566.

About the Facilities:
Meairs Elementary School offers a safe and secure campus for students, staff, and visitors. The school was built in 1949 and provides up-to date facilities and adequate space for students and staff. Meairs Elementary School is comprised of a kindergarten area, library media center, computer lab, multipurpose room, and 29 classrooms. The parking lot was remodeled to add drop off lanes. The school also enjoys a spacious playground with swings, a slide and play bars, as well as grassy fields for running, sports, and games.

Site Data

Site Type:	
Year Built:	1949
Year Modernized:	2001
Site Acreage:	10 acres
Square Footage*:	49,197
Building Totals:	
▪ Permanent	7
▪ Portable	17
▪ Shelters & Passages	2

**Square footage is based on insurance data.*

Meairs Elementary School

Profile

About the Programs:

Meairs Elementary School serves Preschool-5th grade students. Meairs Elementary School is an ethnically diverse community composed of primarily Asian and Hispanic students. This provides us with a rich environment for learning and growing.

Meairs Elementary School goal is to instill in the children at Meairs the love of learning and the skills needed to be successful in high school and beyond. The District is leading the country as a part of the Scienceworks Consortium that is a Golden Bell award winning “hands on” science program. Every student has the opportunity to participate in earth science, life science and physical science labs throughout the year. Teachers integrate technology in the classroom using chrome books and ipads. The computer lab enhances the learning experience and prepares our students for the future.

Meairs Elementary School goal is presenting information is to keep the community, and the public in general, well informed. Meairs Elementary School strives to keep the lines of communication open and welcome any suggestions, comments, or questions

School Profile:	
School	Meairs Elementary School
District	Westminster School District
County	Orange
Address	8441 Trask Ave. Garden Grove, CA 92844-1811
Phone	(714) 372-8800
Web site	https://meairs.wsdk8.us/
CDS Code	30 66746 6030811
Grades	K-5
School Type	Elementary Schools (Public)
Charter School	No
Principal/Administrator	Katherine Kane
Enrollment **(2017-18 CALPADS Fall 1)**	566
Capacity	660
Classrooms	29

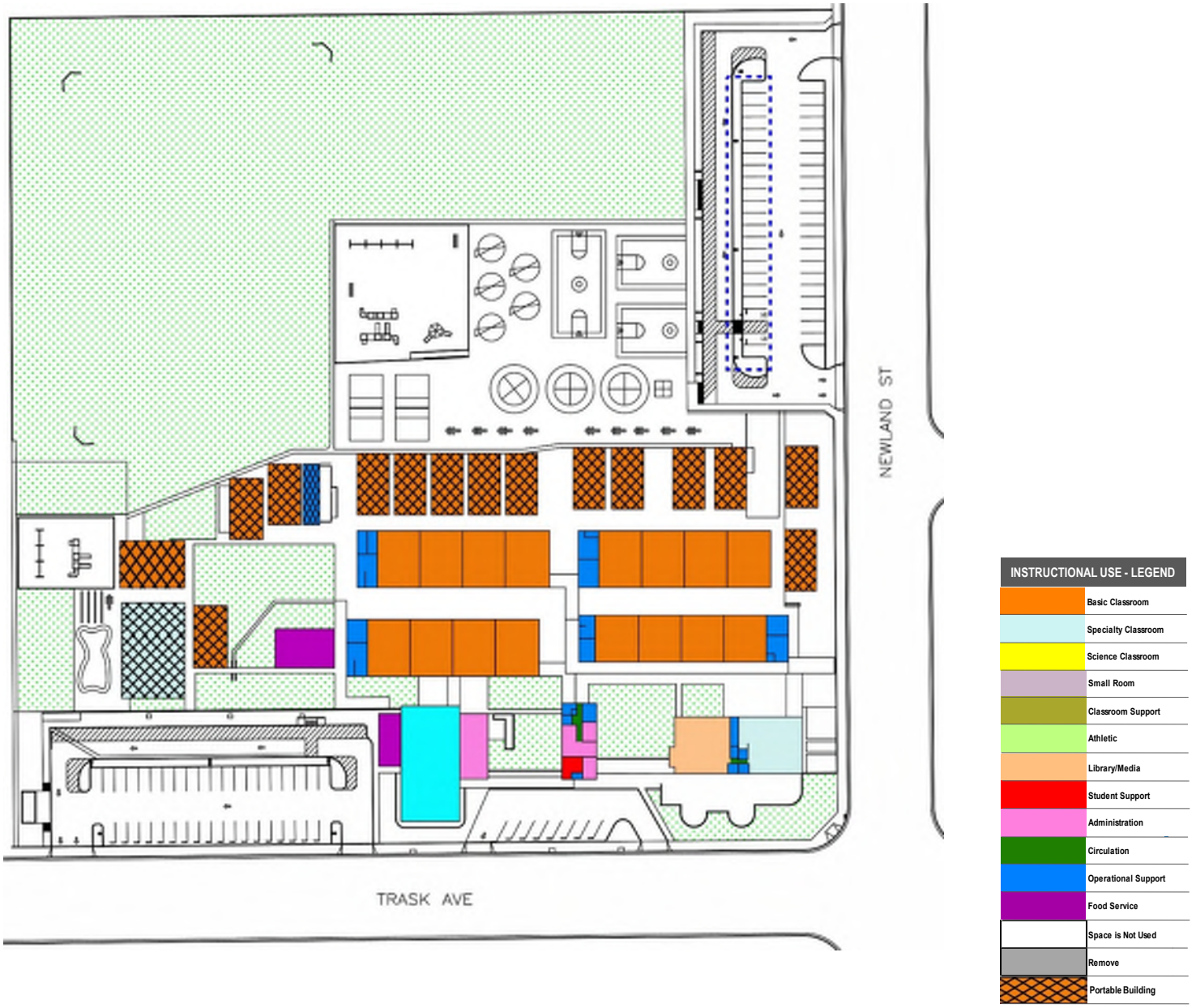
Asset Summary

Meairs Elementary School

Bldg.#	Bldg.-Type	Bldg. Description	Year Built	Construction Class	Gross Square Footage
1	Permanent	Administration Building	1953	D - Wood	1,537
2	Permanent	Multi-Purpose Building	1957	D - Wood	4,780
3	Permanent	Library & Computer Lab	1957	D - Wood	3,060
4	Permanent	Classroom Building A	1957	D - Wood	4,914
5	Permanent	Classroom Building B	1957	D - Wood	4,526
6	Permanent	Classroom Building C	1957	D - Wood	4,526
7	Permanent	Classroom Building D	1957	D - Wood	4,526
8	Portable	Portable Classroom B5	1997	S - Metal	960
9	Portable	Portable Classroom E1	1990	D - Wood	960
10	Portable	Portable Classroom E2	1990	D - Wood	960
11	Portable	Portable Classroom E3	1992	D - Wood	960
12	Portable	Portable Classroom E4	1992	D - Wood	960
13	Portable	Portable Classroom E5	1998	S - Metal	960
14	Portable	Portable Classroom F1	1996	S - Metal	960
15	Portable	Portable Classroom F2	1996	S - Metal	960
16	Portable	Portable Classroom F3	1996	S - Metal	960
17	Portable	Portable Classroom F4	1996	S - Metal	960
18	Portable	Portable Classroom F5	1996	S - Metal	960
19	Portable	Portable Classroom F6	2004	S - Metal	960
20	Portable	Portable Classroom K1-K2	1998	S - Metal	2,880
21	Portable	Portable Classroom K3	2002	S - Metal	1,440
22	Portable	Portable Classroom K4	2003	S - Metal	960
23	Portable	Portable Classroom K5	2003	S - Metal	960
24	Portable	Portable Restrooms	2002	S - Metal	480
25	Walkways	Covered Walkways	1957	D - Wood	2,088
26	Shelter	Lunch Shelter	2003	S - Metal	1,000
					49,197

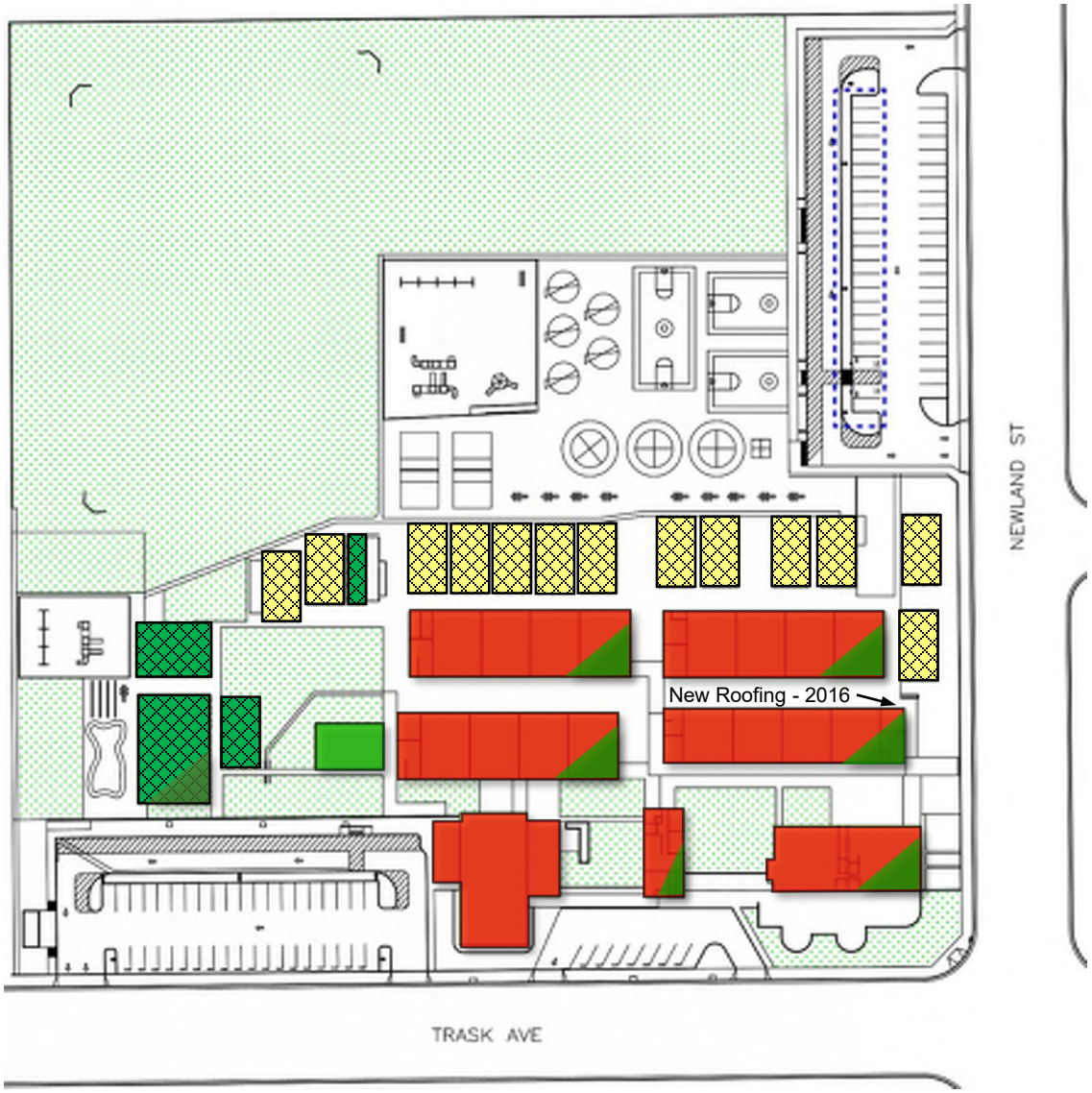
Meairs Elementary School

Existing Interior Use Plan: First Floor



Meairs Elementary School

Facilities Condition Index (FCI) Plan: First Floor



FCI Summary:

Permanent Structures:

The main permanent buildings on the site were constructed in 1953-1957.

Roofing redone in 2016.

Portable Structures:

Portables were installed from 1990 to 2004.

Site:

The site is regularly maintained.

FCI Legend

- 0% - 25%
- 26% -50%
- 51% - 75%
- 76% - 100%
- 101% or more
- Some building systems partially renewed

Facilities Condition Index (FCI)

FCI is used in facilities management to provide a benchmark to compare the relative condition of a group of facilities or a single facility. The FCI is primarily used to support asset management initiatives. The percent scale has been expanded for this study from 0%-100%. The green color indicates that the facility is in good condition and may only require minor repair. The red color indicates extensive repair and in some cases, the facility may be less costly to replace than repair.

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Example: Repair Cost/ Replacement Value = % FCI $ 50,000 (Repair Cost) / $100,000 (Replacement Value) = 50 % FCI

Meairs Elementary School

Master Plan - *Pending facility needs contingent upon funding.*



Potential Projects:

- Replace Fire Alarm System
- New A/C Units
- Major Modernization
  - Permanent Structures
  - MPR
- Minor Modernization
  - Permanents without A/C
- Potential New Construction: Classrooms
  - 12 Typical (960 ft²)
  - 4 Special (1,200 ft²)
- Potential removal of Portables
- Lighting
- Fencing
- Cameras
- Door hardware
- Site/Landscape Upgrade

**Pending facility needs contingent upon funding.*

Master Plan Legend

- New Construction
- Major Modernization
- Minor Modernization
- Removal/Demolition

General Notes:

- The level of modernization can range from extensive to minor upgrades and will be identified at the design phase based on District/ School Site priority.
- Life cycle costs and needs may occur in all phases. An allowance is provided for some critical projects and can be identified at the design phase based on District/ School Site priority.
- * New Buildings/New Construction locations are conceptual at the Master Planning stage and subject to change or be adjusted based on program development, detail design, detailed site survey/ site investigation, DSA and other Agency requirements

See Financial Summary section for project cost and project priority.

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Schmitt Elementary School

7200 Trask Avenue, Westminster, CA 92683



Schmitt Elementary School

Site Information



Site Description

About the School:
Ray M. Schmitt Elementary School was first opened in 1957 as a kindergarten through sixth-grade school; now the school serves students in grades preschool through five with a continued commitment to providing a strong academic foundation. Schmitt Elementary School is located in the city of Westminster and operates on a traditional calendar. The school had 467 students enrolled.

About the Facilities:
Schmitt Elementary School offers a safe and secure campus where students, staff, and visitors are free from physical and psychological harm. The school was built in 1957 and provides up-to date facilities and adequate space for students and staff. Ray M. Schmitt Elementary School is comprised of a kindergarten area, library media center, computer lab, large multipurpose room, and 31 classrooms. The school also enjoys a spacious playground with swings, a slide and play bars, as well as grassy fields for running, sports, and games. The campus also houses buildings for the California Children Services (CCS), which provides medically necessary physical and occupational therapy for eligible severely handicapped children.

Site Data

Site Type:	
Year Built:	1957
Year Modernized:	2000
Site Acreage:	10 acres
Square Footage*:	59,487
Building Totals:	
▪ Permanent	5
▪ Portable	19
▪ Shelters & Passages	2

**Square footage is based on insurance data.*

Schmitt Elementary School

Profile

About the Programs:

Schmitt Elementary School has an ongoing tradition of academic excellence. Schmitt Elementary School's population consists of students and staff with rich multicultural and ethnically diverse backgrounds. The students, parents, staff, and community have joined together to ensure success for all students.

"The vision of Ray M. Schmitt Elementary School's staff is high academic achievement for all students based on the shared belief that all students can learn.

Mission Statement: "We believe Schmitt Elementary School is a community where we all work together to achieve success in a way that is respectful, responsible and safe."

The staff at Schmitt Elementary School believes each child is unique and deserving of a rich educational environment. Each student has access to a rigorous core curriculum in language arts, mathematics, science, and social science. Our goal is for every student to be a reader by the end of third grade.

Schmitt Elementary School has a school-wide commitment to proficiency English language arts and mathematics. Schmitt Elementary School believes in a student-centered approach, which provides an atmosphere in which a child's social, emotional, and intellectual needs are equally important. Schmitt Elementary School prides itself on involving the parents and community members in every aspect of our school.

School Profile:	
School	Schmitt Elementary School
District	Westminster School District
County	Orange
Address	7200 Trask Ave. Westminster, CA 92683-2626
Phone	(714) 894-7264
Web site	https://schmitt.wsdk8.us/
CDS Code	30 66746 6030860
Grades	K-5
School Type	Elementary Schools (Public)
Charter School	No
Principal/Administrator	Orchid Rocha
Enrollment **(2017-18 CALPADS Fall 1)**	467
Capacity	706
Classrooms	31

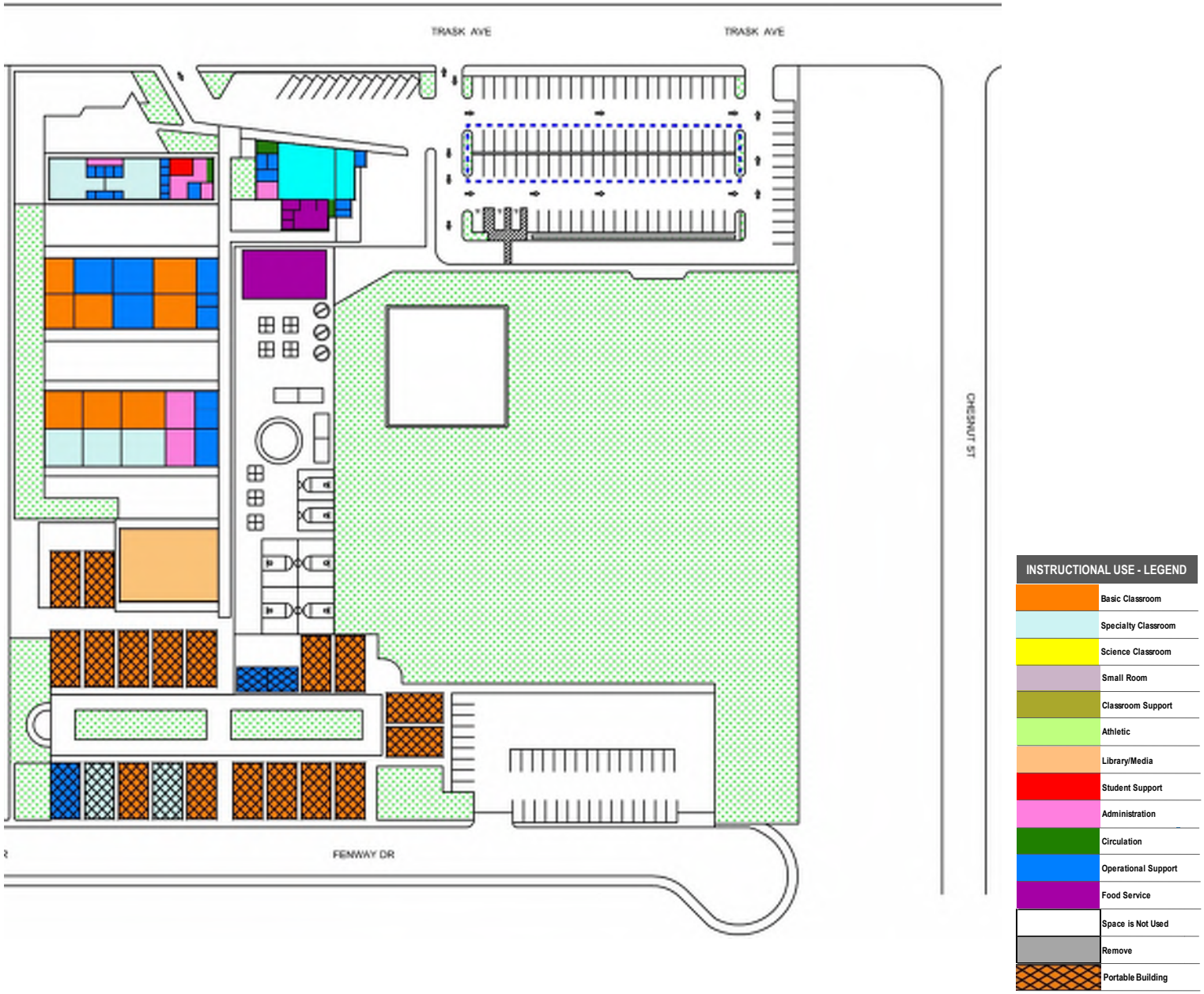
Asset Summary

Schmitt Elementary School

Bldg.#	Bldg.-Type	Bldg. Description	Year Built	Construction Class	Gross Square Footage
1	Permanent	Administration / Classroom Building	1956	C - Masory	4,230
2	Permanent	Multi-Purpose Building	1956	C - Masory	4,987
3	Permanent	Classroom Building A3-A10	1956	C - Masory	8,605
4	Permanent	Classroom Building B11-B18	1956	C - Masory	8,605
5	Permanent	Classroom Building 19-20/23-24	1956	C - Masory	4,800
6	Portable	Modular Classroom 21-22/25-25	2005	S - Metal	3,600
7	Portable	Portable Classroom 27	1996	S - Metal	960
8	Portable	Portable Classroom 28	1996	S - Metal	960
9	Portable	Portable Classroom 29	1996	S - Metal	960
10	Portable	Portable Classroom 30	1996	S - Metal	960
11	Portable	Portable Classroom 31	1997	S - Metal	960
12	Portable	Portable Classroom 32	1990	S - Metal	960
13	Portable	Portable Classroom 33	2001	S - Metal	960
14	Portable	Portable Classroom 34	1999	S - Metal	960
15	Portable	Portable Classroom 35	1999	S - Metal	960
16	Portable	Portable Classroom 36	1999	S - Metal	960
17	Portable	Portable Classroom 37	1998	S - Metal	960
18	Portable	Portable Classroom 38	1998	S - Metal	960
19	Portable	Portable Classroom 39	2004	S - Metal	960
20	Portable	Portable Classroom 40	2004	S - Metal	960
21	Portable	Portable Classroom 41-42	2004	S - Metal	2,120
22	Portable	Portable Classroom 43	2004	S - Metal	960
23	Portable	Portable Classroom 44	2004	S - Metal	960
24	Portable	Portable Restrooms	2002	S - Metal	480
25	Walkways	Covered Walkways	1956	D - Wood	5,700
26	Shelter	Lunch Shelter	1999	S - Metal	1,000
					59,487

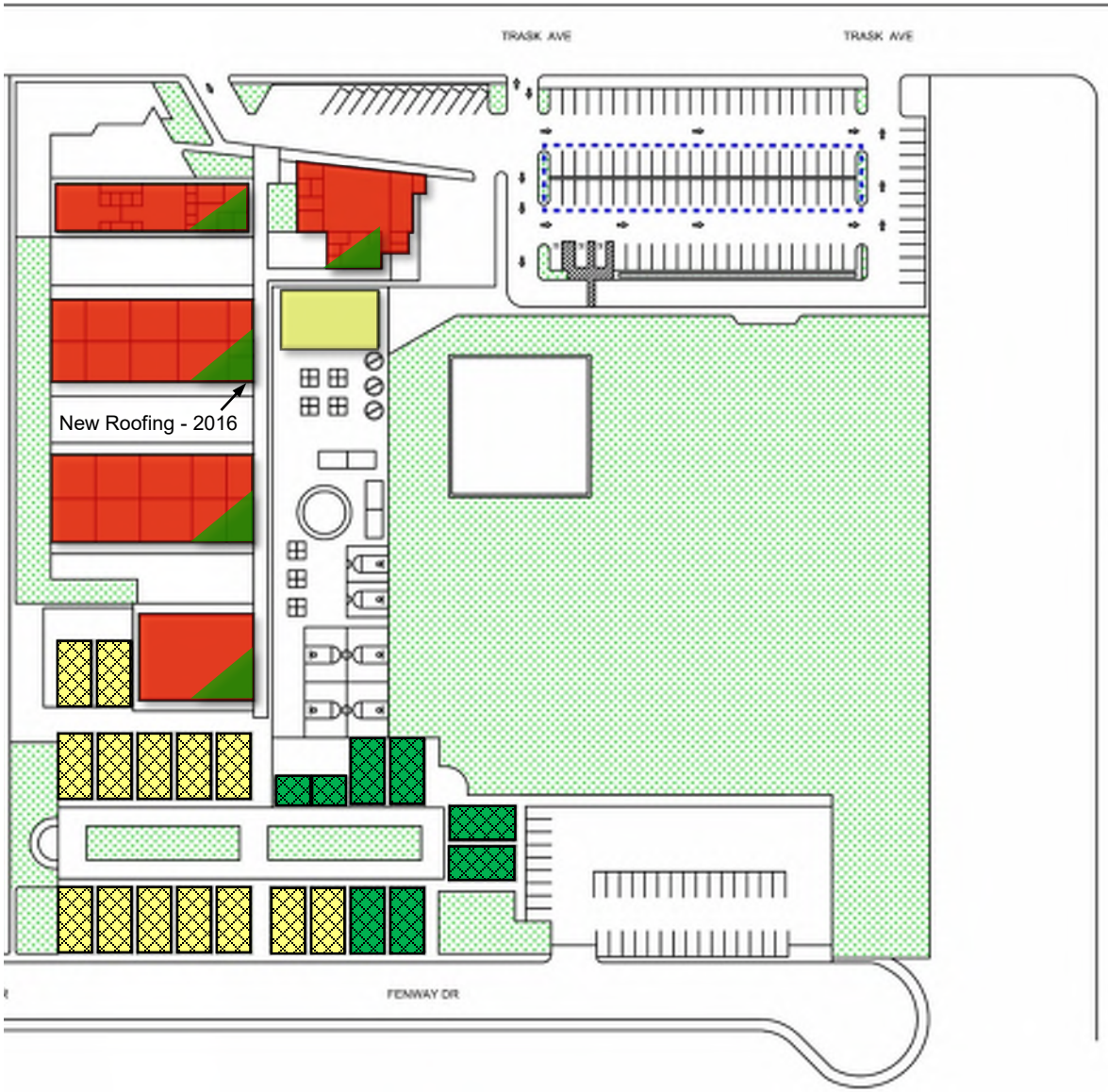
Schmitt Elementary School

Existing Interior Use Plan: First Floor



Schmitt Elementary School

Facilities Condition Index (FCI) Plan: First Floor



FCI Summary:

Permanent Structures:

The main permanent buildings on the site were constructed in 1956.

Roofing redone in 2016.

Portable Structures:

Portables were installed from 1996 to 2004.

Site:

The site is regularly maintained.

FCI Legend

- 0% - 25%
- 26% -50%
- 51% - 75%
- 76% - 100%
- 101% or more
- Some building systems partially renewed

Facilities Condition Index (FCI)

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Example: Repair Cost/ Replacement Value = % FCI $ 50,000 (Repair Cost) / $100,000 (Replacement Value) = 50 % FCI

Schmitt Elementary School

Master Plan - *Pending facility needs contingent upon funding.*



Potential Projects:

- Replace Fire Alarm System
- Roofing replacement
- New A/C Units
- Minor Modernization
  - Permanent Structures
- Major Modernization
  - Portables
  - MPR
- Lighting
- Fencing
- Cameras
- Door hardware
- Site/Landscape Upgrade

**Pending facility needs contingent upon funding.*

Master Plan Legend

- New Construction
- Major Modernization
- Minor Modernization
- Removal/Demolition

General Notes:

- The level of modernization can range from extensive to minor upgrades and will be identified at the design phase based on District/ School Site priority.
- Life cycle costs and needs may occur in all phases. An allowance is provided for some critical projects and can be identified at the design phase based on District/ School Site priority.
- * New Buildings/New Construction locations are conceptual at the Master Planning stage and subject to change or be adjusted based on program development, detail design, detailed site survey/ site investigation, DSA and other Agency requirements

See Financial Summary section for project cost and project priority.

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Schroeder Elementary School

15151 Columbia Lane, Huntington Beach, CA 92647



Schroeder Elementary School

Site Information



Site Description

About the School:
C. Fred Schroeder Elementary School was opened in 1962 and has since has continued to provide students in grades Transitional Kindergarten through six with the necessary tools to succeed in life. The school is located in Huntington Beach one block southwest of the Westminster Mall. Schroeder Elementary School operates on a traditional calendar and has 528 students enrolled.

About the Facilities:
Schroeder Elementary School offers a safe and secure campus for students, staff, and visitors. The school was built in 1962 and provides up-to-date facilities and adequate space for students and staff. Schroeder Elementary School is comprised of a kindergarten area, library center, computer center, multipurpose room, and 29 classrooms. The school also enjoys a spacious playground with swings, a slide and play bars, as well as grassy fields for running, sports, and games. Recent renovations for Schroeder Elementary School include adding an electronic marquee.

Site Data

Site Type:	
Year Built:	1962
Year Modernized:	2001
Site Acreage:	10 acres
Square Footage*:	43,029
Building Totals:	
▪ Permanent	7
▪ Portable	14
▪ Shelters & Passages	2

**Square footage is based on insurance data.*

Schroeder Elementary School

Profile

About the Programs:

Schroeder Elementary School has an ongoing tradition of academic excellence. Schroeder Elementary School celebrates all cultures and languages.

Schroeder Elementary School's population consists of students and staff with rich multicultural and ethnically diverse backgrounds. The students, parents, staff, and community have joined together to assure success for all students. The staff at Schroeder Elementary School believes each child is unique and deserving of a rich educational environment.

Each student has access to a rigorous core curriculum in language arts, mathematics, science, and social science. Schroeder Elementary School's goal is for every student to be a reader by the end of third grade.

Schroeder Elementary School believe in a student-centered approach, which provides an atmosphere in which a child's social, emotional, and intellectual needs are equally important.

Schroederism: High Academic Achievement for all students.

School Profile:	
School	Schroeder Elementary School
District	Westminster School District
County	Orange
Address	15151 Columbia Ln. Huntington Beach, CA 92647-2507
Phone	(714) 894-7268
Web site	https://schroeder.wsdk8.us/
CDS Code	30 66746 6030720
Grades	K-6
School Type	Elementary Schools (Public)
Charter School	No
Principal/Administrator	Carrie Hernandez
Enrollment **(2017-18 CALPADS Fall 1)**	528
Capacity	584
Classrooms	29

Asset Summary

Schroeder Elementary School

Bldg.#	Bldg.-Type	Bldg. Description	Year Built	Construction Class	Gross Square Footage
1	Permanent	Administration Building	1962	C - Masonry	1,930
2	Permanent	Multi-Purpose Building	1962	C - Masonry	3,915
3	Permanent	Kindergarten Classroom K1	1962	C - Masonry	1,578
4	Permanent	Classroom Building A	1962	C - Masonry	4,320
5	Permanent	Classroom Building B	1962	C - Masonry	4,320
6	Permanent	Classroom Building C	1962	C - Masonry	4,320
7	Permanent	Classroom Building D	1962	C - Masonry	3,390
8	Portable	Portable Classroom K2	1998	S - Metal	1,440
9	Portable	Portable Classroom AA1	1998	S - Metal	960
10	Portable	Portable Classroom AA2	1998	S - Metal	960
11	Portable	Portable Classroom AA3	1998	S - Metal	960
12	Portable	Portable Classroom AA4	1997	S - Metal	960
13	Portable	Portable Classroom AA5	1997	S - Metal	960
14	Portable	Portable Classroom AA6	1997	S - Metal	960
15	Portable	Portable Classroom AA7	2004	S - Metal	960
16	Portable	Portable Classroom E1	1997	S - Metal	960
17	Portable	Portable Classroom E2	1997	S - Metal	960
18	Portable	Portable Classroom E3	1997	S - Metal	960
19	Portable	Portable Classroom E4	1989	D - Wood	960
20	Portable	Portable Classroom E5	1990	D - Wood	960
21	Portable	Portable Classroom E6	1997	S - Metal	960
22	Walkways	Covered Walkways	1962	D - Wood	4,270
23	Shelter	Lunch Shelter	2004	S - Metal	1,066
					43,029

Schroeder Elementary School

Existing Interior Use Plan: First Floor



Schroeder Elementary School

Facilities Condition Index (FCI) Plan: First Floor



FCI Summary:

Permanent Structures:

The main permanent buildings on the site were constructed in 1962.

Roofing redone in 2016.

Portable Structures:

Portables were installed from 1997 to 2004.

Site:

The site is regularly maintained.

FCI Legend

- 0% - 25%
- 26% -50%
- 51% - 75%
- 76% - 100%
- 101% or more
- Some building systems partially renewed

Facilities Condition Index (FCI)

FCI is used in facilities management to provide a benchmark to compare the relative condition of a group of facilities or a single facility. The FCI is primarily used to support asset management initiatives. The percent scale has been expanded for this study from 0%-100%. The green color indicates that the facility is in good condition and may only require minor repair. The red color indicates extensive repair and in some cases, the facility may be less costly to replace than repair.

The FCI % is just an indicator of the maintenance requirements of an existing facility versus the cost of replacing that facility. There may be many other factors that determine replacement or repair. Mathematically the FCI is represented as: Maintenance, repair, and replacement deficiencies of the facility, divided by current replacement value of the facility.

Example: Repair Cost/ Replacement Value = % FCI $ 50,000 (Repair Cost) / $100,000 (Replacement Value) = 50 % FCI

Schroeder Elementary School

Master Plan - *Pending facility needs contingent upon funding.*



Potential Projects:

- Replace Fire Alarm System
- Major Modernization
  - MPR
- Minor Modernization
  - Permanent Structures
- Potential New Construction: Classrooms
  - 12 Typical (960 ft²)
  - 4 Special (1,200 ft²)
- Potential removal of Portables
- Lighting
- Fencing
- Cameras
- Door hardware
- Site/Landscape Upgrade

**Pending facility needs contingent upon funding.*

Master Plan Legend

- New Construction
- Major Modernization
- Minor Modernization
- Removal/Demolition

General Notes:

- The level of modernization can range from extensive to minor upgrades and will be identified at the design phase based on District/ School Site priority.
- Life cycle costs and needs may occur in all phases. An allowance is provided for some critical projects and can be identified at the design phase based on District/ School Site priority.
- * New Buildings/New Construction locations are conceptual at the Master Planning stage and subject to change or be adjusted based on program development, detail design, detailed site survey/ site investigation, DSA and other Agency requirements

See Financial Summary section for project cost and project priority.

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Sequoia Elementary School

5900 Iroquois Road, Westminster, CA 92683



Sequoia Elementary School

Site Information



Site Description

About the School:
Sequoia Elementary School was opened in 1962 and has since has continued to provide students in grades Transitional Kindergarten through six with the necessary tools to succeed in life.

About the Facilities:
Sequoia Elementary School offers a safe and secure campus for students, staff, and visitors. The school was built in 1962 and provides up-to-date facilities and adequate space for students and staff. Sequoia Elementary School is comprised of a kindergarten area, library center, computer center, multipurpose room, and 20 classrooms. The school also enjoys a spacious playground with swings, a slide and play bars, as well as grassy fields for running, sports, and games. Recent renovations for Sequoia Elementary School include adding an electronic marquee.

Site Data

Site Type:	
Year Built:	1962
Year Modernized:	2001
Site Acreage:	10
Square Footage*:	47,158
Building Totals:	
▪ Permanent	11
▪ Portable	7
▪ Shelters & Passages	2

**Square footage is based on insurance data.*

Sequoia Elementary School

Profile

About the Programs:

Sequoia Elementary School has an ongoing tradition of academic excellence. Sequoia Middle School celebrates all cultures and languages. The school population consists of students and staff with rich multicultural and ethnically diverse backgrounds.

The students, parents, staff, and community have joined together to assure success for all students. The staff at Sequoia Elementary School believes each child is unique and deserving of a rich educational environment. Each student has access to a rigorous core curriculum in language arts, mathematics, science, and social science.

Sequoia Elementary School strives for every student to be a reader by the end of third grade. The hard-working staff is both skilled and dedicated to the success of our students. Sequoia Elementary School believes in a student-centered approach, which provides an atmosphere in which a child's social, emotional, and intellectual needs are equally important.

Sequoiaism: High Academic Achievement for all students.

School Profile:	
School	Sequoia Elementary School
District	Westminster School District
County	Orange
Address	5900 Iroquois Rd. Westminster, CA 92683-2460
Phone	(714) 894-7271
Web site	https://sequoia.wsdk8.us/
CDS Code	30 66746 6030886
Grades	K-6
School Type	Elementary Schools (Public)
Charter School	No
Principal/Administrator	Michelle Watkins
Enrollment **(2017-18 CALPADS Fall 1)**	470
Capacity	472
Classrooms	20

Asset Summary

Sequoia Elementary School

Bldg.#	Bldg.-Type	Bldg. Description	Year Built	Construction Class	Gross Square Footage
1	Permanent	Administration Building	1962	C - Masonry	2,189
2	Permanent	Multi-Purpose Building	1962	C - Masonry	4,799
3	Permanent	Kindergarten Classroom K1-K2	1962	C - Masonry	2,656
4	Permanent	Classroom Building A1-A3	1962	C - Masonry	3,431
5	Permanent	Classroom Building A4-A5	1962	C - Masonry	2,684
6	Permanent	Classroom Building A6-A8	1962	C - Masonry	3,080
7	Permanent	Classroom Building B1-B3	1962	C - Masonry	3,431
8	Permanent	Classroom Building B4-B5	1962	C - Masonry	2,684
9	Permanent	Classroom Building B6-B8	1962	C - Masonry	3,080
10	Permanent	Media Center Building	1962	C - Masonry	2,113
11	Permanent	Classroom Building C1-C4	1962	C - Masonry	4,800
12	Portable	Portable Classroom R1	1999	D - Wood	960
13	Portable	Portable Classroom R2	1999	S - Metal	960
14	Portable	Portable Classroom R3	1999	S - Metal	960
15	Portable	Portable Classroom R4	1996	S - Metal	960
16	Portable	Portable Classroom R5	2006	S - Metal	960
17	Portable	Portable Classroom R6	2009	D - Wood	960
18	Portable	Portable Classroom R6	2009	D - Wood	960
19	Walkways	Covered Walkways	1962	D - Wood	4,270
20	Shelter	Lunch Shelter	2004	S - Metal	1,066
21	Utility	Electrical Vault	1962	C - Masonry	155
					47,158

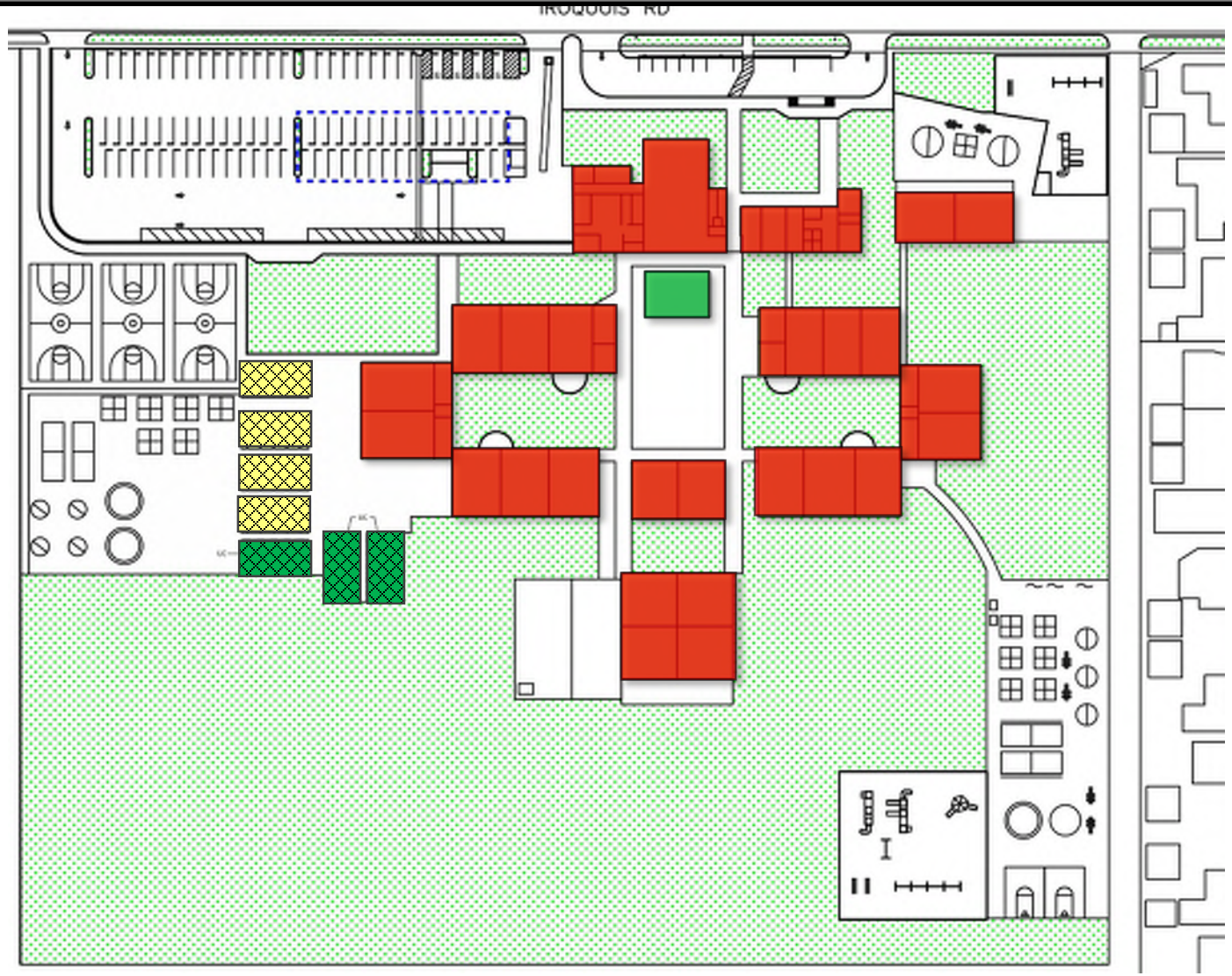
Sequoia Elementary School

Existing Interior Use Plan: First Floor



Sequoia Elementary School

Facilities Condition Index (FCI) Plan: First Floor



FCI Summary:

Permanent Structures:

The main permanent buildings on the site were constructed in 1962.

Portable Structures:

Portables were installed from 1996 to 2009.

Site:

The site is regularly maintained.

FCI Legend

- 0% - 25%
- 26% -50%
- 51% - 75%
- 76% - 100%
- 101% or more
- Some building systems partially renewed

Facilities Condition Index (FCI)

FCI is used in facilities management to provide a benchmark to compare the relative condition of a group of facilities or a single facility. The FCI is primarily used to support asset management initiatives. The percent scale has been expanded for this study from 0%-100%. The green color indicates that the facility is in good condition and may only require minor repair. The red color indicates extensive repair and in some cases, the facility may be less costly to replace than repair.

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Example: Repair Cost/ Replacement Value = % FCI $ 50,000 (Repair Cost) / $100,000 (Replacement Value) = 50 % FCI

Sequoia Elementary School

Master Plan - *Pending facility needs contingent upon funding.*



Potential Projects:

- Replace Fire Alarm System
- Roofing Replacement
- Major Modernization
  - MPR
- Minor Modernization
  - Permanent Structures
  - Portables
- Potential New Construction:
  - New Parking Lot
  - Classrooms
    - 8 Typical (960 ft²)
    - 2 Special (1,200 ft²)
- Potential removal of Portables
- Lighting
- Fencing
- Cameras
- Door hardware
- Site/Landscape Upgrade

**Pending facility needs contingent upon funding.*

Master Plan Legend

- New Construction
- Major Modernization
- Minor Modernization
- Removal/Demolition

General Notes:

- The level of modernization can range from extensive to minor upgrades and will be identified at the design phase based on District/ School Site priority.
- Life cycle costs and needs may occur in all phases. An allowance is provided for some critical projects and can be identified at the design phase based on District/ School Site priority.
- * New Buildings/New Construction locations are conceptual at the Master Planning stage and subject to change or be adjusted based on program development, detail design, detailed site survey/ site investigation, DSA and other Agency requirements

See Financial Summary section for project cost and project priority.

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Webber Elementary School

14142 Hoover Street, Westminster, CA 92683



Webber Elementary School

Site Information



Site Description

About the School:
L.P. Webber Elementary School opened in 1957 within a residential area in western Westminster and continues to provide students in grades kindergarten through six with a motivational learning experience and operates on a traditional calendar. Webber Elementary School had an enrollment of 328 students.

About the Facilities:
Webber Elementary School offers a safe and secure campus for students, staff, and visitors. The school was built in 1957 and provides up-to-date facilities and adequate space for students and staff. Webber Elementary School is comprised of a kindergarten area, library media center, computer lab, large multipurpose room, and 21 classrooms. The school also enjoys a spacious playground with swings, a slide and play bars, as well as grassy fields for running, sports, and games.

Site Data

Site Type:	
Year Built:	1957
Year Modernized:	2001
Site Acreage:	8 acres
Square Footage*:	36,700
Building Totals:	
▪ Permanent	6
▪ Portable	13
▪ Shelters & Passages	2

**Square footage is based on insurance data.*

Webber Elementary School

Profile

About the Programs:

Webber Elementary School's highly qualified teachers strive to create a positive and healthy school climate which fosters responsible behavior and a passion for learning. Webber teachers work collaboratively to provide an instructional program which meets all students' unique needs.

Webber Elementary School welcomes the community into the partnership and encourages everyone to get involved empowering students to become lifelong learners and productive citizens.

School Profile:	
School	Webber Elementary School
District	Westminster School District
County	Orange
Address	14142 Hoover St. Westminster, CA 92683-4312
Phone	(714) 894-7288
Web site	https://webber.wsdk8.us/
CDS Code	30 66746 6030837
Grades	K-6
School Type	Elementary Schools (Public)
Charter School	No
Principal/Administrator	Vanessa DeSantis
Enrollment **(2017-18 CALPADS Fall 1)**	328
Capacity	503
Classrooms	21

Asset Summary

Webber Elementary School

Bldg.#	Bldg.-Type	Bldg. Description	Year Built	Construction Class	Gross Square Footage
1	Permanent	Administration Building	1957	C - Masonry	1,482
2	Permanent	Multi-Purpose Building	1957	C - Masonry	3,739
3	Permanent	Kindergarten Classroom	1957	C - Masonry	1,470
4	Permanent	Classroom Building A1-A4	1957	C - Masonry	4,636
5	Permanent	Classroom Building B	1957	C - Masonry	4,636
6	Permanent	Classroom Building C1-C4	1957	C - Masonry	3,965
7	Portable	Portable Classroom K2	1998	S - Metal	960
8	Portable	Portable Classroom D1	1990	D - Wood	960
9	Portable	Portable Classroom D2	1990	D - Wood	960
10	Portable	Portable Classroom D3	1990	D - Wood	960
11	Portable	Portable Library (D4)	1990	D - Wood	960
12	Portable	Portable Classroom E1	1992	D - Wood	960
13	Portable	Portable Classroom E2	1992	D - Wood	960
14	Portable	Portable Classroom E3	1996	S - Metal	960
15	Portable	Portable Classroom E4	1996	S - Metal	960
16	Portable	Portable Classroom F1	1997	S - Metal	960
17	Portable	Portable Classroom F2	2001	S - Metal	960
18	Portable	Portable Classroom F3	1996	S - Metal	960
19	Portable	Portable Classroom F4	1996	D - Wood	960
20	Walkways	Covered Walkways	1957	D - Wood	3,092
21	Shelter	Lunch Shelter	1998	S - Metal	1,200
					36,700

Webber Elementary School

Existing Interior Use Plan: First Floor



Webber Elementary School

Facilities Condition Index (FCI) Plan: First Floor



FCI Summary:

Permanent Structures:

The main permanent buildings on the site were constructed in 1957.

Portable Structures:

Portables were installed from 1990 to 1998.

Site:

The site is regularly maintained.

FCI Legend

- 0% - 25%
- 26% -50%
- 51% - 75%
- 76% - 100%
- 101% or more
- Some building systems partially renewed

Facilities Condition Index (FCI)

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Example: Repair Cost/ Replacement Value = % FCI $ 50,000 (Repair Cost) / $100,000 (Replacement Value) = 50 % FCI

Webber Elementary School

Master Plan - *Pending facility needs contingent upon funding.*



Potential Projects:

- Replace Fire Alarm System
- Roofing Replacement
- New A/C Units
- Major Modernization
  - Permanent Structures
  - MPR
- Potential New Construction:
  - Entry
  - Classrooms
    - 12 Typical (960 ft²)
    - 2 Special (1,200 ft²)
- Potential removal of Portables
- Lighting
- Fencing
- Cameras
- Door hardware
- Site/Landscape Upgrade

**Pending facility needs contingent upon funding.*

Master Plan Legend

- New Construction
- Major Modernization
- Minor Modernization
- Removal/Demolition

General Notes:

- The level of modernization can range from extensive to minor upgrades and will be identified at the design phase based on District/ School Site priority.
- Life cycle costs and needs may occur in all phases. An allowance is provided for some critical projects and can be identified at the design phase based on District/ School Site priority.
- * New Buildings/New Construction locations are conceptual at the Master Planning stage and subject to change or be adjusted based on program development, detail design, detailed site survey/ site investigation, DSA and other Agency requirements

See Financial Summary section for project cost and project priority.

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Willmore Elementary School

7122 Maple Street, Westminster, CA 92683



Willmore Elementary School

Site Information



Site Description

About the School:
Neomia B. Willmore Elementary School first opened in 1965 and closed for much of the 80's. Due to an increase in district enrollment, the school reopened in the fall of 1994. Willmore Elementary is a neighborhood school serving the community of central Westminster serving 352 students in Transitional Kindergarten through fifth grade.

About the Facilities:
Willmore Elementary School offers a safe and secure campus for students, staff, and visitors. The school was built in 1965 and provides up-to-date facilities and adequate space for students and staff. The school is comprised of a kindergarten area, library media center, two computer labs, large multipurpose room, and 26 classrooms. The school also enjoys a spacious playground with swings, a slide and play bars, as well as grassy fields for running, sports, and games.

Site Data

Site Type:	
Year Built:	1965
Year Modernized:	2001
Site Acreage:	10 acres
Square Footage*:	45,317
Building Totals:	
▪ Permanent	6
▪ Portable	13
▪ Shelters & Passages	1

**Square footage is based on insurance data.*

Willmore Elementary School

Profile

About the Programs:

The academic programs focus on preparing students to be responsible, resilient, resourceful and productive world citizens in a changing and diverse society.

Willmore Elementary School has an ongoing tradition of academic excellence. The students, parents, staff and community members have joined together to assure success for all students. The staff at Willmore believes each child is unique and deserving of a rich academic environment. Each student has access to a rigorous, standards-based core curriculum in language arts, mathematics, science and social science. The highly qualified, professional staff is dedicated to the success of our students.

Willmore Elementary School focuses on a student-centered approach, providing an atmosphere that nurtures each child's health, social, emotional, and intellectual needs. Willmore Elementary School prides itself on involving parents and community members in every aspect of our school.

Willmore was recognized by the State of California as a Gold Ribbon school, received the Title One Achievement Award, and the PBIS Silver Award (2016-17) for statewide recognition for implementing PBIS with fidelity to the national framework. Willmore Elementary School began a Dual Language Immersion Spanish/English Academy in the Fall of 2016, with Preschool (a 3 year old class and a 4 year old class), and 2 dual Kindergarten classes. Following the 50-50 model, students learn 50% of the day in English and 50% of the day in English. In the fall of 2017, Willmore added a Transitional Kindergarten Dual class and two first grade classes. Additionally, Willmore launched a third language, coding, with computer science immersion through Code to the Future.

School Profile:	
School	Willmore Elementary School
District	Westminster School District
County	Orange
Address	7122 Maple St. Westminster, CA 92683-5021
Phone	(714) 895-3765
Web site	https://willmore.wsdk8.us/
CDS Code	30 66746 6030852
Grades	K-5
School Type	Elementary Schools (Public)
Charter School	No
Principal/Administrator	Nicole Jacobson
Enrollment **(2017-18 CALPADS Fall 1)**	352
Capacity	560
Classrooms	26

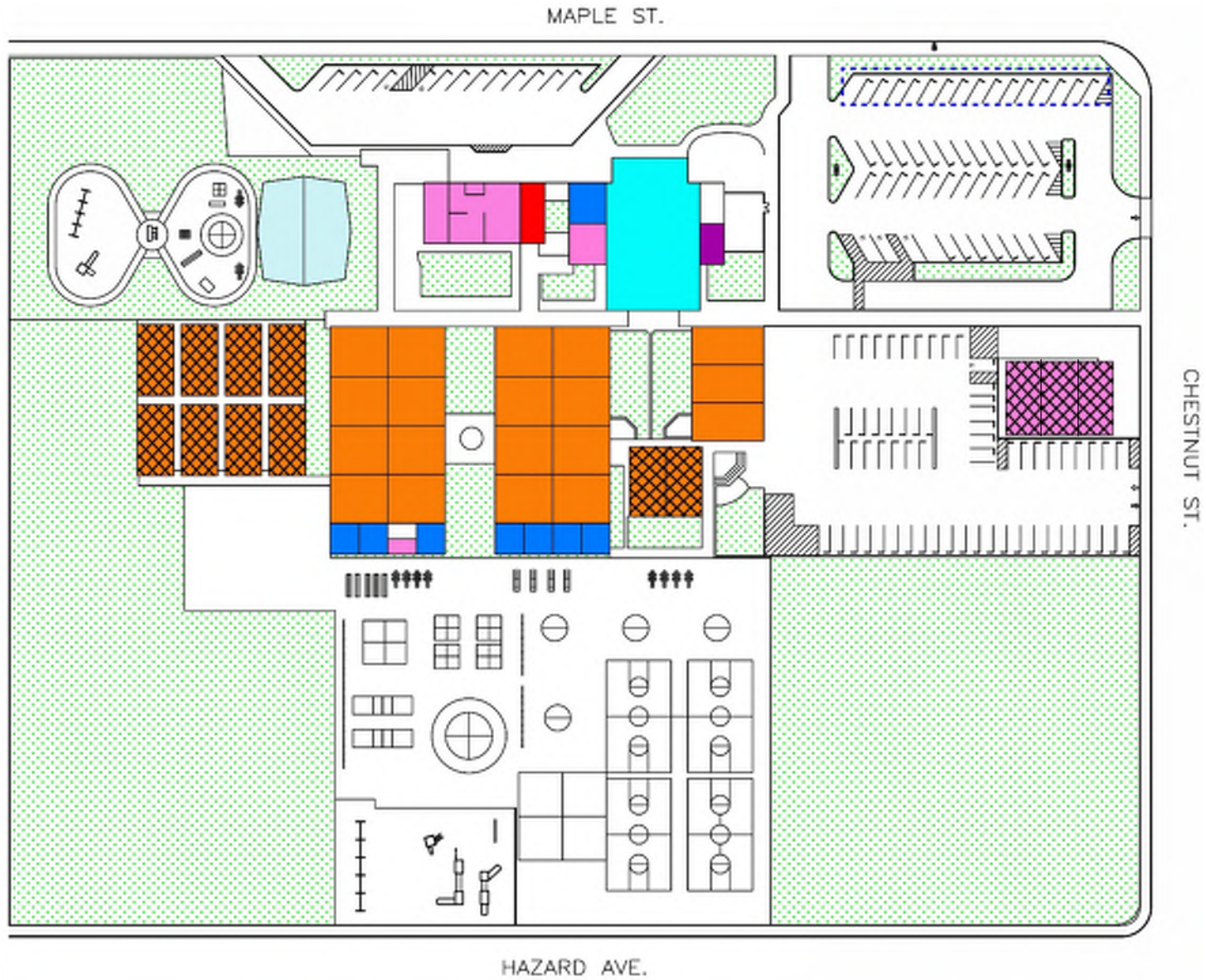
Asset Summary

Willmore Elementary School

Bldg.#	Bldg.-Type	Bldg. Description	Year Built	Construction Class	Gross Square Footage
1	Permanent	Administration Building	1965	C - Masonry	1,850
2	Permanent	Multi-Purpose Building	1965	C - Masonry	4,593
3	Permanent	Kindergarten Classroom	1965	C - Masonry	2,791
4	Permanent	Classroom Building A1-A4/B1-B4	1966	C - Masonry	8,670
5	Permanent	Classroom Building C1-C4/D1-D4	1967	C - Masonry	8,670
6	Permanent	Daycare	1990	D - Wood	2,400
7	Portable	Portable Classroom E1	1989	D - Wood	960
8	Portable	Portable Classroom E2	1990	D - Wood	960
9	Portable	Portable Classroom E3	1990	D - Wood	960
10	Portable	Portable Classroom E4	1991	S - Metal	960
11	Portable	Portable Classroom E5	1991	S - Metal	960
12	Portable	Portable Classroom F1	1997	S - Metal	960
13	Portable	Portable Classroom F2	1997	S - Metal	960
14	Portable	Portable Classroom F3	1997	S - Metal	960
15	Portable	Portable Classroom F4	1997	S - Metal	960
16	Portable	Portable Classroom F5	1997	S - Metal	960
17	Portable	Portable Classroom F6	1997	S - Metal	960
18	Portable	Portable Classroom F7	2001	S - Metal	960
19	Portable	Portable Classroom F8	2002	S - Metal	960
20	Walkways	Covered Walkways	1965	D - Wood	3,863
					45,317

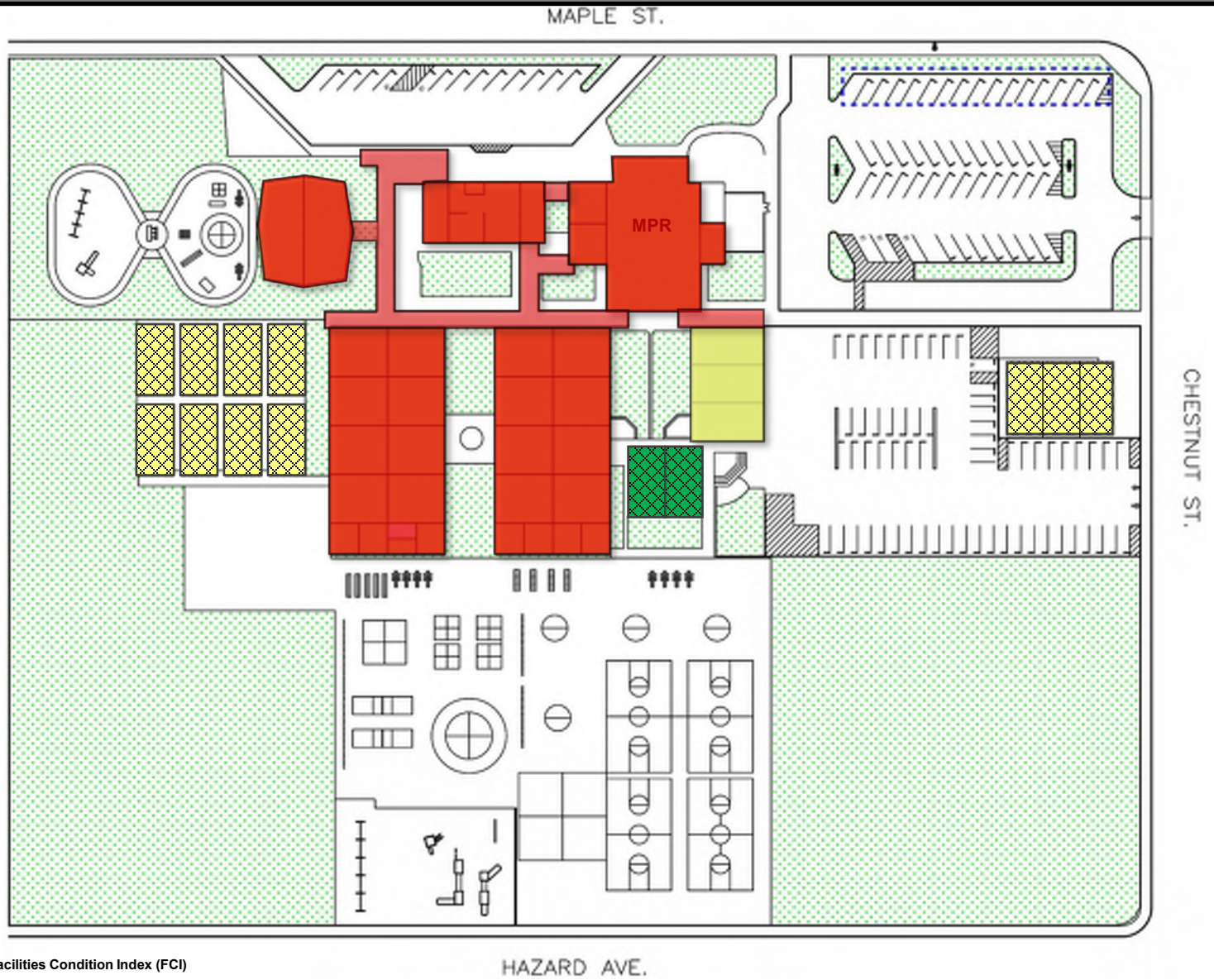
Willmore Elementary School

Existing Interior Use Plan: First Floor



Willmore Elementary School

Facilities Condition Index (FCI) Plan: First Floor



FCI Summary:

Permanent Structures:

The main permanent buildings on the site were constructed in 1965 to 1990.

Portable Structures:

Portables were installed from 1989 to 2002.

Site:

The site is regularly maintained.

FCI Legend

- 0% - 25%
- 26% -50%
- 51% - 75%
- 76% - 100%
- 101% or more
- Some building systems partially renewed

Facilities Condition Index (FCI)

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Example: Repair Cost/ Replacement Value = % FCI $ 50,000 (Repair Cost) / $100,000 (Replacement Value) = 50 % FCI

Willmore Elementary School

Master Plan - *Pending facility needs contingent upon funding.*



Potential Projects:

- Replace Fire Alarm System
- Roofing Replacement
- Minor Modernization
  - Permanent Structures
- Major Modernization
  - MPR
- Potential New Construction: Classrooms
  - 14 Typical (960 ft²)
  - 2 Special (1,200 ft²)
- Potential removal of Portables
- Lighting
- Fencing
- Cameras
- Door hardware

**Pending facility needs contingent upon funding.*

Master Plan Legend

- **New Construction**
- **Major Modernization**
- **Minor Modernization**
- **Removal/Demolition**

General Notes:

- The level of modernization can range from extensive to minor upgrades and will be identified at the design phase based on District/ School Site priority.
- Life cycle costs and needs may occur in all phases. An allowance is provided for some critical projects and can be identified at the design phase based on District/ School Site priority.
- * New Buildings/New Construction locations are conceptual at the Master Planning stage and subject to change or be adjusted based on program development, detail design, detailed site survey/ site investigation, DSA and other Agency requirements

See Financial Summary section for project cost and project priority.

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Johnson Middle School

13603 Edwards Street, Westminster, CA 92683



Johnson Middle School

Site Information



Site Description

About the School:
Dr. Russell I. Johnson Middle School was built in 1959 and since then has continued to provide students in grades six through eight a learning environment that emphasizes academic success. Johnson Middle School, named after Dr. Russell Johnson, a prominent local physician, operates on a traditional school schedule. Johnson Middle School had an enrollment of 769 students.

About the Facilities:
Johnson Middle School offers a safe and secure campus for students, staff, and visitors. The school was built in 1959 and provides up-to-date facilities and adequate space for students and staff. Johnson Middle School is comprised of a library media center, computer lab, wood shop, music room, large multipurpose room, and 38 classrooms. The school also enjoys a spacious quad as well as grassy fields for running, sports, and games. During the 2013-2014 school year, a brand new Exploratory Buildings opened to house our Science classes, Robotics, Industrial and Visual Arts as well as 21st century learning labs. In 2014 a brand new gymnasium opened for student use, including sports courts, drama stage, fitness room and state of the art music center.

Site Data

Site Type:	
Year Built:	1959
Year Modernized:	2000
Site Acreage:	14.5 acres
Square Footage*:	114,740
Building Totals:	
▪ Permanent	15
▪ Portable	1
▪ Shelters & Passages	2

**Square footage is based on insurance data.*

Johnson Middle School

Profile

About the Programs:

Johnson Middle School believes in empowering life-long learners. Johnson Middle School provides opportunities and support in an academic learning community that encourages students to make positive choices for success.

Core Values:

1. R.E.P.
2. Learning Growth
3. Critical Thinking
4. Supportive Community

Johnson Middle School is committed to setting high academic expectations for all students and providing supportive systems to assure the expectations can be met. In addition to academic expectations we are excited to expand the enrichment opportunities for our students to help strengthen the overall experiences of Johnson students.

The lessons are designed to prepare students for the future by developing their content knowledge, vocabulary, social skills and their basic desire to learn. These lessons along with the enrichment programs offered will make Johnson students ready to tackle High School, College and beyond.

Johnson Middle School also offers programs such as Band, Orchestra, Drama, Yearbook and Athletics. In addition, programs are expanding to bigger things such as Robotics, Leadership, Film Production and Art. A Woodshop program is also available to help students have one more outlet for their creative minds. There is also a state of the art fitness lab as part of the PE department. The PE teachers will be incorporating the new lab into the students' fitness curriculum to help keep our students healthy and active.

School Profile:	
School	Johnson Middle School
District	Westminster School District
County	Orange
Address	13603 Edwards St. Westminster, CA 92683-3006
Phone	(714) 894-7244
Web site	https://johnson.wsdk8.us/
CDS Code	30 66746 6030878
Grades	6-8
School Type	Intermediate/Middle Schools (Public)
Charter School	No
Principal/Administrator	Daniel Owens
Enrollment **(2017-18 CALPADS Fall 1)**	769
Capacity	1205*
Classrooms	38

Asset Summary

Johnson Middle School

Bldg.#	Bldg.-Type	Bldg. Description	Year Built	Construction Class	Gross Square Footage
1	Permanent	Administration Building	1958	C - Masonry	3,262
2	Permanent	Multi-Purpose Building	1958	C - Masonry	8,369
3	Permanent	Classroom Building 1A-1C	1958	C - Masonry	3,342
4	Permanent	Classroom Building 2A-2C	1958	C - Masonry	3,360
5	Permanent	Classroom Building 3A-3C	1958	C - Masonry	3,342
6	Permanent	Classroom Building 4A-4C	1958	C - Masonry	3,360
7	Permanent	Classroom Building 5A-5C	1958	C - Masonry	4,080
8	Permanent	Classroom Building 6A-6C	1958	C - Masonry	3,342
9	Permanent	Classroom Building 7A-7C	1958	C - Masonry	3,360
10	Permanent	Classroom Building 8A-8C	1958	C - Masonry	3,342
11	Permanent	Classroom Building 9A-9C	1958	C - Masonry	3,360
12	Permanent	Classroom Building 10A-10B	1958	C - Masonry	4,080
13	Permanent	Showers and Locker Rooms	1958	C - Masonry	5,218
14	Permanent	Exploratory Building (2 Stories)	2013	A - Steel	26,328
15	Permanent	Gymnasium	2014	A - Steel	22,391
16	Portable	Portable Restrooms	2006	S - Metal	480
17	Walkways	Covered Walkways	1958	D - Wood	6,969
18	Shelter	Lunch Shelter	2013	A - Steel	6,600
19	Utility	Electrical Vault	1958	C - Masonry	155
					114,740

Johnson Middle School

Existing Interior Use Plan: First Floor



INSTRUCTIONAL USE - LEGEND

- Basic Classroom
- Specialty Classroom
- Science Classroom
- Small Room
- Classroom Support
- Athletic
- Library/Media
- Student Support
- Administration
- Circulation
- Operational Support
- Food Service
- Space is Not Used
- Remove
- Portable Building

Johnson Middle School

Facilities Condition Index (FCI) Plan: First Floor



FCI Summary:

Permanent Structures:

The main permanent buildings on the site were constructed in 1958 and 2013.

Site:

The site is regularly maintained.

FCI Legend

- 0% - 25%
- 26% -50%
- 51% - 75%
- 76% - 100%
- 101% or more
- Some building systems partially renewed

Facilities Condition Index (FCI)

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Example: Repair Cost/ Replacement Value = % FCI $ 50,000 (Repair Cost) / $100,000 (Replacement Value) = 50 % FCI

Johnson Middle School

Master Plan - *Pending facility needs contingent upon funding.*



Potential Projects:

- Replace Fire Alarm System
- Roofing Replacement
- New A/C Units
- Major Modernization
  - Permanent Structures
- Lighting
- Fencing
- Cameras
- Door hardware
- Site/Landscape Upgrade

**Pending facility needs contingent upon funding.*

Master Plan Legend

- New Construction
- Major Modernization
- Minor Modernization
- Removal/Demolition

General Notes:

- The level of modernization can range from extensive to minor upgrades and will be identified at the design phase based on District/ School Site priority.
- Life cycle costs and needs may occur in all phases. An allowance is provided for some critical projects and can be identified at the design phase based on District/ School Site priority.
- * New Buildings/New Construction locations are conceptual at the Master Planning stage and subject to change or be adjusted based on program development, detail design, detailed site survey/ site investigation, DSA and other Agency requirements

See Financial Summary section for project cost and project priority.

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Helen Stacey Middle School

6311 Larchwood Drive, Huntington Beach, CA 92647



Helen Stacey Middle School

Site Information



Site Description

About the School:
Helen Stacy Middle School was built in 1965 and since then has continued to provide students in grades six through eight a learning environment that emphasizes academic success. Stacy Middle School operates on a traditional school schedule Stacy Middle School has an enrollment of 933 students.

About the Facilities:
Helen Stacey Middle School offers a safe and secure campus for students, staff, and visitors. The school was built in 1965 and provides up-to-date facilities and adequate space for students and staff. Helen Stacey Middle School is comprised of a library media center, large multipurpose room, and 59 classrooms. The school also enjoys a spacious quad, as well as grassy fields for running, sports, and games. Helen Stacey has a new science and exploratory building with 8 classrooms; a new gym with an attached music classroom will be completed during the 2018 school year.

Site Data

Site Type:	
Year Built:	1965
Year Modernized:	2001
Site Acreage:	20.5
Square Footage*:	99,823
Building Totals:	
▪ Permanent	11
▪ Portable	2
▪ Shelters & Passages	1

**Square footage is based on insurance data.*

Helen Stacey Middle School

Profile

About the Programs:

Helen Stacey Middle School provides all students with:

- A focus on learning in a safe and productive environment
- Opportunities for responsibility, leadership, creativity and collaboration Recognition for achievement and successes
- Helen Stacey Middle School believes in students, parents, community and staff for continuous improvement.

School Profile:	
School	Helen Stacey Middle School
District	Westminster School District
County	Orange
Address	6311 Larchwood Dr. Huntington Beach, CA 92647-2320
Phone	(714) 894-7212
Web site	https://stacey.wsdk8.us/
CDS Code	30 66746 6030712
Grades	6-8
School Type	Intermediate/Middle Schools (Public)
Charter School	No
Principal/Administrator	Heidi DeBritton
Enrollment **(2017-18 CALPADS Fall 1)**	933
Capacity	1,187
Classrooms	59

Asset Summary

Helen Stacey Middle School

Bldg.#	Bldg.-Type	Bldg. Description	Year Built	Construction Class	Gross Square Footage
1	Permanent	Administration / Library	1965	C - Masonry	5,269
2	Permanent	Classroom Building A1-A4	1965	C - Masonry	3,600
3	Permanent	Classroom Building B1-B4	1965	C - Masonry	3,950
4	Permanent	Classroom Building C1-C4	1965	C - Masonry	3,600
5	Permanent	Classroom Building D1-D5	1965	C - Masonry	3,600
6	Permanent	Classroom Building E1-E5	1965	C - Masonry	3,950
7	Permanent	Classroom Building F1-F5	1965	C - Masonry	4,800
8	Permanent	Classroom Building G1-G6	1965	C - Masonry	9,120
9	Permanent	Showers and Locker Rooms	1965	C - Masonry	6,734
10	Permanent	Exploratory Building (2 Stories)	2013	A - Steel	26,328
11	Permanent	Helen Stacey Middle School Gymnasium	2017	B - Reinforced Concrete	25,272
12	Portable	Portable Classroom Band Room	1999	S - Metal	1,920
13	Portable	Portable Restrooms	1999	S - Metal	480
14	Shelter	Lunch Shelter	2003	S - Metal	1,200
					99,823

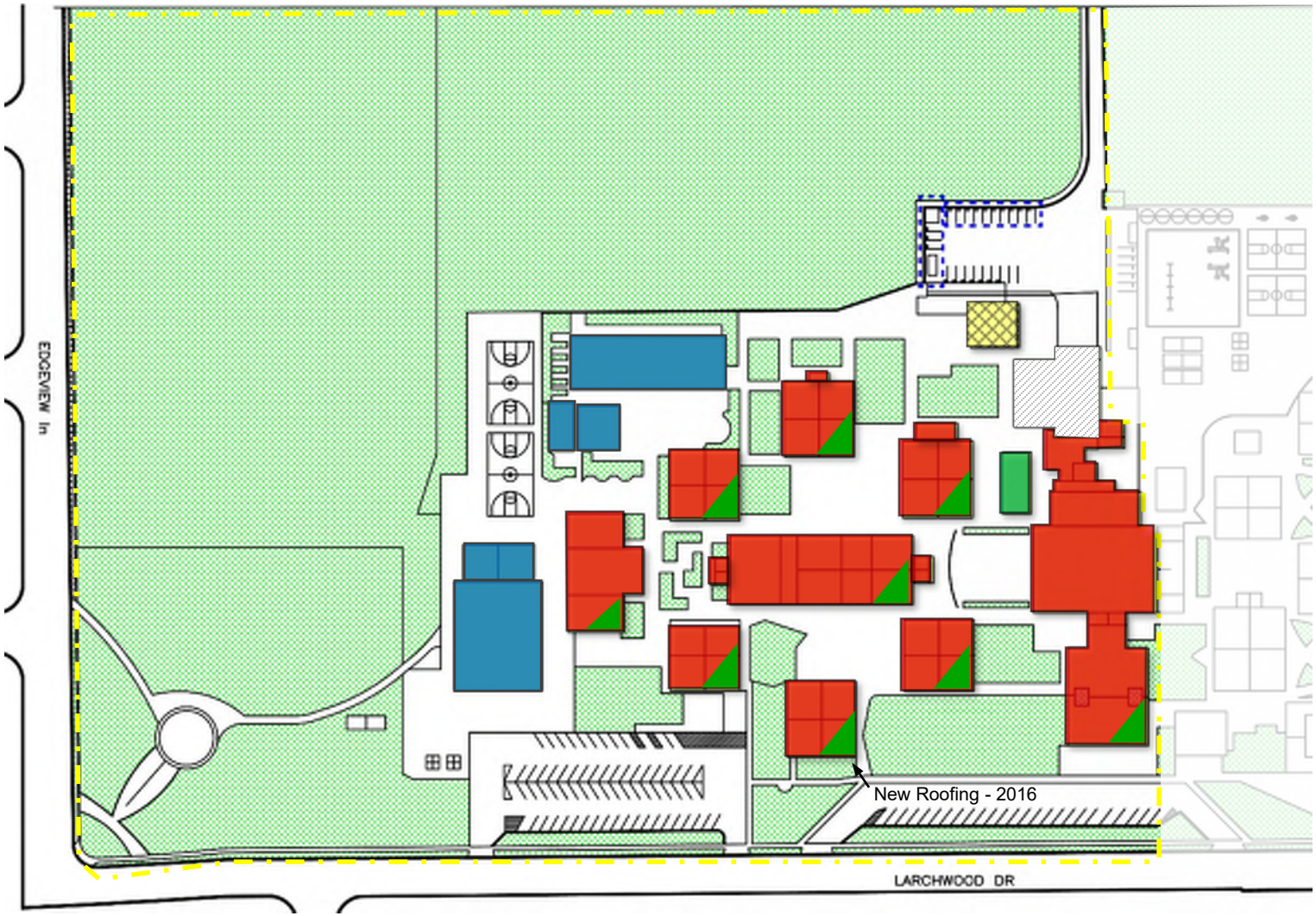
Helen Stacey Middle School

Existing Interior Use Plan: First Floor



Helen Stacey Middle School

Facilities Condition Index (FCI) Plan: First Floor



FCI Summary:

Permanent Structures:

The main permanent buildings on the site were constructed in 1965 through 2017.

Portable Structures:

Portables were installed in 1999.

Site:

The site is regularly maintained.

FCI Legend

- 0% - 25%
- 26% -50%
- 51% - 75%
- 76% - 100%
- 101% or more
- Some building systems partially renewed

Facilities Condition Index (FCI)

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Example: Repair Cost/ Replacement Value = % FCI $ 50,000 (Repair Cost) / $100,000 (Replacement Value) = 50 % FCI

Helen Stacey Middle School

Master Plan - *Pending facility needs contingent upon funding.*



Potential Projects:

- Replace Fire Alarm System
- Roofing Replacement
- New A/C Units
- Major Modernization
  - Permanent Structures
- Lighting
- Fencing
- Cameras
- Door hardware
- Site/Landscape Upgrade

**Pending facility needs contingent upon funding.*

Master Plan Legend
New Construction
Major Modernization
Minor Modernization
Removal/Demolition

General Notes:

- The level of modernization can range from extensive to minor upgrades and will be identified at the design phase based on District/ School Site priority.
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See Financial Summary section for project cost and project priority.

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Warner Middle School

14171 Newland Street, Westminster, CA 92683



Warner Middle School

Site Information



Site Description

About the School:
Willis Warner Middle School was built in 1961 and since then has continued to provide students in grades six through eight with a healthy learning environment. Warner Middle School had an enrollment of 1,089 students at the beginning of the 2017-18 school year.

About the Facilities:
Warner Middle School offers a safe and secure campus for students, staff, and visitors. The school was built in 1961 and provides up-to-date facilities and adequate space for students and staff. Warner Middle School is comprised of a library, two computer labs, technology lab, large multipurpose room, and 39 classrooms. The school also enjoys a playing field for running, sports, and games.

Site Data

Site Type:	
Year Built:	1961
Year Modernized:	2001
Site Acreage:	15 acres
Square Footage*:	96,085
Building Totals:	
▪ Permanent	14
▪ Portable	4
▪ Shelters & Passages	2

**Square footage is based on insurance data.*

Warner Middle School

Profile

About the Programs:

The vision is that Warner Middle School students will become productive life-long learners who strive for a successful future. Warner Middle School has an ongoing tradition of academic excellence.

Each student has access to a rigorous core curriculum in language arts, mathematics, science, and social science. There is a student-centered approach, which provides an atmosphere in which a child's social, emotional, and intellectual needs are supported.

School Profile:	
School	Warner Middle School
District	Westminster School District
County	Orange
Address	14171 Newland St. Westminster, CA 92683-4503
Phone	(714) 894-7281
Web site	https://warner.wsdk8.us/
CDS Code	30 66746 6030928
Grades	6-8
School Type	Intermediate/Middle Schools (Public)
Charter School	No
Principal/Administrator	Tiffany Harville
Enrollment **(2017-18 CALPADS Fall 1)**	1,089
Capacity	1,208
Classrooms	39

Asset Summary

Warner Middle School

Bldg.#	Bldg.-Type	Bldg. Description	Year Built	Construction Class	Gross Square Footage
1	Permanent	Administration Building	1960	C - Masonry	3,377
2	Permanent	Multi-Purpose Building	1960	C - Masonry	8,863
3	Permanent	Classroom Building 1-3	1960	C - Masonry	3,345
4	Permanent	Classroom Building 4-6	1960	C - Masonry	3,370
5	Permanent	Classroom Building 7-9	1960	C - Masonry	3,345
6	Permanent	Classroom Building 10-12	1960	C - Masonry	3,370
7	Permanent	Classroom Building 13-16	1960	C - Masonry	4,082
8	Permanent	Classroom Building 23-25	1960	C - Masonry	3,345
9	Permanent	Classroom Building 26, Library	1960	C - Masonry	3,370
10	Permanent	Classroom Building 17-19	1960	C - Masonry	3,345
11	Permanent	Classroom Building 20-22	1960	C - Masonry	3,370
12	Permanent	Classroom Building 27-28	1960	C - Masonry	4,082
13	Permanent	Showers and Locker Rooms	1960	C - Masonry	6,191
14	Permanent	Exploratory Building (2 Stories)	2013	A - Steel	26,328
15	Portable	Portable Classrooms 3A & 4A	2000	S - Metal	1,440
16	Portable	Portable Classrooms 6A	2000	S - Metal	1,440
17	Portable	Portable Classrooms 22A & 23A	2000	S - Metal	1,920
18	Portable	Portable Restrooms	2006	S - Metal	480
19	Walkways	Covered Walkways	1960	D - Wood	5,867
20	Shelter	Lunch Shelter	2013	A - Steel	5,000
21	Utility	Electrical Vault	1960	C - Masonry	155
					96,085

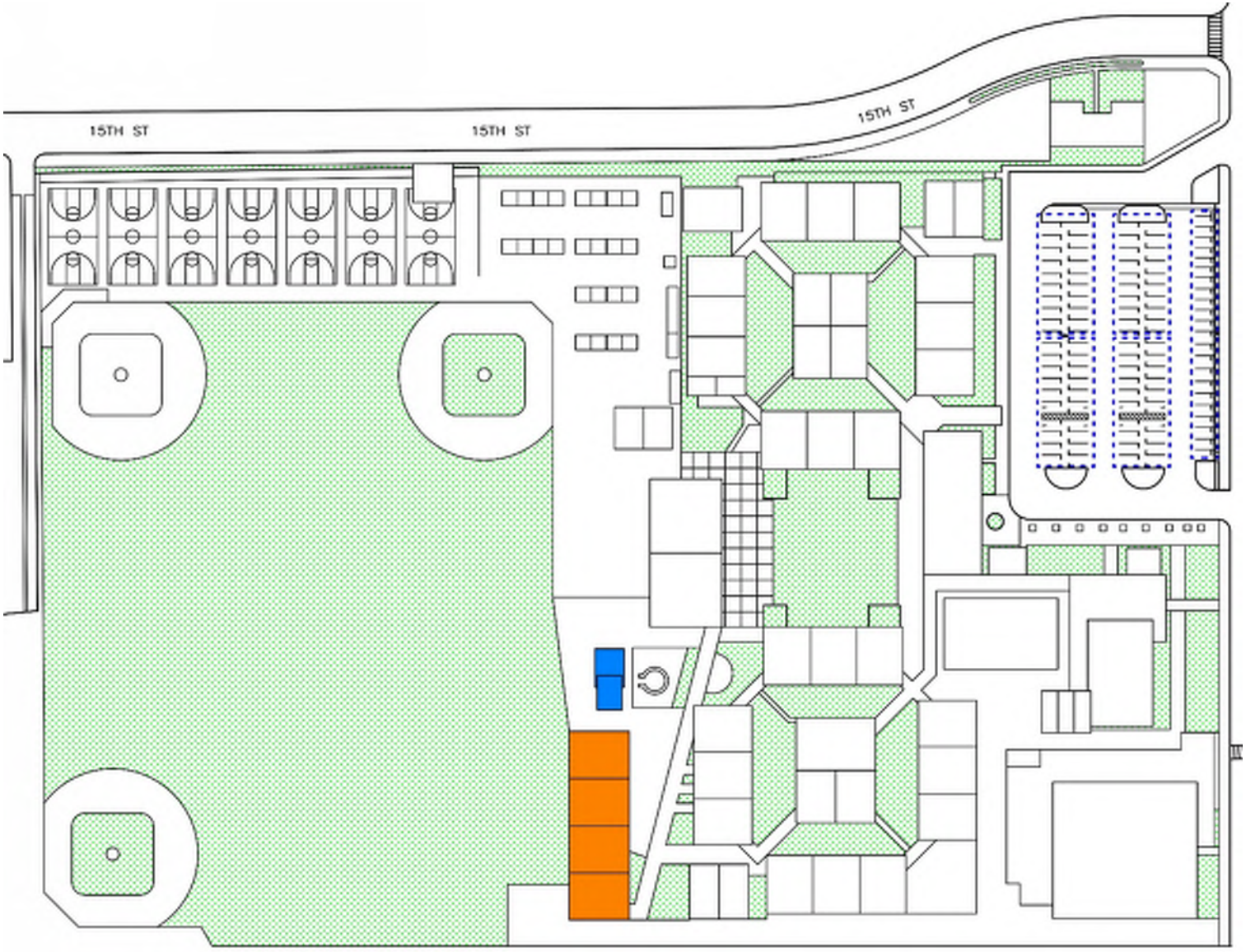
Warner Middle School

Existing Interior Use Plan: First Floor



Warner Middle School

Existing Interior Use Plan: Second Floor



INSTRUCTIONAL USE - LEGEND

- Basic Classroom
- Specialty Classroom
- Science Classroom
- Small Room
- Classroom Support
- Athletic
- Library/Media
- Student Support
- Administration
- Circulation
- Operational Support
- Food Service
- Space is Not Used
- Remove
- Portable Building

Warner Middle School

Facilities Condition Index (FCI) Plan: First Floor



FCI Summary:

Permanent Structures:

The main permanent buildings on the site were constructed in 1960 to 2013

Portable Structures:

Portables were installed from 2000 to 2006

Site:

The site is regularly maintained.

FCI Legend

- 0% - 25%
- 26% -50%
- 51% - 75%
- 76% - 100%
- 101% or more
- Some building systems partially renewed

Facilities Condition Index (FCI)

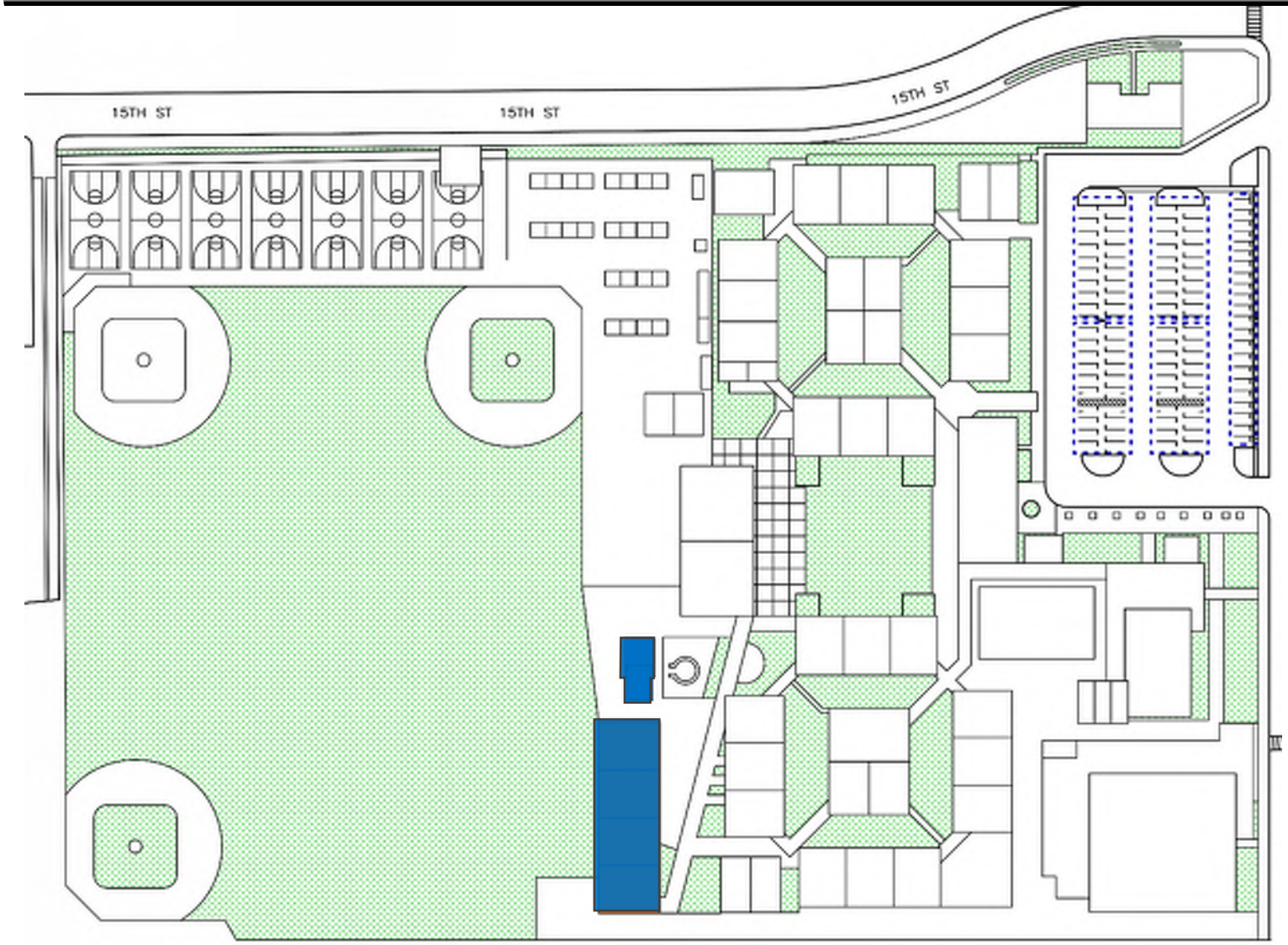
FCI is used in facilities management to provide a benchmark to compare the relative condition of a group of facilities or a single facility. The FCI is primarily used to support asset management initiatives. The percent scale has been expanded for this study from 0%-100%. The green color indicates that the facility is in good condition and may only require minor repair. The red color indicates extensive repair and in some cases, the facility may be less costly to replace than repair.

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Example: Repair Cost/ Replacement Value = % FCI $ 50,000 (Repair Cost) / $100,000 (Replacement Value) = 50 % FCI

Warner Middle School

Existing Interior Use Plan: Second Floor



FCI Summary:

Permanent Structures:

The main permanent buildings on the site were constructed in 1960 to 2013

Portable Structures:

Portables were installed from 2000 to 2006

Site:

The site is regularly maintained.

FCI Legend

	0% - 25%
	26% -50%
	51% - 75%
	76% - 100%
	101% or more

Facilities Condition Index (FCI)

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Warner Middle School

Master Plan - *Pending facility needs contingent upon funding.*



Potential Projects:

- Replace Fire Alarm System
- Roofing Replacement
- New A/C Units
- Major Modernization
  - Permanent Structures
- Lighting
- Fencing
- Cameras
- Door hardware
- Site/Landscape Upgrade

**Pending facility needs contingent upon funding.*

Master Plan Legend

- New Construction
- Major Modernization
- Minor Modernization
- Removal/Demolition

General Notes:

- The level of modernization can range from extensive to minor upgrades and will be identified at the design phase based on District/ School Site priority.
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See Financial Summary section for project cost and project priority.

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John F. Land School

15151 Temple Street, Westminster, CA 92683



John F. Land School

Site Information



Site Description

About the School:
The John F. Land School was built in 1969 and since then has continued to serves as a Preschool and Diagnostic Center for children with special needs, and it is also home to the Westminster School District's Student Services Department. The Preschool consists of an Infant Program known as the Early Start Program and it serves students with disabilities up to the age of three years old. There are also three Special Day Classes for students that are three years old and older, and these classes are designed to address the unique needs of students ranging from mild-to-moderate to moderate-to-severe disabilities. The Diagnostic Center consists of a comprehensive assessment team that includes Special Education Teachers, Speech and Language Pathologists, School Psychologists, an Adaptive Physical Education Teacher, and a School Nurse.

About the Facilities:
John F. Land School is part of Westminster School District's Early Education & Expanded Learning department. The services in this facility include high quality early education programs, expanded learning programs, parent education, and a variety learning resources.

Site Data

Site Type:	
Year Built:	1969
Year Modernized:	
Site Acreage:	9 acres
Square Footage*:	31,553
Building Totals:	
▪ Permanent	1
▪ Portable	1
▪ Shelters & Passages	

**Square footage is based on insurance data.*

John F. Land School

About the Programs:

John F. Land School serves as the hub of the Student Services Department for the Westminster School District. The Administrator of Student Services oversees the District's Student Services Department and also serves as the Principal of John F. Land School. The Student Service Department's Parent Liaison is stationed at John F. Land School and she is often the first point of contact for parents of children with special needs. The staff at John F. Land School is dedicated to addressing the unique needs of children with special needs.

John F. Land School consists of the following programs for children up to five years of age:

- Early Education-serves student with disabilities up to three years of age.
- General Education & Special Education Preschools
- Speech Services
- Adaptive P.E.

John F. Land School also houses a variety of school readiness staff and resources:

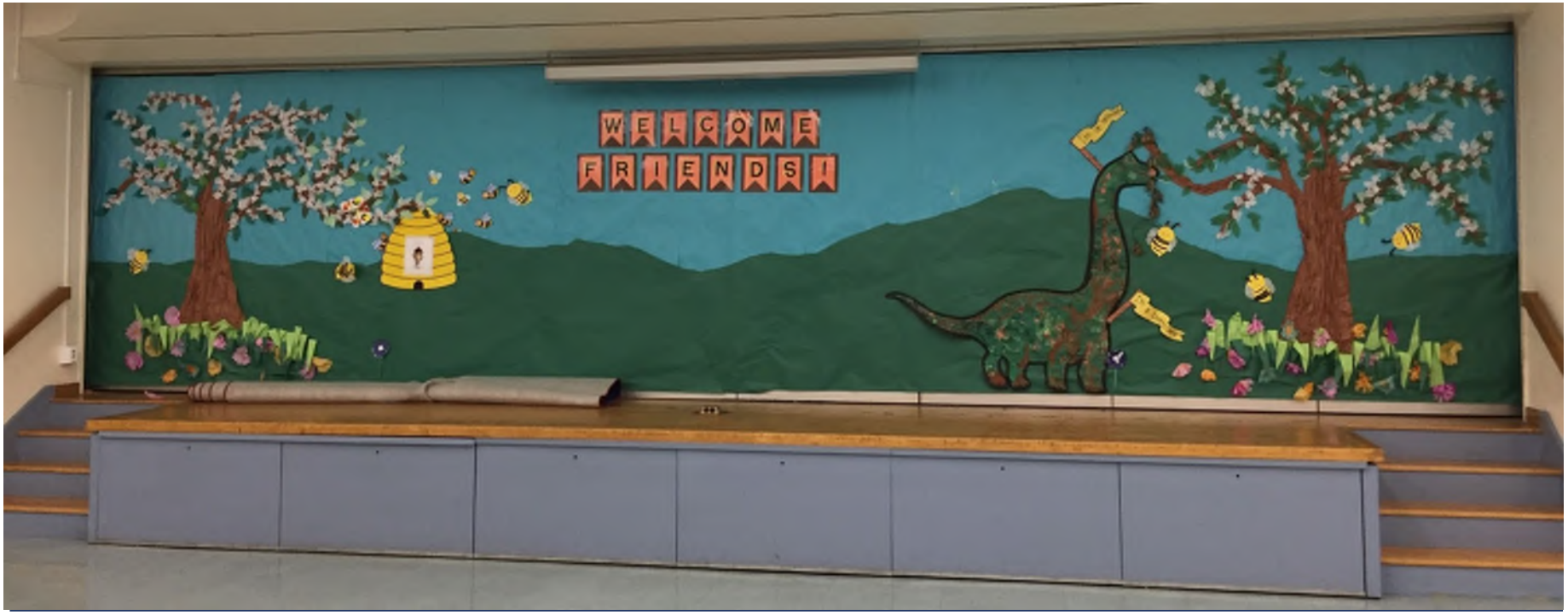
- Parent Resource Center
- School Readiness Nurses
- Early Learning Specialists

School Profile:	
School	John F. Land School
District	Westminster School District
County	Orange
Address	15151 Temple St. Westminster, CA 92683-6230
Phone	(714) 894-7344
Web site	https://land.wsdk8.us/
CDS Code	30 66746 0119172
Grades	P
School Type	Preschool
Charter School	No
Principal/Administrator	Reagan Lopez
Enrollment **(2017-18 CALPADS Fall 1)**	Unknown
Capacity	375
Classrooms	12

Asset Summary

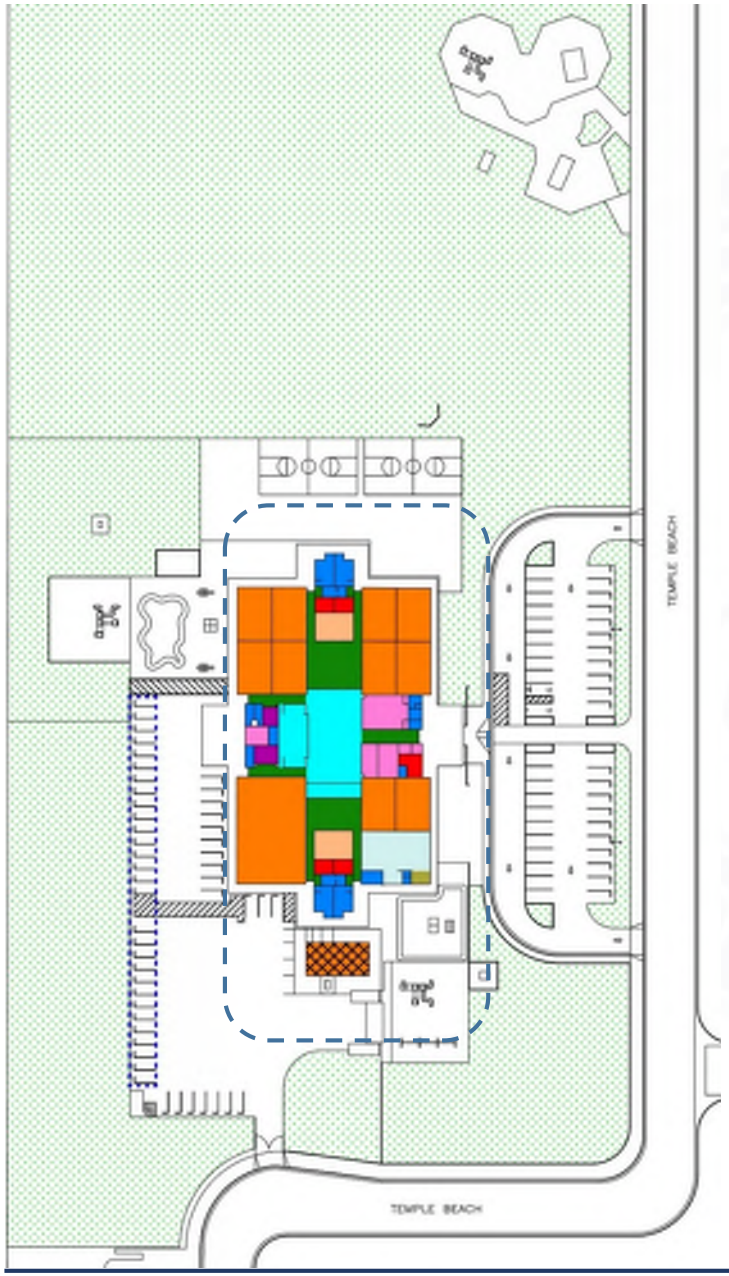
John F. Land School

Bldg.#	Bldg.-Type	Bldg. Description	Year Built	Construction Class	Gross Square Footage
1	Permanent	John F. Land School	1969	C - Masonry	30,593
2	Portable	Portable Classroom R1	2005	S - Metal	960
					31,553

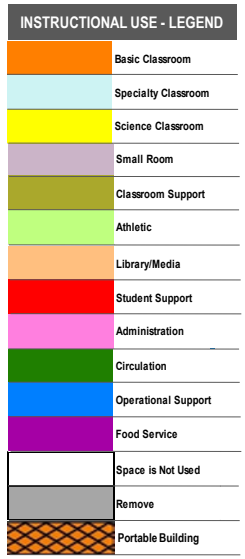


John F. Land School

Existing Interior Use Plan: First Floor

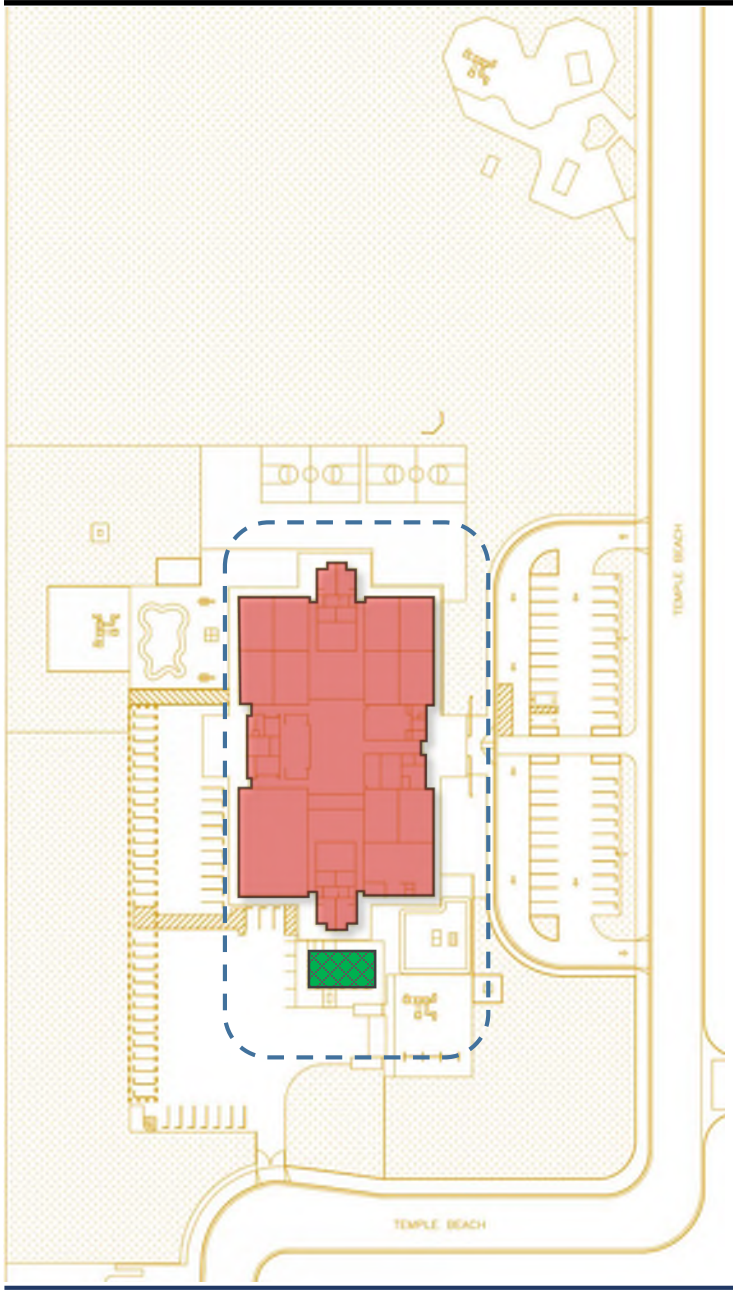


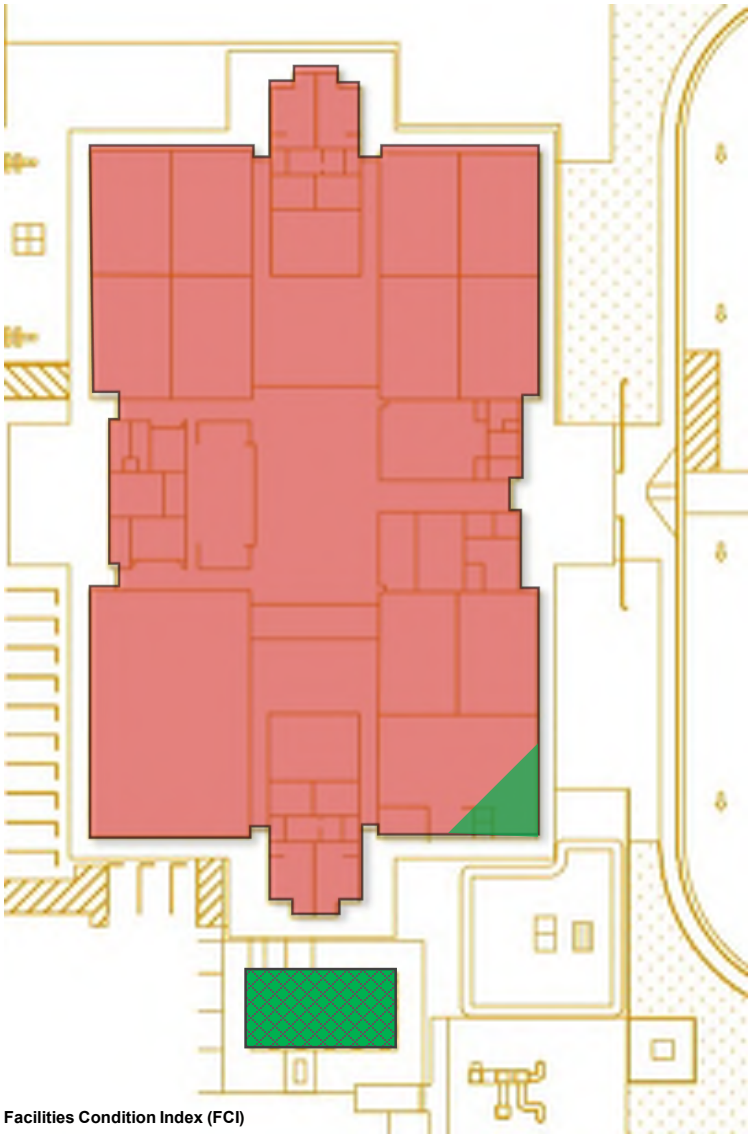




John F. Land School

Facilities Condition Index (FCI) Plan: First Floor





Facilities Condition Index (FCI)

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Example: Repair Cost/ Replacement Value = % FCI $ 50,000 (Repair Cost) / $100,000 (Replacement Value) = 50 % FCI

FCI Summary:

Permanent Structures:

The main permanent building on the site was constructed in 1969.

A/C replaced in 2016.

Portable Structures:

Portable installed in 2005.

Site:

The site is regularly maintained.

FCI Legend

- 0% - 25%
- 26% -50%
- 51% - 75%
- 76% - 100%
- 101% or more
- Some building systems partially renewed

John F. Land School

Master Plan - *Pending facility needs contingent upon funding.*



Potential Projects:

- Replace Fire Alarm System
- Roofing Replacement
- Minor Modernization
  - Permanent Structures
- Potential removal of portable
- Lighting
- Fencing
- Cameras
- Door hardware
- Site/Landscape Upgrade

**Pending facility needs contingent upon funding.*

Master Plan Legend

- **New Construction**
- **Major Modernization**
- **Minor Modernization**
- **Removal/Demolition**

General Notes:

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See Financial Summary section for project cost and project priority.

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Westminster School District: District Office

14121 Cedarwood Avenue, Westminster, CA 92683



Westminster School District: District Office

Site Information



Site Description

About the District Office:
The District Offices serve as the administrative headquarters for the Westminster School District. The District serves grades kindergarten through eight in the Westminster area as well as the neighboring communities of Garden Grove, Huntington Beach, and Midway City. The district is comprised of seven K-5, six K-6 elementary schools, and three middle schools. Total district enrollment for the 2016-17 school year was 9,328 students.

About the Facilities:
The District Offices houses the District's primary administrative offices for educational services, facilities, technology, nutrition, and business operations. The District Office facilities contain offices, board and conference rooms, as well as operations and maintenance storage including busses and maintenance warehousing.

Site Data

Site Type:	
Year Built:	1957
Year Modernized:	
Site Acreage:	5 acres
Square Footage*:	46,740
Building Totals:	
▪ Permanent	7
▪ Portable	3
▪ Shelters & Passages	

**Square footage is based on insurance data.*

Asset Summary

Westminster School District: District Office

Bldg.#	Bldg.-Type	Bldg. Description	Year Built	Construction Class	Gross Square Footage
1	Permanent	Administration	1957	C - Masonry	12,174
2	Permanent	Warehouse / Technology	1957	S - Metal	1,924
3	Permanent	Restroom Building	1957	D - Wood	101
4	Permanent	Warehouse / Technology	1962	D - Wood	5,853
5	Permanent	Bus Garage / Maintenance Shops	1978	D - Wood	7,795
6	Permanent	Instructional Resource Center	1963	D - Wood	11,285
7	Permanent	Ground Shop Building	1957	D - Wood	4,752
8	Portable	Portable Storage Building	1965	D - Wood	952
9	Portable	Portable Storage Building	1965	D - Wood	952
10	Portable	Portable Storage Building	1965	D - Wood	952
					46,740

Westminster School District: District Office

Master Plan - *Pending facility needs contingent upon funding.*



Potential Projects:

- Replace Fire Alarm System
- Roofing Replacement
- Future site modernization TBD

**Pending facility needs contingent upon funding.*

Master Plan Legend

- New Construction
- Major Modernization
- Minor Modernization
- Removal/Demolition

General Notes:

- The level of modernization can range from extensive to minor upgrades and will be identified at the design phase based on District/ School Site priority.
- Life cycle costs and needs may occur in all phases. An allowance is provided for some critical projects and can be identified at the design phase based on District/ School Site priority.
- * New Buildings/New Construction locations are conceptual at the Master Planning stage and subject to change or be adjusted based on program development, detail design, detailed site survey/ site investigation, DSA and other Agency requirements

See Financial Summary section for project cost and project priority.

Westminster School District: Food Services

6311 Larchwood Drive Huntington Beach, CA 92647



Westminster School District: Food Services

Site Information



Site Description

About Food Services:
Westminster School District – Food Services serves grades kindergarten through eight in the Westminster area as well as the neighboring communities of Garden Grove, Huntington Beach, and Midway City. The district is comprised of seven K-5, six K-6 elementary schools, and three middle schools. Total district enrollment for the 2016-17 school year was 9,328 students.

About the Facilities:
The District Nutrition Services Office is located behind Stacey & Clegg Schools off of Royal Oak street. The facility was built in 2008 and serves as a preparation and distribution warehouse for the District.

Site Data

Site Type:	
Year Built:	2008
Year Modernized:	
Site Acreage:	
Square Footage*:	8,540
Building Totals:	
▪ Permanent	1
▪ Portable	
▪ Shelters & Passages	

**Square footage is based on insurance data.*

Asset Summary

Westminster School District: Food Services

Bldg.#	Bldg.-Type	Bldg. Description	Year Built	Construction Class	Gross Square Footage
1	Permanent	Food Services Building	2008	C - Masonry	8,540
					8,540

Westminster School District: Food Services



Potential Projects:

- Replace Fire Alarm System
- Roofing Replacement
- A/C replacement
- Future site modernization TBD

**Pending facility needs contingent upon funding.*

Master Plan Legend
New Construction
Major Modernization
Minor Modernization
Removal/Demolition

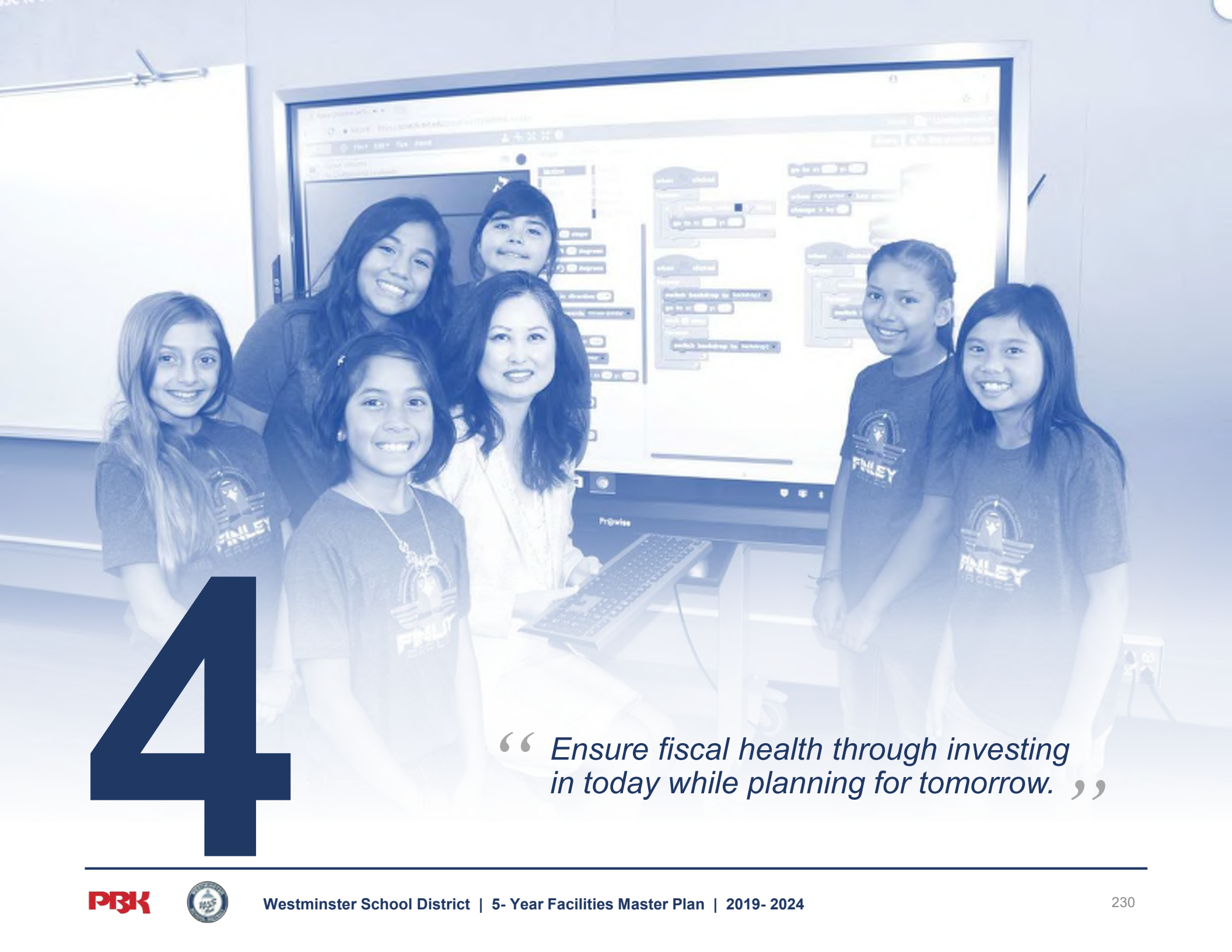
General Notes:

- The level of modernization can range from extensive to minor upgrades and will be identified at the design phase based on District/ School Site priority.
- Life cycle costs and needs may occur in all phases. An allowance is provided for some critical projects and can be identified at the design phase based on District/ School Site priority.
- * New Buildings/New Construction locations are conceptual at the Master Planning stage and subject to change or be adjusted based on program development, detail design, detailed site survey/ site investigation, DSA and other Agency requirements

See Financial Summary section for project cost and project priority.

Section 4:

Financial Plan



4

“Ensure fiscal health through investing in today while planning for tomorrow.”

Financial Plan

4

Looking ahead, the future is bright for the Westminster School District!

There are many people to thank for the success of the Westminster School District's Facilities Master Plan. The team of District staff, and administrators. The dedicated District Team and partners have been a constant source of new ideas to serve future learners at Westminster School District.

The facilities staff provided a steady focus on the school District's needs. The team concentrated on the long-term strategy and needs of the District as a whole.

We developed a Facilities Master Plan that will enable the District to pursue their highest academic objectives, and deliver inspiring projects that will serve the greater Westminster community long into the future!



Westminster School District - Team

Business Services

Business Services supports students and staff through the daily operations and management of the school district, supervising all areas of Accounting, Budget, Payroll, Purchasing, Employee Benefits, Information Technology, Warehouse, Maintenance and Operations, Nutrition Services, and Risk Management.



Tony Wold, Ed.D. - Assistant Superintendent, Business Services

twold@wsdk8.us

Debi Castro - Administrative Secretary

dcastro@wsdk8.us

Sandy Poteet - Executive Director, Business Services

spoteet@wsdk8.us

Brian Johnson - Executive Director, Maintenance, Operations and Transportation

bkjohnson@wsdk8.us

Stephanie Tovar - Director, Nutrition Services

stovar@wsdk8.us

Westminster School District - Team

Facilities Planning & MOT

“The Facilities Planning, Maintenance and Operations Department's mission is to provide the highest level of customer service. We are dedicated to enhancing the quality of life and learning environment for our children and staff through services that maintain and preserve Westminster School District’s buildings and grounds, with a focus on safety, responsiveness, quality workmanship, and cost-effectiveness.

Westminster is committed to being responsible stewards of the earth's resources by significantly improving our energy efficiency and implementing the latest renewable energy technologies at our District sites. We believe in preserving our environment for future generations and are proud to be leading by example.”

Brian Johnson - Executive Director Facilities Planning & MOT

Ext. 1121 bkjohnson@wsdk8.us

Brad Seaver - Assistant Director Facilities Planning & MOT

Ext. 1123 bseaver@wsdk8.us

Ileana Velarde - Administrative Secretary MOT

Ext. 1122 ivelarde@wsdk8.us

Fax 714-372-8801

PBK Master Planning Team

The District engaged PBK to develop the District Facilities Master Planning documents along with District Staff. The Financial Summaries were developed between, 2018-2019.



Creating the Financial Plan

Master Planning – The Financial Plan

PBK maintains a close working relationship with many local contractors, subcontractors, and material suppliers to keep abreast of current prices and market trends.

We regularly review our own database of costs and update accordingly. Our team utilizes outside cost estimating services and local contractors to verify anticipated construction costs as needed.

During the Master Planning phase and Schematic Design phase probable construction cost values are usually based on unit costs per square foot to get an idea of the overall budget, using current prices that are bid on similar facilities in the area.

Ultimately, the success of a project comes down to adequate funding. Our team understands the importance funding plays in every project. PBK works with the District at every step of the project to ensure investments are maximized.

Facilities Master Plan, Financial Plan

The Westminster School District's Financial Plan proposes new projects to be kicked-off between 2019-2024.

A program level master budget has been drafted based on June 2019 industry costs. Each phase will need to be adjusted for escalation, inflation, and overall market conditions per year as project phases are implemented.

The financials summary contained in this section can also be referred to as the master budget. The master budget establishes project costs in priority phases over the next 5+ years to account for immediate and future needs as part of the road map for long range facilities improvements and additions.



Creating the Financial Plan

The Master Planning Process- Creating the Financial Plan for Westminster School District:

The Master Planning process for Westminster School District began in Spring 2018 and reached substantial conclusion in June 2019. The Planning team and District Staff have been deeply involved throughout the process.



Start: Spring 2018

Finish/ Board Approval: June 2019

Soon after project kick-off, a rough draft of the financial plan was created to capture the needs and wants based on community input. Due to the high level of interest and enthusiasm for additional facilities, the initial financial draft resulted in a very high cost estimate.

In January 2019, a revised Master Plan and Financial Plan was developed for District input and approval. The financial plan continued to be revised and realigned with District priorities over the next several months.

From Spring 2018 - June 2019, the Team gained input from the District Staff to fine-tune the identified projects identified and refine the Financial Plan.

Why we need a Facilities Financial Plan for Westminster School District

Navigating between what is needed and what is wanted in a School District Facilities setting is always a challenge. All Districts have more needs then they can afford to fund.

That said, significant progress has been made in campus renewals and upgrades over the years for the Westminster School District.

The Westminster School District has received input for modernization projects as part of the Master Planning program. Ambitious construction and reconfiguration plans are only possible as result of diligent planning, and by balancing the needs and wants of the District in ways that align with its long range goals.

The Westminster School District's vision for a dynamic future has begun to take root with the current Master Planning process, considering all facets of academic, facilities, and demographic trends. These efforts are being made against a backdrop of transformation in K-8 education.

The financial headwinds facing the Westminster School District continue to challenge us to prioritize, adapt, and act creatively, thoughtfully, and decisively as a team.

With the support of State and local funding and the remarkable work of faculty, students and staff, the District has made great progress toward the formation of a financially sustainable model that will better support shared aspirations for the District's future needs.

Financial Challenges ahead:

The Districts need to make sizable capital investments to maintain and enhance its facilities, including ongoing renovations, ADA, and other Code related updates. Despite the financial plan we have developed, there are several continuing forces of countervailing pressure, requiring us to remain vigilant and disciplined:

- The prospect of continued volatility in capital markets and how they will effect local and state funding
- The continuing pressure on the local and state budget
- Ongoing stagnation in median household income growth
- Ongoing exploration of transformative improvements in teaching and learning.

It is in this difficult context that the District considers equally difficult choices. Change is never easy and is particularly difficult when the broader operating environment provides both positive and negative signals regarding the future. We must undertake as a community the most thoughtful choices we can in order to create incremental resources for our current teaching and learning needs, as to ensure that future generations of students and scholars will have opportunities to excel and thrive.

Why we need a Facilities Financial Plan for Westminster School District (continued)

The District's community of faculty, students and staff has risen admirably to the challenges thus far, and we expect to see still more of their remarkable diligence, thoughtfulness and creativity in the coming months and years. The strength of this community is indeed one of Westminster School District's greatest asset.

Financial Planning Process Summary

To create the Facilities Master Plan, PBK and the District Facilities staff evaluated existing District assets, systems, and business performance, weighed the potential needs and wants, and assessed them with the "global" needs of the District.

Focused on making the valuation process more relevant for key decision-makers, this financial analysis process explored the best practices for benchmarking and prioritizing potential projects. The Financial Plan sets the framework to turn comparative analysis into a strategic plan—and position the Westminster School District for the future.

Key Benefits

The Financial Plan will enable Westminster School District to drive success through better financial analysis. The District will improve the ability to evaluate the effectiveness of its strategy, analyze performance over time and across resources, assess growth and restructuring opportunities—and in turn create more value for the District and its students, stakeholders, and community.

The Westminster School District Financial Plan has considered the following:

- Analysis of required / needed improvements
- Future program needs
- Aligning educational / facilities activities to build advantage and renew that advantage over time
- How financial markets may impact current cost
- Requirements to revisit cost at each implementation phase
- Applying frameworks for benchmarking and financial needs
- Opportunities to shift financial strategies as the competitive context evolves
- Opportunities to execute strategic changes as needed to align with overall goals
- Navigating District change and growth
- Identifying a District's position in relation to other Districts in the area
- Identifying potential risks that will affect future cost
- Providing options for overcoming challenges that arise when executing the Master Plan over time
- Communicating effectively to stakeholders about current operations and planned investments
- Solving operational issues in quality, availability, and service
- Making sound financial forecasts reflecting the District's strategy and competitive positioning, as well as its historical operating and financing performance
- Applying analytical tools to more accurately report costs

Why we need a Facilities Financial Plan for Westminster School District (continued)

The Financial Plan will also provide key benefits to the District by:

- Addressing current operational challenges and opportunities while anticipating future ones
- Deepening the District's understanding of financial reporting, capital planning, decision-making, and performance
- Evaluating financial statements and recognizing important strengths and red flags
- Analyzing the approaches used to evaluate capital investment decisions Financial Strategy
- Setting the direction of the District and craft its overarching strategy
- Evaluating the competitive forces that distinguish the Financial Plan
- Recognizing how the District can pull the levers that drive operational excellence
- Aligning the organization's culture, structure, systems, and people to effectively implement financial strategy
- Integrating the skills, talents, and resources of individuals and teams to achieve organizational goals
- Overcoming organizational inertia by mobilizing and driving change across the District
- Developing and communicating a vision for the District

Financial Plan – "Want vs Need"

In the case of financial planning, leaning too heavily on what we "want right now" can lead to under estimating the short-term needs with long-term goals. Short-term "wants" are also often the culprit behind significant overconcentration in most financial plans.

Often a substantial portion of funds are earmarked for new construction projects and don't address ageing facilities infrastructure investments. Districts regularly over concentrate their interests in one way or the other. The goal is to balance the need for infrastructure improvements with new construction programs that create future-oriented learning environments.

Creating an Objective Financial Plan

To create a successful Financial Plan, take an objective look at past successes.

- What were the projects and programs?
- How much did they cost the District to build and run?
- How much was due to external circumstance?
- How much was luck?
- What would the District do differently?

Ensure your long-term plan can handle the unexpected.

- Impact on cost of construction materials?
- Recession, inflation, escalation factors?

Each of these factors can have an impact on the end result and overall success of a District's Financial Plan.

The Evolution of California's School Finance System

"An informed assessment of the current school finance system should begin by examining how it has evolved. California school districts receive funding from three main sources: the state (which provides the majority of funds), property taxes and other local sources, and the federal government. However, for most of their history, school districts financed their operations through local property taxes and received supplemental aid from the state and federal governments. Basing school budgets on local revenues created large differences in per pupil funding because of varying property values and tax rates. In 1971, the California Supreme Court ruled that this system was unconstitutional and ordered the state to equalize funding across districts. In response, the state created a ceiling on revenue per pupil for each district that would be equalized over time."[1]

State School Facility Program (SFP)

The State School Facility Program (SFP) was implemented in late 1998 and was a significant change from previous State facilities programs.

The State funding was provided in the form of per pupil grants, with supplemental grants for site development, site acquisition, and other project costs stated in the program.

The SFP provided greater independence and flexibility to school districts to determine the scope of new construction or modernization projects. Funding for projects approved under the SFP came exclusively from statewide general obligation bonds approved by the voters of California over the past 20-years.

[1] SOURCE: Weston, M. (2012). *School Finance - Public Policy Institute of California*. [online] Public Policy Institute of California. Available at: https://www.ppic.org/publication/school-finance/

The State Allocation Board (SAB) & Office of Public School Construction (OPSC).

The State Allocation Board (SAB) is responsible for determining the allocation of State resources including proceeds from General Obligation Bond issues and other designated State funds used for the new construction and modernization of public school facilities.

The SAB is also charged with the responsibility for the administration of the State SFP. The SAB is the policy level body for the programs administered by the Office of Public School Construction (OPSC).

The OPSC, as staff to the SAB, implements and administers the SFP and other programs of the SAB. The OPSC is charged with the responsibility of verifying that all applicant school districts meet specific criteria based on the type of funding which is being requested. The OPSC prepares recommendations for the SAB's review and approval.

The SFP provides State funding assistance for two major types of facilities construction projects: new construction and modernization.

The process for accessing the State assistance for this funding is divided into two steps: an application for eligibility and an application for funding. Applications for eligibility are approved by the SAB and this approval establishes that a school district meets the criteria under law to receive assistance for new construction or modernization. Eligibility applications do not result in State funding. In order to receive the funding for eligible projects, a district must file a funding application with the OPSC for approval by the SAB. For modernization, it is site specific with the age of classrooms generating pupil grants – 20 years old for portables and 25 years old for permanent classrooms.

*Continued...*The State Allocation Board (SAB) & Office of Public School Construction (OPSC)

For new construction, a district must demonstrate that existing seating capacity is insufficient to house the pupils existing and anticipated in the district using a five-year projection of enrollment.

Once the new construction eligibility is determined, a "baseline" is created that remains in place as the basis of all future applications. The baseline is adjusted for changes in enrollment and for facilities added by the district.

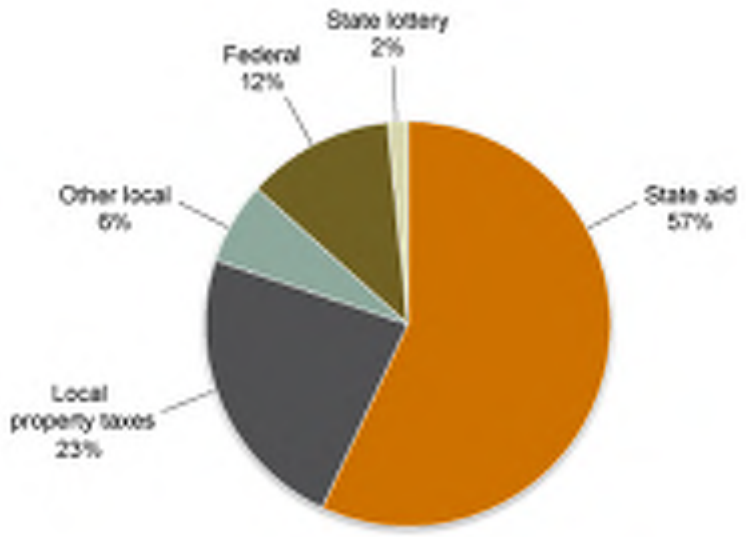
Projecting enrollment into the future involves using current and historical California Basic Educational Data System (CBEDS) enrollment data for the district. The data collected is then projected into the future for five years using a method known as Cohort Survival Projection.

The second part in determining the district's eligibility for new construction assistance is to document the capacity of the school district at the time the first application for eligibility is filed under the SFP program. This capacity calculation is done only once. The existing building capacity is subtracted from the enrollment projection. The number of pupils remaining are considered "unhoused" for the purposes of the SFP. They represent the district's eligibility for new construction grant entitlement.

After a district has established eligibility for a project, the district may request funding for the design and construction of the facility. The program is 50% State funding and 50% local matching share for a total project cost.

The funding is approved after the district has acquired a site for a project and after the plans for construction are approved by the Division of the State Architect (DSA) and the California Department of Education (CDE). The request for funding must be submitted prior to occupancy of any classroom in the construction contract for the project.

Primary Sources of K-12 Funding in California



SOURCE: Education Data Partnership, 2010–11 Financial Reports for State.
SOURCE: Weston, M. (2012). School Finance - Public Policy Institute of California. [online] Public Policy Institute of California. Available at: https://www.ppic.org/publication/school-finance/
NOTE: The exact percentage of funds from each source varies each year, but the overall distribution has held steady for more than a decade.

Information About Measure T

Measure T to Improve Our Schools:

The Westminster School District Board of Trustees voters to place Measure T, a $76 million local bond measure, on the November 8, 2016 ballot to complete the highest priority school facility improvements.

The Westminster School District is committed to providing a quality education for all students, preschool through eighth grade. The District serves the communities of Westminster, Midway City, Huntington Beach and Garden Grove. Our academic programs have received several recognitions in the past year:

- In 2018, Westminster School District was one of just 13 school districts in California and the only district in Orange County to be named an Honor Roll School District, a national program recognizing high-performing schools that improve outcomes for students
- The California Department of Education has honored nine WSD schools with the Gold Ribbon Schools Award for gains in academic achievement
- Seven more sites were honored as Academic Achieving Schools for meeting the needs of lower-income students
- The White House Initiative on Educational Excellence for Hispanics recognized WSD as a Bright Spot in Hispanic Education
- WSD was named a District of Distinction by a national publication for our Vietnamese Dual Language Immersion Program

The Westminster School District takes pride in the condition of our schools, yet all of our schools are 46 to 66 years old and have aging classrooms and science labs that need to be updated. For example, aging roofs leak, which disrupts classroom instruction. Schools lack air conditioning systems and classrooms often reach temperatures of 80 to 100 degrees. The Board of Trustees voted to place Measure T, a $76 million bond measure, on the November 8, 2016 ballot to provide local school facilities improvement funding. It would help complete the highest-priority school improvements, which include:

- Repairing or replacing leaky roofs
- Replacing outdated heating and ventilation systems with updated air conditioning systems in all classrooms
- Constructing a gymnasium at Stacey Middle School for physical education and community use
- Upgrading inadequate electrical systems
- Improving student access to modern technology
- Renovating outdated classrooms, restrooms and school facilities

Information About Measure T

Measure T to Improve Our Schools:

A Plan to Address Improvements

- Complete the highest priority school improvements over 10 to 12 years

But projects cannot all be completed at once because of:

- Availability of funds
- Staging required to avoid disruption that would be caused to teaching and learning in our schools



Elements of Measure T

- All funds would benefit WSD and could not be taken by the State
- An independent citizens' oversight committee would ensure that all funds are spent according to voter-approved purposes
- No funds could be used for administrators' salaries
- Estimated annual property tax is $24.50 per $100,000 of assessed (not market) property value for as long as bonds are outstanding

The District website will provide facilities updates on the conditions of our schools and the modernization needs to continue to be able to provide a 21st Century Educational environment for the students we serve. We invite you to provide feedback to the district on our facilities by clicking here (feedback@wsdk8.us)

Westminster School District – Financial Plan

The following pages include the

Westminster School District's Financial Plan

as reviewed and prioritized by District Staff.

June 2019

Financial Plan - Priority / Phasing

The Priority/Phasing Plan proposes new projects to be kicked-off between 2019 - 2024. In addition, projects have been identified as part of the long-Range Master Plan that will continue five years and beyond.

A program level Financial Plan has been established based on 2019 cost and adjusted by an estimated escalation rate per year of implementation.

The master budget establishes project costs in three major phases and two long-term phases to account for immediate and future needs as part of the road map for long range facilities improvements.

The prioritized/phased projects will address specific needs at each site. The projects were identified and vetted with the District staff

Projects may include: updates / maintenance of classrooms and infrastructure, repairing or replacing mechanical, electrical, plumbing, and roofing systems, in order to provide safe and well maintained classrooms,

Where identified, projects may also include new construction and/or acquiring new equipment for sites and facilities. Funding allocations are subject to revision as projects are scoped in further detail, designed, bid, constructed, and closed-out.



**All Cost Allowances / Estimates Reflect Forecasted 2019 Dollars // Construction Cost + Project Soft Costs // Costs are subject to change based on market conditions, and when projects are actually bid and executed by the District.*

***Soft Costs: A/E fees, misc. permitting / testing fees, contractor overhead/profit, project contingency, etc.*

****Annual escalation is market driven and the factor may be at 8%- 12% for example, and will impact the total cost of a project. Final construction cost of a project is determined by actual bids received, change orders, close-out, testing, commissioning, other, DSA and Agency requirements.*



FACILITIES MASTER PLAN FINANCIAL SUMMARY

Westminster School District

5 Year Needs Assessment: 2019 - 2024

FACILITIES MASTER PLAN TOTALS: NEW CONSTRUCTION / MODERNIZATION/ CODE & CRITICAL LIFE-CYCLE PROJECTS

Priority Span	Master Plan			Long -Range Master Plan		Priority 1-5 : Totals
	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
	1-2 Years	3-5 Years	6-10 Years	11-15 Years	16+ Years	

Priority Definitions 1-5

Priority Definitions 1-5		Priority 1-5 : Totals
	Project Categories 1-8	
1	Health, Safety & Security	
2	Code/ ADA Access Student / Staff Accessibility	
3	Technology Infrastructure	
4	Building Improvements/ Repairs/ Modernizations/ Curb Appeal	
5	Building Systems/ MEP, General Site Systems	
6	Site Improvements/ Repairs/ Removals/ Demolition	
7	Construction/New/Expansion	
8	Sustainable Opportunities	

FACILITIES MASTER PLAN FINANCIAL SUMMARY // WESMINSTER SCHOOL DISTRICT

FACILITIES MASTER PLAN TOTALS: NEW CONSTRUCTION / MODERNIZATION/ CODE & CRITICAL LIFE-CYCLE PROJECTS

All costs are forecasted in 2019 dollars.

Facilities / Sites	Master Plan				Long -Range Master Plan			
	Priority 1	Priority 2	Priority3	Priority 1-3	Priority 4	Priority 5	Priority 4-5	Priority 1-5 : Totals
	1-2 Years	3-5 Years	6-10 Years	Total	11-15 Years	16+ Years	Total	
Funds Distribution Plan								
School Sites								
Elementary Schools	Priority 1	Priority 2	Priority 3	Priority 1-3	Priority 4	Priority 5	Priority 4-5	Priority 1-5 : Totals
Anderson Elementary	$ 974,339	$ 13,035,399	$ -	$ 14,009,738	$ 15,687,523	$ 7,294,879	$ 22,982,402	$ 36,992,139
Clegg Elementary	$ 2,617,203	$ 16,144,752	$ -	$ 18,761,955	$ 56,160	$ -	$ 56,160	$ 18,818,115
DeMille Elementary	$ 2,106,942	$ 12,172,306	$ -	$ 14,279,248	$ -	$ 1,834,560	$ 1,834,560	$ 16,113,808
Eastwood Elementary	$ 877,466	$ 13,238,176	$ -	$ 14,115,641	$ 6,084,000	$ 1,983,800	$ 8,067,800	$ 22,183,441
Finley Elementary	$ 2,007,045	$ 14,584,658	$ 201,365	$ 16,793,068	$ 7,293,000	$ 71,885	$ 7,364,885	$ 24,157,953
Fryberger Elementary	$ 14,467,044	$ 2,896,140	$ -	$ 17,363,184	$ 46,800	$ 449,280	$ 496,080	$ 17,859,264
Hayden Elementary	$ 11,997,743	$ 2,707,661	$ -	$ 14,705,403	$ -	$ 2,518,542	$ 2,518,542	$ 17,223,945
Meairs Elementary	$ 14,701,290	$ 2,624,918	$ -	$ 17,326,208	$ 13,860,600	$ 468,749	$ 14,329,349	$ 31,655,557
Schmitt Elementary	$ 2,234,066	$ 12,072,450	$ 546,499	$ 14,853,015	$ -	$ 2,471,040	$ 2,471,040	$ 17,324,055
Schroeder Elementary	$ 886,265	$ 2,527,200	$ 7,147,920	$ 10,561,385	$ 13,829,400	$ 1,637,938	$ 15,467,338	$ 26,028,722
Sequoia Elementary	$ 1,106,523	$ 3,623,568	$ 10,301,850	$ 15,031,941	$ 9,136,889	$ 47,923	$ 9,184,812	$ 24,216,753
Webber Elementary	$ 1,161,606	$ 10,443,826	$ 860,964	$ 12,466,396	$ 12,417,600	$ 344,635	$ 12,762,235	$ 25,228,631
Willmore Elementary	$ 910,289	$ 2,780,294	$ 7,972,871	$ 11,663,454	$ 15,596,256	$ 131,789	$ 15,728,045	$ 27,391,499
Elementary Schools	$ 56,047,818	$ 108,851,348	$ 27,031,469	$ 191,930,635	$ 94,008,228	$ 19,255,019	$ 113,263,247	$ 305,193,882
Middle Schools	Priority 1	Priority 2	Priority 3	Priority 1-3	Priority 4	Priority 5	Priority 4-5	Priority 1-5 : Totals
Johnson Middle	$ 4,144,278	$ 1,903,200	$ 20,675,179	$ 26,722,657	$ 824,023	$ 149,760	$ 973,783	$ 27,696,440
Stacey Middle	$ 4,339,274	$ 2,683,200	$ 17,543,370	$ 24,565,844	$ 229,320	$ 627,120	$ 856,440	$ 25,422,284
Warner Middle	$ 4,251,210	$ 1,825,200	$ 21,215,626	$ 27,292,036	$ 805,896	$ -	$ 805,896	$ 28,097,932
Middle Schools	$ 12,734,762	$ 6,411,600	$ 59,434,175	$ 78,580,536	$ 1,859,239	$ 776,880	$ 2,636,119	$ 81,216,656
Other District Sites	Priority 1	Priority 2	Priority 3	Priority 1-3	Priority 4	Priority 5	Priority 4-5	Priority 1-5 : Totals
Land School - Child Development	$ 473,852	$ 289,380	$ 8,351,889	$ 9,115,121	$ 727,272	$ -	$ 727,272	$ 9,842,393
District Office	$ 490,770	$ -	$ -	$ 490,770	$ -	$ 12,404,301	$ 12,404,301	$ 12,895,071
District Food Services	$ 89,670	$ -	$ -	$ 89,670	$ -	$ 4,662,840	$ 4,662,840	$ 4,752,510
Support Sites	$ 1,054,292	$ 289,380	$ 8,351,889	$ 9,695,561	$ 727,272	$ 17,067,141	$ 17,794,413	$ 27,489,974
Sub-Total -All Sites	$ 69,836,871	$ 115,552,328	$ 94,817,533	$ 280,206,732	$ 96,594,739	$ 37,099,040	$ 133,693,779	$ 413,900,511
8% Escalation; Subsequent phases increase by 4%	*$ 5,586,950*	*$ 13,866,279*	*$ 15,170,805*	*$ 34,624,034*				
10% Life-Cycle Critical Repair/Replacement as needed	*$ 6,983,687*	*$ 11,555,233*	*$ 9,481,753*	*$ 28,020,673*				
10% Project Contingency	*$ 6,983,687*	*$ 11,555,233*	*$ 9,481,753*	*$ 28,020,673*				
FMP GRAND TOTAL	$ 89,391,194	$ 152,529,073	$ 128,951,845	$ 370,872,112				
Fund Servicing Total								

**All Cost Allowances /Estimates Reflect Forecasted 2019 Dollars // Construction Cost + Project Soft Costs// Costs are subject to change based on market conditions, and when projects are actually bid and executed by the District.*

***Annual escalation is market driven and the factor may be at 8%- 12% for example, and will impact the total cost of a project. Final construction cost of a project is determined by actual bids received, change orders, close-out, testing, commissioning, other, DSA and Agency requirements.*

FACILITIES MASTER PLAN FINANCIAL SUMMARY // WSD

Westminster School District

Anderson Elementary School

Bldg.#/ Sys.#	Building/ Type	Building/ Facilities Projects	Year Built	Construction Class	Gross Square Footage	Modernization	Priority 1	Priority 2	Priority 3	Priority 1-3	Priority 4	Priority 5	Priority 4-5 Total	ALL: P1-P5
1	Permanent	Administration	1961	C - Masonry	2,170	Minor Mod.		$ 493,675		$ 493,675				$ 493,675
2	Permanent	Multipurpose	1961	C - Masonry	4,799	Major Mod.		$ 1,559,675		$ 1,559,675				$ 1,559,675
3	Permanent	Kindergarten Classrooms	1961	C - Masonry	2,656	Minor Mod.		$ 604,240		$ 604,240				$ 604,240
4	Permanent	Classroom Building A1-A3	1961	C - Masonry	3,488	Minor Mod.		$ 793,520		$ 793,520				$ 793,520
5	Permanent	Classroom Building A4-A5	1961	C - Masonry	2,744	Minor Mod.		$ 624,260		$ 624,260				$ 624,260
6	Permanent	Classroom Building A6-A8	1961	C - Masonry	3,136	Minor Mod.		$ 713,440		$ 713,440				$ 713,440
7	Permanent	Classrooms, Library, B9	1961	C - Masonry	2,113	Minor Mod.		$ 480,708		$ 480,708				$ 480,708
8	Permanent	Classroom Building B6-B8	1961	C - Masonry	3,136	Minor Mod.		$ 713,440		$ 713,440				$ 713,440
9	Permanent	Classroom Building B4-B5	1961	C - Masonry	2,744	Minor Mod.		$ 624,260		$ 624,260				$ 624,260
10	Permanent	Classroom Building B1-B3	1961	C - Masonry	3,488	Minor Mod.		$ 793,520		$ 793,520				$ 793,520
11	Shelter	Lunch Shelter	1997	S - Metal	1,200	Minor Mod.				$ -		$ 78,000	$ 78,000	$ 78,000
12	Portable	Portable Classrooms K3	2004	D - Wood	1,440								$ -	$ -
13	Portable	Portable Classrooms K4	1990	D - Wood	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
14	Portable	Portable Classrooms K5	1990	D - Wood	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
15	Portable	Portable Classrooms R1-R2	2005	D - Wood	2,880								$ -	$ -
16	Portable	Portable Classrooms R-3	1997	S - Metal	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
17	Portable	Portable Classrooms R-4	1997	S - Metal	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
18	Portable	Portable Classrooms R-5- Computer Lab	2007	S - Metal	960									
19	Portable	Portable Classrooms R-6	2007	S - Metal	960									
20	Portable	Portable Classrooms R-7	2007	S - Metal	960									
21	Portable	Portable Classrooms P-1	2001	S - Metal	960									
22	Portable	Portable Classrooms P-2	2004	D - Wood	960									
23	Portable	Portable Classrooms P-3	2004	D - Wood	960									
24	Portable	Portable Classrooms P-4	2004	D - Wood	960									
25	Portable	Portable Classrooms P-5	2004	D - Wood	960									
26	Portable	Portable Classrooms P-6	2004	D - Wood	960									
27	Passages	Covered Walkways	1961	D - Wood	2,943	Major Mod.		$ 191,295		$ 191,295				$ 191,295

					51,417										
Fire-Alarm	Site wide	Replace Fire Alarm System	New	Site-Wide	51,417	Site Improv.	$ 449,899		$ 449,899				$ 449,899
Sys-1	Site	Asphalt/Concrete Repair	Exist.	AS/Con.	1	Site Improv.		$ 6,500	$ 6,500				$ 6,500
Sys-2	Site	Curb Appeal	Exist.	AS/Con.	5,000	Site Improv.		$ 65,000	$ 65,000				$ 65,000
Sys-3	Site	Drainage Repair	Exist.	AS/Con.	10,000	Site Improv.			$ -				$ -
Sys-4	Site	Drop-off and Pick-up	Exist.	AS/Con.	1	Site Improv.		$ 32,500	$ 32,500				$ 32,500
Sys-5	Site	Electrical Upgrades	Exist.	Elec.	1	Site Improv.		$ 65,000	$ 65,000				$ 65,000
Sys-6	Site	Future Ready Classroom/ Innovation Lab (Classroom Conversion)	Exist.	Various	1	Site Improv.		$ 650,000	$ 650,000				$ 650,000
Sys-7	Site	Future Ready Classroom/ Innovation Lab (Furniture)	Exist.	Various	4	Site Improv.		$ 78,000	$ 78,000				$ 78,000
Sys-8	Site	Landscaping Replacement	Exist.	Various	1	Site Improv.		$ 26,000	$ 26,000				$ 26,000
Sys-9	Site	Marquee Update	Exist.	Various	-	Site Improv.		$ -	$ -				$ -
Sys-10	Site	Mechanical Upgrades	Exist.	Various	1	Site Improv.		$ 65,000	$ 65,000				$ 65,000
Sys-11	Site	Outdoor Learning Areas	Exist.	Various	1	Site Improv.		$ 780,000	$ 780,000				$ 780,000
Sys-12	Site	Performing Arts Update (Misc. Allowance)	Exist.	Various	1	Site Improv.		$ 13,000	$ 13,000				$ 13,000
Sys-13	Site	Physical Education Area Update	Exist.	Various	5,000	Site Improv.		$ 162,500	$ 162,500				$ 162,500
Sys-14	Site	Plumbing Upgrades	Exist.	Various	1	Site Improv.		$ 65,000	$ 65,000				$ 65,000
Sys-15	Site	Roofing (Replace) All Main Campus Roofs	Exist.	Various	64,000	Site Improv.		$ 1,164,800	$ 1,164,800				$ 1,164,800
Sys-16	Site	Safety and Security Upgrades (Cameras)	Exist.	Various	10	Site Improv.	$ 19,500		$ 19,500				$ 19,500
Sys-17	Site	Safety and Security Upgrades (Door Hardware/ Key Less Entry)	Exist.	Various	10	Site Improv.	$ 325,000		$ 325,000				$ 325,000
Sys-18	Site	Safety and Security Upgrades (Fencing)	Exist.	Various	100	Site Improv.	$ 11,050		$ 11,050				$ 11,050
Sys-19	Site	Safety and Security Upgrades (Lighting)	Exist.	Various	10	Site Improv.	$ 6,500		$ 6,500				$ 6,500
Sys-20	Site	Technology Upgrades	Exist.	Various	1	Site Improv.		$ 97,500	$ 97,500				$ 97,500
N-1	New. Con	New MPR Building	New	New	8,000	Addition			-	5,720,000		5,720,000	5,720,000
N-2	New. Con	New (8) Classroom Building	New	New	9,000	Addition			-	5,200,000		5,200,000	5,200,000
N-3	New. Con	Site Improvement Allowance	New	New	1	Site				260,000		260,000	260,000
Direct Cost and 30% Soft Cost Total							$ 811,949	$ 10,862,833	$ 11,674,781	$ 11,180,000	$ 452,400	$ 11,632,400	$ 23,307,181
20% included for ADA and other Code Related Requirements							$ 162,390	$ 2,172,567	$ -	$ 2,334,956	$ 4,507,523	$ 6,842,479	$ 13,684,958	$ 16,019,914
TOTAL New Construction / Modernizations/ Campus Improvements *(Includes 30% Soft Costs and 20% Code Related Requirements)*							$ 974,339	$ 13,035,399	$ -	$ 14,009,738	$ 15,687,523	$ 7,294,879	$ 25,317,358	$ 39,327,096

*All Cost Allowances /Estimates Reflect Forecasted 2019 Dollars // Construction Cost + Project Soft Costs// Costs are subject to change based on market conditions, and when projects are actually bid and executed by the District.
**Soft Costs: A/E fees, misc. permitting/testing fees, contractor overhead/profit, project contingency, etc.

FACILITIES MASTER PLAN FINANCIAL SUMMARY // WSD

Westminster School District

Clegg Elementary School

Bldg.#/ Sys.#	Building/ Type	Building/ Facilities Projects	Year Built	Construction Class	Gross Square Footage	Modernization	Priority 1	Priority 2	Priority 3	Priority 1-3	Priority 4	Priority 5	Priority 4-5 Total	ALL: P1-P5
1	Permanent	Support Services Building	2002	C - Masonry	1,938					$ -			$ -	$ -
2	Permanent	Multi-Purpose (Shared with Stacey)	1965	C - Masonry	11,112	Major Mod.		$ 3,611,400		$ 3,611,400				$ 3,611,400
3	Permanent	Classroom Building A1-A4	1965	C - Masonry	3,844	Major / Minor Mod.		$ 999,440		$ 999,440				$ 999,440
4	Permanent	Classroom Building B1-B4	1965	C - Masonry	3,844	Major / Minor Mod.		$ 999,440		$ 999,440				$ 999,440
5	Permanent	Classroom Building C1-C4	1965	C - Masonry	3,844	Major / Minor Mod.		$ 999,440		$ 999,440				$ 999,440
6	Permanent	Classroom Building D1-D4	1965	C - Masonry	3,600	Major / Minor Mod.		$ 936,000		$ 936,000				$ 936,000
7	Permanent	Classroom Building E1-E5	1965	C - Masonry	3,600	Major / Minor Mod.		$ 936,000		$ 936,000				$ 936,000
8	Permanent	Classroom Building F1-F6	1965	C - Masonry	3,600	Major / Minor Mod.		$ 936,000		$ 936,000				$ 936,000
9	Permanent	Classroom Building K1-K7	1965	C - Masonry	5,180	Major / Minor Mod.		$ 1,346,800		$ 1,346,800				$ 1,346,800
10	Permanent	Restroom Building A Wing	1965	C - Masonry	561	Major / Minor Mod.		$ 145,860		$ 145,860				$ 145,860
11	Permanent	Restroom Building D Wing	1965	C - Masonry	561	Major / Minor Mod.		$ 145,860		$ 145,860				$ 145,860
12	Permanent	Restroom Building C Wing	1965	C - Masonry	561	Major / Minor Mod.		$ 145,860		$ 145,860				$ 145,860
13	Permanent	Restroom Building F Wing	1965	C - Masonry	561	Major / Minor Mod.		$ 145,860		$ 145,860				$ 145,860
14	Shelter	Lunch Shelter	1999	S - Metal	1,200	Minor Mod.(P-)				$ -	$ 46,800		$ 46,800	$ 46,800
					44,006									
Fire-Alarm	Site wide	Replace Fire Alarm System	New	Site-Wide	44,006	Site Improve.	$ 385,053			$ 385,053				$ 385,053
Sys-1	Site	Asphalt/Concrete Repair	Exist.	AS/Con.	1	Site Improve.		$ 6,500		$ 6,500				$ 6,500
Sys-2	Site	Curb Appeal	Exist.	AS/Con.	5,000	Site Improve.		$ 65,000		$ 65,000				$ 65,000
Sys-3	Site	Drainage Repair	Exist.	AS/Con.	10,000	Site Improve.				$ -				$ -
Sys-4	Site	Drop-off and Pick-up	Exist.	AS/Con.	1	Site Improve.		$ 32,500		$ 32,500				$ 32,500
Sys-5	Site	Electrical Upgrades	Exist.	Elec.	1	Site Improve.		$ 65,000		$ 65,000				$ 65,000
Sys-6	Site	Future Ready Classroom/ Innovation Lab (Classroom Conversion)	Exist.	Various	1	Site Improve.		$ 650,000		$ 650,000				$ 650,000
Sys-7	Site	Future Ready Classroom/ Innovation Lab (Furniture)	Exist.	Various	4	Site Improve.		$ 78,000		$ 78,000				$ 78,000
Sys-8	Site	Landscaping Replacement	Exist.	Various	1	Site Improve.		$ 26,000		$ 26,000				$ 26,000
Sys-9	Site	Mechanical Upgrades	Exist.	Various	1	Site Improve.		$ 65,000		$ 65,000				$ 65,000
Sys-10	Site	Outdoor Learning Areas	Exist.	Various	1	Site Improve.		$ 780,000		$ 780,000				$ 780,000
Sys-11	Site	Performing Arts Update (Misc. Allowance)	Exist.	Various	1	Site Improve.		$ 13,000		$ 13,000				$ 13,000

Sys-12	Site	Physical Education Area Update	Exist.	Various	5,000	Site Improve.		$ 162,500		$ 162,500					$ 162,500
Sys-13	Site	Plumbing Upgrades	Exist.	Various	1	Site Improve.		$ 65,000		$ 65,000					$ 65,000
Sys-14	Site	Roofing (Repair)	Exist.	Various	-	Site Improve.		$ -		$ -					$ -
Sys-15	Site	Roofing (Replace) Flat Roofs	Exist.	Various	52,000	Site Improve.	$ 946,400			$ 946,400					$ 946,400
Sys-16	Site	Roofing (Replace) Shingle Mansards	Exist.	Various	15,000	Site Improve.	$ 487,500			$ 487,500					$ 487,500
Sys-17	Site	Safety and Security Upgrades (Cameras)	Exist.	Various	10	Site Improve.	$ 19,500			$ 19,500					$ 19,500
Sys-18	Site	Safety and Security Upgrades (Door Hardware/ Key Less Entry)	Exist.	Various	10	Site Improve.	$ 325,000			$ 325,000					$ 325,000
Sys-19	Site	Safety and Security Upgrades (Fencing)	Exist.	Various	100	Site Improve.	$ 11,050			$ 11,050					$ 11,050
Sys-20	Site	Safety and Security Upgrades (Lighting)	Exist.	Various	10	Site Improve.	$ 6,500			$ 6,500					$ 6,500
Sys-21	Site	Technology Upgrades	Exist.	Various	1	Site Improve.		$ 97,500		$ 97,500					$ 97,500
Direct Cost and 30% Soft Cost Total							$ 2,181,003	$ 13,453,960		$ 15,634,963	$ 46,800	$ -	$ 46,800	$ 15,681,763	
20% included for ADA and other Code Related Requirements							$ 436,201	$ 2,690,792	$ -	$ 3,126,993	$ 9,360	$ -	$ 9,360	$ 3,136,353	
TOTAL New Construction / Modernizations/ Campus Improvements *(Includes 30% Soft Costs and 20% Code Related Requirements)*							$ 2,617,203	$ 16,144,752	$ -	$ 18,761,955	$ 56,160	$ -	$ 56,160	$ 18,818,115	

*All Cost Allowances /Estimates Reflect Forecasted 2019 Dollars // Construction Cost + Project Soft Costs// Costs are subject to change based on market conditions, and when projects are actually bid and executed by the District.
**Soft Costs: A/E fees, misc. permitting/testing fees, contractor overhead/profit, project contingency, etc.

FACILITIES MASTER PLAN FINANCIAL SUMMARY // WSD

Westminster School District

DeMille Elementary School

Bldg.#/ Sys.#	Building/Type	Building/ Facilities Projects	Year Built	Construction Class	Gross Square Footage	Modernization	Priority 1	Priority 2	Priority 3	Priority 1-3	Priority 4	Priority 5	Priority 4-5 Total	ALL: P1-P5
1	Permanent	Administration Building	1959	C - Masonry	1,210	Major Mod.		$ 393,250		$ 393,250				$ 393,250
2	Permanent	Multi-Purpose Building	1959	C - Masonry	4,838	Major Mod.		$ 1,572,350		$ 1,572,350				$ 1,572,350
3	Permanent	Kindergarten Classrooms 1-2-3	1959	C - Masonry	3,608	Major Mod.		$ 1,172,600		$ 1,172,600				$ 1,172,600
4	Permanent	Library, Computer Lab 3-4	1959	C - Masonry	2,205	Major Mod.		$ 716,625		$ 716,625				$ 716,625
5	Permanent	Classroom Building 5-6	1959	C - Masonry	2,205	Major Mod.		$ 716,625		$ 716,625				$ 716,625
6	Permanent	Classroom Building 7-8	1959	C - Masonry	2,768	Major Mod.		$ 899,600		$ 899,600				$ 899,600
7	Permanent	Classroom Building 13-14	1959	C - Masonry	2,768	Major Mod.		$ 899,600		$ 899,600				$ 899,600
8	Permanent	Lounge, Classroom 10	1959	C - Masonry	2,205	Major Mod.		$ 716,625		$ 716,625				$ 716,625
9	Permanent	Classroom Building 11-12	1959	C - Masonry	2,205	Major Mod.		$ 716,625		$ 716,625				$ 716,625
10	Portable	Portable Classroom 15	1999	S - Metal	960	Minor Mod.				$ -		$ 93,600	$ 93,600	$ 93,600
11	Portable	Portable Classroom 16	1999	S - Metal	960	Minor Mod.				$ -		$ 93,600	$ 93,600	$ 93,600
12	Portable	Portable Classroom 17	1997	S - Metal	960	Minor Mod.				$ -		$ 93,600	$ 93,600	$ 93,600
13	Portable	Portable Classroom 18	1997	S - Metal	960	Minor Mod.				$ -		$ 93,600	$ 93,600	$ 93,600
14	Portable	Portable Classroom 19	1997	S - Metal	960	Minor Mod.				$ -		$ 93,600	$ 93,600	$ 93,600
15	Portable	Portable Classroom 20	1990	D - Wood	960	Minor Mod.				$ -		$ 93,600	$ 93,600	$ 93,600
16	Portable	Portable Classroom 21	1990	D - Wood	960	Minor Mod.				$ -		$ 93,600	$ 93,600	$ 93,600
17	Portable	Portable Classroom 22	1990	D - Wood	960	Minor Mod.				$ -		$ 93,600	$ 93,600	$ 93,600
18	Portable	Portable Classroom 23	1996	D - Wood	960	Minor Mod.				$ -		$ 93,600	$ 93,600	$ 93,600
19	Portable	Portable Classroom 24	1996	S - Metal	960	Minor Mod.				$ -		$ 93,600	$ 93,600	$ 93,600
20	Portable	Portable Classroom 25	1996	S - Metal	960	Minor Mod.				$ -		$ 93,600	$ 93,600	$ 93,600
21	Portable	Portable Classroom 26	1996	S - Metal	960	Minor Mod.				$ -		$ 93,600	$ 93,600	$ 93,600
22	Portable	Portable Classroom 27	1999	S - Metal	960	Minor Mod.				$ -		$ 93,600	$ 93,600	$ 93,600
23	Portable	Portable Classroom 28	1999	S - Metal	960	Minor Mod.				$ -		$ 93,600	$ 93,600	$ 93,600
24	Portable	Portable Classroom 29	1997	S - Metal	960	Minor Mod.				$ -		$ 93,600	$ 93,600	$ 93,600
25	Portable	Restrooms Portable	1999	S - Metal	480	Minor Mod.				$ -		$ 124,800	$ 124,800	$ 124,800
26	Passages	Covered Walkways	1959	D - Wood	5,992	Minor Mod.		$ 233,688		$ 233,688				$ 233,688
					44,884									
Fire-Alarm	Site wide	Replace Fire Alarm System	New	Site-Wide	44,884	Site Improve.	$ 392,735			$ 392,735				$ 392,735
Sys-1	Site	Asphalt/Concrete Repair	Exist.	AS/Con.	1	Site Improve.		$ 6,500		$ 6,500				$ 6,500

Sys-2	Site	Curb Appeal	Exist.	AS/Con.	5,000	Site Improve.		$ 65,000		$ 65,000					$ 65,000
Sys-3	Site	Drainage Repair	Exist.	AS/Con.	10,000	Site Improve.				$ -					$ -
Sys-4	Site	Drop-off and Pick-up	Exist.	AS/Con.	1	Site Improve.		$ 32,500		$ 32,500					$ 32,500
Sys-5	Site	Electrical Upgrades	Exist.	Elec.	1	Site Improve.		$ 65,000		$ 65,000					$ 65,000
Sys-6	Site	Future Ready Classroom/ Innovation Lab (Classroom Conversion)	Exist.	Various	1	Site Improve.		$ 650,000		$ 650,000					$ 650,000
Sys-7	Site	Future Ready Classroom/ Innovation Lab (Furniture)	Exist.	Various	4	Site Improve.		$ 78,000		$ 78,000					$ 78,000
Sys-8	Site	Landscaping Replacement	Exist.	Various	1	Site Improve.		$ 26,000		$ 26,000					$ 26,000
Sys-9	Site	Marquee Update	Exist.	Various	-	Site Improve.		$ -		$ -					$ -
Sys-10	Site	Mechanical Upgrades	Exist.	Various	1	Site Improve.		$ 65,000		$ 65,000					$ 65,000
Sys-11	Site	Outdoor Learning Areas	Exist.	Various	1	Site Improve.		$ 780,000		$ 780,000					$ 780,000
Sys-12	Site	Performing Arts Update (Misc. Allowance)	Exist.	Various	1	Site Improve.		$ 13,000		$ 13,000					$ 13,000
Sys-13	Site	Physical Education Area Update	Exist.	Various	5,000	Site Improve.		$ 162,500		$ 162,500					$ 162,500
Sys-14	Site	Plumbing Upgrades	Exist.	Various	1	Site Improve.		$ 65,000		$ 65,000					$ 65,000
Sys-15	Site	Roofing (Replace) Main Buildings, Canopies/ Portables	Exist.	Various	55,000	Site Improve.	$ 1,001,000			$ 1,001,000					$ 1,001,000
Sys-16	Site	Safety and Security Upgrades (Cameras)	Exist.	Various	10	Site Improve.	$ 19,500			$ 19,500					$ 19,500
Sys-17	Site	Safety and Security Upgrades (Door Hardware/ Key Less Entry)	Exist.	Various	10	Site Improve.	$ 325,000			$ 325,000					$ 325,000
Sys-18	Site	Safety and Security Upgrades (Fencing)	Exist.	Various	100	Site Improve.	$ 11,050			$ 11,050					$ 11,050
Sys-19	Site	Safety and Security Upgrades (Lighting)	Exist.	Various	10	Site Improve.	$ 6,500			$ 6,500					$ 6,500
Sys-20	Site	Technology Upgrades	Exist.	Various	1	Site Improve.		$ 97,500		$ 97,500					$ 97,500
Direct Cost and 30% Soft Cost Total							$ 1,755,785	$ 10,143,588		$ 11,899,373		$ 1,528,800	$ 1,528,800		$ 13,428,173
20% included for ADA and other Code Related Requirements							$ 351,157	$ 2,028,718	$ -	$ 2,379,875	$ -	$ 305,760	$ 305,760		$ 2,685,635
TOTAL New Construction / Modernizations/ Campus Improvements *(Includes 30% Soft Costs and 20% Code Related Requirements)*							$ 2,106,942	$ 12,172,306	$ -	$ 14,279,248	$ -	$ 1,834,560	$ 1,834,560		$ 16,113,808

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**Soft Costs: A/E fees, misc. permitting/testing fees, contractor overhead/profit, project contingency, etc.

FACILITIES MASTER PLAN FINANCIAL SUMMARY // WSD

Westminster School District

Eastwood Elementary School

Bldg.#/ Sys.#	Building/ Type	Building/ Facilities Projects	Year Built	Construction Class	Gross Square Footage	Modernization	Priority 1	Priority 2	Priority 3	Priority 1-3	Priority 4	Priority 5	Priority 4-5 Total	ALL: P1-P5
1	Permanent	Administration Building	1964	C - Masonry	1,850	Major Mod.		$ 601,250		$ 601,250				$ 601,250
2	Permanent	Multi-Purpose Building	1964	C - Masonry	4,608	Major Mod.		$ 1,497,600		$ 1,497,600				$ 1,497,600
3	Permanent	Kindergarten Classroom K1-K2	1964	C - Masonry	2,784	Major Mod.		$ 904,800		$ 904,800				$ 904,800
4	Permanent	Classroom Building A-B	1964	C - Masonry	8,656	Major Mod.		$ 2,813,200		$ 2,813,200				$ 2,813,200
5	Permanent	Classroom Building C-D	1964	C - Masonry	8,656	Major Mod.		$ 2,813,200		$ 2,813,200				$ 2,813,200
6	Potables	Portable Classroom E1	1994	S - Metal	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
7	Potables	Portable Classroom E2	1994	S - Metal	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
8	Potables	Portable Classroom E3	1994	S - Metal	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
9	Potables	Portable Classroom E4	1994	S - Metal	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
10	Potables	Portable Classroom E5	1994	S - Metal	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
11	Potables	Restrooms Portables	1994	S - Metal	480	Minor Mod.						$ 124,800	$ 124,800	$ 124,800
12	Potables	Portable Classrooms R1	1998	S - Metal	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
13	Potables	Portable Classrooms R2	1996	S - Metal	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
14	Potables	Portable Classrooms R3	1996	S - Metal	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
15	Potables	Portable Classrooms R4	1996	S - Metal	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
16	Potables	Portable Classrooms R5	1996	S - Metal	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
17	Potables	Portable Classrooms R6	1998	S - Metal	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
18	Potables	Portable Classrooms R7	2000	S - Metal	960								$ -	$ -
19	Shelter	Lunch Shelter	1999	S - Metal	1,200	Minor Mod.						$ 46,800	$ 46,800	$ 46,800
20	Passages	Covered Walkways	1964	D - Wood	2,437	Minor Mod.		$ 95,043		$ 95,043				$ 95,043
					42,191									
Fire-Alarm	Site wide	Replace Fire Alarm System	New	Site-Wide	42,191	Site Improve.	$ 369,171			$ 369,171				$ 369,171
Sys-1	Site	Asphalt/Concrete Repair	Exist.	AS/Con.	1	Site Improve.		$ 6,500		$ 6,500				$ 6,500
Sys-2	Site	Curb Appeal	Exist.	AS/Con.	5,000	Site Improve.		$ 65,000		$ 65,000				$ 65,000
Sys-3	Site	Drainage Repair	Exist.	AS/Con.	10,000	Site Improve.				$ -				$ -
Sys-4	Site	Drop-off and Pick-up	Exist.	AS/Con.	1	Site Improve.		$ 32,500		$ 32,500				$ 32,500
Sys-5	Site	Electrical Upgrades	Exist.	Elec.	1	Site Improve.		$ 65,000		$ 65,000				$ 65,000

Sys-6	Site	Future Ready Classroom/ Innovation Lab (Classroom Conversion)	Exist.	Various	1	Site Improve.		$ 650,000		$ 650,000				$ 650,000
Sys-7	Site	Future Ready Classroom/ Innovation Lab (Furniture)	Exist.	Various	4	Site Improve.		$ 78,000		$ 78,000				$ 78,000
Sys-8	Site	Landscaping Replacement	Exist.	Various	1	Site Improve.		$ 26,000		$ 26,000				$ 26,000
Sys-9	Site	Marquee Update	Exist.	Various	-	Site Improve.		$ -		$ -				$ -
Sys-10	Site	Mechanical Upgrades	Exist.	Various	1	Site Improve.		$ 65,000		$ 65,000				$ 65,000
Sys-11	Site	Outdoor Learning Areas	Exist.	Various	1	Site Improve.		$ 780,000		$ 780,000				$ 780,000
Sys-12	Site	Performing Arts Update (Misc. Allowance)	Exist.	Various	1	Site Improve.		$ 13,000		$ 13,000				$ 13,000
Sys-13	Site	Physical Education Area Update	Exist.	Various	5,000	Site Improve.		$ 162,500		$ 162,500				$ 162,500
Sys-14	Site	Roofing (Replace) Main Buildings/ Canopies Roofs	Exist.	Various	43,000	Site Improve.				$ -		$ 782,600	$ 782,600	$ 782,600
Sys-15	Site	Roofing (Replace) Portables	Exist.	Various	14,600	Site Improve.		$ 265,720		$ 265,720				$ 265,720
Sys-16	Site	Safety and Security Upgrades (Cameras)	Exist.	Various	10	Site Improve.	$ 19,500			$ 19,500				$ 19,500
Sys-17	Site	Safety and Security Upgrades (Door Hardware/ Key Less Entry)	Exist.	Various	10	Site Improve.	$ 325,000			$ 325,000				$ 325,000
Sys-18	Site	Safety and Security Upgrades (Fencing)	Exist.	Various	100	Site Improve.	$ 11,050			$ 11,050				$ 11,050
Sys-19	Site	Safety and Security Upgrades (Lighting)	Exist.	Various	10	Site Improve.	$ 6,500			$ 6,500				$ 6,500
Sys-20	Site	Technology Upgrades	Exist.	Various	1	Site Improve.		$ 97,500		$ 97,500				$ 97,500
N-1	New. Con	New (8) Classroom Building	New	New	9,000	Addition				-	5,850,000		5,850,000	5,850,000
N-2	New. Con	Site Improvement Allowance	New	New	1	Site					234,000		234,000	234,000
Direct Cost and 30% Soft Cost Total							$ 731,221	$ 11,031,813		$ 11,763,034	$ 6,084,000	$ 1,983,800	$ 8,067,800	$ 19,830,834
20% included for ADA and other Code Related Requirements							$ 146,244	$ 2,206,363	$ -	$ 2,352,607				$ 2,352,607
TOTAL New Construction / Modernizations/ Campus Improvements *(Includes 30% Soft Costs and 20% Code Related Requirements)*							$ 877,466	$ 13,238,176	$ -	$ 14,115,641	$ 6,084,000	$ 1,983,800	$ 8,067,800	$ 22,183,441

*All Cost Allowances /Estimates Reflect Forecasted 2019 Dollars // Construction Cost + Project Soft Costs// Costs are subject to change based on market conditions, and when projects are actually bid and executed by the District.
**Soft Costs: A/E fees, misc. permitting/testing fees, contractor overhead/profit, project contingency, etc.

FACILITIES MASTER PLAN FINANCIAL SUMMARY // WSD

Westminster School District

Finley Elementary School

Bldg.#/ Sys.#	Building/ Type	Building/ Facilities Projects	Year Built	Construction Class	Gross Square Footage	Modernization	Priority 1	Priority 2	Priority 3	Priority 1-3	Priority 4	Priority 5	Priority 4-5 Total	ALL: P1-P5
1	Permanent	Administration	1961	C - Masonry	1,200	Major Mod.		$ 390,000		$ 390,000				$ 390,000
2	Permanent	Multi-Purpose Building	1961	C - Masonry	3,557	Major Mod.		$ 1,156,025		$ 1,156,025				$ 1,156,025
3	Permanent	Classroom Building 1-3	1957	C - Masonry	3,877	Major Mod.		$ 1,260,025		$ 1,260,025				$ 1,260,025
4	Permanent	Classroom Building 4-6	1957	C - Masonry	3,840	Major Mod.		$ 1,248,000		$ 1,248,000				$ 1,248,000
5	Permanent	Classroom Building 7-10	1957	C - Masonry	3,840	Major Mod.		$ 1,248,000		$ 1,248,000				$ 1,248,000
6	Permanent	Classroom Building 11-14	1957	C - Masonry	3,840	Major Mod.		$ 1,248,000		$ 1,248,000				$ 1,248,000
7	Permanent	Classroom Building 15-17	1957	C - Masonry	3,360	Major Mod.		$ 1,092,000		$ 1,092,000				$ 1,092,000
8	Permanent	Classroom Building 18-20	1957	C - Masonry	3,360	Major Mod.		$ 1,092,000		$ 1,092,000				$ 1,092,000
9	Permanent	Classroom Building 21-23	1957	C - Masonry	3,360	Major Mod.		$ 1,092,000		$ 1,092,000				$ 1,092,000
10	Portable	Portable Classroom 24	1996	S - Metal	960	Remove./Demo.						$ 9,984	$ 9,984	$ 9,984
11	Portable	Portable Classroom 25	1996	S - Metal	960	Remove./Demo.						$ 9,984	$ 9,984	$ 9,984
12	Portable	Portable Classroom 26	1996	S - Metal	960	Remove./Demo.						$ 9,984	$ 9,984	$ 9,984
13	Portable	Portable Classroom 27 (Computer Lab)	1997	S - Metal	960	Remove./Demo.						$ 9,984	$ 9,984	$ 9,984
14	Portable	Portable Classroom 28 (Library)	1997	S - Metal	960	Remove./Demo.						$ 9,984	$ 9,984	$ 9,984
15	Portable	Portable Classroom 29	1998	S - Metal	960	Remove./Demo.						$ 9,984	$ 9,984	$ 9,984
16	Portable	Portable Classroom 30	2001	S - Metal	960	Relocate/ TBD								$ -
17	Portable	Portable Classroom 31	2001	S - Metal	960	Relocate/ TBD								$ -
18	Portable	Portable Classroom 32	2002	S - Metal	960	Relocate/ TBD								$ -
19	Walkways	Covered Walkways	1957	D - Wood	5,688	Minor Mod.		$ 221,832		$ 221,832				$ 221,832
20	Shelter	Lunch Shelter	2002	S - Metal	1,000									$ -
					45,562									
Fire-Alarm	Site wide	Replace Fire Alarm System	New	Site-Wide	45,562	Site Improve.	$ 398,668			$ 398,668				$ 398,668
Sys-1	Site	Asphalt/Concrete Repair	Exist.	AS/Con.	1	Site Improve.		$ 6,500		$ 6,500				$ 6,500
Sys-2	Site	Curb Appeal	Exist.	AS/Con.	5,000	Site Improve.		$ 65,000		$ 65,000				$ 65,000
Sys-3	Site	Drainage Repair	Exist.	AS/Con.	10,000	Site Improve.				$ -				$ -
Sys-4	Site	Drop-off and Pick-up	Exist.	AS/Con.	1	Site Improve.		$ 32,500		$ 32,500				$ 32,500
Sys-5	Site	Electrical Upgrades	Exist.	Elec.	1	Site Improve.		$ 65,000		$ 65,000				$ 65,000

Sys-6	Site	Future Ready Classroom/ Innovation Lab (Classroom Conversion)	Exist.	Various	1	Site Improve.		$ 650,000		$ 650,000				$ 650,000
Sys-7	Site	Future Ready Classroom/ Innovation Lab (Furniture)	Exist.	Various	4	Site Improve.		$ 78,000		$ 78,000				$ 78,000
Sys-8	Site	Landscaping Replacement	Exist.	Various	1	Site Improve.		$ 26,000		$ 26,000				$ 26,000
Sys-9	Site	Marquee Update	Exist.	Various	-	Site Improve.		$ -		$ -				$ -
Sys-10	Site	Mechanical Upgrades	Exist.	Various	1	Site Improve.		$ 65,000		$ 65,000				$ 65,000
Sys-11	Site	Outdoor Learning Areas	Exist.	Various	1	Site Improve.		$ 780,000		$ 780,000				$ 780,000
Sys-12	Site	Performing Arts Update (Misc. Allowance)	Exist.	Various	1	Site Improve.		$ 13,000		$ 13,000				$ 13,000
Sys-13	Site	Physical Education Area Update	Exist.	Various	5,000	Site Improve.		$ 162,500		$ 162,500				$ 162,500
Sys-14	Site	Plumbing Upgrades	Exist.	Various	1	Site Improve.		$ 65,000		$ 65,000				$ 65,000
Sys-15	Site	Roofing (Replace) Main Building Roofs	Exist.	Various	50,100	Site Improve.	$ 911,820			$ 911,820				$ 911,820
Sys-16	Site	Roofing (Replace) Portables	Exist.	Various	9,220	Site Improve.			$ 167,804	$ 167,804				$ 167,804
Sys-17	Site	Safety and Security Upgrades (Cameras)	Exist.	Various	10	Site Improve.	$ 19,500			$ 19,500				$ 19,500
Sys-18	Site	Safety and Security Upgrades (Door Hardware/ Key Less Entry)	Exist.	Various	10	Site Improve.	$ 325,000			$ 325,000				$ 325,000
Sys-19	Site	Safety and Security Upgrades (Fencing)	Exist.	Various	100	Site Improve.	$ 11,050			$ 11,050				$ 11,050
Sys-20	Site	Safety and Security Upgrades (Lighting)	Exist.	Various	10	Site Improve.	$ 6,500			$ 6,500				$ 6,500
Sys-21	Site	Technology Upgrades	Exist.	Various	1	Site Improve.		$ 97,500		$ 97,500				$ 97,500
N-1	New. Con	New (8) Classroom Building	New	New	9,000	Addition				-	5,850,000		5,850,000	5,850,000
N-2	New. Con	Site Improvement Allowance	New	New	1	Site					227,500		227,500	227,500
Direct Cost and 30% Soft Cost Total							$ 1,672,538	$ 12,153,882	$ 167,804	$ 13,994,224	$ 6,077,500	$ 59,904	$ 6,137,404	$ 20,131,628
20% included for ADA and other Code Related Requirements							$ 334,508	$ 2,430,776	$ 33,561	$ 2,798,845	$ 1,215,500	$ 11,981	$ 1,227,481	$ 4,026,326
TOTAL New Construction / Modernizations/ Campus Improvements *(Includes 30% Soft Costs and 20% Code Related Requirements)*							$ 2,007,045	$ 14,584,658	$ 201,365	$ 16,793,068	$ 7,293,000	$ 71,885	$ 7,364,885	$ 24,157,953

*All Cost Allowances /Estimates Reflect Forecasted 2019 Dollars // Construction Cost + Project Soft Costs// Costs are subject to change based on market conditions, and when projects are actually bid and executed by the District.
**Soft Costs: A/E fees, misc. permitting/testing fees, contractor overhead/profit, project contingency, etc.

FACILITIES MASTER PLAN FINANCIAL SUMMARY // WSD

Westminster School District

Fryberger Elementary School

Bldg.#/ Sys.#	Building/ Type	Building/ Facilities Projects	Year Built	Construction Class	Gross Square Footage	Modernization	Priority 1	Priority 2	Priority 3	Priority 1-3	Priority 4	Priority 5	Priority 4-5 Total	ALL: P1-P5
1	Permanent	Administration Building	1964	C - Masonry	1,850	Major Mod.	$ 601,250			$ 601,250				$ 601,250
2	Permanent	Multi-Purpose Building	1964	C - Masonry	4,650	Major Mod.	$ 1,511,250			$ 1,511,250				$ 1,511,250
3	Permanent	Kindergarten Classroom Building	1964	C - Masonry	2,770	Major Mod.	$ 900,250			$ 900,250				$ 900,250
4	Permanent	Media Center Classrooms A1-A7	1964	C - Masonry	8,640	Major Mod.	$ 2,808,000			$ 2,808,000				$ 2,808,000
5	Permanent	Classroom Buildings B1-B8	1964	C - Masonry	8,640	Major Mod.	$ 2,808,000			$ 2,808,000				$ 2,808,000
6	Permanent	Classroom Buildings C1-C4	1964	C - Masonry	4,800	Major Mod.	$ 1,560,000			$ 1,560,000				$ 1,560,000
7	Portable	Portable Classrooms D1	1998	S - Metal	960	Minor Mod.				$ -		$ 93,600	$ 93,600	$ 93,600
8	Portable	Portable Classrooms D2	1998	S - Metal	960	Minor Mod.				$ -		$ 93,600	$ 93,600	$ 93,600
9	Portable	Portable Classrooms D3-D4	1999	S - Metal	1,920	Minor Mod.						$ 187,200	$ 187,200	$ 187,200
10	Portable	Portable Classrooms P1	2003	S - Metal	960	Relocate/ TBD				$ -			$ -	$ -
11	Portable	Portable Classrooms P2	2003	S - Metal	960	Relocate/ TBD							$ -	$ -
12	Walkways	Covered Walkways	1964	D - Wood	4,730	Major Mod.		$ 307,450		$ 307,450			$ -	$ 307,450
13	Shelter	Lunch Shelter	1998	S - Metal	1,000	Minor Mod.				$ -	$ 39,000		$ 39,000	$ 39,000
					42,840									
Fire-Alarm	Site wide	Replace Fire Alarm System	New	Site-Wide	42,840	Site Improve.	$ 374,850			$ 374,850				$ 374,850
Sys-1	Site	Asphalt/Concrete Repair	Exist.	AS/Con.	1	Site Improve.		$ 6,500		$ 6,500				$ 6,500
Sys-2	Site	Curb Appeal	Exist.	AS/Con.	5,000	Site Improve.		$ 65,000		$ 65,000				$ 65,000
Sys-3	Site	Drainage Repair	Exist.	AS/Con.	10,000	Site Improve.				$ -				$ -
Sys-4	Site	Drop-off and Pick-up	Exist.	AS/Con.	1	Site Improve.		$ 32,500		$ 32,500				$ 32,500
Sys-5	Site	Electrical Upgrades	Exist.	Elec.	1	Site Improve.		$ 65,000		$ 65,000				$ 65,000
Sys-6	Site	Future Ready Classroom/ Innovation Lab (Classroom Conversion)	Exist.	Various	1	Site Improve.		$ 650,000		$ 650,000				$ 650,000
Sys-7	Site	Future Ready Classroom/ Innovation Lab (Furniture)	Exist.	Various	4	Site Improve.		$ 78,000		$ 78,000				$ 78,000
Sys-8	Site	Landscaping Replacement	Exist.	Various	1	Site Improve.		$ 26,000		$ 26,000				$ 26,000

Sys-9	Site	Marquee Update	Exist.	Various	-	Site Improve.		$ -		$ -						$ -		
Sys-10	Site	Mechanical Upgrades	Exist.	Various	1	Site Improve.		$ 65,000		$ 65,000						$ 65,000		
Sys-11	Site	Outdoor Learning Areas	Exist.	Various	1	Site Improve.		$ 780,000		$ 780,000						$ 780,000		
Sys-12	Site	Performing Arts Update (Misc. Allowance)	Exist.	Various	1	Site Improve.		$ 13,000		$ 13,000						$ 13,000		
Sys-13	Site	Physical Education Area Update	Exist.	Various	5,000	Site Improve.		$ 162,500		$ 162,500						$ 162,500		
Sys-14	Site	Plumbing Upgrades	Exist.	Various		Site Improve.		$ 65,000		$ 65,000						$ 65,000		
Sys-15	Site	Roofing (Replace) Main Buildings/ Canopy Roofs	Exist.	Various	56,900	Site Improve.	$ 1,035,580			$ 1,035,580						$ 1,035,580		
Sys-16	Site	Roofing (Replace) Portables	Exist.	Various	5,200	Site Improve.	$ 94,640			$ 94,640						$ 94,640		
Sys-17	Site	Safety and Security Upgrades (Cameras)	Exist.	Various	10	Site Improve.	$ 19,500			$ 19,500						$ 19,500		
Sys-18	Site	Safety and Security Upgrades (Door Hardware/ Key Less Entry)	Exist.	Various	10	Site Improve.	$ 325,000			$ 325,000						$ 325,000		
Sys-19	Site	Safety and Security Upgrades (Fencing)	Exist.	Various	100	Site Improve.	$ 11,050			$ 11,050						$ 11,050		
Sys-20	Site	Safety and Security Upgrades (Lighting)	Exist.	Various	10	Site Improve.	$ 6,500			$ 6,500						$ 6,500		
Sys-21	Site	Technology Upgrades	Exist.	Various	1	Site Improve.		$ 97,500		$ 97,500						$ 97,500		
Direct Cost and 30% Soft Cost Total							$ 12,055,870	$ 2,413,450		$ 14,469,320	$ 39,000	$ 374,400	$ 413,400	$ 14,882,720				
20% included for ADA and other Code Related Requirements							$ 2,411,174	$ 482,690	$ -	$ 2,893,864	$ 7,800	$ 74,880	$ 82,680	$ 2,976,544				
TOTAL New Construction / Modernizations/ Campus Improvements *(Includes 30% Soft Costs and 20% Code Related Requirements)*							$ 14,467,044	$ 2,896,140	$ -	$ 17,363,184	$ 46,800	$ 449,280	$ 496,080	$ 17,859,264				

*All Cost Allowances /Estimates Reflect Forecasted 2019 Dollars // Construction Cost + Project Soft Costs// Costs are subject to change based on market conditions, and when projects are actually bid and executed by the District.
**Soft Costs: A/E fees, misc. permitting/testing fees, contractor overhead/profit, project contingency, etc.

FACILITIES MASTER PLAN FINANCIAL SUMMARY // WSD

Westminster School District

Hayden Elementary School

Bldg.#/ Sys.#	Building/Type	Building/ Facilities Projects	Year Built	Construction Class	Gross Square Footage	Modernization	Priority 1	Priority 2	Priority 3	Priority 1-3	Priority 4	Priority 5	Priority 4-5 Total	ALL: P1-P5
1	Permanent	Administration Building	1961	C - Masonry	1,600	Major Mod.	$ 520,000			$ 520,000				$ 520,000
2	Permanent	Multi-Purpose Building	1961	C - Masonry	4,452	Major Mod.	$ 520,325			$ 520,325				$ 520,325
3	Permanent	Kindergarten Classrooms	1961	C - Masonry	3,026	Major Mod.	$ 983,450			$ 983,450				$ 983,450
4	Permanent	Classroom Building B	1961	C - Masonry	4,564	Major Mod.	$ 1,483,300			$ 1,483,300				$ 1,483,300
5	Permanent	Classroom Building C	1961	C - Masonry	4,350	Major Mod.	$ 1,413,750			$ 1,413,750				$ 1,413,750
6	Permanent	Classroom Building D	1961	C - Masonry	4,400	Major Mod.	$ 1,430,000			$ 1,430,000				$ 1,430,000
7	Permanent	Classroom Building E	1961	C - Masonry	4,350	Major Mod.	$ 1,413,750			$ 1,413,750				$ 1,413,750
8	Portable	Portable Classroom A1	1989	D - Wood	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
9	Portable	Portable Classroom A2	1989	D - Wood	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
10	Portable	Portable Classroom A3	1989	D - Wood	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
11	Portable	Portable Classroom A4	1992	D - Wood	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
12	Portable	Portable Classroom A5-A6	1992	D - Wood	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
13	Portable	Portable Classroom A7	1997	D - Wood	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
14	Portable	Portable Classroom A8	2001	D - Wood	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
15	Portable	Portable Classroom C5	2001	S - Metal	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
16	Portable	Portable Classroom C6	2001	S - Metal	1,440	Minor Mod.						$ 140,400	$ 140,400	$ 140,400
17	Portable	Portable Classroom C7	2006	D - Wood	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
18	Portable	Portable Classroom C8	2006	D - Wood	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
19	Portable	Portable Classroom D5	2003	S - Metal	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
20	Portable	Portable Classroom D6	2003	S - Metal	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
21	Portable	Portable Classroom D7	2003	S - Metal	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
22	Portable	Portable Classroom D8	2003	S - Metal	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
23	Portable	Portable Classroom F1	1996	S - Metal	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600

24	Portable	Portable Classroom F2	1996	S - Metal	960	Minor Mod.				$ 93,600	$ 93,600	$ 93,600
25	Portable	Portable Classroom F3	1996	S - Metal	960	Minor Mod.				$ 93,600	$ 93,600	$ 93,600
26	Portable	Portable Classroom F4	1996	S - Metal	960	Minor Mod.				$ 93,600	$ 93,600	$ 93,600
27	Portable	Portable Classroom F5	1996	S - Metal	960	Minor Mod.				$ 93,600	$ 93,600	$ 93,600
28	Portable	Portable Classroom K3-K4	2006	S - Metal	2,880						$ -	$ -
29	Portable	Portable Restrooms	1993	S - Metal	480	Minor Mod.				$ 124,800	$ 124,800	$ 124,800
30	Portable	Portable Restrooms	2004	S - Metal	480						$ -	$ -
31	Portable	Portable Restrooms	2002	S - Metal	480						$ -	$ -
32	Walkways	Covered Walkways	1961	D - Wood	3,856	Minor Mod.		$ 150,384	$ 150,384		$ -	$ 150,384
33	Shelter	Lunch Shelter	1993	D - Wood	1,415	Minor Mod.			$ -	$ 55,185	$ 55,185	$ 55,185
					56,013							
Fire-Alarm	Site wide	Replace Fire Alarm System	New	Site-Wide	56,013	Site Improve.	$ 490,114		$ 490,114			$ 490,114
Sys-1	Site	Asphalt/Concrete Repair	Exist.	AS/Con.	1	Site Improve.		$ 6,500	$ 6,500			$ 6,500
Sys-2	Site	Curb Appeal	Exist.	AS/Con.	5,000	Site Improve.		$ 65,000	$ 65,000			$ 65,000
Sys-3	Site	Drainage Repair	Exist.	AS/Con.	10,000	Site Improve.			$ -			$ -
Sys-4	Site	Drop-off and Pick-up	Exist.	AS/Con.	1	Site Improve.		$ 32,500	$ 32,500			$ 32,500
Sys-5	Site	Electrical Upgrades	Exist.	Elec.	1	Site Improve.		$ 65,000	$ 65,000			$ 65,000
Sys-6	Site	Future Ready Classroom/ Innovation Lab (Classroom Conversion)	Exist.	Various	1	Site Improve.		$ 650,000	$ 650,000			$ 650,000
Sys-7	Site	Future Ready Classroom/ Innovation Lab (Furniture)	Exist.	Various	4	Site Improve.		$ 78,000	$ 78,000			$ 78,000
Sys-8	Site	Landscaping Replacement	Exist.	Various	1	Site Improve.		$ 26,000	$ 26,000			$ 26,000
Sys-9	Site	Marquee Update	Exist.	Various	-	Site Improve.		$ -	$ -			$ -
Sys-10	Site	Mechanical Upgrades	Exist.	Various	1	Site Improve.		$ 65,000	$ 65,000			$ 65,000
Sys-11	Site	Outdoor Learning Areas	Exist.	Various	1	Site Improve.		$ 780,000	$ 780,000			$ 780,000
Sys-12	Site	Performing Arts Update (Misc. Allowance)	Exist.	Various	1	Site Improve.		$ 13,000	$ 13,000			$ 13,000
Sys-13	Site	Physical Education Area Update	Exist.	Various	5,000	Site Improve.		$ 162,500	$ 162,500			$ 162,500
Sys-14	Site	Plumbing Upgrades	Exist.	Various	1	Site Improve.		$ 65,000	$ 65,000			$ 65,000
Sys-15	Site	Roofing (Replace) Main Buildings/ Canopy Roofs	Exist.	Various	55,000	Site Improve.	$ 1,001,000		$ 1,001,000			$ 1,001,000

Sys-16	Site	Roofing (Replace) Portables	Exist.	Various	20,900	Site Improve.	$ 380,380			$ 380,380				$ 380,380
Sys-17	Site	Safety and Security Upgrades (Cameras)	Exist.	Various	10	Site Improve.	$ 19,500			$ 19,500				$ 19,500
Sys-18	Site	Safety and Security Upgrades (Door Hardware/ Key Less Entry)	Exist.	Various	10	Site Improve.	$ 325,000			$ 325,000				$ 325,000
Sys-19	Site	Safety and Security Upgrades (Fencing)	Exist.	Various	100	Site Improve.	$ 11,050			$ 11,050				$ 11,050
Sys-20	Site	Safety and Security Upgrades (Lighting)	Exist.	Various	10	Site Improve.	$ 6,500			$ 6,500				$ 6,500
Sys-21	Site	Technology Upgrades	Exist.	Various	1	Site Improve.		$ 97,500		$ 97,500				$ 97,500
Direct Cost and 30% Soft Cost Total							$ 9,998,119	$ 2,256,384		$ 12,254,503		$ 2,098,785	$ 2,098,785	$ 14,353,288
20% included for ADA and other Code Related Requirements							$ 1,999,624	$ 451,277	$ -	$ 2,450,901	$ -	$ 419,757	$ 419,757	$ 2,870,657.55
TOTAL New Construction / Modernizations/ Campus Improvements *(Includes 30% Soft Costs and 20% Code Related Requirements)*							$ 11,997,743	$ 2,707,661	$ -	$	$ -	$ 2,518,542	$ 2,518,542	$ 17,223,945

*All Cost Allowances /Estimates Reflect Forecasted 2019 Dollars // Construction Cost + Project Soft Costs// Costs are subject to change based on market conditions, and when projects are actually bid and executed by the District.
**Soft Costs: A/E fees, misc. permitting/testing fees, contractor overhead/profit, project contingency, etc.

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FACILITIES MASTER PLAN FINANCIAL SUMMARY // WSD

Westminster School District

Meairs Elementary School

Bldg.#/ Sys.#	Building/Type	Building/ Facilities Projects	Year Built	Construction Class	Gross Square Footage	Modernization	Priority 1	Priority 2	Priority 3	Priority 1-3	Priority 4	Priority 5	Priority 4-5 Total	ALL: P1-P5
1	Permanent	Administration Building	1953	D - Wood	1,537	Major Mod.	$ 499,525			$ 499,525				$ 499,525
2	Permanent	Multi-Purpose Building	1957	D - Wood	4,780	Major Mod.	$ 1,553,500			$ 1,553,500				$ 1,553,500
3	Permanent	Library & Computer Lab	1957	D - Wood	3,060	Major Mod.	$ 994,500			$ 994,500				$ 994,500
4	Permanent	Classroom Building A	1957	D - Wood	4,914	Major Mod.	$ 1,597,050			$ 1,597,050				$ 1,597,050
5	Permanent	Classroom Building B	1957	D - Wood	4,526	Major Mod.	$ 1,470,950			$ 1,470,950				$ 1,470,950
6	Permanent	Classroom Building C	1957	D - Wood	4,526	Major Mod.	$ 1,470,950			$ 1,470,950				$ 1,470,950
7	Permanent	Classroom Building D	1957	D - Wood	4,526	Major Mod.	$ 1,470,950			$ 1,470,950				$ 1,470,950
8	Portable	Portable Classroom B5	1997	S - Metal	960	Remove						$ 9,984	$ 9,984	$ 9,984
9	Portable	Portable Classroom E1	1990	D - Wood	960	Remove						$ 9,984	$ 9,984	$ 9,984
10	Portable	Portable Classroom E2	1990	D - Wood	960	Remove						$ 9,984	$ 9,984	$ 9,984
11	Portable	Portable Classroom E3	1992	D - Wood	960	Remove						$ 9,984	$ 9,984	$ 9,984
12	Portable	Portable Classroom E4	1992	D - Wood	960	Remove						$ 9,984	$ 9,984	$ 9,984
13	Portable	Portable Classroom E5	1998	S - Metal	960	Remove						$ 9,984	$ 9,984	$ 9,984
14	Portable	Portable Classroom F1	1996	S - Metal	960	Remove						$ 9,984	$ 9,984	$ 9,984
15	Portable	Portable Classroom F2	1996	S - Metal	960	Remove						$ 9,984	$ 9,984	$ 9,984
16	Portable	Portable Classroom F3	1996	S - Metal	960	Remove						$ 9,984	$ 9,984	$ 9,984
17	Portable	Portable Classroom F4	1996	S - Metal	960	Remove						$ 9,984	$ 9,984	$ 9,984
18	Portable	Portable Classroom F5	1996	S - Metal	960	Remove						$ 9,984	$ 9,984	$ 9,984
19	Portable	Portable Classroom F6	2004	S - Metal	960								$ -	$ -
20	Portable	Portable Classroom K1-K2	1998	S - Metal	2,880	Minor Mod.						$ 280,800	$ 280,800	$ 280,800
21	Portable	Portable Classroom K3	2002	S - Metal	1,440								$ -	$ -
22	Portable	Portable Classroom K4	2003	S - Metal	960								$ -	$ -
23	Portable	Portable Classroom K5	2003	S - Metal	960								$ -	$ -
24	Portable	Portable Restrooms	2002	S - Metal	480								$ -	$ -
25	Walkways	Covered Walkways	1957	D - Wood	2,088	Minor Mod.		$ 81,432		$ 81,432			$ -	$ 81,432
26	Shelter	Lunch Shelter	2003	S - Metal	1,000	Minor Mod.				$ -			$ -	$ -
					49,197									
Fire-Alarm	Site wide	Replace Fire Alarm System	New	Site-Wide	49,197	Site Improve.	$ 430,474			$ 430,474				$ 430,474
Sys-1	Site	Asphalt/Concrete Repair	Exist.	AS/Con.	1	Site Improve.		$ 6,500		$ 6,500				$ 6,500

Sys-2	Site	Curb Appeal	Exist.	AS/Con.	5,000	Site Improve.		$ 65,000		$ 65,000					$ 65,000
Sys-3	Site	Drainage Repair	Exist.	AS/Con.	10,000	Site Improve.				$ -					$ -
Sys-4	Site	Drop-off and Pick-up	Exist.	AS/Con.	1	Site Improve.		$ 32,500		$ 32,500					$ 32,500
Sys-5	Site	Electrical Upgrades	Exist.	Elec.	1	Site Improve.		$ 65,000		$ 65,000					$ 65,000
Sys-6	Site	Future Ready Classroom/ Innovation Lab (Classroom Conversion)	Exist.	Various	1	Site Improve.		$ 650,000		$ 650,000					$ 650,000
Sys-7	Site	Future Ready Classroom/ Innovation Lab (Furniture)	Exist.	Various	4	Site Improve.		$ 78,000		$ 78,000					$ 78,000
Sys-8	Site	Landscaping Replacement	Exist.	Various	1	Site Improve.		$ 26,000		$ 26,000					$ 26,000
Sys-9	Site	Marquee Update	Exist.	Various	-	Site Improve.		$ -		$ -					$ -
Sys-10	Site	Mechanical Upgrades	Exist.	Various	1	Site Improve.		$ 65,000		$ 65,000					$ 65,000
Sys-11	Site	Outdoor Learning Areas	Exist.	Various	1	Site Improve.		$ 780,000		$ 780,000					$ 780,000
Sys-12	Site	Performing Arts Update (Misc. Allowance)	Exist.	Various	1	Site Improve.		$ 13,000		$ 13,000					$ 13,000
Sys-13	Site	Physical Education Area Update	Exist.	Various	5,000	Site Improve.		$ 162,500		$ 162,500					$ 162,500
Sys-14	Site	Plumbing Upgrades	Exist.	Various	1	Site Improve.		$ 65,000		$ 65,000					$ 65,000
Sys-15	Site	Roofing (Replace) Main Building / Canopy Roofs	Exist.	Various	94,200	Site Improve.	$ 1,714,440			$ 1,714,440					$ 1,714,440
Sys-16	Site	Roofing (Replace) Portables	Exist.	Various	37,730	Site Improve.	$ 686,686			$ 686,686					$ 686,686
Sys-17	Site	Safety and Security Upgrades (Cameras)	Exist.	Various	10	Site Improve.	$ 19,500			$ 19,500					$ 19,500
Sys-18	Site	Safety and Security Upgrades (Door Hardware/ Key Less Entry)	Exist.	Various	10	Site Improve.	$ 325,000			$ 325,000					$ 325,000
Sys-19	Site	Safety and Security Upgrades (Fencing)	Exist.	Various	100	Site Improve.	$ 11,050			$ 11,050					$ 11,050
Sys-20	Site	Safety and Security Upgrades (Lighting)	Exist.	Various	10	Site Improve.	$ 6,500			$ 6,500					$ 6,500
Sys-21	Site	Technology Upgrades	Exist.	Various	1	Site Improve.		$ 97,500		$ 97,500					$ 97,500
N-1	New. Con	New (16) Classroom Building	New	New	17,000	Addition				$ -		11,050,000			11,050,000
N-2	New. Con	Site Improvement Allowance	New	New	1	Site						390,000			390,000
N-3	Demo.	Portable Demo./Removal/ Utilities Cap	Demo.	Demo.	17	Site Improve.						110,500			110,500
Direct Cost and 30% Soft Cost Total							$ 12,251,075	$ 2,187,432		$ 14,438,507		$ 11,550,500	$ 390,624	$ 11,941,124	$ 26,379,631
20% included for ADA and other Code Related Requirements							$ 2,450,215	$ 437,486	$ -	$ 2,887,701		$ 2,310,100	$ 78,125	$ 2,388,225	$ 5,275,926
TOTAL New Construction / Modernizations/ Campus Improvements *(Includes 30% Soft Costs and 20% Code Related Requirements)*							$ 14,701,290	$ 2,624,918	$ -	$ 17,326,208		$ 13,860,600	$ 468,749	$ 14,329,349	$ 31,655,557

*All Cost Allowances /Estimates Reflect Forecasted 2019 Dollars // Construction Cost + Project Soft Costs// Costs are subject to change based on market conditions, and when projects are actually bid and executed by the District.
**Soft Costs: A/E fees, misc. permitting/testing fees, contractor overhead/profit, project contingency, etc.

FACILITIES MASTER PLAN FINANCIAL SUMMARY // WSD

Westminster School District

Schmitt Elementary School

Bldg.#/ Sys.#	Building/ Type	Building/ Facilities Projects	Year Built	Construction Class	Gross Square Footage	Modernization	Priority 1	Priority 2	Priority 3	Priority 1-3	Priority 4	Priority 5	Priority 4-5 Total	ALL: P1-P5
1	Permanent	Administration / Classroom Building	1956	C - Masory	4,230	Minor Mod.		$ 962,325		$ 962,325				$ 962,325
2	Permanent	Multi-Purpose Building	1956	C - Masory	4,987	Major Mod.		$ 1,620,775		$ 1,620,775				$ 1,620,775
3	Permanent	Classroom Building A3-A10	1956	C - Masory	8,605	Minor Mod.		$ 1,957,638		$ 1,957,638				$ 1,957,638
4	Permanent	Classroom Building B11-B18	1956	C - Masory	8,605	Minor Mod.		$ 1,957,638		$ 1,957,638				$ 1,957,638
5	Permanent	Classroom Building 19-20/23-24	1956	C - Masory	4,800	Minor Mod.		$ 1,092,000		$ 1,092,000				$ 1,092,000
6	Portable	Modular Classroom 21-22/25-25	2005	S - Metal	3,600									$ -
7	Portable	Portable Classroom 27	1996	S - Metal	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
8	Portable	Portable Classroom 28	1996	S - Metal	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
9	Portable	Portable Classroom 29	1996	S - Metal	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
10	Portable	Portable Classroom 30	1996	S - Metal	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
11	Portable	Portable Classroom 31	1997	S - Metal	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
12	Portable	Portable Classroom 32	1990	S - Metal	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
13	Portable	Portable Classroom 33	2001	S - Metal	960								$ -	$ -
14	Portable	Portable Classroom 34	1999	S - Metal	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
15	Portable	Portable Classroom 35	1999	S - Metal	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
16	Portable	Portable Classroom 36	1999	S - Metal	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
17	Portable	Portable Classroom 37	1998	S - Metal	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
18	Portable	Portable Classroom 38	1998	S - Metal	960	Minor Mod.						$ 93,600	$ 93,600	$ 93,600
19	Portable	Portable Classroom 39	2004	S - Metal	960	Relocate/ TBD							$ -	$ -
20	Portable	Portable Classroom 40	2004	S - Metal	960	Relocate/ TBD							$ -	$ -
21	Portable	Portable Classroom 41-42	2004	S - Metal	2,120	Relocate/ TBD							$ -	$ -
22	Portable	Portable Classroom 43	2004	S - Metal	960	Relocate/ TBD							$ -	$ -
23	Portable	Portable Classroom 44	2004	S - Metal	960	Relocate/ TBD							$ -	$ -
24	Portable	Portable Restrooms	2002	S - Metal	480	Relocate/ TBD							$ -	$ -
25	Walkways	Covered Walkways	1956	D - Wood	5,700	Major Mod.		$ 370,500		$ 370,500				$ 370,500
26	Shelter	Lunch Shelter	1999	S - Metal	1,000	Minor Mod.			$ 39,000	$ 39,000		$ 1,029,600	$ 1,029,600	$ 1,068,600
					59,487									
Fire-Alarm	Site wide	Replace Fire Alarm System	New	Site-Wide	59,487	Site Improve.	$ 520,511			$ 520,511				$ 520,511

Sys-1	Site	Curb Appeal	Exist.	AS/Con.	5,000	Site Improve.		$ 65,000		$ 65,000				$ 65,000
Sys-2	Site	Drainage Repair	Exist.	AS/Con.	10,000	Site Improve.				$ -				$ -
Sys-3	Site	Drop-off and Pick-up	Exist.	AS/Con.	1	Site Improve.		$ 32,500		$ 32,500				$ 32,500
Sys-4	Site	Electrical Upgrades	Exist.	Elec.	1	Site Improve.		$ 65,000		$ 65,000				$ 65,000
Sys-5	Site	Future Ready Classroom/ Innovation Lab (Classroom Conversion)	Exist.	Various	1	Site Improve.		$ 650,000		$ 650,000				$ 650,000
Sys-6	Site	Future Ready Classroom/ Innovation Lab (Furniture)	Exist.	Various	4	Site Improve.		$ 78,000		$ 78,000				$ 78,000
Sys-7	Site	Landscaping Replacement	Exist.	Various	1	Site Improve.		$ 26,000		$ 26,000				$ 26,000
Sys-8	Site	Marquee Update	Exist.	Various	-	Site Improve.		$ -		$ -				$ -
Sys-9	Site	Mechanical Upgrades	Exist.	Various	1	Site Improve.		$ 65,000		$ 65,000				$ 65,000
Sys-10	Site	Outdoor Learning Areas	Exist.	Various	1	Site Improve.		$ 780,000		$ 780,000				$ 780,000
Sys-11	Site	Performing Arts Update (Misc. Allowance)	Exist.	Various	1	Site Improve.		$ 13,000		$ 13,000				$ 13,000
Sys-12	Site	Physical Education Area Update	Exist.	Various	5,000	Site Improve.		$ 162,500		$ 162,500				$ 162,500
Sys-13	Site	Plumbing Upgrades	Exist.	Various	1	Site Improve.		$ 65,000		$ 65,000				$ 65,000
Sys-14	Site	Roofing (Replace) Main Buildings/ Canopy Roofs	Exist.	Various	53,800	Site Improve.	$ 979,160			$ 979,160				$ 979,160
Sys-15	Site	Roofing (Replace) Portables / Lunch Shelter	Exist.	Various	22,880	Site Improve.			$ 416,416	$ 416,416				$ 416,416
Sys-16	Site	Safety and Security Upgrades (Cameras)	Exist.	Various	10	Site Improve.	$ 19,500			$ 19,500				$ 19,500
Sys-17	Site	Safety and Security Upgrades (Door Hardware/ Key Less Entry)	Exist.	Various	10	Site Improve.	$ 325,000			$ 325,000				$ 325,000
Sys-18	Site	Safety and Security Upgrades (Fencing)	Exist.	Various	100	Site Improve.	$ 11,050			$ 11,050				$ 11,050
Sys-19	Site	Safety and Security Upgrades (Lighting)	Exist.	Various	10	Site Improve.	$ 6,500			$ 6,500				$ 6,500
Sys-20	Site	Technology Upgrades	Exist.	Various	1	Site Improve.		$ 97,500		$ 97,500				$ 97,500
Direct Cost and 30% Soft Cost Total							$ 1,861,721	$ 10,060,375	$ 455,416	$ 12,377,512		$ 2,059,200	$ 2,059,200	$ 14,436,712
20% included for ADA and other Code Related Requirements							$ 372,344	$ 2,012,075	$ 91,083	$ 2,475,502	$ -	$ 411,840	$ 411,840	$ 2,887,342
TOTAL New Construction / Modernizations/ Campus Improvements *(Includes 30% Soft Costs and 20% Code Related Requirements)*							$ 2,234,066	$ 12,072,450	$ 546,499	$ 14,853,015	$ -	$ 2,471,040	$ 2,471,040	$ 17,324,055

*All Cost Allowances /Estimates Reflect Forecasted 2019 Dollars // Construction Cost + Project Soft Costs// Costs are subject to change based on market conditions, and when projects are actually bid and executed by the District.
**Soft Costs: A/E fees, misc. permitting/testing fees, contractor overhead/profit, project contingency, etc.

FACILITIES MASTER PLAN FINANCIAL SUMMARY // WSD

Westminster School District

Schroeder Elementary School

Bldg.#/ Sys.#	Building/ Type	Building/ Facilities Projects	Year Built	Construction Class	Gross Square Footage	Modernization	Priority 1	Priority 2	Priority 3	Priority 1-3	Priority 4	Priority 5	Priority 4-5 Total	ALL: P1-P5
1	Permanent	Administration Building	1962	C - Masonry	1,930	Minor Mod.			$ 439,075	$ 439,075				$ 439,075
2	Permanent	Multi-Purpose Building	1962	C - Masonry	3,915	Major Mod.			$ 1,272,375	$ 1,272,375				$ 1,272,375
3	Permanent	Kindergarten Classroom K1	1962	C - Masonry	1,578	Minor Mod.			$ 358,995	$ 358,995				$ 358,995
4	Permanent	Classroom Building A	1962	C - Masonry	4,320	Minor Mod.			$ 982,800	$ 982,800				$ 982,800
5	Permanent	Classroom Building B	1962	C - Masonry	4,320	Minor Mod.			$ 982,800	$ 982,800				$ 982,800
6	Permanent	Classroom Building C	1962	C - Masonry	4,320	Minor Mod.			$ 982,800	$ 982,800				$ 982,800
7	Permanent	Classroom Building D	1962	C - Masonry	3,390	Minor Mod.			$ 771,225	$ 771,225				$ 771,225
8	Portable	Portable Classroom K2	1998	S - Metal	1,440	Minor Mod.						$ 140,400	$ 140,400	$ 140,400
9	Portable	Portable Classroom AA1	1998	S - Metal	960	Remove						$ 9,984	$ 9,984	$ 9,984
10	Portable	Portable Classroom AA2	1998	S - Metal	960	Remove						$ 9,984	$ 9,984	$ 9,984
11	Portable	Portable Classroom AA3	1998	S - Metal	960	Remove						$ 9,984	$ 9,984	$ 9,984
12	Portable	Portable Classroom AA4	1997	S - Metal	960	Remove						$ 9,984	$ 9,984	$ 9,984
13	Portable	Portable Classroom AA5	1997	S - Metal	960	Remove						$ 9,984	$ 9,984	$ 9,984
14	Portable	Portable Classroom AA6	1997	S - Metal	960	Remove						$ 9,984	$ 9,984	$ 9,984
15	Portable	Portable Classroom AA7	2004	S - Metal	960	Relocate							$ -	$ -
16	Portable	Portable Classroom E1	1997	S - Metal	960	Remove						$ 9,984	$ 9,984	$ 9,984
17	Portable	Portable Classroom E2	1997	S - Metal	960	Remove						$ 9,984	$ 9,984	$ 9,984
18	Portable	Portable Classroom E3	1997	S - Metal	960	Remove						$ 9,984	$ 9,984	$ 9,984
19	Portable	Portable Classroom E4	1989	D - Wood	960	Remove						$ 9,984	$ 9,984	$ 9,984
20	Portable	Portable Classroom E5	1990	D - Wood	960	Remove						$ 9,984	$ 9,984	$ 9,984
21	Portable	Portable Classroom E6	1997	S - Metal	960	Remove						$ 9,984	$ 9,984	$ 9,984
22	Walkways	Covered Walkways	1962	D - Wood	4,270	Minor Mod.			$ 166,530	$ 166,530				$ 166,530
23	Shelter	Lunch Shelter	2004	S - Metal	1,066								$ -	$ -
					43,029									
Fire-Alarm	Site wide	Replace Fire Alarm System	New	Site-Wide	43,029	Site Improve.	$ 376,504			$ 376,504				$ 376,504
Sys-1	Site	Asphalt/Concrete Repair	Exist.	AS/Con.	1	Site Improve.		$ 6,500		$ 6,500				$ 6,500
Sys-2	Site	Curb Appeal	Exist.	AS/Con.	5,000	Site Improve.		$ 65,000		$ 65,000				$ 65,000
Sys-3	Site	Drainage Repair	Exist.	AS/Con.	10,000	Site Improve.				$ -				$ -
Sys-4	Site	Drop-off and Pick-up	Exist.	AS/Con.	1	Site Improve.		$ 32,500		$ 32,500				$ 32,500
Sys-5	Site	Electrical Upgrades	Exist.	Elec.	1	Site Improve.		$ 65,000		$ 65,000				$ 65,000

Sys-6	Site	Future Ready Classroom/ Innovation Lab (Classroom	Exist.	Various	1	Site Improve.		$ 650,000		$ 650,000					$ 650,000
Sys-7	Site	Future Ready Classroom/ Innovation Lab (Furniture)	Exist.	Various	4	Site Improve.		$ 78,000		$ 78,000					$ 78,000
Sys-8	Site	Landscaping Replacement	Exist.	Various	1	Site Improve.		$ 26,000		$ 26,000					$ 26,000
Sys-9	Site	Marquee Update	Exist.	Various	-	Site Improve.		$ -		$ -					$ -
Sys-10	Site	Mechanical Upgrades	Exist.	Various	1	Site Improve.		$ 65,000		$ 65,000					$ 65,000
Sys-11	Site	Outdoor Learning Areas	Exist.	Various	1	Site Improve.		$ 780,000		$ 780,000					$ 780,000
Sys-12	Site	Performing Arts Update (Misc. Allowance)	Exist.	Various	1	Site Improve.		$ 13,000		$ 13,000					$ 13,000
Sys-13	Site	Physical Education Area Update	Exist.	Various	5,000	Site Improve.		$ 162,500		$ 162,500					$ 162,500
Sys-14	Site	Plumbing Upgrades	Exist.	Various	1	Site Improve.		$ 65,000		$ 65,000					$ 65,000
Sys-15	Site	Roofing (Replace) Main Building Roofs	Exist.	Various	60,700	Site Improve.				$ -		$ 1,104,740	$ 1,104,740	$	1,104,740
Sys-16	Site	Safety and Security Upgrades (Cameras)	Exist.	Various	10	Site Improve.	$ 19,500			$ 19,500					$ 19,500
Sys-17	Site	Safety and Security Upgrades (Door Hardware/ Key Less	Exist.	Various	10	Site Improve.	$ 325,000			$ 325,000					$ 325,000
Sys-18	Site	Safety and Security Upgrades (Fencing)	Exist.	Various	100	Site Improve.	$ 11,050			$ 11,050					$ 11,050
Sys-19	Site	Safety and Security Upgrades (Lighting)	Exist.	Various	10	Site Improve.	$ 6,500			$ 6,500					$ 6,500
Sys-20	Site	Technology Upgrades	Exist.	Various	1	Site Improve.		$ 97,500		$ 97,500					$ 97,500
N-1	New. Con	New (16) Classroom Building	New	New	17,000	Addition				-		11,050,000			11,050,000		11,050,000
N-2	New. Con	Site Improvement Allowance	New	New	1	Site						390,000			390,000		390,000
N-3	Demo.	Portable Demo./Removal/ Utilities Cap	Demo.	Demo.	13	Site Improve.						84,500			84,500		84,500
Direct Cost and 30% Soft Cost Total							$ 738,554	$ 2,106,000	$ 5,956,600	$ 8,801,154	$	11,524,500	$ 1,364,948	$	12,889,448	$	21,690,602
20% included for ADA and other Code Related Requirements							$ 147,711	$ 421,200	$ 1,191,320	$ 1,760,231	$	2,304,900	$ 272,990	$	2,577,890	$	4,338,120
TOTAL New Construction / Modernizations/ Campus Improvements *(Includes 30% Soft Costs and 20% Code Related Requirements)*							$ 886,265	$ 2,527,200	$ 7,147,920	$ 10,561,385	$	13,829,400	$ 1,637,938	$	15,467,338	$	26,028,722

*All Cost Allowances /Estimates Reflect Forecasted 2019 Dollars // Construction Cost + Project Soft Costs// Costs are subject to change based on market conditions, and when projects are actually bid and executed by the District.
**Soft Costs: A/E fees, misc. permitting/testing fees, contractor overhead/profit, project contingency, etc.

FACILITIES MASTER PLAN FINANCIAL SUMMARY // WSD

Westminster School District

Sequoia Elementary School

Bldg.#/ Sys.#	Building/ Type	Building/ Facilities Projects	Year Built	Construction Class	Gross Square Footage	Modernization	Priority 1	Priority 2	Priority 3	Priority 1-3	Priority 4	Priority 5	Priority 4-5 Total	ALL: P1-P5
1	Permanent	Administration Building	1962	C - Masonry	2,189	Minor Mod.			$ 497,998	$ 497,998				$ 497,998
2	Permanent	Multi-Purpose Building	1962	C - Masonry	4,799	Major Mod.			$ 1,559,675	$ 1,559,675				$ 1,559,675
3	Permanent	Kindergarten Classroom K1-K2	1962	C - Masonry	2,656	Minor Mod.			$ 604,240	$ 604,240				$ 604,240
4	Permanent	Classroom Building A1-A3	1962	C - Masonry	3,431	Minor Mod.			$ 780,553	$ 780,553				$ 780,553
5	Permanent	Classroom Building A4-A5	1962	C - Masonry	2,684	Minor Mod.			$ 610,610	$ 610,610				$ 610,610
6	Permanent	Classroom Building A6-A8	1962	C - Masonry	3,080	Minor Mod.			$ 700,700	$ 700,700				$ 700,700
7	Permanent	Classroom Building B1-B3	1962	C - Masonry	3,431	Minor Mod.			$ 780,553	$ 780,553				$ 780,553
8	Permanent	Classroom Building B4-B5	1962	C - Masonry	2,684	Minor Mod.			$ 610,610	$ 610,610				$ 610,610
9	Permanent	Classroom Building B6-B8	1962	C - Masonry	3,080	Minor Mod.			$ 700,700	$ 700,700				$ 700,700
10	Permanent	Media Center Building	1962	C - Masonry	2,113	Minor Mod.			$ 480,708	$ 480,708				$ 480,708
11	Permanent	Classroom Building C1-C4	1962	C - Masonry	4,800	Minor Mod.			$ 1,092,000	$ 1,092,000				$ 1,092,000
12	Portable	Portable Classroom R1	1999	D - Wood	960	Remove						$ 9,984	$ 9,984	$ 9,984
13	Portable	Portable Classroom R2	1999	S - Metal	960	Remove						$ 9,984	$ 9,984	$ 9,984
14	Portable	Portable Classroom R3	1999	S - Metal	960	Remove						$ 9,984	$ 9,984	$ 9,984
15	Portable	Portable Classroom R4	1996	S - Metal	960	Remove						$ 9,984	$ 9,984	$ 9,984
16	Portable	Portable Classroom R5	2006	S - Metal	960	Relocate/ TBD							$ -	$ -
17	Portable	Portable Classroom R6	2009	D - Wood	960	Relocate/ TBD							$ -	$ -
18	Portable	Portable Classroom R6	2009	D - Wood	960	Relocate/ TBD							$ -	$ -
19	Walkways	Covered Walkways	1962	D - Wood	4,270	Minor Mod.			$ 166,530	$ 166,530				$ 166,530
20	Shelter	Lunch Shelter	2004	S - Metal	1,066						$ 41,574		$ 41,574	$ 41,574
21	Utility	Electrical Vault	1962	C - Masonry	155					$ -				$ -
					47,158									
Fire-Alarm	Site wide	Replace Fire Alarm System	New	Site-Wide	47,158	Site Improve.	$ 412,633			$ 412,633				$ 412,633
Sys-1	Site	Asphalt/Concrete Repair	Exist.	AS/Con.	1	Site Improve.		$ 6,500		$ 6,500				$ 6,500
Sys-2	Site	Curb Appeal	Exist.	AS/Con.	5,000	Site Improve.		$ 65,000		$ 65,000				$ 65,000
Sys-3	Site	Drainage Repair	Exist.	AS/Con.	10,000	Site Improve.				$ -				$ -
Sys-4	Site	Drop-off and Pick-up	Exist.	AS/Con.	1	Site Improve.		$ 32,500		$ 32,500				$ 32,500

Sys-5	Site	Electrical Upgrades	Exist.	Elec.	1	Site Improve.			$ 65,000		$ 65,000					$ 65,000	
Sys-6	Site	Future Ready Classroom/ Innovation Lab (Classroom Conversion)	Exist.	Various	1	Site Improve.			$ 650,000		$ 650,000					$ 650,000	
Sys-7	Site	Future Ready Classroom/ Innovation Lab (Furniture)	Exist.	Various	4	Site Improve.			$ 78,000		$ 78,000					$ 78,000	
Sys-8	Site	Landscaping Replacement	Exist.	Various	1	Site Improve.			$ 26,000		$ 26,000					$ 26,000	
Sys-9	Site	Marquee Update	Exist.	Various	-	Site Improve.			$ -		$ -					$ -	
Sys-10	Site	Mechanical Upgrades	Exist.	Various	1	Site Improve.			$ 65,000		$ 65,000					$ 65,000	
Sys-11	Site	Outdoor Learning Areas	Exist.	Various	1	Site Improve.			$ 780,000		$ 780,000					$ 780,000	
Sys-12	Site	Performing Arts Update (Misc. Allowance)	Exist.	Various	1	Site Improve.			$ 13,000		$ 13,000					$ 13,000	
Sys-13	Site	Physical Education Area Update	Exist.	Various	5,000	Site Improve.			$ 162,500		$ 162,500					$ 162,500	
Sys-14	Site	Plumbing Upgrades	Exist.	Various	1	Site Improve.			$ 65,000		$ 65,000					$ 65,000	
Sys-15	Site	Roofing (Replace) Main Building Roofs	Exist.	Various	50,200	Site Improve.			$ 913,640		$ 913,640					$ 913,640	
Sys-16	Site	Roofing (Replace) Portables	Exist.	Various	8,100	Site Improve.	$ 147,420				$ 147,420					$ 147,420	
Sys-17	Site	Safety and Security Upgrades (Cameras)	Exist.	Various	10	Site Improve.	$ 19,500				$ 19,500					$ 19,500	
Sys-18	Site	Safety and Security Upgrades (Door Hardware/ Key Less Entry)	Exist.	Various	10	Site Improve.	$ 325,000				$ 325,000					$ 325,000	
Sys-19	Site	Safety and Security Upgrades (Fencing)	Exist.	Various	100	Site Improve.	$ 11,050				$ 11,050					$ 11,050	
Sys-20	Site	Safety and Security Upgrades (Lighting)	Exist.	Various	10	Site Improve.	$ 6,500				$ 6,500					$ 6,500	
Sys-21	Site	Technology Upgrades	Exist.	Various	1	Site Improve.			$ 97,500		$ 97,500					$ 97,500	
N-1	New. Con	New (10) Classroom Building	New	New	11,000	Addition					-		7,150,000			7,150,000	
N-2	New. Con	Site Improvement Allowance	New	New	1	Site							260,000			260,000	
N-3	Demo.	Portable Demo./Removal/ Utilities Cap	Demo.	Demo.	5	Site Improve.							32,500			32,500	
N-4	New. Con	Site Improvement Allowance/ New Parking lot	New	New	1	Allowance							130,000			130,000	
Direct Cost and 30% Soft Cost Total							$ 922,103	$ 3,019,640	$ 8,584,875	$	12,526,618	$	7,614,074	$	39,936	$ 7,654,010	$ 20,180,628
20% included for ADA and other Code Related Requirements							$ 184,421	$ 603,928	$ 1,716,975	$	2,505,324	$	1,522,815	$	7,987	$ 1,530,802	$ 4,036,126
TOTAL New Construction / Modernizations/ Campus Improvements *(Includes 30% Soft Costs and 20% Code Related Requirements)*							$ 1,106,523	$ 3,623,568	$ 10,301,850	$	15,031,941	$	9,136,889	$	47,923	$ 9,184,812	$ 24,216,753

*All Cost Allowances /Estimates Reflect Forecasted 2019 Dollars // Construction Cost + Project Soft Costs// Costs are subject to change based on market conditions, and when projects are actually bid and executed by the District.
**Soft Costs: A/E fees, misc. permitting/testing fees, contractor overhead/profit, project contingency, etc.

FACILITIES MASTER PLAN FINANCIAL SUMMARY // WSD

Westminster School District

Webber Elementary School

Bldg.#/ Sys.#	Building/ Type	Building/ Facilities Projects	Year Built	Construction Class	Gross Square Footage	Modernization	Priority 1	Priority 2	Priority 3	Priority 1-3	Priority 4	Priority 5	Priority 4-5 Total	ALL: P1-P5
1	Permanent	Administration Building	1957	C - Masonry	1,482	Minor Mod.		$ 481,650		$ 481,650				$ 481,650
2	Permanent	Multi-Purpose Building	1957	C - Masonry	3,739	Minor Mod.		$ 1,215,175		$ 1,215,175				$ 1,215,175
3	Permanent	Kindergarten Classroom	1957	C - Masonry	1,470	Minor Mod.		$ 477,750		$ 477,750				$ 477,750
4	Permanent	Classroom Building A1-A4	1957	C - Masonry	4,636	Minor Mod.		$ 1,506,700		$ 1,506,700				$ 1,506,700
5	Permanent	Classroom Building B	1957	C - Masonry	4,636	Minor Mod.		$ 1,506,700		$ 1,506,700				$ 1,506,700
6	Permanent	Classroom Building C1-C4	1957	C - Masonry	3,965	Minor Mod.		$ 1,288,625		$ 1,288,625				$ 1,288,625
7	Portable	Portable Classroom K2	1998	S - Metal	960	Remove				$ -		$ 9,984	$ 9,984	$ 9,984
8	Portable	Portable Classroom D1	1990	D - Wood	960	Remove				$ -		$ 9,984	$ 9,984	$ 9,984
9	Portable	Portable Classroom D2	1990	D - Wood	960	Remove				$ -		$ 9,984	$ 9,984	$ 9,984
10	Portable	Portable Classroom D3	1990	D - Wood	960	Remove				$ -		$ 9,984	$ 9,984	$ 9,984
11	Portable	Portable Library (D4)	1990	D - Wood	960	Remove				$ -		$ 9,984	$ 9,984	$ 9,984
12	Portable	Portable Classroom E1	1992	D - Wood	960	Remove				$ -		$ 9,984	$ 9,984	$ 9,984
13	Portable	Portable Classroom E2	1992	D - Wood	960	Remove				$ -		$ 9,984	$ 9,984	$ 9,984
14	Portable	Portable Classroom E3	1996	S - Metal	960	Remove				$ -		$ 9,984	$ 9,984	$ 9,984
15	Portable	Portable Classroom E4	1996	S - Metal	960	Remove				$ -		$ 9,984	$ 9,984	$ 9,984
16	Portable	Portable Classroom F1	1997	S - Metal	960	Remove				$ -		$ 9,984	$ 9,984	$ 9,984
17	Portable	Portable Classroom F2 (noton plan)	2001	S - Metal	960								$ -	$ -
18	Portable	Portable Classroom F3	1996	S - Metal	960	Remove				$ -		$ 9,984	$ 9,984	$ 9,984
19	Portable	Portable Classroom F4	1996	D - Wood	960	Remove				$ -		$ 9,984	$ 9,984	$ 9,984
20	Walkways	Covered Walkways	1957	D - Wood	3,092	Minor Mod.		$ 120,588		$ 120,588		$ 120,588	$ 120,588	$ 241,176
21	Shelter	Lunch Shelter	1998	S - Metal	1,200	Minor Mod.			$ 46,800	$ 46,800		$ 46,800	$ 46,800	$ 93,600
					36,700									
Fire-Alarm	Site wide	Replace Fire Alarm System	New	Site-Wide	36,700	Site Improve.	$ 321,125			$ 321,125				$ 321,125
Sys-1	Site	Asphalt/Concrete Repair	Exist.	AS/Con.	1	Site Improve.		$ 6,500		$ 6,500				$ 6,500
Sys-2	Site	Curb Appeal	Exist.	AS/Con.	5,000	Site Improve.		$ 65,000		$ 65,000				$ 65,000
Sys-3	Site	Drainage Repair	Exist.	AS/Con.	10,000	Site Improve.				$ -				$ -
Sys-4	Site	Drop-off and Pick-up	Exist.	AS/Con.	1	Site Improve.		$ 32,500		$ 32,500				$ 32,500
Sys-5	Site	Electrical Upgrades	Exist.	Elec.	1	Site Improve.		$ 65,000		$ 65,000				$ 65,000

Sys-6	Site	Future Ready Classroom/ Innovation Lab (Classroom Conversion)	Exist.	Various	1	Site Improve.		$ 650,000		$ 650,000				$ 650,000
Sys-7	Site	Future Ready Classroom/ Innovation Lab (Furniture)	Exist.	Various	4	Site Improve.		$ 78,000		$ 78,000				$ 78,000
Sys-8	Site	Landscaping Replacement	Exist.	Various	1	Site Improve.		$ 26,000		$ 26,000				$ 26,000
Sys-9	Site	Marquee Update	Exist.	Various	-	Site Improve.		$ -		$ -				$ -
Sys-10	Site	Mechanical Upgrades	Exist.	Various	1	Site Improve.		$ 65,000		$ 65,000				$ 65,000
Sys-11	Site	Outdoor Learning Areas	Exist.	Various	1	Site Improve.		$ 780,000		$ 780,000				$ 780,000
Sys-12	Site	Performing Arts Update (Misc. Allowance)	Exist.	Various	1	Site Improve.		$ 13,000		$ 13,000				$ 13,000
Sys-13	Site	Physical Education Area Update	Exist.	Various	5,000	Site Improve.		$ 162,500		$ 162,500				$ 162,500
Sys-14	Site	Plumbing Upgrades	Exist.	Various	1	Site Improve.		$ 65,000		$ 65,000				$ 65,000
Sys-15	Site	Roofing (Replace) Main Buildings/ Canopy Roofs	Exist.	Various	36,850	Site Improve.			$ 670,670	$ 670,670				$ 670,670
Sys-16	Site	Roofing (Replace) Portables	Exist.	Various	15,650	Site Improve.	$ 284,830			$ 284,830				$ 284,830
Sys-17	Site	Safety and Security Upgrades (Cameras)	Exist.	Various	10	Site Improve.	$ 19,500			$ 19,500				$ 19,500
Sys-18	Site	Safety and Security Upgrades (Door Hardware/ Key Less Entry)	Exist.	Various	10	Site Improve.	$ 325,000			$ 325,000				$ 325,000
Sys-19	Site	Safety and Security Upgrades (Fencing)	Exist.	Various	100	Site Improve.	$ 11,050			$ 11,050				$ 11,050
Sys-20	Site	Safety and Security Upgrades (Lighting)	Exist.	Various	10	Site Improve.	$ 6,500			$ 6,500				$ 6,500
Sys-21	Site	Technology Upgrades	Exist.	Various	1	Site Improve.		$ 97,500		$ 97,500				$ 97,500
N-1	New. Con	New (14) Classroom Building	New	New	15,000	Addition				-	9,750,000		9,750,000	9,750,000
N-2	New. Con	Site Improvement Allowance	New	New	1	Site					325,000		325,000	325,000
N-3	Demo.	Portable Demo./Removal/ Utilities Cap	Demo.	Demo.	12	Site Improve.					78,000		78,000	78,000
N-4	New. Con	Site Improvement Allowance/ New Entry Enhancement	New	New	1	Allowance					195,000		195,000	195,000
Direct Cost and 30% Soft Cost Total							$ 968,005	$ 8,703,188	$ 717,470	$ 10,388,663	$ 10,348,000	$ 287,196	$ 10,635,196	$ 21,023,859
20% included for ADA and other Code Related Requirements							$ 193,601	$ 1,740,638	$ 143,494	$ 2,077,733	$ 2,069,600	$ 57,439	$ 2,127,039	$ 4,204,772
TOTAL New Construction / Modernizations/ Campus Improvements *(Includes 30% Soft Costs and 20% Code Related Requirements)*							$ 1,161,606	$ 10,443,826	$ 860,964	$ 12,466,396	$ 12,417,600	$ 344,635	$ 12,762,235	$ 25,228,631

*All Cost Allowances /Estimates Reflect Forecasted 2019 Dollars // Construction Cost + Project Soft Costs// Costs are subject to change based on market conditions, and when projects are actually bid and executed by the District.
**Soft Costs: A/E fees, misc. permitting/testing fees, contractor overhead/profit, project contingency, etc.

FACILITIES MASTER PLAN FINANCIAL SUMMARY // WSD

Westminster School District

Willmore Elementary School

Bldg.#/ Sys.#	Building/Type	Building/ Facilities Projects	Year Built	Construction Class	Gross Square Footage	Modernization	Priority 1	Priority 2	Priority 3	Priority 1-3	Priority 4	Priority 5	Priority 4-5 Total	ALL: P1-P5
1	Permanent	Administration Building	1965	C - Masonry	1,850	Minor Mod.			$ 420,875	$ 420,875				$ 420,875
2	Permanent	Multi-Purpose Building	1965	C - Masonry	4,593	Major Mod.			$ 1,492,725	$ 1,492,725				$ 1,492,725
3	Permanent	Kindergarten Classroom	1965	C - Masonry	2,791	Minor Mod.			$ 634,953	$ 634,953				$ 634,953
4	Permanent	Classroom Building A1-A4/B1-B4	1966	C - Masonry	8,670	Minor Mod.			$ 1,972,425	$ 1,972,425				$ 1,972,425
5	Permanent	Classroom Building C1-C4/D1-D4	1967	C - Masonry	8,670	Minor Mod.			$ 1,972,425	$ 1,972,425				$ 1,972,425
6	Permanent	Daycare	1990	D - Wood	2,400	Minor Mod.					$ 546,000		$ 546,000	$ 546,000
7	Portable	Portable Classroom E1	1989	D - Wood	960	Remove						$ 9,984	$ 9,984	$ 9,984
8	Portable	Portable Classroom E2	1990	D - Wood	960	Remove						$ 9,984	$ 9,984	$ 9,984
9	Portable	Portable Classroom E3	1990	D - Wood	960	Remove						$ 9,984	$ 9,984	$ 9,984
10	Portable	Portable Classroom E4	1991	S - Metal	960	Remove						$ 9,984	$ 9,984	$ 9,984
11	Portable	Portable Classroom E5	1991	S - Metal	960	Remove						$ 9,984	$ 9,984	$ 9,984
12	Portable	Portable Classroom F1	1997	S - Metal	960	Remove						$ 9,984	$ 9,984	$ 9,984
13	Portable	Portable Classroom F2	1997	S - Metal	960	Remove						$ 9,984	$ 9,984	$ 9,984
14	Portable	Portable Classroom F3	1997	S - Metal	960	Remove						$ 9,984	$ 9,984	$ 9,984
15	Portable	Portable Classroom F4	1997	S - Metal	960	Remove						$ 9,984	$ 9,984	$ 9,984
16	Portable	Portable Classroom F5	1997	S - Metal	960	Remove						$ 9,984	$ 9,984	$ 9,984
17	Portable	Portable Classroom F6	1997	S - Metal	960	Remove						$ 9,984	$ 9,984	$ 9,984
18	Portable	Portable Classroom F7	2001	S - Metal	960	Relocate/ TBD							$ -	$ -
19	Portable	Portable Classroom F8	2002	S - Metal	960	Relocate/ TBD							$ -	$ -
20	Walkways	Covered Walkways	1965	D - Wood	3,863	Minor Mod.			$ 150,657	$ 150,657				$ 150,657
					45,317									
Fire-Alarm	Site wide	Replace Fire Alarm System	New	Site-Wide	45,317	Site Improve.	$ 396,524			$ 396,524				$ 396,524
Sys-1	Site	Asphalt/Concrete Repair	Exist.	AS/Con.	1	Site Improve.		$ 6,500		$ 6,500				$ 6,500
Sys-2	Site	Civil Upgrades	Exist.	AS/Con.	1	Site Improve.				$ -				$ -
Sys-3	Site	Curb Appeal	Exist.	AS/Con.	5,000	Site Improve.		$ 65,000		$ 65,000				$ 65,000
Sys-4	Site	Drainage Repair	Exist.	AS/Con.	10,000	Site Improve.				$ -				$ -
Sys-5	Site	Drop-off and Pick-up	Exist.	AS/Con.	1	Site Improve.		$ 32,500		$ 32,500				$ 32,500
Sys-6	Site	Electrical Upgrades	Exist.	Elec.	1	Site Improve.		$ 65,000		$ 65,000				$ 65,000
Sys-7	Site	Future Ready Classroom/ Innovation Lab (Classroom Conversion)	Exist.	Various	1	Site Improve.		$ 650,000		$ 650,000				$ 650,000

Sys-8	Site	Future Ready Classroom/ Innovation Lab (Furniture)	Exist.	Various	4	Site Improve.			$ 78,000		$ 78,000					$ 78,000
Sys-9	Site	Landscaping Replacement	Exist.	Various	1	Site Improve.			$ 26,000		$ 26,000					$ 26,000
Sys-10	Site	Marquee Update	Exist.	Various	-	Site Improve.			$ -		$ -					$ -
Sys-11	Site	Mechanical Upgrades	Exist.	Various	1	Site Improve.			$ 65,000		$ 65,000					$ 65,000
Sys-12	Site	Outdoor Learning Areas	Exist.	Various	1	Site Improve.			$ 780,000		$ 780,000					$ 780,000
Sys-13	Site	Performing Arts Update (Misc. Allowance)	Exist.	Various	1	Site Improve.			$ 13,000		$ 13,000					$ 13,000
Sys-14	Site	Physical Education Area Update	Exist.	Various	5,000	Site Improve.			$ 162,500		$ 162,500					$ 162,500
Sys-15	Site	Roofing (Replace) Main Building Roofs	Exist.	Various	50,900	Site Improve.					$ -	$ 926,380			$ 926,380	$ 926,380
Sys-16	Site	Roofing (Replace) Portables	Exist.	Various	15,160	Site Improve.			$ 275,912		$ 275,912					$ 275,912
Sys-17	Site	Safety and Security Upgrades (Cameras)	Exist.	Various	10	Site Improve.	$ 19,500				$ 19,500					$ 19,500
Sys-18	Site	Safety and Security Upgrades (Door Hardware/ Key Less Entry)	Exist.	Various	10	Site Improve.	$ 325,000				$ 325,000					$ 325,000
Sys-19	Site	Safety and Security Upgrades (Fencing)	Exist.	Various	100	Site Improve.	$ 11,050				$ 11,050					$ 11,050
Sys-20	Site	Safety and Security Upgrades (Lighting)	Exist.	Various	10	Site Improve.	$ 6,500				$ 6,500					$ 6,500
Sys-21	Site	Technology Upgrades	Exist.	Various	1	Site Improve.			$ 97,500		$ 97,500					$ 97,500
N-1	New. Con	New (16) Classroom Building	New	New	17,000	Addition					-	11,050,000			9,750,000	9,750,000
N-2	New. Con	Site Improvement Allowance	New	New	1	Site						390,000			325,000	325,000
N-3	Demo.	Portable Demo./Removal/ Utilities Cap	Demo.	Demo.	13	Site Improve.						84,500			78,000	78,000
Direct Cost and 30% Soft Cost Total							$ 758,574	$ 2,316,912	$ 6,644,060		$ 9,719,545	$ 12,996,880	$ 109,824		$ 11,735,204	$ 21,454,749
20% included for ADA and other Code Related Requirements							$ 151,715	$ 463,382	$ 1,328,812		$ 1,943,909	$ 2,599,376	$ 21,965		$ 2,347,041	$ 4,290,950
TOTAL New Construction / Modernizations/ Campus Improvements *(Includes 30% Soft Costs and 20% Code Related Requirements)*							$ 910,289	$ 2,780,294	$ 7,972,871		$ 11,663,454	$ 15,596,256	$ 131,789		$ 14,082,245	$ 25,745,699

*All Cost Allowances /Estimates Reflect Forecasted 2019 Dollars // Construction Cost + Project Soft Costs// Costs are subject to change based on market conditions, and when projects are actually bid and executed by the District.
**Soft Costs: A/E fees, misc. permitting/testing fees, contractor overhead/profit, project contingency, etc.

FACILITIES MASTER PLAN FINANCIAL SUMMARY // WSD

Westminster School District

Johnson Middle School

Bldg.#/ Sys.#	Building/ Type	Building/ Facilities Projects	Year Built	Construction Class	Gross Square Footage	Modernization	Priority 1	Priority 2	Priority 3	Priority 1-3	Priority 4	Priority 5	Priority 4-5 Total	ALL: P1-P5
1	Permanent	Administration Building	1958	C - Masonry	3,262	Major Mod.			$ 1,060,150	$ 1,060,150				$ 1,060,150
2	Permanent	Multi-Purpose Building	1958	C - Masonry	8,369	Major Mod.			$ 2,719,925	$ 2,719,925				$ 2,719,925
3	Permanent	Classroom Building 1A-1C	1958	C - Masonry	3,342	Major Mod.			$ 1,086,150	$ 1,086,150				$ 1,086,150
4	Permanent	Classroom Building 2A-2C	1958	C - Masonry	3,360	Major Mod.			$ 1,092,000	$ 1,092,000				$ 1,092,000
5	Permanent	Classroom Building 3A-3C	1958	C - Masonry	3,342	Major Mod.			$ 1,086,150	$ 1,086,150				$ 1,086,150
6	Permanent	Classroom Building 4A-4C	1958	C - Masonry	3,360	Major Mod.			$ 1,092,000	$ 1,092,000				$ 1,092,000
7	Permanent	Classroom Building 5A-5C	1958	C - Masonry	4,080	Major Mod.			$ 1,326,000	$ 1,326,000				$ 1,326,000
8	Permanent	Classroom Building 6A-6C	1958	C - Masonry	3,342	Major Mod.			$ 1,086,150	$ 1,086,150				$ 1,086,150
9	Permanent	Classroom Building 7A-7C	1958	C - Masonry	3,360	Major Mod.			$ 1,092,000	$ 1,092,000				$ 1,092,000
10	Permanent	Classroom Building 8A-8C	1958	C - Masonry	3,342	Major Mod.			$ 1,086,150	$ 1,086,150				$ 1,086,150
11	Permanent	Classroom Building 9A-9C	1958	C - Masonry	3,360	Major Mod.			$ 1,092,000	$ 1,092,000				$ 1,092,000
12	Permanent	Classroom Building 10A-10B	1958	C - Masonry	4,080	Major Mod.			$ 1,326,000	$ 1,326,000				$ 1,326,000
13	Permanent	Showers and Locker Rooms	1958	C - Masonry	5,218	Major Mod.			$ 1,695,850	$ 1,695,850				$ 1,695,850
14	Permanent	Exploratory Building (2 Stories)	2013	A - Steel	26,328									$ -
15	Permanent	Gymnasium	2014	A - Steel	22,391									$ -
16	Portable	Portable Restrooms	2006	S - Metal	480							$ 124,800	$ 124,800	$ 124,800
17	Walkways	Covered Walkways	1958	D - Wood	6,969	Minor Mod.			$ 271,791	$ 271,791				$ 271,791
18	Shelter	Lunch Shelter	2013	A - Steel	6,600									$ -
19	Utility	Electrical Vault	1958	C - Masonry	155					$ -				$ -
					114,740									
Fire-Alarm	Site wide	Replace Fire Alarm System	New	Site-Wide	114,740	Site Improve.	$ 1,003,975			$ 1,003,975				$ 1,003,975
Sys-1	Site	Asphalt/Concrete Repair	Exist.	AS/Con.	1	Site Improve.		$ 6,500		$ 6,500				$ 6,500
Sys-2	Site	Civil Upgrades	Exist.	AS/Con.	1	Site Improve.				$ -				$ -
Sys-3	Site	Curb Appeal	Exist.	AS/Con.	15,000	Site Improve.		$ 195,000		$ 195,000				$ 195,000
Sys-4	Site	Drainage Repair	Exist.	AS/Con.	15,000	Site Improve.			$ 117,000	$ 117,000				$ 117,000

Sys-5	Site	Drop-off and Pick-up	Exist.	AS/Con.	1	Site Improve.		$ 32,500		$ 32,500					$ 32,500
Sys-6	Site	Future Ready Classroom/ Innovation Lab (Furniture)	Exist.	Various	4	Site Improve.		$ 78,000		$ 78,000					$ 78,000
Sys-7	Site	Landscaping Replacement	Exist.	Various	1	Site Improve.		$ 26,000		$ 26,000					$ 26,000
Sys-8	Site	Marquee Update	Exist.	Various	-	Site Improve.		$ -		$ -					$ -
Sys-9	Site	Mechanical Upgrades	Exist.	Various	1	Site Improve.		$ 65,000		$ 65,000					$ 65,000
Sys-10	Site	Outdoor Learning Areas	Exist.	Various	1	Site Improve.		$ 780,000		$ 780,000					$ 780,000
Sys-11	Site	Performing Arts Update (Misc. Allowance)	Exist.	Various	1	Site Improve.		$ 13,000		$ 13,000					$ 13,000
Sys-12	Site	Physical Education Area Update	Exist.	Various	7,000	Site Improve.		$ 227,500		$ 227,500					$ 227,500
Sys-13	Site	Plumbing Upgrades	Exist.	Various	1	Site Improve.		$ 65,000		$ 65,000					$ 65,000
Sys-14	Site	Roofing (Replace) Main Building Roofs/ Canopy Roofs	Exist.	Various	94,200	Site Improve.	$ 1,714,440			$ 1,714,440					$ 1,714,440
Sys-15	Site	Roofing (Replace) GYM, Exploritory, Lunch Shelter	Exist.	Various	37,730	Site Improve.				$ -	$ 686,686			$ 686,686	$ 686,686
Sys-16	Site	Safety and Security Upgrades (Cameras)	Exist.	Various	20	Site Improve.	$ 39,000			$ 39,000					$ 39,000
Sys-17	Site	Safety and Security Upgrades (Door Hardware/ Key Less Entry)	Exist.	Various	20	Site Improve.	$ 650,000			$ 650,000					$ 650,000
Sys-18	Site	Safety and Security Upgrades (Fencing)	Exist.	Various	300	Site Improve.	$ 33,150			$ 33,150					$ 33,150
Sys-19	Site	Safety and Security Upgrades (Lighting)	Exist.	Various	20	Site Improve.	$ 13,000			$ 13,000					$ 13,000
Sys-20	Site	Technology Upgrades	Exist.	Various	1	Site Improve.		$ 97,500		$ 97,500					$ 97,500
Direct Cost and 30% Soft Cost Total							$ 3,453,565	$ 1,586,000	$ 17,229,316	$ 22,268,881	$ 686,686	$ 124,800	$ 811,486	$ 23,080,367
20% included for ADA and other Code Related Requirements							$ 690,713	$ 317,200	$ 3,445,863	$ 4,453,776	$ 137,337	$ 24,960	$ 162,297	$ 4,616,073.40
TOTAL New Construction / Modernizations/ Campus Improvements *(Includes 30% Soft Costs and 20% Code Related Requirements)*							$ 4,144,278	$ 1,903,200	$ 20,675,179	$ 26,722,657	$ 824,023	$ 149,760	$ 973,783	$ 27,696,440

FACILITIES MASTER PLAN FINANCIAL SUMMARY // WSD

Westminster School District

Stacey Middle School

Bldg.#/ Sys.#	Building/Type	Building/ Facilities Projects	Year Built	Construction Class	Gross Square Footage	Modernization	Priority 1	Priority 2	Priority 3	Priority 1-3	Priority 4	Priority 5	Priority 4-5 Total	ALL: P1-P5
1	Permanent	Administration / Library	1965	C - Masonry	5,269	Major Mod.			$ 1,712,425	$ 1,712,425				$ 1,712,425
2	Permanent	Classroom Building A1-A4	1965	C - Masonry	3,600	Major Mod.			$ 1,170,000	$ 1,170,000				$ 1,170,000
3	Permanent	Classroom Building B1-B4	1965	C - Masonry	3,950	Major Mod.			$ 1,283,750	$ 1,283,750				$ 1,283,750
4	Permanent	Classroom Building C1-C4	1965	C - Masonry	3,600	Major Mod.			$ 1,170,000	$ 1,170,000				$ 1,170,000
5	Permanent	Classroom Building D1-D5	1965	C - Masonry	3,600	Major Mod.			$ 1,170,000	$ 1,170,000				$ 1,170,000
6	Permanent	Classroom Building E1-E5	1965	C - Masonry	3,950	Major Mod.			$ 1,283,750	$ 1,283,750				$ 1,283,750
7	Permanent	Classroom Building F1-F5	1965	C - Masonry	4,800	Major Mod.			$ 1,560,000	$ 1,560,000				$ 1,560,000
8	Permanent	Classroom Building G1-G6	1965	C - Masonry	9,120	Major Mod.			$ 2,964,000	$ 2,964,000				$ 2,964,000
9	Permanent	Showers and Locker Rooms	1965	C - Masonry	6,734	Major Mod.			$ 2,188,550	$ 2,188,550				$ 2,188,550
10	Permanent	Exploratory Building (2 Stories)	2013	A - Steel	26,328									$ -
11	Permanent	Stacey Middle School Gymnasium	2017	B - Reinforced Concrete	25,272									$ -
12	Portable	Portable Classroom Band Room	1999	S - Metal	1,920	Minor Mod.				$ -		$ 187,200	$ 187,200	$ 187,200
13	Portable	Portable Restrooms	1999	S - Metal	480	Minor Mod.				$ -		$ 62,400	$ 62,400	$ 62,400
14	Shelter	Lunch Shelter	2003	S - Metal	1,200								$ -	$ -
					99,823									
Fire-Alarm	Site wide	Replace Fire Alarm System	New	Site-Wide	99,823	Site Improve.	$ 873,451			$ 873,451				$ 873,451
Sys-1	Site	Asphalt/Concrete Repair	Exist.	AS/Con.	1	Site Improve.		$ 6,500		$ 6,500				$ 6,500
Sys-2	Site	Civil Upgrades	Exist.	AS/Con.	1	Site Improve.				$ -				$ -
Sys-3	Site	Curb Appeal	Exist.	AS/Con.	15,000	Site Improve.		$ 195,000		$ 195,000				$ 195,000
Sys-4	Site	Drainage Repair	Exist.	AS/Con.	15,000	Site Improve.			$ 117,000	$ 117,000				$ 117,000
Sys-5	Site	Drop-off and Pick-up	Exist.	AS/Con.	1	Site Improve.		$ 32,500		$ 32,500				$ 32,500
Sys-6	Site	Future Ready Classroom/ Innovation Lab (Classroom Conversion)	Exist.	Various	1	Site Improve.		$ 650,000		$ 650,000				$ 650,000

Sys-7	Site	Future Ready Classroom/ Innovation Lab (Furniture)	Exist.	Various	4	Site Improve.		$ 78,000		$ 78,000					$ 78,000
Sys-8	Site	Landscaping Replacement	Exist.	Various	1	Site Improve.		$ 26,000		$ 26,000					$ 26,000
Sys-9	Site	Marquee Update	Exist.	Various	-	Site Improve.		$ -		$ -					$ -
Sys-10	Site	Mechanical Upgrades	Exist.	Various	1	Site Improve.		$ 65,000		$ 65,000					$ 65,000
Sys-11	Site	Outdoor Learning Areas	Exist.	Various	1	Site Improve.		$ 780,000		$ 780,000					$ 780,000
Sys-12	Site	Performing Arts Update (Misc. Allowance)	Exist.	Various	1	Site Improve.		$ 13,000		$ 13,000					$ 13,000
Sys-13	Site	Physical Education Area Update	Exist.	Various	7,000	Site Improve.		$ 227,500		$ 227,500					$ 227,500
Sys-14	Site	Plumbing Upgrades	Exist.	Various	1	Site Improve.		$ 65,000		$ 65,000					$ 65,000
Sys-15	Site	Roofing (Replace) Main Building Roofs	Exist.	Various	80,300	Site Improve.	$ 1,461,460			$ 1,461,460					$ 1,461,460
Sys-16	Site	Roofing (Replace) Shingle Mansards	Exist.	Various	21,000	Site Improve.	$ 546,000			$ 546,000					$ 546,000
Sys-17	Site	Roofing (Replace) GYM, Exploritory, Lunch Shelter	Exist.	Various	15,000	Site Improve.				$ -		$ 273,000	$ 273,000	$ 273,000	
Sys-18	Site	Roofing (Replace) Support Services Building	Exist.	Various	10,500	Site Improve.				$ -	$ 191,100		$ 191,100	$ 191,100	
Sys-19	Site	Safety and Security Upgrades (Cameras)	Exist.	Various	20	Site Improve.	$ 39,000			$ 39,000					$ 39,000
Sys-20	Site	Safety and Security Upgrades (Door Hardware/ Key Less Entry)	Exist.	Various	20	Site Improve.	$ 650,000			$ 650,000					$ 650,000
Sys-21	Site	Safety and Security Upgrades (Fencing)	Exist.	Various	300	Site Improve.	$ 33,150			$ 33,150					$ 33,150
Sys-22	Site	Safety and Security Upgrades (Lighting)	Exist.	Various	20	Site Improve.	$ 13,000			$ 13,000					$ 13,000
Sys-23	Site	Technology Upgrades	Exist.	Various	1	Site Improve.		$ 97,500		$ 97,500					$ 97,500
Direct Cost and 30% Soft Cost Total							$ 3,616,061	$ 2,236,000	$ 14,619,475	$ 20,471,536	$ 191,100	$ 522,600	$ 713,700		$ 21,185,236
20% included for ADA and other Code Related Requirements							$ 723,212	$ 447,200	$ 2,923,895	$ 4,094,307	$ 38,220	$ 104,520	$ 142,740		$ 4,237,047.25
TOTAL New Construction / Modernizations/ Campus Improvements *(Includes 30% Soft Costs and 20% Code Related Requirements)*							$ 4,339,274	$ 2,683,200	$ 17,543,370	$ 24,565,844	$ 229,320	$ 627,120	$ 856,440		$ 25,422,284

*All Cost Allowances /Estimates Reflect Forecasted 2019 Dollars // Construction Cost + Project Soft Costs// Costs are subject to change based on market conditions, and when projects are actually bid and executed by the District.
**Soft Costs: A/E fees, misc. permitting/testing fees, contractor overhead/profit, project contingency, etc.

FACILITIES MASTER PLAN FINANCIAL SUMMARY // WSD

Westminster School District

Warner Middle School

Bldg.#/ Sys.#	Building/Type	Building/ Facilities Projects	Year Built	Construction Class	Gross Square Footage	Modernization	Priority 1	Priority 2	Priority 3	Priority 1-3	Priority 4	Priority 5	Priority 4-5 Total	ALL: P1-P5
1	Permanent	Administration Building	1960	C - Masonry	3,377	Major Mod.			$ 1,097,525	$ 1,097,525				$ 1,097,525
2	Permanent	Multi-Purpose Building	1960	C - Masonry	8,863	Major Mod.			$ 2,880,475	$ 2,880,475				$ 2,880,475
3	Permanent	Classroom Building 1-3	1960	C - Masonry	3,345	Major Mod.			$ 1,087,125	$ 1,087,125				$ 1,087,125
4	Permanent	Classroom Building 4-6	1960	C - Masonry	3,370	Major Mod.			$ 1,095,250	$ 1,095,250				$ 1,095,250
5	Permanent	Classroom Building 7-9	1960	C - Masonry	3,345	Major Mod.			$ 1,087,125	$ 1,087,125				$ 1,087,125
6	Permanent	Classroom Building 10-12	1960	C - Masonry	3,370	Major Mod.			$ 1,095,250	$ 1,095,250				$ 1,095,250
7	Permanent	Classroom Building 13-16	1960	C - Masonry	4,082	Major Mod.			$ 1,326,650	$ 1,326,650				$ 1,326,650
8	Permanent	Classroom Building 23-25	1960	C - Masonry	3,345	Major Mod.			$ 1,087,125	$ 1,087,125				$ 1,087,125
9	Permanent	Classroom Building 26, Library	1960	C - Masonry	3,370	Major Mod.			$ 1,095,250	$ 1,095,250				$ 1,095,250
10	Permanent	Classroom Building 17-19	1960	C - Masonry	3,345	Major Mod.			$ 1,087,125	$ 1,087,125				$ 1,087,125
11	Permanent	Classroom Building 20-22	1960	C - Masonry	3,370	Major Mod.			$ 1,095,250	$ 1,095,250				$ 1,095,250
12	Permanent	Classroom Building 27-28	1960	C - Masonry	4,082	Major Mod.			$ 1,326,650	$ 1,326,650				$ 1,326,650
13	Permanent	Showers and Locker Rooms	1960	C - Masonry	6,191	Major Mod.			$ 2,012,075	$ 2,012,075				$ 2,012,075
14	Permanent	Exploratory Building (2 Stories)	2013	A - Steel	26,328									$ -
15	Portable	Portable Classrooms 3A & 4A	2000	S - Metal	1,440					$ -				$ -
16	Portable	Portable Classrooms 6A	2000	S - Metal	1,440					$ -				$ -
17	Portable	Portable Classrooms 22A & 23A	2000	S - Metal	1,920					$ -				$ -
18	Portable	Portable Restrooms	2006	S - Metal	480					$ -				$ -
19	Walkways	Covered Walkways	1960	D - Wood	5,867	Minor Mod.			$ 228,813	$ 228,813				$ 228,813
20	Shelter	Lunch Shelter	2013	A - Steel	5,000					$ -				$ -
21	Utility	Electrical Vault	1960	C - Masonry	155				$ -	$ -				$ -
22	Permanent	GYM Building (2 Stories)	2013	*(Estimated)*	22,391									
					118,476									
Fire-Alarm	Site wide	Replace Fire Alarm System	New	Site-Wide	118,476	Site Improve.	$ 1,036,665			$ 1,036,665				$ 1,036,665
Sys-1	Site	Asphalt/Concrete Repair	Exist.	AS/Con.	1	Site Improve.		$ 6,500		$ 6,500				$ 6,500
Sys-2	Site	Civil Upgrades	Exist.	AS/Con.	1	Site Improve.				$ -				$ -

Sys-3	Site	Curb Appeal	Exist.	AS/Con.	15,000	Site Improve.		$ 65,000		$ 65,000					$ 65,000
Sys-4	Site	Drainage Repair	Exist.	AS/Con.	15,000	Site Improve.			$ 78,000	$ 78,000					$ 78,000
Sys-5	Site	Drop-off and Pick-up	Exist.	AS/Con.	1	Site Improve.		$ 32,500		$ 32,500					$ 32,500
Sys-6	Site	Electrical Upgrades	Exist.	Elec.	1	Site Improve.		$ 65,000		$ 65,000					$ 65,000
Sys-7	Site	Future Ready Classroom/ Innovation Lab (Furniture)	Exist.	Various	4	Site Improve.		$ 78,000		$ 78,000					$ 78,000
Sys-8	Site	Landscaping Replacement	Exist.	Various	1	Site Improve.		$ 26,000		$ 26,000					$ 26,000
Sys-9	Site	Marquee Update	Exist.	Various	-	Site Improve.		$ -		$ -					$ -
Sys-10	Site	Mechanical Upgrades	Exist.	Various	1	Site Improve.		$ 65,000		$ 65,000					$ 65,000
Sys-11	Site	Outdoor Learning Areas	Exist.	Various	1	Site Improve.		$ 780,000		$ 780,000					$ 780,000
Sys-12	Site	Performing Arts Update (Misc. Allowance)	Exist.	Various	1	Site Improve.		$ 13,000		$ 13,000					$ 13,000
Sys-13	Site	Physical Education Area Update	Exist.	Various	7,000	Site Improve.		$ 227,500		$ 227,500					$ 227,500
Sys-14	Site	Plumbing Upgrades	Exist.	Various	1	Site Improve.		$ 65,000		$ 65,000					$ 65,000
Sys-15	Site	Roofing (Replace) Main Campus Buildings	Exist.	Various	97,300	Site Improve.	$ 1,770,860			$ 1,770,860					$ 1,770,860
Sys-16	Site	Roofing (Replace) GYM, Exploritory, Lunch Shelter	Exist.	Various	36,900	Site Improve.				$ -	$ 671,580			$ 671,580	$ 671,580
Sys-17	Site	Safety and Security Upgrades (Cameras)	Exist.	Various	20	Site Improve.	$ 39,000			$ 39,000					$ 39,000
Sys-18	Site	Safety and Security Upgrades (Door Hardware/ Key Less Entry)	Exist.	Various	20	Site Improve.	$ 650,000			$ 650,000					$ 650,000
Sys-19	Site	Safety and Security Upgrades (Fencing)	Exist.	Various	300	Site Improve.	$ 33,150			$ 33,150					$ 33,150
Sys-20	Site	Safety and Security Upgrades (Lighting)	Exist.	Various	20	Site Improve.	$ 13,000			$ 13,000					$ 13,000
Sys-21	Site	Technology Upgrades	Exist.	Various	1	Site Improve.		$ 97,500		$ 97,500					$ 97,500
Direct Cost and 30% Soft Cost Total							$ 3,542,675	$ 1,521,000	$ 17,679,688	$ 22,743,363	$ 671,580			$ 671,580	$ 23,414,943
20% included for ADA and other Code Related Requirements							$ 708,535	$ 304,200	$ 3,535,938	$ 4,548,673	$ 134,316	$ -		$ 134,316	$ 4,682,989
TOTAL New Construction / Modernizations/ Campus Improvements *(Includes 30% Soft Costs and 20% Code Related Requirements)*							$ 4,251,210	$ 1,825,200	$ 21,215,626	$ 27,292,036	$ 805,896	$ -		$ 805,896	$ 28,097,932

*All Cost Allowances /Estimates Reflect Forecasted 2019 Dollars // Construction Cost + Project Soft Costs// Costs are subject to change based on market conditions, and when projects are actually bid and executed by the District.
**Soft Costs: A/E fees, misc. permitting/testing fees, contractor overhead/profit, project contingency, etc.

FACILITIES MASTER PLAN FINANCIAL SUMMARY // WSD

Westminster School District

Land School

Bldg.#/ Sys.#	Building/Type	Building/ Facilities Projects	Year Built	Construction Class	Gross Square Footage	Modernization	Priority 1	Priority 2	Priority 3	Priority 1-3	Priority 4	Priority 5	Priority 4-5 Total	ALL: P1-P5
1	Permanent	Land School	1969	C - Masonry	30,593	Minor Mod.			$ 6,959,908	$ 6,959,908				$ 6,959,908
2	Portable	Portable Classroom R1	2005	S - Metal	960							$ -	$ -	$ -
					31,553									
Fire-Alarm	Site wide	Replace Fire Alarm System	New	Site-Wide	31,553	Site Improve.	$ 276,089			$ 276,089				$ 276,089
Sys-1	Site	Asphalt/Concrete Repair	Exist.	AS/Con.	1	Site Improve.		$ 6,500		$ 6,500				$ 6,500
Sys-2	Site	Curb Appeal	Exist.	AS/Con.	5,000	Site Improve.		$ 39,000		$ 39,000				$ 39,000
Sys-3	Site	Drop-off and Pick-up	Exist.	AS/Con.	1	Site Improve.		$ 32,500		$ 32,500				$ 32,500
Sys-4	Site	Electrical Upgrades	Exist.	Elec.	1	Site Improve.		$ 39,000		$ 39,000				$ 39,000
Sys-5	Site	Future Ready Classroom/ Innovation Lab (Furniture)	Exist.	Various	1	Site Improve.		$ 19,500		$ 19,500				$ 19,500
Sys-6	Site	Marquee Update	Exist.	Various	-	Site Improve.		$ -		$ -				$ -
Sys-7	Site	Mechanical Upgrades	Exist.	Various	1	Site Improve.		$ 3,900		$ 3,900				$ 3,900
Sys-8	Site	Physical Education Area Update	Exist.	Various	2,000	Site Improve.		$ 48,750		$ 48,750				$ 48,750
Sys-9	Site	Plumbing Upgrades	Exist.	Various	1	Site Improve.		$ 26,000		$ 26,000				$ 26,000
Sys-10	Site	Roofing (Replace) Building Roof	Exist.	Various	33,300	Site Improve.				$ -	$ 606,060		$ 606,060	$ 606,060
Sys-11	Site	Safety and Security Upgrades (Cameras)	Exist.	Various	5	Site Improve.	$ 9,750			$ 9,750				$ 9,750
Sys-12	Site	Safety and Security Upgrades (Door Hardware/ Key Less Entry)	Exist.	Various	5	Site Improve.	$ 97,500			$ 97,500				$ 97,500
Sys-13	Site	Safety and Security Upgrades (Fencing)	Exist.	Various	75	Site Improve.	$ 8,288			$ 8,288				$ 8,288
Sys-14	Site	Safety and Security Upgrades (Lighting)	Exist.	Various	5	Site Improve.	$ 3,250			$ 3,250				$ 3,250
Sys-15	Site	Technology Upgrades	Exist.	Various	1	Site Improve.		$ 26,000		$ 26,000				$ 26,000
		Direct Cost and 30% Soft Cost Total					$ 394,876	$ 241,150	$ 6,959,908	$ 7,595,934	$ 606,060	$ -	$ 606,060	$ 8,201,994
		20% included for ADA and other Code Related Requirements					$ 78,975	$ 48,230	$ 1,391,982	$ 1,519,187	$ 121,212	$ -	$ 121,212	$ 1,640,399
		TOTAL New Construction / Modernizations/ Campus Improvements *(Includes 30% Soft Costs and 20% Code Related Requirements)*					$ 473,852	$ 289,380	$ 8,351,889	$ 9,115,121	$ 727,272	$ -	$ 727,272	$ 9,842,393

*All Cost Allowances /Estimates Reflect Forecasted 2019 Dollars // Construction Cost + Project Soft Costs// Costs are subject to change based on market conditions, and when projects are actually bid and executed by the District.
**Soft Costs: A/E fees, misc. permitting/testing fees, contractor overhead/profit, project contingency, etc.

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FACILITIES MASTER PLAN FINANCIAL SUMMARY // WSD

Westminster School District

District Office

Bldg.#/ Sys.#	Building/Type	Building/ Facilities Projects	Year Built	Construction Class	Gross Square Footage	Modernization	Priority 1	Priority 2	Priority 3	Priority 1-3	Priority 4	Priority 5	Priority 4-5 Total	ALL: P1-P5
1	Permanent	Administration	1957	C - Masonry	12,174	Minor Mod.	$ -			$ -		$ 2,769,585	$ 2,769,585	$ 2,769,585
2	Permanent	Warehouse / Technology	1957	S - Metal	1,924	Minor Mod.						$ 437,710	$ 437,710	$ 437,710
3	Permanent	Restroom Building	1957	D - Wood	101	Minor Mod.						$ 32,825	$ 32,825	$ 32,825
4	Permanent	Warehouse / Technology	1962	D - Wood	5,853	Minor Mod.						$ 1,331,558	$ 1,331,558	$ 1,331,558
5	Permanent	Bus Garage / Maintenance Shops	1978	D - Wood	7,795	Minor Mod.						$ 1,773,363	$ 1,773,363	$ 1,773,363
6	Permanent	Instructional Resource Center	1963	D - Wood	11,285	Minor Mod.						$ 2,567,338	$ 2,567,338	$ 2,567,338
7	Permanent	Ground Shop Building	1957	D - Wood	4,752	Minor Mod.						$ 1,081,080	$ 1,081,080	$ 1,081,080
8	Portable	Portable Storage Building	1965	D - Wood	952	Minor Mod.						$ 92,820	$ 92,820	$ 92,820
9	Portable	Portable Storage Building	1965	D - Wood	952	Minor Mod.						$ 92,820	$ 92,820	$ 92,820
10	Portable	Portable Storage Building	1965	D - Wood	952	Minor Mod.						$ 92,820	$ 92,820	$ 92,820
					46,740									
Fire-Alarm	Site wide	Replace Fire Alarm System	New	Site-Wide	46,740	Site Improve.	$ 408,975			$ 408,975				$ 408,975
	Site	Site improvements	Exist.	Allowance	1	Site Improve.				$ -		$ 65,000	$ 65,000	$ 65,000
Direct Cost and 30% Soft Cost Total							$ 408,975			$ 408,975		$ 10,336,918	$ 10,336,918	$ 10,745,893
20% included for ADA and other Code Related Requirements							$ 81,795	$ -	$ -	$ 81,795	$ -	$ 2,067,384	$ 2,067,384	$ 2,149,178.50
TOTAL New Construction / Modernizations/ Campus Improvements *(Includes 30% Soft Costs and 20% Code Related Requirements)*							$ 490,770	$ -	$ -	$ 490,770	$ -	$ 12,404,301	$ 12,404,301	$ 12,895,071

*All Cost Allowances /Estimates Reflect Forecasted 2019 Dollars // Construction Cost + Project Soft Costs// Costs are subject to change based on market conditions, and when projects are actually bid and executed by the District.
**Soft Costs: A/E fees, misc. permitting/testing fees, contractor overhead/profit, project contingency, etc.

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FACILITIES MASTER PLAN FINANCIAL SUMMARY // WSD

Westminster School District

Food Services

Bldg.#/ Sys.#	Building/ Type	Building/ Facilities Projects	Year Built	Construction Class	Gross Square Footage	Modernization	Priority 1	Priority 2	Priority 3	Priority 1-3	Priority 4	Priority 5	Priority 4-5 Total	ALL: P1-P5
1	Permanent	Food Services Building	2008	C - Masonry	8,540	Minor Mod.	$ -			$ -		$ 3,885,700	$ 3,885,700	$ 3,885,700
					8,540									
Fire-Alarm	Site wide	Replace Fire Alarm System	New	Site-Wide	8,540	Site Improve.	$ 74,725			$ 74,725				$ 74,725
Direct Cost and 30% Soft Cost Total							$ 74,725			$ 74,725		$ 3,885,700	$ 3,885,700	$ 3,960,425
20% included for ADA and other Code Related Requirements							$ 14,945	$ -	$ -	$ 14,945	$ -	$ 777,140	$ 777,140	$ 792,085
TOTAL New Construction / Modernizations/ Campus Improvements *(Includes 30% Soft Costs and 20% Code Related Requirements)*							$ 89,670	$ -	$ -	$ 89,670	$ -	$ 4,662,840	$ 4,662,840	$ 4,752,510

*All Cost Allowances /Estimates Reflect Forecasted 2019 Dollars // Construction Cost + Project Soft Costs// Costs are subject to change based on market conditions, and when projects are actually bid and executed by the District.
**Soft Costs: A/E fees, misc. permitting/testing fees, contractor overhead/profit, project contingency, etc.

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FACILITIES MASTER PLAN FINANCIAL SUMMARY // WSD

Westminster School District

Franklin Elementary School

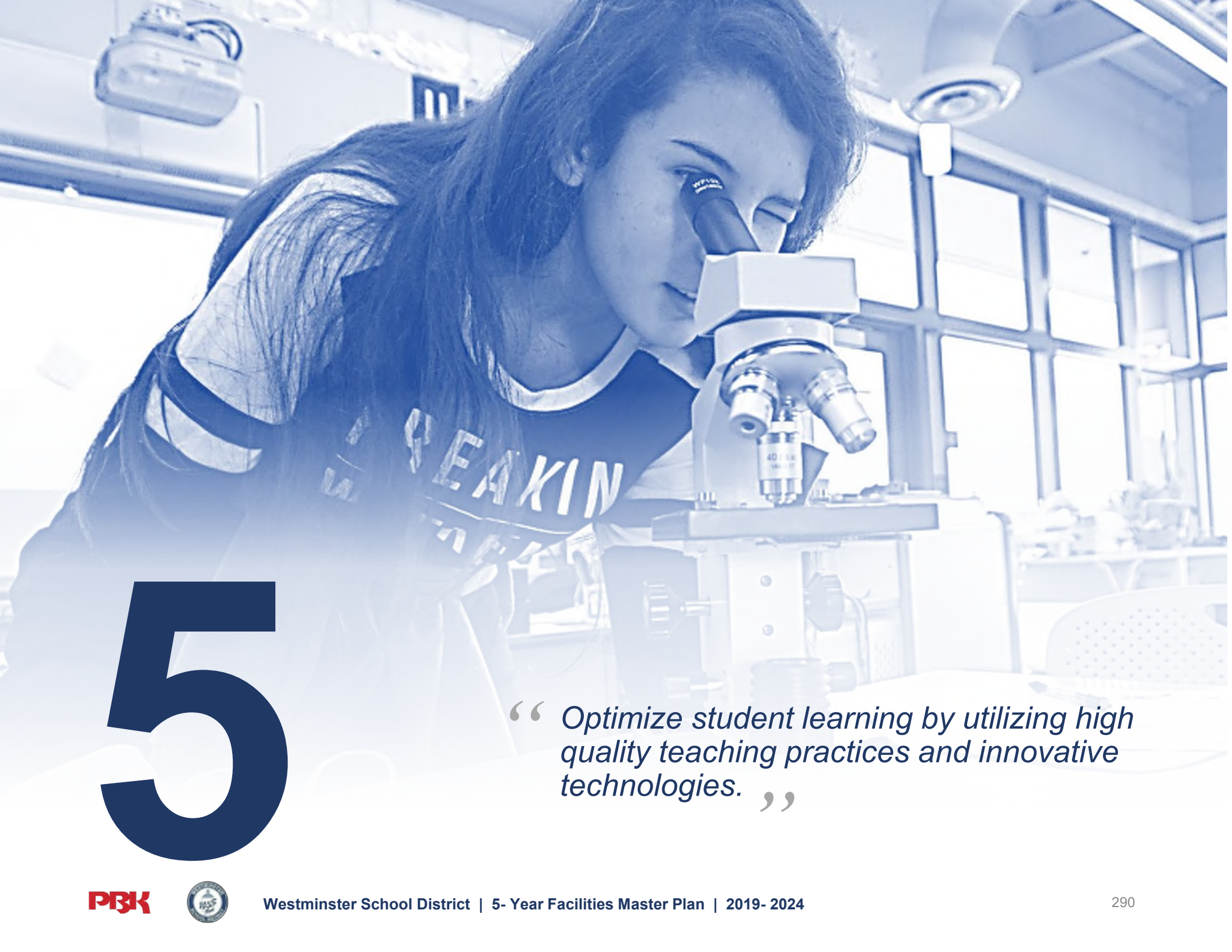
Bldg.#/ Sys.#	Building/ Type	Building/ Facilities Projects	Year Built	Construction Class	Gross Square Footage	Modernization	Priority 1	Priority 2	Priority 3	Priority 1-3	Priority 4	Priority 5	Priority 4-5 Total	ALL: P1-P5
1	Permanent	Administration Building	1964	C - Masonry	1,850	Minor Mod.							$ -	$ -
2	Permanent	Multi-Purpose Building	1964	C - Masonry	4,584	Minor Mod.							$ -	$ -
3	Permanent	Kindergarten Classrooms K1-K2	1964	C - Masonry	2,784	Minor Mod.							$ -	$ -
4	Permanent	Classroom Building A-B	1964	C - Masonry	8,640	Minor Mod.							$ -	$ -
5	Permanent	Classroom Building C-D	1964	C - Masonry	8,640	Minor Mod.							$ -	$ -
6	Permanent	Covered Walkways	1964	D - Wood	3,863	Minor Mod.							$ -	$ -
					30,361									
	Site	Site improvements	Exist.		-	Site Improve.		$ -		$ -				$ -
		Direct Cost and 30% Soft Cost Total						$ -		$ -			$ -	$ -
		20% included for ADA and other Code Related Requirements					$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		TOTAL New Construction / Modernizations/ Campus Improvements *(Includes 30% Soft Costs and 20% Code Related Requirements)*					$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

*All Cost Allowances /Estimates Reflect Forecasted 2019 Dollars // Construction Cost + Project Soft Costs// Costs are subject to change based on market conditions, and when projects are actually bid and executed by the District.
**Soft Costs: A/E fees, misc. permitting/testing fees, contractor overhead/profit, project contingency, etc.

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Section 5:

Appendix



5

“Optimize student learning by utilizing high quality teaching practices and innovative technologies.”

Future Ready Classrooms

During the discovery and strategy phases of the School District's facility master planning endeavor, we were afforded the opportunity to reflect and explore — reflect to assess present day conditions and also to peer into the future world of educational delivery to explore the integration of school buildings as a part of the learning environment, experience and curriculum.

In recent years, we've seen light speed transformation of the world around us in terms of technology, communication, culture, community and more. We now find ourselves in a different place, and time with more complex challenges, competing priorities, limited resources and time — where the solutions and path forward may yet be undefined. What will be different about our world in the next fifty (50) years? In the next five (5)? What will the future bring and what will it 'take away' or render obsolete? What innovations yet to be realized will radically change the way we work, learn and live? How might our schools be transformed? Most importantly, what will our students today need to know, have, demonstrate and create in the 'world' beyond our school walls?

Future Ready Framework



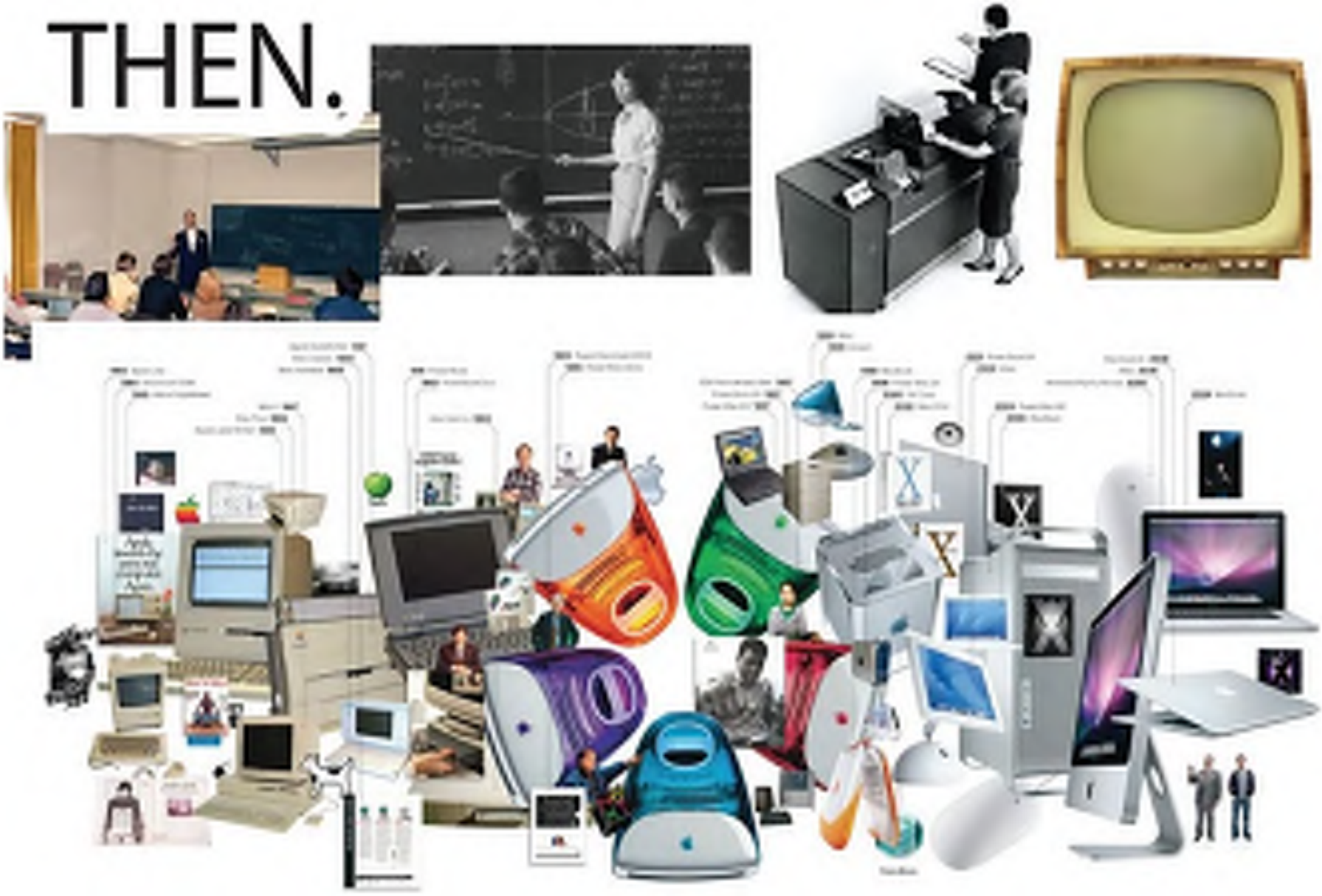
Here's what we do know:

- Most students in the 21st century will be taught in buildings built in the 20th century;
- Change is constant, and learning environments must adapt with changes in learning styles;
- "Future Ready" learning isn't about educating the students, it's about engaging today's students through "Future Ready" teaching and learning methods to better prepare them for what is to come.
- Facilities matter.



THEN. NOW. NEXT.

We understand the concept and contrasts between what was "then", what is "now" and what will be "next". Yet, in many instances, NEXT is NOW and THEN may still be NOW.....In this opportunity, may we examine what was then, how it informs the now, and how we may use this insight to give us foresight to decipher what the current generation of learners will need in order to be best equipped for their future...a world in which they can navigate, adapt and thrive.


THEN.

NOW







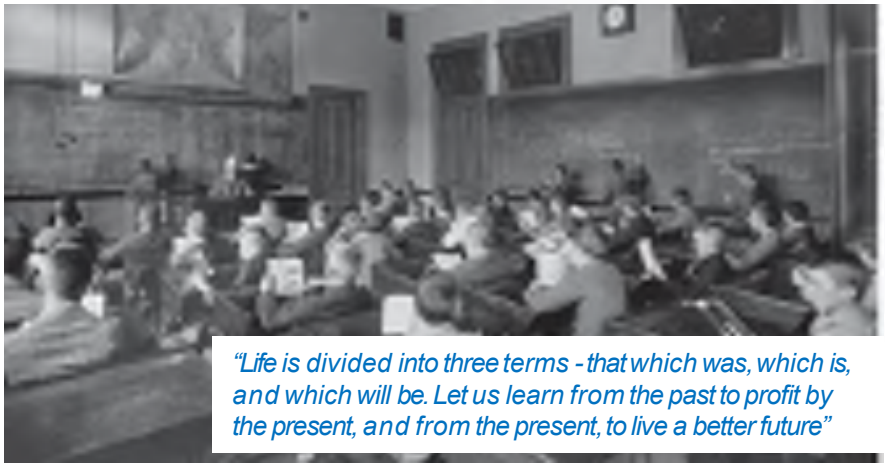
NEXT

THEN.

The traditional teacher-centered educational model was based on direct teaching via lectures and teacher- led demonstrations. Teachers were the main authority figure and sole supplier of knowledge and information. Students were viewed as “empty vessels” and were expected to passively receive information followed by testing and assessment. The classroom revolved around the teacher. The teacher decided what would be learned and tested; the methods, activities, and techniques to be utilized, and how the class would be run.

Teachers were positioned in front and center of the classroom giving instruction with little input from students. Lessons would be taught to the class as a group, with little regard for individual needs and learning styles. This was the teaching cycle; from teacher to student and testing to demonstrate mastery.

In this educational delivery model, success was highly contingent upon the background and skill of the teacher, their ability to impart information, and the ability of the student to listen and memorize relevant information.



“Life is divided into three terms - that which was, which is, and which will be. Let us learn from the past to profit by the present, and from the present, to live a better future”





UP TO NOW

The linear method of knowledge transfer prompted an educational movement based on cataloguing and categorizing stores of information to be used for dissemination over time and within frames of subjects and disciplines. Various forms of media and methods of delivery have been utilized in ascribing to this method. From stand-in-place lecture, to the use of video production, projected imagery and the internet — the greatest store of information ever assembled in the course of human history.

Meanwhile, from telephones, to cell phones to smart phones to smart watches, from the broadcast to live streaming, from teletype to email to other social media, from desk top to laptop to tablet to the cloud — all knowledge, communication and human interaction is in a continuous state of disruption and the flow of information and knowledge is constant.

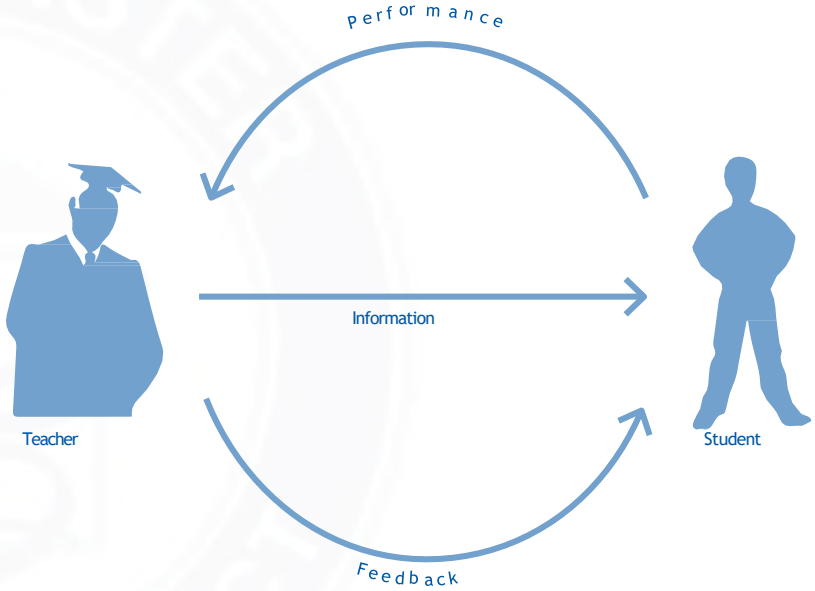


ACQUIRED KNOWLEDGE

>TEACHER>SHARED KNOWLEDGE

>STUDENT>RETAINED KNOWLEDGE

>TESTED KNOWLEDGE



These technological advancements have lead to a cultural transformation. Advances in digital communication, computation and information technology have disrupted the very nature of business, commerce and social interaction. Technology has also affected how we learn which has had a profound impact on teaching delivery methods, the ways that information is accessed and applied, the development of knowledge and skills and the physical design and structure of learning environments.

The 20th century learning model did not adequately prepare students for the 21st century world.

Based on the notion that American students were significantly unprepared for college and careers in a globally competitive, knowledge-based society, educators were challenged to adapt teaching methodologies and approaches accordingly. Over time, a fundamental paradigm shift in education occurred including the progression from the “teaching” model to one based on “learning” as the primary feature of the educational setting. This fundamental shift has transformed the very nature of education, requiring a ‘retooling’ to meet changing needs. The role of the teacher and student has essentially been redefined and the settings where learning activities take place re-imagined.

Through examination of the current stage of educational delivery, we explore the key transformative requirements of today’s learning environment — one that is more fully engaging, relevant and optimized to achieve positive and measurable educational outcomes.

Student-Centered Learning Model

Students have a wide variety of needs (emotional, physical and social) that evolve over time and directly influence how they respond to life and to education. Thus, contemporary educational approaches must recognize and respond to these evolving, individualized needs so that each child develops the necessary competencies and skills while also receiving the personal support they need.

To academically prepare students for the 21st Century, a student-centered pedagogical approach serves to place the student in the center of learning. In this educational model, the teacher is still an authority figure but both the teacher and student actively participate in the learning process, with the teacher’s primary role to be that of a coach, facilitating the learning process and overall comprehension of material.



Student centered instruction promotes inquiry- based learning through the efficient use of tools and differentiated strategies. Student learning results are measured to some degree via traditional assessment methods but also through more informal means such as group projects, class participation and individual project work.

Hallmarks of a student-centered learning environment include:

- Active Learning
- Project-Based
- Problem-Solving
- Collaborative

These student-centered pedagogical approaches seek to engage and empower learners. Technology is used extensively and may be leveraged to support whole group, small group, as well as individualized instruction.

Student-Centered Learning Model

Today, we know more than ever about how students learn. Education researchers have identified key components of college and career readiness, while research in the cognitive sciences has revealed the neurological pathways of effective learning, demonstrating how learning affects the brain. We know now that individuals are most likely to learn when they are positively disposed towards the learning task. They are most likely to attempt difficult tasks when they have developed a "growth mindset" (the belief that intelligence is malleable, not fixed, and that effort makes a critical difference in achievement).

Additionally, they are most likely to persist when learning tasks reflect and respond to their particular and interests, and when they can employ needs various learning strategies.

Even as technology opens up new possibilities for individuals to study on their own, research increasingly shows that learning is a fundamentally social process, made more effective when done with others rather than alone.

Instructional active use of these burgeoning knowledge bases, while ensuring that every student develops the critical thinking, problem solving, and other skills needed in order to graduate high school prepared to contribute to their communities and succeed in college and career.



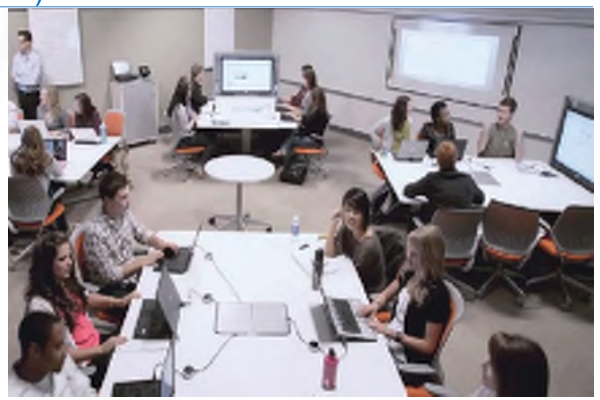
LEARNING MODEL: STUDENT-CENTERED (MULTI-MODE)



Peer to Peer



Collaborative



Technology Assisted

Building as a Learning Tool (BLT)

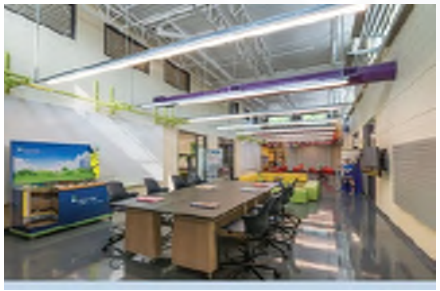
Design for Learning

Design Teams should consider how every square foot in a facility might contribute to education. Building systems and architecture may be used to illustrate and compliment Science, Technology, Engineering and Math as well as the Arts (STEAM) through architectural design, lighting, and the use of color or materials. Functional spaces within the school that were not traditionally considered to directly support education and learning should also be re-examined and opportunities for learning and instruction identified.

A second resource would be through online research that supports teaching and learning through places, buildings and the environment.







The 21st Century Learner Outcomes & Skills

- Critical Thinking and Problem Solving
- Initiative and Entrepreneurship
- Effective Oral and Written Communication
- Collaboration across Networks and Leading by Influence
- Agility and Adaptability
- Accessing and Analyzing Information
- Curiosity and Imagination

Adaptable and Agile

Flexibility and adaptability translate to the ability to respond and adjust to situational needs and adapting to meet the challenges of new roles, paradigms, situations and environments. Intellectual agility, which fosters creativity and innovation, is an important component. Flexibility and adaptability strike the thoughtful balance between an individual's core beliefs and to appropriate reaction change. These dispositions are nurtured through life-long learning and continuous improvement.

School facilities have a life-expectancy that ranges from fifty to as much as one hundred years or more. Maintaining adequate and complimentary educational environments over this period of time is quite challenging, given the rapid pace of technological change and advances in educational programming, teaching and learning methodologies that will inevitably occur. For these reasons, now more than ever before, educational facilities must be designed and reconfigured to allow for the utmost flexibility to enable educators to readily adapt as future needs dictate.

Building as a Learning Tool (BLT)



Examples of Adaptability and Agility in the Learning Environment

- Operable Walls
- Mobile Furniture and Furnishings
- Wireless Access
- Spaces That Allow for Multiple Activities
- Power Availability
- Curiosity and Imagination
- Circulation and Presentation Spaces
- Wet /Messy Areas

ADAPTABLE &FLEXIBLE SPACES AND SETTINGS



Interactive



Focus / Reflective



Collaborative Instruction

Building as Learning Tool (BLT)

The first resource for a BLT is the building itself. Examples of BLT in a school might include:

Physics & Engineering

- It Takes More than Concrete (visible rebar demonstration)
- Why Is that Duct So Large? (overhead HVAC duct work)
- Are You Standing on Solid Ground? (visible I-beam floor construction)
- Measuring the Load (visible steel truss with strain gauges)
- A Slice of Wall (view of structure/ electrical/insulation inside interior wall)
- Layers of Air (HVAC temperature and air flow sensors)
- No Secrets Here (view of plumbing inside wall between bathrooms)



Sustainability

- Use visible symbols of environments.
- Integrate 'smart' building management systems into kiosks or public display.
- Reveal efficient mechanical systems and other technologies.
- Calibrate sustainable strategies with a building's mission.
- Outdoors for Science and Learning Spaces.
- Use the outdoors for learning opportunities.
- Habitats for wildlife, insects, birds and plants.
- Growing vegetables.



Enhanced Technology & Media

Technology & Media

Technology and media play an increasingly larger role in the educational process and have essentially become necessities rather than luxuries. A district-wide technology plan should adequately cover infrastructure and equipment, wireless in all inside and outside environments, power access and leading- edge instructional technologies.



3D PRINTING



MAKER SPACE

Health and Wellness

Food, nutrition, health education, and physical fitness are significantly important in the lives of students and should be incorporated into their daily lives during the school day. Increasingly, food courts are featured in schools to provide fresh food with a variety of healthy choices. Food can be prepared centrally and served locally, prepared locally and served centrally at each school site, or distributed throughout general learning settings within the school.

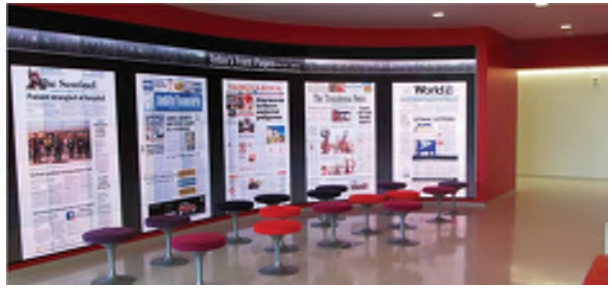
Common concepts in 21st century elementary schools include a combined cafeteria and stage — benefiting from the large space required for each. This concept offers an advantage for community access for functions that are shared with the public. The Gymnasium, outdoor play areas, playgrounds, and athletic fields provide the customary opportunity for physical activity for students at school. Some schools include a fitness center to supplement the traditional programs for student physical development.



GAME-BASED LEARNING



MEDIA LEARNING & DISPLAY



INTERACTIVE WALL

Features of Future Ready Learning

Future Ready learning isn't about educating the next generation of students, it's about engaging with today's students through Future Ready teaching and learning strategies that promise significantly higher achievement for many more students than current-generation approaches have been able to generate.

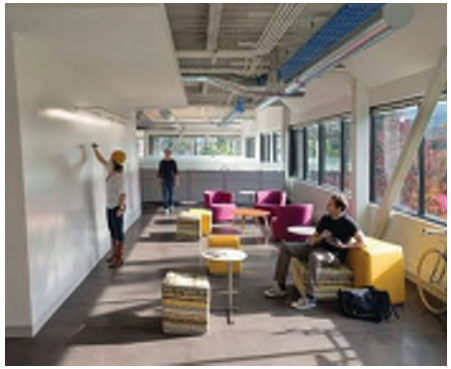
Future Ready learning is catalyzed and informed by:

- **Deepened Understanding of Learning:** How, where, and why students (and people of all ages) learn most effectively.
- **Deepened Understanding of Learners:** What is required to engage and meet students' complex, individual needs, especially given the vibrant diversity of the nation's current and future population.
- **Recognition That the World Has Changed:** So thoroughly, in fact, that it requires a much higher level of achievement for a larger percentage of students.









Features of Future Ready Learning

The goal of Future Ready learning is to provide students with more personalized (student-centric) learning experiences and environments that allow for dramatic changes in student outcomes. These learning experiences should be:

- **Personalized.** Future Ready learning meets the diverse learning needs of each student every day and empowers students with skills, information, and tools they need to self-direct their own learning.
- **Competency-based.** Future Ready learning enables students to move at their own optimal pace and receive credit when they can demonstrate mastery of high-level material.
- **Blended use of Technology.** Future Ready learning optimizes the mix of teacher-and technology- facilitated learning in group and individual work.
- **Technology-Enabled** learning in group and individual work.

Community Engagement

A school is an extension and viable part of the community; reflecting and enhancing the qualities and uniqueness of it. Schools should embrace the spirit its community, including goals, diversity, ethnic background and historical precedence.

Additionally, opportunities to partner with community residents, business and civic leaders ultimately enhance student learning experiences and outcomes, and serve to strengthen both community and schools.

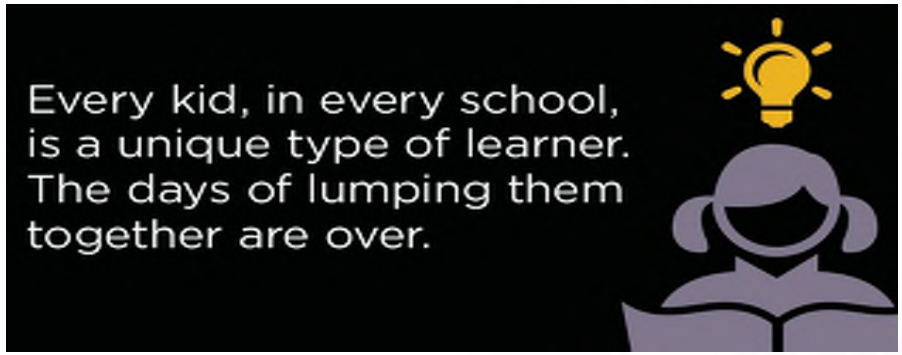






Features of Future Ready Learning

The challenge for Future Ready schools is how to provide the optimum personalized learning environment, even when many such schools have yet to be designed and built. Thus, for a Future Ready school to provide personalization, it must foster a greater level of academic competency and mastery. This may occur through individualization, differentiation and varied contexts with distinct objectives.





Personalization

For our nation to lead in a global society, we must maximize the potential of every student to contribute as engaged and productive members of a 21st century economy and community.

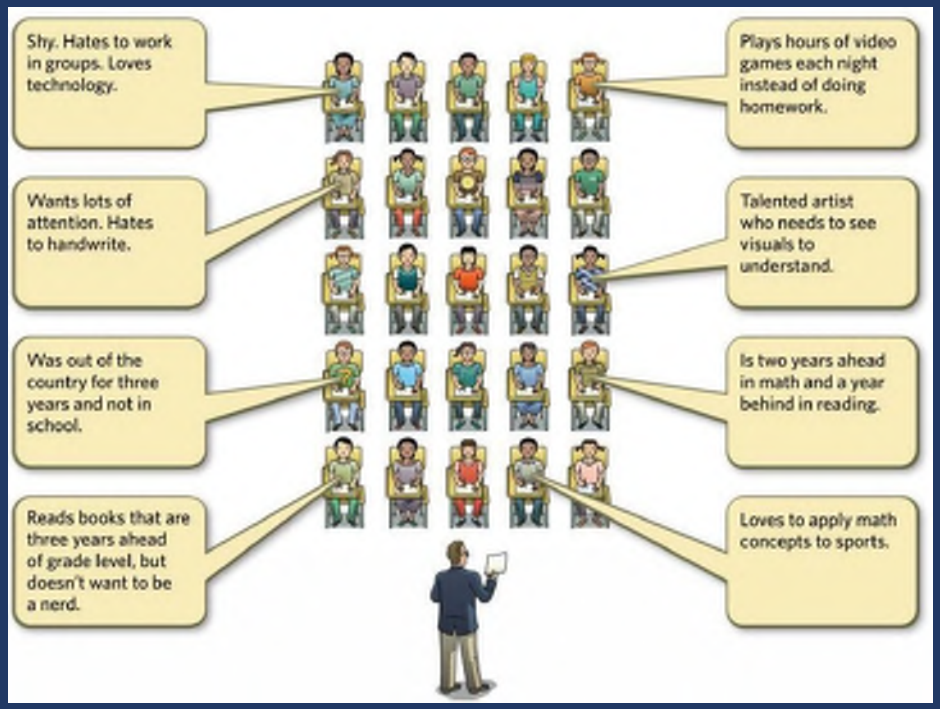
In Future Ready learning, the education system should help every student gain the knowledge and skills necessary to thrive in a dynamic, global world by helping all students develop the academic, professional and entrepreneurial competencies that the modern economy demands. In addition, students should be supported in developing a drive to contribute to society in ways that improve our state, nation and world, as well as challenging themselves, and taking responsibility for maximizing their own talent and potential.

Blending Learning

Blended learning incorporates formal online delivery of content and instruction with student control of time, place, path and/or space at least in part within a supervised environment outside of the home. There are numerous advantages to blended learning. For one, access to digital and online offerings begin to alleviate significant inequities that exist within our public school system as a whole. Some students have access to high quality teachers and a diverse array of courses and schools. Others lack access because they live in communities that struggle to attract talent or find the resources to provide the variety of options that a wealthier or larger district can offer. A blended model of learning is one that combines the benefits of face-to-face instruction and interaction, coupled with the convenience of web-based virtual learning environments to whatever degree to be most advantageous for the student at a personalized level.

Future Ready Classrooms

Implementation



Architecture

- Adaptable for multiple teaching methods
- Technology-infused teaching stations
- Casework and storage (some mobile units)
- Activity zones throughout "studio" concept plus additional micro-environments (conference, breakout, collaboration, small group and individual)
- Capacity for STEM/STEAM learning Flexibility for double classroom activity
- Corridors become learning space
- Additional transparency – visible learning
- Adaptable for multiple teaching methods (cross-curriculum, project-based, direct learning, coaching, etc.)
- Teacher office space

Furniture

- Adaptable for multiple teaching methods (project- based, directed learning, etc.)
- Highly mobile units
- Flexible enough to implement quickly

Technology

- Long distance learning stations
- Touch screen monitors
- "Active learning" stations
- Multiple display options
- Video recording stations
- Cloud-based collaboration

Maker Space

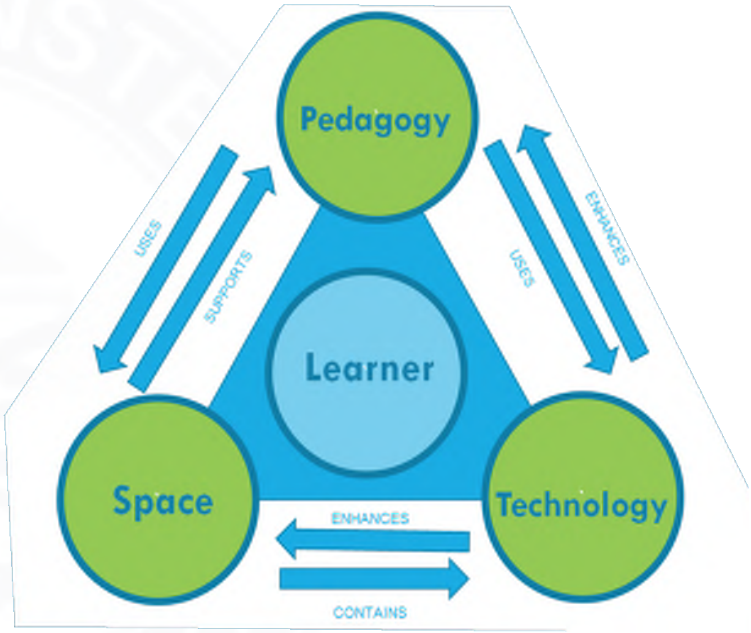
- Video production
- Dedicated space with permanent equipment
- Doubles as research and active learning area
- Mobile furniture
- Robotics and science tools

A dramatic, pedagogical shift has occurred in recent years in education, supported largely by the use of ubiquitous technologies and this has had a trickle-down effect in K-12 education. Increasing emphasis has been placed on the design of new learning spaces and their impact on pedagogy. The traditional idea of the ‘‘classroom’’ has radically changed to one that now incorporates the use of both physical and virtual space.

Pedagogy, Space and Technology

The research-focused literature on learning spaces has been boosted considerably as a result of ALTC’s “Next Generation Learning Spaces” project (NGLS) and a key output — the “Pedagogy-Space-Technology (PST) Design and Evaluation Framework” (adapted from Radcliffe 2009, 13; Figure 1) by which new learning spaces may be both designed and evaluated. The framework is based on the relationship between pedagogy, space and technology in order to inform the design, operation and assessment of learning spaces, with each of the three elements influencing each other in a reciprocal manner. It places great emphasis on the importance and arrangement of space to influence patterns of learning and teaching to transform the learning environment. The PST framework is designed for use across a wide array of projects and learning environments.

The triangle represents the ‘learning environment’ in which all four elements play an active part. The ‘learner’ is an active participant inside the ‘pedagogy-space- technology’ triangle, influencing and being influenced by the three remaining elements according to the situation and context.



The triangle is ‘elusive’ because it recognizes that the intersection and interplay between the three elements and the learner is complex and problematic and the relationship is not always fully understood.



Key Drivers for Future Ready Learning Environments:

Individualization

- Instruction that is paced to the learning needs of different learners.

Differentiation

- Instruction is designed to the learning preference of different learners.

Varied Content and Objectives

- Instruction that is paced to learning needs, tailored to learning preferences, and tailored to the specific interest of different learners.



"YOU CAN ANALYZE THE PAST BUT YOU NEED TO DESIGN THE FUTURE. OTHERWISE IT MAY BE NO BETTER THAN THE PAST."

- EDWARD DE BONO /-NEW THINKING FOR THE NEW MILLENNIUM

Future Ready Learning Environments

While educators have universally embraced 21st century learning strategies, many have found it difficult to fully transition within the confines of classrooms that were built in the 20th century.

The District has Future Ready Learning environments as a key strategic goal for the District. Thus, identifying potential Future Ready learning environment adaptation opportunities and "developing a plan to upgrade and maintain schools to support Future Ready Learning environments" was a primary component in the master planning process. What modifications may be made to current classrooms and facilities to transform them into Future based learning environments? How could the same spaces in existing facilities be used differently to incorporate Future Ready concepts and approaches?

Transformational strategies identified during the planning process and considered for inclusion in the FMP include reasonable, yet transformational adaptations that may be made over time to reach District-wide Future Ready learning environment objectives.

Future Ready Learning Highlights

- Student-Centered
- Social & Active Learning
- Real-World Based Technology
- Direct Analysis, Evaluation & Feedback
- Adaptive software & customization
- Blended Space
- Adaptive & Agile
- Technology-rich
- Interactive



Future Ready Learning From a Student Perspective

"

- Personalized to the ways I learn best
- Flexible so that I can try different ways to learn
- Interactive and Engaging I participate in the learning process
- Relevant to the life I would like to lead
- Organized around my own progress against goals I understand
- Constantly informed by different ways of demonstrating and measuring my progress
- Collaborative with teachers and peers, unlimited by proximity
- Agile and Supportive when I need extra help
- Challenging but achievable with opportunities to become an expert in an area of interest
- Available to me as much as it is to every other student

"

Making Space for Future Ready Learning

District Goals to Engage Future Ready Learning

1. **Create a Powerful Learning Experience**
   Leverage technology, modern furniture, fixtures, color and lighting.
2. **Manage Productive Learning Environments**
   Increase productivity using Future Ready delivery models.
3. **Know Students**
   Manage comprehensive learner profile for student learning customization & advancement.
4. **Promote Growth**
   Acknowledging mastery through explicit, measurable outcomes.
5. **Leverage Teacher Talent**
   Invest and extend reach of teacher talent and opportunity with business and industry.
6. **Build Community**
   Build community, involve parents and develop partnerships with business and industry.
7. **Optimize Resources**
   Utilize facility to promote Future Ready objectives. Effectively use interior and exterior facility space through adaptive scheduling, shared and multiple-use techniques, re-purposing existing spaces (i.e. computer labs).



PERCHES IN ACTIVE SPACES



HUDDLE ROOMS



PROJECT ROOMS



ADAPTIVE CLASSROOMS

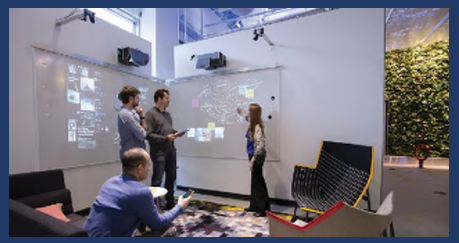
The District has a vision provide learning spaces that support anyplace, anytime learning. Modernization efforts will leave much of the existing structures in place, while enhancing aged building infrastructure, including technology (where required), electrical service, mechanical systems, lighting, acoustics, and improving interior finishes and furnishings in order to transform existing classroom space into Future Ready, 21st century learning environments.



CUL-DE-SACS



COLLABORATION



WHITE SPACE



LEARNING WALL



PROFESSIONAL LEARNING



GAMING



OPEN KITCHEN



HOTELING STATIONS



MAKER SPACE



THEATER



COFFEE SHOP



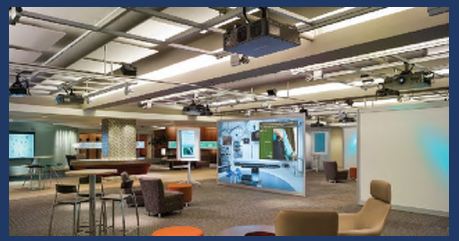
OPEN DISCOVERY SPACE



NO-TECH HIDING



IMMERSIVE LEARNING



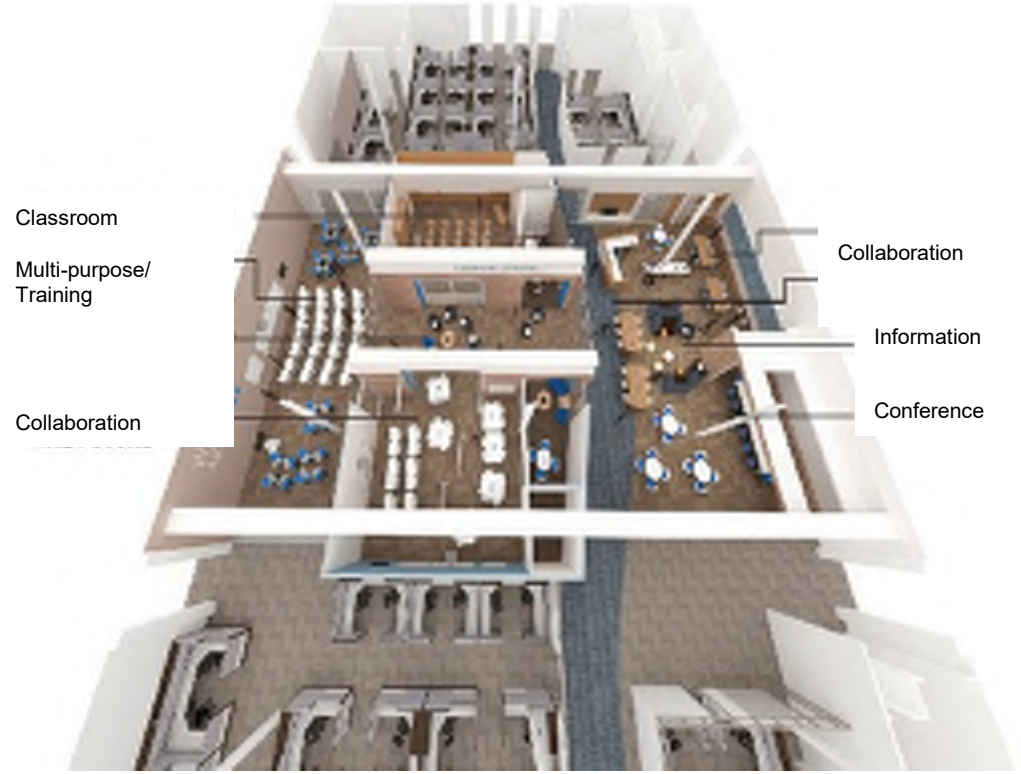
TECHNOLOGY INSPIRED



OUTDOOR LEARNING

Personalized Learning Communities

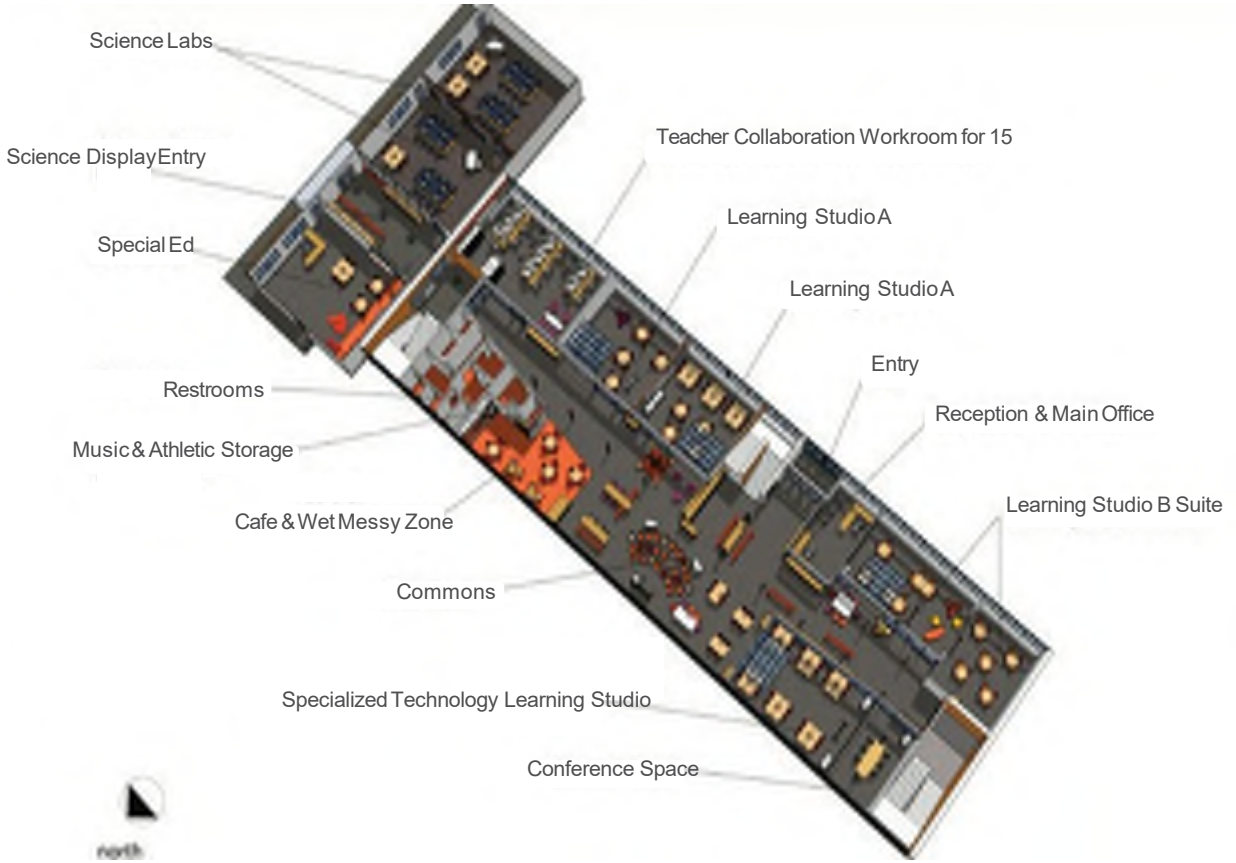
Example



FUTURE READY
PERSONALIZED LEARNING COMMUNITIES

Personalized Learning Communities

Example



FUTURE READY

PERSONALIZED LEARNING COMMUNITIES

Future Ready Classrooms













Future Ready Classrooms

Future Ready Learning

Outcomes and Skills

- Critical Thinking and Problem Solving
- Initiative and Entrepreneurship
- Effective Oral and Written Communication
- Collaboration across Networks and Leading by Influence
- Agility and Adaptability
- Accessing and Analyzing Information
- Curiosity and Imagination





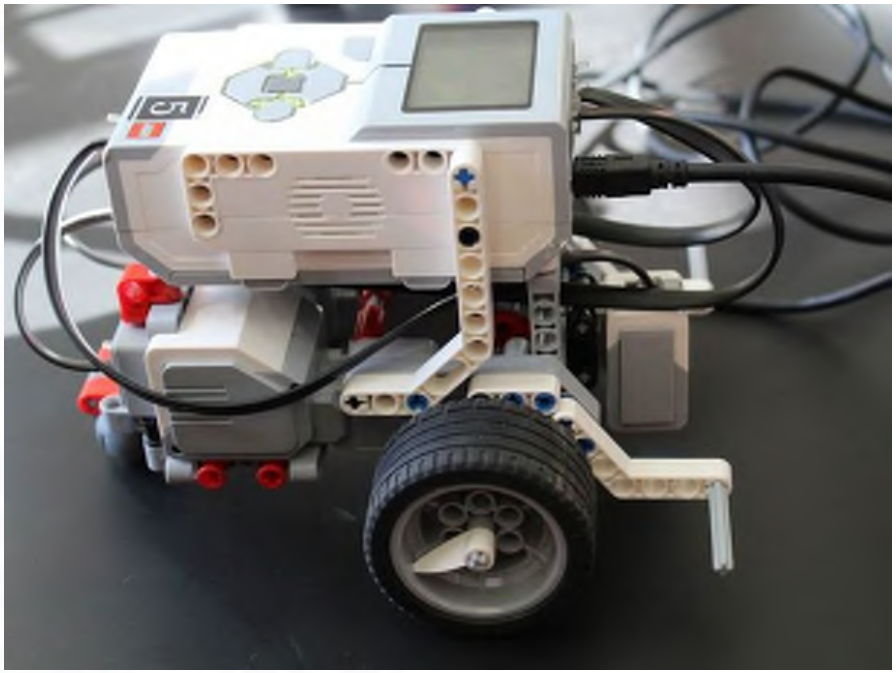


Educational Technology

The technology industry is deeply rooted in California. The State is home to some of the world's most prominent technology companies and ranks first (1st) in the United States in terms of technology-related employment. Yet, even in the shadow of Silicon Valley, hundreds of students in schools large and small have essentially been left out of the 'technological revolution' of the past decade.

Meanwhile, the wide-spread use of technology has permeated virtually every aspect of our daily lives. We have quickly progressed from the personal computer (desktop) through the age of laptops; tablets, pads and notebooks; to readers, hand-helds, wearables and other interactive devices...seemingly in the blink of an eye.

With the staggering rate of technological change and advancement, the adoption of and access to leading technology is no longer a luxury..... it's a necessity, particularly in education. Gone are the days when students were given limited access to desktop computers simply to develop rudimentary computer skills and familiarity with the internet.







Educational Technology

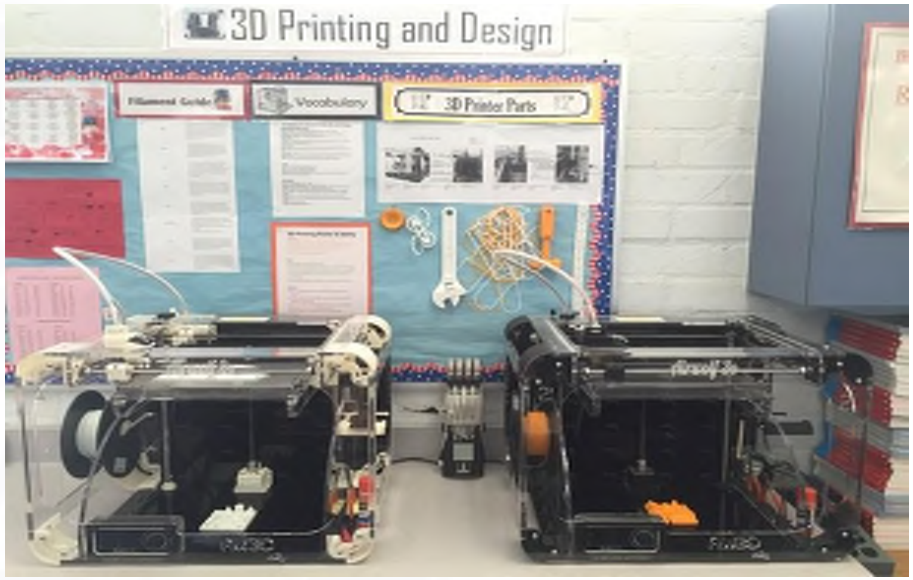
Westminster School District's 1:1 Chromebook Initiative for All

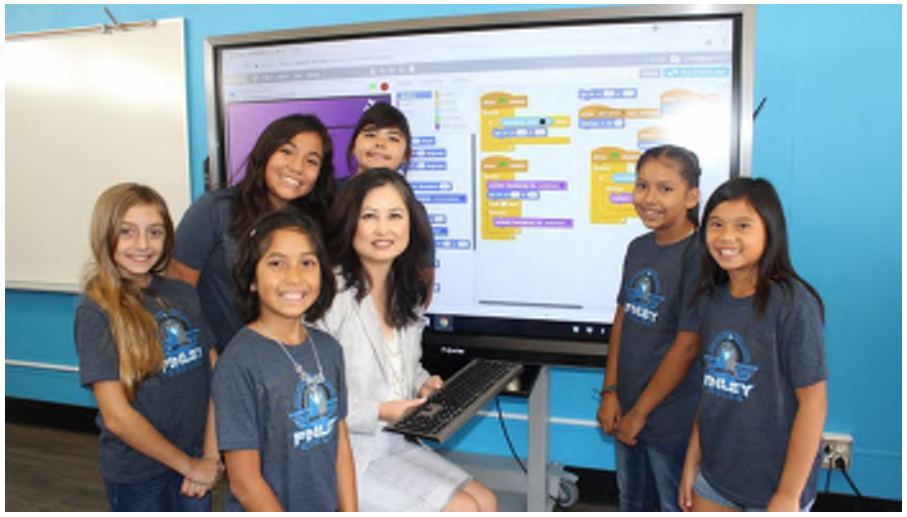
K–8th Grade students

Beginning in the Fall of 2014, Westminster School District has provided more than 9,200 Chromebooks to students and teachers in grades K-8. The goal of the 1:1 program is to support and enhance instruction and to promote collaboration, communication and creativity through 21st century teaching and learning.

New technology directly supports the implementation of Common Core and Smarter Balanced Assessment Consortium (SBAC) testing. In conjunction with the rollout, the Education Technology Department has conducted numerous trainings for staff and students on the Chromebooks, Google Apps for Education, Haiku and more. Through these new initiatives, teachers can find and share Common Core resources, as well as create blended learning experiences and environments for their students.

To support 21st century learning, the district has also authored detailed Common Core units of study for the benefit of both teachers and students. All of these innovations align with the district's mission to prepare all students to be responsible, resilient, resourceful and productive world citizens in a changing and diverse society.






Educational Specifications
Planning for the Future

Educational Specifications

Every school district goes through changes and its critical to the success of a district to anticipate those changes as accurately as possible.

The District is on a journey to discover how future as well as existing facilities could be transformed to enhance the education of its students receive.

The District accomplished this through carefully crafting a Facilities Master Plan (FMP) that includes the following components:

- Process Introduction and Explanation
- Educational Specifications
- Proposed Site Master Plan
- Financial Plan



1

Empower Students to Succeed... By ensuring that their learning environments are innovative, safe, student-centered, and equitable.

2

Create Learning Environments that are Instruction-Centered... To prepare our students to succeed now and into the future.

3

Support Teachers and Staff through High Quality Professional Development... To ensure those teaching and supporting students are implementing innovation in every learning space.

4

Invest in Facilities and Infrastructure... To provide Future Ready learning environments in order to maximize student success.

5

Demonstrate Fiscal Responsibility and Accountability... By aligning resources to ensure that facilities meet the needs of the District in collaboration with community members and stakeholders.

Educational Specifications

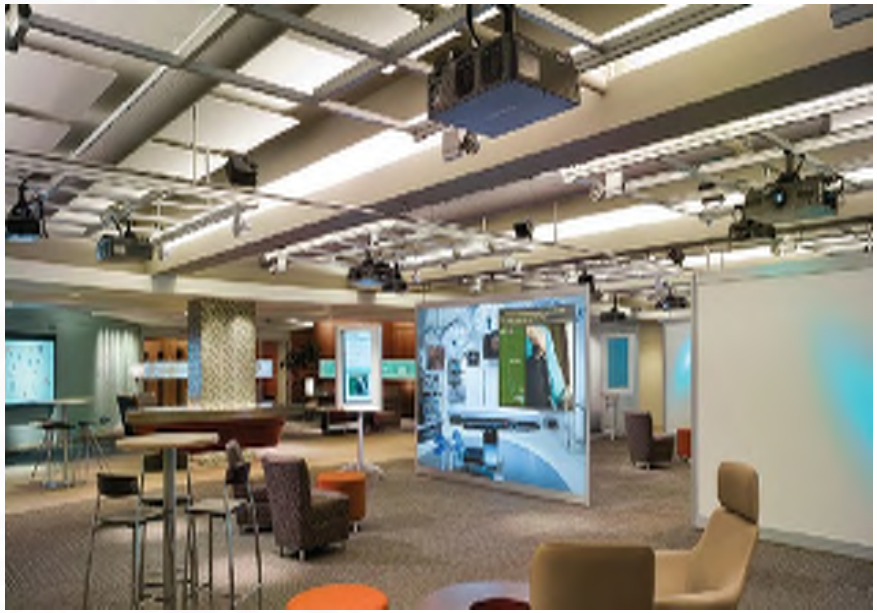
What is an Educational Specification?

At some point it is critical to address academic, spatial, and technological changes within a district's facilities. The manner in which an educational facility is designed or modernized must take into consideration how these changes will be addressed over time in the form of an educational specification (Ed Spec).

An educational specification is a document that which Facility Planners, Architects, and Engineers use to develop, plan, and design new schools or modernize existing ones to reflect the anticipated programmatic needs of the District. Ed Specs describe the facility vision, spaces, relationships between spaces, and specific physical characteristics of each space in a new or modernized school. The basis of the Ed Spec is the District's educational programming. Educational programs require space which need to be configured with certain physical attributes and characteristics. In essence, the shape and nature of those spaces must support the educational programs. Without a place to teach and careful consideration of a school's educational needs, learning will be negatively impacted.

Effective school facility planning is characterized by extensive input, research-based analysis of national educational trends/conditions, and documentation of building user needs. The development of Ed Specs required a multi-faceted process. A three-step methodology was used to assess current and future educational programs, develop planning, and design characteristics for District schools, as well as translate building user needs into specific space requirements. Instructional and support spaces were also reviewed to ensure they are designed to meet the requirements of the Ed Specs including flexibility for future instructional change.

In order to try to determine what the future of facilities looks like at, the District Leadership and Facilities Master Plan team went through the process of starting with the "end" in mind and how future learners will use and interact in the spaces.



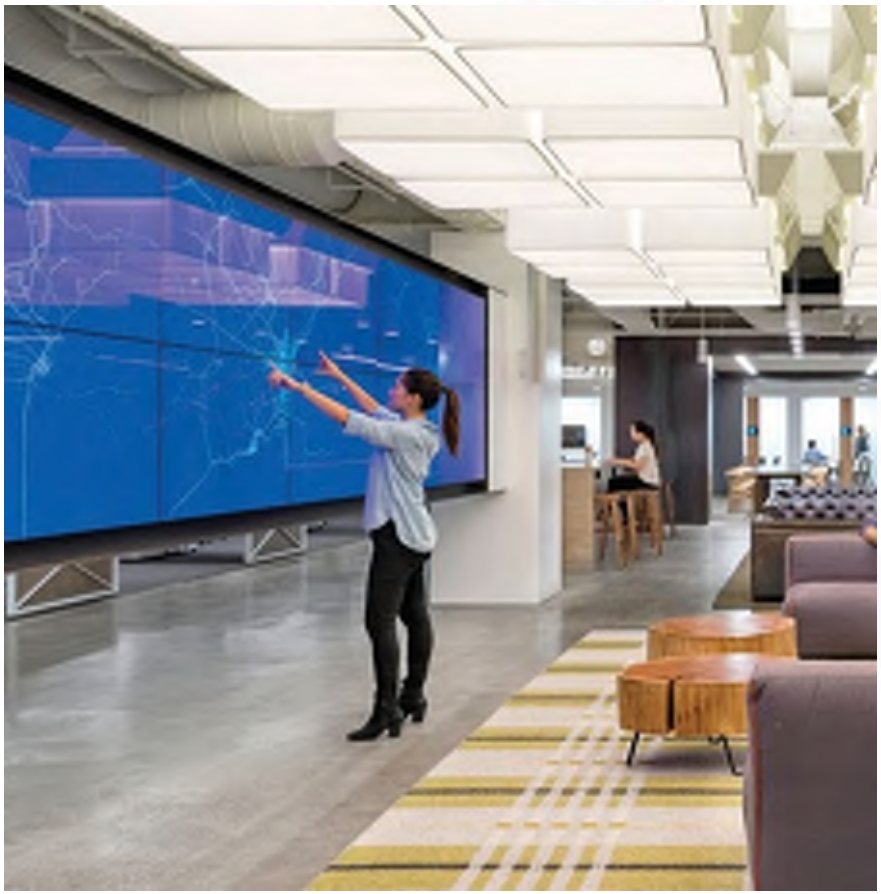


Educational Program Specifications

Educational Specifications

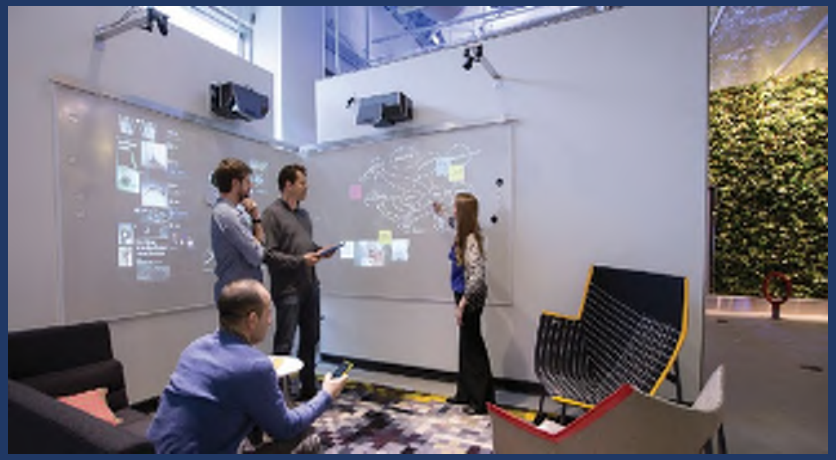
The District would like to incorporate innovation in all spaces – regardless of whether they are new or existing.

For existing spaces, the District desires to enhance them to create Future Ready Learning Spaces using furniture, technology, and strategically created micro-environments.



The following spaces are considered for the Elementary & Middle School Campuses.

Due to the number of large recent capital project completed at the Middle Schools, the focus of the Educational Specification is on existing an potential spaces at Elementary School Campuses.





Educational Program Specifications

The following Educational Specifications provide information regarding each major space and functional area that may be included in new construction of educational facilities the District undertakes. These Ed Specs can also serve as a standard for updating and modernizing existing school campuses.

Recommendations for spatial requirements and student loading components will have to be aligned with specific spaces at existing campuses.

The Educational Specifications recommend net square feet per space; total net square feet per component; number of primary occupants; number of spaces; and estimated at full enrollment capacity.

The requirements assume full utilization of space. For modeling purposes, enrollment capacity was calculated by multiplying the number of occupants by the number of spaces based on the number of students accommodated by a teaching station(s) at any time during the school day.



The Educational Specification include:

- Summary of the component function/purpose and spacial relationships requirements.
- The total net recommended area of the space which corresponds to the Educational Program. The total number of occupants that will typically utilize the space.
- A brief description of the activities and uses of the space.
- The identification of support spaces needed to support the activity or use of the space, including any exterior areas.
- A description of the building system requirements needed for the space including mechanical, plumbing, electrical/lighting, and technology/low voltage.
- Door and window recommendations for the space including glazing; amount of day-lighting; window coverings; transparency; and security of the doors and windows.
- A description of built-in equipment, casework, and millwork needed for the space described with approximate quantities of the type and number of furnishings that will be used in the space.
- A description of Future Ready Learning Space requirements or opportunities that can be incorporated into each space.
- A description of any miscellaneous considerations of the space including ceiling height, acoustics, built-in instructional aides, materials and finishes, aesthetics and flexibility of the space.

Educational Program Specifications

While primarily crafted with modernization and re-purposing of existing school facilities these Educational Specifications can also serve as a standard for building new campus facilities.

Additionally, an outline of the spaces that meet maximum build-out enrollment thresholds for each school facility type (Elementary and Middle) are also included.

In order to address the existing campuses within the District and the future work which will lead to modernizations or the addition of new buildings, the Spatial Requirements, Education Program, and Educational Program Data Sheets were designed to allow the District to select specific elements for a school modernization or addition as appropriate.

Every component has a net subtotal; circulation and service percentages; as well as a gross square footage total. This will enable the District to choose the individual components of the Educational Specification along with corresponding Educational Specification Data Sheets as desired for maximum flexibility.

The Educational Specifications provided in this section should serve as a flexible tool that will enable Westminster School District to maintain facility standards and adapt as needed when addressing modernization needs at existing campuses as well as the design of new school facilities in the future.





Educational Specification Contents

- Innovation Lab
- Library and Media Center
- Multi-Purpose Room
- Outdoor Learning Spaces
- Teacher Collaboration Spaces
- Music
- Food Services with Outdoor Covered Eating
- Kindergarten Classroom
- General Classrooms



Elementary School

Kindergarten Classroom

General:

A Kindergarten classroom is a transitional point for child development from preschool to elementary school classroom. In this space, children play, work with materials and interact with other children. It is an environment that informs, engages and motivates the children, develops shelf-esteem and enhances learning. This space provides opportunity for children to move around while learning. Kindergarten classrooms must be designed to be flexible to accommodate various activities throughout the day.

Location:

Locations of Kindergarten classrooms shall be sensitive to solar orientation, ease of supervision, direct access to outdoor play area and relatively in close proximity of drop off area with visible access and include a safe path of travel. For existing classrooms, use the standards bellow as a guide to create a Future Ready Learning Environments.

Space Requirements			
Room:	Area (sf)	Height:	Approximate Dimensions
Total: up to 28 Students	1,350	10' required if pendant lights are installed	

Finish Requirements	
Floor:	Vinyl Composition Tile (VCT) / Ceramic Tile @ Toilet
Base:	Top set rubber base
Ceiling:	Gypsum Board Soffits and Suspended Acoustical Ceiling Panels
Walls:	Painted Gypsum Board / Tackable WallSurfaces
Doors:	Exterior Door - Gloss Enamel with vision panel and security grille. Door Between Classrooms - Semi-Gloss Enamel
Windows:	High windows designed to maximize classroom daylighting. Shading based on orientation. Operable windows for ventilation and emergency egress. Security screen per Room darkening blinds
Casework:	Laminated Plastic
	Countertop at sink shall be solid surface
Toilet:	4'-0" Tile Wainscot

Equipment and Special Features	
Media Wall:	Lockable Sliding Markerboard Panels per Specification Section 10 1100 with adjustable shelves behind
	Lockable base cabinets for storage and cubby holes
	4'-0" wide by 2'-0" deep Lockable Cabinet to house media and sound enhancement / storage.
	4'-0" Wide Lockable Teachers Wardrobe / Storage Cabinet

Elementary School

Kindergarten - *Continued*

Equipment	
Phone	Intercom Desk Phone(ID) at Teachers Workstation
Data	Students - (3) Terminated Cat-6+ drops
	Printer - (1) Terminated Cat-6 drop
	Teacher - (1) Terminated Cat-6 drop
	Projector - (1) Terminated Cat 6 drop
	Wireless Access Points (WAPS) - Two (2) Ceilign mounted wireless access points with terminated Cat 6 drops.
Local Video	Provide conduits per Plans
Intrusion Alarm	Ceiling Mounted Motion Detector
Fire Alarm	Fully Automatic System - Devices as required by code and Design
Public Address	Ceiling Mounted Speaker

Specialty Equipment	
Clock	Synchronized clock connected to master controlled program system
Acoustical Performance	45 dba maximum
Lighting Control	Provide a Teacher's Switch Box at Teachers Workstation, and another at main classroom door.
Projection Screen	Provide projection screen size per plans and Specification
Video Projector	Ceiling mounted video projector. Provide ceiling attachment plate.
Sound Enhancement System	Provide sound enhancement equipment and ceiling mounted speakers.

Furniture Schedule		
Students Desk		10
Students Chair		32
Teacher Desk		1
Teacher Chair		3
Computer Station		3
Kidney Table		2
File Cabinet (2 Drawer)	36" W	1
Bookcase, two shelf	35"Wx13Dx29H	2

Equipment Schedule	
Classroom Video Converter	1
Classroom WiFi server	1
Classroom Audio Amplifier	1
DVD/CD Player	1
Computer (Teacher)	1
Computer (Student)	5
Printer	1
Sound Enhacement	1
Video Projector	1
Tablet Storage Cart	1
Wireless Access Point	2
Projection Screen	1

Elementary School

General Classroom

General:

Classrooms are the most important single element in an elementary school. General Classrooms must be designed to be flexible so as to most effectively accommodate the varied activities of the school program. Designs should reflect concern for the way children will work and learn in the room. Various grade levels are accommodated through selection and arrangement of furnishings.

Location:

Placement of permanent classrooms on a site will be dictated by a variety of factors. These include student flow, ease of supervision, solar orientation, and other climatic and environmental factors. For existing General Classrooms, use the standards bellow as a guide to create a Future Ready Learning Environments.

Space Requirements			
Room:	Area (sf)	Height:	Approximate Dimensions
Total: up to 32 Students	960 sf	10' required if pendant lights are installed	30' X 32'

Finish Requirements	
Floor:	Vinyl Composition Tile (VCT)
Base:	Top set rubber base
Ceiling:	Gypsum Board Soffits and Suspended Acoustical Ceiling Panels
Walls:	Painted Gypsum Board / Tackable Wall Surfaces
Doors:	Exterior Door - Gloss Enamel with vision panel and security grille. Door Between Classrooms Semi-Gloss Enamel
Windows:	High windows designed to maximize classroom daylighting. Shading based on orientation. Operable windows for ventilation and emergency egress. Room darkening blinds.
Casework:	Wood or Laminated Plastic
	Countertop at sink shall be solid surface

Equipment and Special Features	
Media Wall:	Lockable Sliding Markerboard Panels with adjustable shelves behind
	Lockable base cabinets for storage and cubby holes
	4'-0" wide by 2'-0" deep Lockable Cabinet to house media and sound enhancement / storage.
	4'-0" Wide Lockable Teachers Wardrobe / Storage Cabinet
Projection Screen:	Manually operated wall mounted projection screen.
Video Projector:	Ceiling mounted video projector. Provide ceiling attachment plate.

Elementary School

General Classroom - *Continued*

Equipment	
Phone	Intercom Desk Phone(ID) at Teachers Workstation
Data	Students - (5) Terminated Cat 6 drops
	Printer - (1) Terminated Cat 6 drop
	Teacher - (1) Terminated Cat 6 drop
	Projector - (1) Terminated Cat 6 drop
	Wireless Access Points (WAPS) - Two (2) Ceiling mounted wireless access points with terminated Cat 6 drops.
	Tablet Storage - One (1) terminated Cat-6 drop

Specialty Equipment	
Local Video	Provide conduits per Plans
Intrusion Alarm	Ceiling Mounted Motion Detectors as planned
Fire Alarm	Fully Automatic System - Devices as required by as planned
Public Address	Ceiling Mounted Speaker
Clock	Synchronized clock connected to master controlled program system
Acoustical Performance	45 dba maximum
Lighting Control	Provide a Switch Box at Teachers Workstation, and another at main classroom door.
Projection Screen	Provide projection screen size as planned
Sound Enhancement System	Provide sound enhancement equipment and ceiling mounted speakers.

Furniture Schedule:		
Discription	Size	Qty.
Classroom Furniture		
Students Desk		16
Students Chair		44
Teacher Desk		1
Teacher Chair		3
Computer Station		5
Kidney Table		2
File Cabinet (2 Drawer)	36" W	1
Bookcase, two shelf	35"Wx13Dx29H	2

Equipment Schedule:	
Classroom Video Converter	1
Classroom WiFi server	1
Classroom Audio Amplifier	1
DVD/CD Player	1
Computer (Teacher)	1
Computer (Student)	5
Printer	1
Sound Enhacement	1
Video Projector	1
Tablet Storage Cart	1
Wireless Access Point	2
Projection Screen	1

Innovation Lab

General:

The innovation lab is a critical component to furthering the District's Future Ready Classroom initiative. These labs provide a variety of learning experiences for students in both large and small group settings. A variety of flexible and light weight hard and soft furniture will be included as well as various storage devices. This space should be centrally located on campus.

Location:

- Adjacent to other classrooms and pull-out spaces for small group instruction, collaboration or parent- teacher meetings.
- There should be at least one (1) innovation lab at each elementary campus.
- There will be two (2) collaboration spaces attached to the innovation lab along with two (2) preparation spaces and two (2) storage spaces.

Future Ready Learning:

- Natural daylight into the space
- Movable partition.
- Writable surfaces.
- Room finishes.
- Indoor/outdoor access.
- Wireless Technology.
- Flexible furniture.

Space Requirements			
Room:	Area (sf)	Height:	Approximate Dimensions
Total: Up to 100 Students	1650 + sf	10' required if pendant lights are installed	

Finish Requirements	
Floor:	Vinyl Composition Tile (VCT)/ or Concrete Floors
Base:	Top set rubber base
Ceiling:	Gypsum Board Soffits and Suspended Acoustical Ceiling Panels
Walls:	Painted Gypsum Board / Tackable Wall Surfaces
Doors:	Exterior Door - Gloss Enamel with vision panel and security grille. Door Between Classrooms Semi-Gloss Enamel
Windows:	High windows designed to maximize classroom daylighting. Shading based on orientation. Operable windows for ventilation and emergency egress. Room darkening blinds.
Casework:	Wood or Laminated Plastic
	Countertop at sink shall be solid surface

Elementary School

Innovation Lab - *Continued*

Equipment and Special Features	
Media Wall:	Lockable Sliding Markerboard Panels with adjustable shelves behind
	4'-0" wide by 2'-0" deep Lockable Cabinet to house media and sound enhancement / storage.
	4'-0" Wide Lockable Teachers Wardrobe / Storage Cabinet
Projection Screen:	Manually operated wall mounted projection screen.
Video Projector:	Ceiling mounted video projector. Provide ceiling attachment plate.

Specialty Equipment	
Local Video	Provide conduits per Plans
Intrusion Alarm	Ceiling Mounted Motion Detectors planned
Fire Alarm	Fully Automatic System - Devices as required by as planned
Public Address	Ceiling Mounted Speaker
Clock	Synchronized clock connected to master controlled program system
Acoustical Performance	45 dba maximum
Lighting Control	Provide a Switch Box at Teachers Workstation, and another at main door.
Projection Screen	Provide projection screen size as planned
Sound Enhancement System	Provide sound enhancement equipment and ceiling mounted speakers.

Phone	Intercom Desk Phone(ID) at Teachers Workstation
Data	Students - (TBD) Terminated Cat 6+ drops
	Printer - (1+) Terminated Cat 6 drop
	Teacher - (1+) Terminated Cat 6 drop
	Projector - (1+) Terminated Cat 6 drop
	Wireless Access Points (WAPS) - Two (2) Ceiling mounted wireless access points with terminated Cat 6 drops.
	Tablet Storage - One (1+) terminated Cat-6 drop

Furniture Schedule:		
Discription	Size	Qty.
Moveable Furniture		TBD
Students Chair		50
Teacher Desk		1
Teacher Chair		3
Computer Stations		
File Cabinet (2 Drawer)- Art Storage		1

Equipment Schedule:	
Classroom Video Converter	1
Classroom WiFi server	1
Classroom Audio Amplifier	1
DVD/CD Player	1
Computer (Teacher)	2
Computer (Student)	20
Printer	2
Sound Enhacement	1
Video Projector	2
Tablet Storage Cart	2
Wireless Access Point	2
Projection Screen	1

Library and Media / Learning Center

General:

The Library and Media / Learning Center space is designed for students to check out and return materials. Stack area, student study/reading area, periodicals area, reference section, on-line catalogue area and library administration functions. Also included in this area is a flexible space and facilities to store textbooks and educational materials. In addition, the goal is to provide an area that can be utilized as a classroom/computer lab/flex lab. For existing libraries, use the standards bellow as a guide to create a Future Ready Learning Environments.

Internal Relationships:

- Adjacent to Administration Office (preferred)
- Easily accessible by the community for meetings and located near the parking lots.
- Adequate natural light for reading and cost effective lighting.
- The LMC should be a virtual library allowing access of information on and off-site.
- Flex lab could be used for Parent Center/Community Outreach. I should have the ability to open up to library.
- Librarian Office located near main entry with views of checkout desk.
- Reading Area separate from other spaces for casual reading/studying.

Future Ready Learning:

- Natural daylight into the space.
- Acoustics.
- Room finishes.
- Movable teaching console.
- Furniture - allow for flexible room configuration

Space Requirements			
Room:	Area (sf)	Height:	Approximate Dimensions
Total: Up to 100 Students	1650 + sf	10' required if pendant lights are installed	

Finish Requirements	
Floor:	Vinyl Composition Tile (VCT)/ or Concrete Floors
Base:	Top set rubber base
Ceiling:	Gypsum Board Soffits and Suspended Acoustical Ceiling Panels
Walls:	Painted Gypsum Board / Tackable Wall Surfaces
Doors:	Exterior Door - Gloss Enamel with vision panel and security grille. Door Between Classrooms Semi-Gloss Enamel
Windows:	High windows designed to maximize classroom daylighting. Shading based on orientation. Operable windows for ventilation and emergency egress. Room darkening blinds.
Casework:	Wood or Laminated Plastic

Library Media Center - *Continued*

Equipment and Special Features	
Media Wall:	Lockable Sliding Markerboard Panels with adjustable shelves behind
	4'-0" wide by 2'-0" deep Lockable Cabinet to house media and sound enhancement / storage.
	4'-0" Wide Lockable Teachers Wardrobe / Storage Cabinet
Projection Screen:	Manually operated wall mounted projection screen.
Video Projector:	Ceiling mounted video projector. Provide ceiling attachment plate.

Specialty Equipment	
Local Video	Provide conduits per Plans
Intrusion Alarm	Ceiling Mounted Motion Detectors as planned
Fire Alarm	Fully Automatic System - Devices as required by as planned
Public Address	Ceiling Mounted Speaker
Clock	Synchronized clock connected to master controlled program system
Acoustical Performance	45 dba maximum
Lighting Control	Provide a Switch Box at Workstation, and another at main door.
Projection Screen	Provide projection screen size as planned
Sound Enhancement System	Provide sound enhancement equipment and ceiling mounted speakers.

Phone	Intercom Desk Phone(ID) at Teachers Workstation
Data	Students - (TBD) Terminated Cat 6 drops
	Printer - (1+) Terminated Cat 6 drop
	Teacher - (1+) Terminated Cat 6 drop
	Projector - (1+) Terminated Cat 6 drop
	Wireless Access Points (WAPS) - Two (2) Ceiling mounted wireless access points with terminated Cat 6 drops.
	Tablet Storage - One (1) terminated Cat-6 drop

Furniture and Equipment

- Circulation Desk: to be near entry with views of entire facility. Two (2) workstations with check -in and check- out areas.
- Counter to be placed to one side of the charging station at 12" in height to provide space for binders.
- Directional mirrors positioned in the room to assist in supervision of the library.
- Librarian Office: Desk with bookcase and file.
- Library shelving to be 5' in height with 42" aisle ways. Shelving should be positioned to provide an unobstructed view of the aisle way from the charge desk. Minimum of 600 LF of adjustable shelving for library materials.
- Minimum of 16 LF of charging counter with two (2) workstations, return book drop and spring loaded book catcher.
- Minimum of 24 LF of student work counter, 30" deep along a wall with electrical and computer conduit and surge protection for fifteen (15) OPAC stations in library area.
- Open area to support tables and chairs for a minimum of 80 students/adults.
- Projector screen mounted on open space wall.
- Reading area with built-in seating. Reading area should be positioned to provide an unobstructed view of the aisle way from the charge desk. Seventy-five (75) percent of the reading area should be enclosed with solid wall and/or decorative glass.
- Tack board on all walls, where possible.
- Flex Lab: minimum of 4' x 12' of whiteboard, walls shall be tackboard.
- Textbook Storage Room: minimum of 100 LF of 7 feet in height textbook storage is separate textbook storage room. The textbook storage room to include a minimum of 20 LF of upper and lower cabinets to store library materials.

Equipment Schedule:	
Classroom Video Converter	1
Classroom WiFi server	1
Classroom Audio Amplifier	1
DVD/CD Player	1
Computer (Teacher)	2
Computer (Student)	20
Printer	2
Sound Enhacement	1
Video Projector	2
Tablet Storage Cart	2
Wireless Access Point	2
Projection Screen	1

Outdoor Learning Spaces

General:
Outdoor Learning Spaces are areas designed for students to gather for outside learning activities, art projects, STEAM-inspired activities, and recreational activities.

Internal Relationships:
Multiple outdoor learning spaces located adjacent to kindergarten classrooms and lower/higher level classrooms. Shared with after school daycare.

Plumbing:
- Drinking fountains, no higher than 30” high and ADA compliant.
- Provide domestic water bibs to support STEAM-inspired activities.
- Irrigation system for learning garden.

Electrical and lighting:
- Outdoor electrical outlets

Doors and Windows:
- Accessible doors to and from adjacent classrooms.

Future Ready Learning:
- Flexible outdoor furniture.
- Outdoor learning stations that compliment instructional programs.

Furniture and Equipment:
- A minimum of 14,000 SF of total learning area.
- Provide shade structure at play area.
- Outside storage room, attached to building and accessible from the outdoor learning area for equipment.
- Provide 10’ wide gate to play area for equipment and emergency access

Miscellaneous:
- Raised garden bed for learning garden
- ADA Accessibility

Space Requirements			
Room:	Area (sf)	Height:	Approximate Dimensions
Total: TBD	25 sf per Student /14,000 sf +_	Outdoors	

Elementary School

Multi-Purpose Room (MPR)

General:

Multi-Purpose Room (MPR) includes a cafeteria dining, student gathering, large group assembly, performance/presentation (stage) activities, and various community uses. In keeping with the District's Future Ready initiative, this space should include flexible components so portions of it can be used for instructional or collaborative break-out spaces.

Internal Relationships:

- Access to student restrooms from interior and exterior.
- Independent HVAC controls within flexible range set by District's EMS system.
- Room temperature sensor connected to campus EMS.

Building Systems Criteria:

- Fire/alarm suppression as required.

Mechanical / Plumbing:

- Girl's restroom to include three (3) stalls and two (2) sinks. Boy's restroom to include one (1) stall, two (2) urinals, and two (2) sinks.
- Drinking fountain located in interior near student restrooms.
- Two (2) Staff restrooms (1 male and 1 female), and each shall have one (1) toilet and sink.

Electrical and lighting:

- Lighting switches at all door locations and at each side of the stage. Master lighting controls on stage and at rear of MPR.
- Built-in sound system, not blocked by ceiling features.
- Locate external input jacks on the vertical surface of the stage, on at least one (1) side wall and in the rear of the room. External input jacks should include sound system, data, and stage lighting.
- A minimum of one (1) power supply located in the floor in the front of the room, near the stage.

Technology / Low Voltage:

- Intercom speakers.
- Hardwired outlet to receive transmission from on-campus distribution system at TV monitor display.
- Wireless access capability for computer communication/ applications.

Space Requirements			
Room:	Area (sf)	Height:	Approximate Dimensions
Total: 200 Dining, 500 Assembly	3,250 Min.	14'	

Multi-Purpose Room (MPR) *- Continued*

Doors and Windows:
- Natural light is desirable. Windows that are easily “blacked out” are desirable.

Future Ready Learning:
- Natural daylight into the space.
- Movable partitions.
- Writable surfaces.
- Access to outdoor learning spaces.
- Wireless Technology.

Furniture and Equipment:
- Dining tables and stacking chairs.
- Digital displays on each side of stage.
- Two (2) digital display wall-mount brackets.
- Sound amplification system.
- Satellite service areas for carts.

Miscellaneous:
- Hard surface flooring throughout.
- Tray return with roll-up door required.
- Data port and power located at the entry doorway to serving counter.
- Provide wall and ceiling acoustical treatments as required.
- A/V infrastructure with input at stage.
- Trophy case

Elementary School

Collaboration Spaces

General:

Collaboration Spaces are designed for small group meeting and work areas for teachers and staff to meet, make copies, get mail, etc.

Internal Relationships

- Direct access from exterior for after hour use.

Building Systems Criteria

Mechanical:

- Fire/alarm suppression as required.
- Independent HVAC controls within flexible range set by District's EMS system.
- Room temperature sensor connected to campus EMS.

Plumbing:

- Hot water access at workroom and teacher lounge sinks.

Electrical and lighting:

- Lighting per IES Lighting Handbook guidelines.
- Glare reduction lenses.
- Electrical outlets for general room use and TV monitor display screen on front wall.
- Clean segregated power distribution with surge suppression.
- Direct/Indirect dimmable LED light fixtures.

Technology / Low Voltage:

- Provide separate intrusion alarm zone for off-hour teacher access.
- Data, phone, clock, PA, and fire systems.
- Wireless access capable for most computer communication/applications.
- Wired data outlet at printer location
- Fire alarm devices

Space Requirements			
Room:	Area (sf)	Height:	Approximate Dimensions
Total: Up to 25 occupants	960+ sf	-	

Elementary School

Collaboration Spaces – *Continued*

Doors and Windows:

- Provide door for direct access to the exterior.
- Provide windows for natural lighting and views of main campus.

Future Ready Learning:

- Natural daylight into the space.
- Acoustics.
- Flexible furniture.
- Room finishes.

Miscellaneous:

- Adjacent to outdoor patio with electrical and hose bib.
- Area for tables and chairs for eating/working within workroom.
- Upper and lower casework along adjacent wall. Upper casework to include 60 staff mailboxes. Mailboxes should be 12” wide, 5” high, and 16” in depth with a 16” counter in front.

Furniture and Equipment:

- Center island – 4’ x 8’ minimum with power at both ends.
- Provide an open wall space for copier and full-size refrigerator with ice maker.
- Provide 6’ counter space for microwave and sink.
- Provide 6’ upper cabinets for dining storage.
- Provide infrastructure for TV/wall mount.
- Vinyl tack boards on all walls.
- Refrigerator /Freezer (site funded).
- Sink with swivel faucet and hot water.
- Microwave (site funded).
- Floor: hard surface at sink, refrigerator, and vending area.
- Wall finish: vinyl tackboard with chair rail on 50% of walls.
- Tack board on all walls, where possible.
- Flex Lab: minimum of 4’ x 12’ of whiteboard, walls shall be tackboard.
- Textbook Storage Room: minimum of 100 LF of 7 feet in height textbook storage is separate textbook storage room. The textbook storage room to include a minimum of 20 LF of upper and lower cabinets to store library materials.
- Natural daylight into the space.
- Acoustics.
- Flexible furniture.
- Room finishes.
- Upper and lower casework along adjacent wall. Upper casework to include 60 staff mailboxes. Mailboxes should be 12” wide, 5” high, and 16” in depth with a 16” counter in front.

Elementary School

Music

General:

Music spaces are designed to provide space and facilities for students to learn, practice and perform music in semi-private, small, and medium group settings.

Internal Relationships:

The music room shall be in close proximity to the stage area at the multipurpose building for ease of transporting instruments and circulation back and forth. Upper and lower casework along adjacent wall. Upper casework to include 60 staff mailboxes. Mailboxes should be 12” wide, 5” high, and 16” in depth with a 16” counter in front.

Building Systems Criteria:

Mechanical:

- Air delivery/velocity designed for low ambient noise level.
- Independent HVAC controls within flexible range set by District.

Plumbing:

- Counter sink with drinking fountain bubbler. Additional sink for cleaning of musical instruments.

Electrical and lighting:

- Clean, segregated power distribution with surge suppression.
- Independent HVAC controls within flexible range set by District.

Technology / Low Voltage:

- Hardwired outlet to receive transmission from on-campus distribution system at TV monitor display.
- Independent HVAC controls within flexible range set by District.

Space Requirements			
Room:	Area (sf)	Height:	Approximate Dimensions
Total: Up to 25 occupants	960+ sf	-	

Elementary School

Music *- Continued*

Doors and Windows:
- Natural light desirable (north light preferred).
- Independent HVAC controls within flexible range set by District.

Future Ready Learning:
- Natural daylight into the space.
- Acoustics.
- Room finishes.
- Movable teaching console.
- Furniture - allow for flexible room configuration
- Writable surfaces.

Furniture and Equipment:
- One (1) TV monitor display.
- One (1) instructor station.
- One (1) TV wall mount brackets.
- Twelve (12) 36” x 56” student work tables with 2 seats per table.
- Two (2) 4’ x 8’ marker board - 1 with permanent staff lines.
- Six (6) 54” x 64” student work tables with 4 seats per table.
- Sixty (60) music stands.
- Sixty (60) student chairs.
- Clock.
- File cabinets for sheet music storage.
- Open tall music storage cabinets with adjustable, metal edged shelves.
- Wall cabinets with adjustable shelving and hinged doors above base cabinets, locks (verify locations).

Miscellaneous:
- Ability to darken room in response to video projection requirements and to darken front or back half of room.
- Ceiling height: 18’ to 22’ preferred (500-700 CU. FT./ musician is suggested)
- Various diffusers and reflectors on walls and ceiling to aid in acoustics in room for a variety of musical performance and instruction.
- Wall material: painted gypsum board, acoustic wall panels for reverberation/flutter echo/acoustic design requirements.

Elementary School

Food Services with Outdoor Covered Eating Collaboration Spaces

General:

Food Services with Outdoor Covered Eating Collaboration Spaces include areas to receive, prepare food items, store and serve to students, clean utensils, and remove resulting waste. A covered outdoor sitting area for students to enjoy their food or potentially meet in large groups to participate in outdoor assemblies. Should be adjacent to the food service space.

Internal Relationships:

- Direct access to delivery, receiving, and trash areas.
- Easy access to Multipurpose Room, stage, and restrooms.
- Kitchen office should be located near delivery area entry and have a view to the majority of the kitchen.
- Area should be sized to handle four (4) shifts of students each day, serving 700 meals at breakfast and 700 meals at lunch.
- An open area, with no electrical outlets, for food service product to be delivered and placed indoors prior to moving to storage areas. Area to have direct access to outside delivery area.

Building Systems Criteria

Mechanical:

- Independent HVAC controls within flexible range set by the District.

Plumbing :

- Floor drains for condensate and indirect fixtures.

Electrical and lighting:

- Clean, segregated power distribution with surge suppression.
- Direct/Indirect dimmable LED light fixtures.
- Electrical outlets for general snack bar use.
- Lighting per IES Lighting Handbook guidelines.
- Room occupancy and daylight sensors.

Technology / Low Voltage:

- Provide separate intrusion alarm zone for off-hour access.
- Data, phone, clock, PA and fire systems.
- Wireless access capable for most computer communication/applications.
- Wired data outlet at printer location.

Space Requirements			
Room:	Area (sf)	Height:	Approximate Dimensions
Total: TBD	1,200+ sf	-	

Food Services with Outdoor Covered Eating Collaboration Spaces – *Continued*

Doors and Windows:
- Natural light is desirable (with blackout capability).

Future Ready Learning:
- Natural daylight into the space.

Furniture and Equipment:
- A stainless steel counter with a minimum of thirty-six (36) LF with storage shelves below.
- Four (4) refrigerated boxes.
- Open space for a refrigerator and freezer.
- Sink with garbage disposal.
- Wall space for warming carts.

Miscellaneous:
- A 10’ x 20’ serving area with a designated entry and exit. Serving Area must include 8’ of solid wall space for portable milk box.
- Independent custodial closet with mop sink.
- Floor finish to be seamless polymer with 6” cove base, including walk in refrigerator and freezer. Wall finish, to ceiling height, to be FRP material over water resistant gypsum board with aluminum or stainless steel trim.
- Kitchen equipment requiring plumbing or hard wired electrical connection shall be furnished and installed by Contractor. Work tables, warming carts and portable equipment to be furnished and installed by the District. Dishwasher with booster heater to be furnished and installed by the Contractor.

Middle School

General Classroom

General:

This type of classroom meets the needs of the following academic subjects: English, Mathematics, Foreign Language, Study Hall, and Social Studies. This room serves classes that are conducted by lecture and response method of instruction.

Location:

Locate General Classrooms in academic classroom area near the Library Media/Center and away from areas with distracting noise such as physical education, music rooms, service yards, and traffic sources.

Space Requirements			
Room:	Area (sf)	Height:	Approximate Dimensions
Total: up to 32 Students	960	10' required if pendant lights are installed	30' x 32'

Finish Requirements	
Floor:	Vinyl Composition Tile (VCT)
Base:	Top set rubber base
Ceiling:	Gypsum Board Soffits and Suspended Acoustical Ceiling Panels
Walls:	Painted Gypsum Board / Tackable Wall Surfaces
Doors:	Exterior Door with Security Vision Panel - Gloss Enamel Door Between Classrooms - Semi-Gloss Enamel
Windows:	High windows designed to maximize classroom daylighting. Shading based on orientation Operable windows for ventilation and emergency egress. Security screen. Room darkening blinds
Casework:	Laminated Plastic

Equipment and Special Features	
Teaching Wall:	Markerboard Panels, 8' and 16' long, as indicated on drawings
	3'-6" wide by 2'-0" deep lockable storage cabinet to house media and sound enhancement equipment. Provide with ventilation louvers.
	3'-6" Wide Lockable Teachers Wardrobe / Storage Cabinet
	Two (2) 3'-6" Wide Lockable Storage Cabinets
Projection Screen:	Manually operated wall mounted projection screen. Screen size 92.4" wide by 57.8" long
Video Projector:	Ceiling mounted video projector. Provide ceiling attachment plate

Middle School

General Classroom - *Continued*

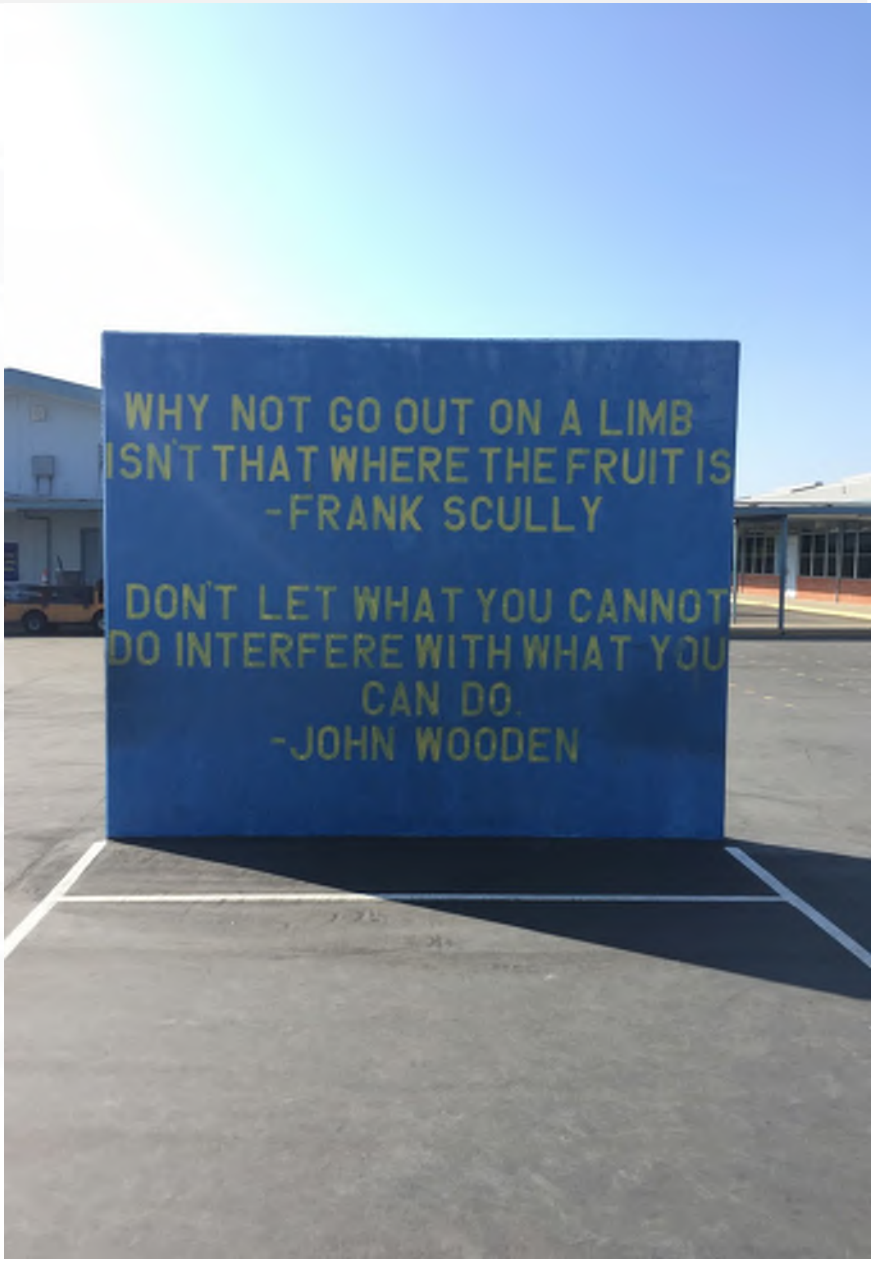
Specialty Equipment	
Phone	Intercom Desk Phone(ID) at Teachers Workstation
Data	Students - Min. Five (5) terminated Cat-6+ drops Teacher - One (1) terminated Cat-6 drop
	Printer - One (1) terminated Cat-6 drop
	Projector - One (1) terminated Cat-6 drop
	Tablet Storage - One (1) terminated Cat-6 drop
	Wireless Access Point - Two (2) terminated Cat-6
Local Video	Provide conduits per Plans
Intrusion Alarm	Ceiling Mounted Motion Detector
Fire Alarm	Fully Automatic System - Devices as required by code
Public Address	Ceiling Mounted Speaker
Video Projector Provisions	Ceiling mounted. Provide ceiling attachment plate. Ceiling kit per specifications.
Intrusion Alarm	Ceiling Mounted Motion Detector(s) per Design Guide.
Fire Alarm	Fully Automatic System - Devices as required by Code and Design
Public Address	Ceiling Mounted Speaker
Clock	Synchronized clock connected to master controlled program system.
Sound Enhancement System	Provide sound enhancement equipment and ceiling mounted speakers.
Acoustical Performance	45 dba maximum
Lighting Controls	Provide a Switch Box at Teachers Workstation, and another at main classroom door.

Furniture Schedule:		
	Students Chair	32
Teacher Furniture:		
	Teacher Desk	1
	Teacher Chair	1
	Computer Station	1
Electronic Equipment		
	Classroom Video Converter	1
	Classroom WiFi Server	1
	Wireless Access Point	1
	Classroom Audio Amplifier	1
	DVD/CD Player	1
	Computer (Teacher)	1
	Printer	1
	Sound Enhancement	1
	Video Projector	1
	Tablet Storage Cart	1

Equipment Schedule:	
Lateral File Cabinet	1

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GREAT EFFORT SPRINGS
NATURALLY FROM
GREAT ATTITUDE.
-PAT RILEY
THE DIRECTION IN
WHICH EDUCATION STARTS
A MAN WILL DETERMINE
HIS FUTURE IN LIFE.
-PLATO


WHY NOT GO OUT ON A LIMB
ISN'T THAT WHERE THE FRUIT IS
-FRANK SCULLY
DON'T LET WHAT YOU CANNOT
DO INTERFERE WITH WHAT YOU
CAN DO.
-JOHN WOODEN

5-Year
FACILITIES MASTER PLAN
2019-2024



END

Thank You!