







WESTMINSTER SCHOOL DISTRICT

WSD

2026-2031

LONG RANGE

FACILITIES MASTER PLAN

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WSD 01

SECTION ONE
INTRODUCTION & PROCESS

WESTMINSTER SCHOOL DISTRICT
2026-2031 LONG RANGE FACILITIES MASTER PLAN

"Next generation learning space means accessibility, engagement and spaces where kids are excited to learn."

~WSD Community Forum Participant

LPA

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01

1.00 FORWARD

Hello Westminster School District Community,

The Westminster School District Long-Range Facilities Master Plan serves as a comprehensive roadmap to guide the future planning, modernization, and improvement of our schools and support facilities over the coming years.

This plan reflects our District's commitment to providing safe, innovative, and engaging learning environments that support student achievement and the evolving needs of our educational programs and community. Developed through collaboration with students, staff, families, educational partners, and community members, the Facilities Master Plan aligns our facility priorities with the District's educational vision and long-term strategic goals.

As a living document, this plan is intended to provide a thoughtful and flexible framework for future decision-making regarding facility improvements, modernization efforts, infrastructure needs, technology integration, safety enhancements, sustainability initiatives, and student-centered learning spaces. It will continue to evolve as the needs of our schools and community change over time.

The Facilities Master Plan also represents the District's ongoing commitment to responsible stewardship of public resources, strategic long-term planning, and transparency with our community. While the plan identifies future priorities and opportunities, it does not commit the District to any specific project or funding source, but instead establishes a vision that will guide future discussions, partnerships, and investment decisions.

I am grateful for the many individuals who contributed their time, expertise, and feedback throughout this planning process.
Together, we are building a strong foundation that will continue supporting Westminster School District students and families for generations to come.

Gunn Marie Hansen, Ph.D
Superintendent

Westminster School District





1.01 EXECUTIVE SUMMARY

KEY OBJECTIVES

The Westminster School District's (WSD) Long Range Facilities Master Plan (LRFMP) is a comprehensive and forward-thinking document designed to address both present and future needs of the district's facilities. This plan represents a collaborative effort involving key stakeholders, educational leaders, and community members.

Outlined in this Facilities Master Plan is a strategic roadmap for the development, renovation, and maintenance of WSD's educational facilities for the next 10 to 15. It takes into consideration the district's enrollment patterns, educational program needs, and the need for modernized, safe, and sustainable learning environments to support the next generation learners.

In January 2025, WSD started a planning process to develop a facilities master plan. This is the first step to re-envision the future, assess the needs for facilities, and leverage our strengths to enhance educational effectiveness. In May 2026, the Board of Education will adopt the 2026-2031 Long Range Facilities Master Plan.

Key Objectives

1. Meet Objective Identified in WSD's Strategic Plan: As identified in Focus Area Objective 3.5 of the Strategic Plan, the District shall develop and implement a long-range Facilities Master Plan to ensure effective use of all district facilities including, but not limited to modernization of classrooms, upgrading of technology infrastructure and enhanced safety on all campuses.

1. Capacity Planning: Addressing the District's changing demographics, the FMP focuses on optimizing capacity but also addressing deficiencies in programmatic needs.

2. Educational Program Shifts: Identify the biggest educational shifts in the last 5-10 years and the implications for facility needs including re-imagining existing spaces or construction of new spaces to better support current and future programs.

3. Identifying & Prioritizing Needs: Recognizing there will be needs across the District that will be beyond the ability to fund, the process should identify areas of the most need including modernization of existing facilities and systems that are near or at the end of their life cycle.

4. Community Engagement: The LRFMP places a strong emphasis on community involvement, listening and capturing input from stakeholders from the broader community to ensure that the plan aligns with the collective aspirations and priorities, building consensus along the way.

5. Meet OPSC Prop 2 requirement for a 5-year Facilities Master Plan. In order for the District to apply for State funding, a Board adopted Facilities Master Plan is required.



1.01 EXECUTIVE SUMMARY

FMP GUIDING PRINCIPLES

Facilities Master Plan Guiding Principles

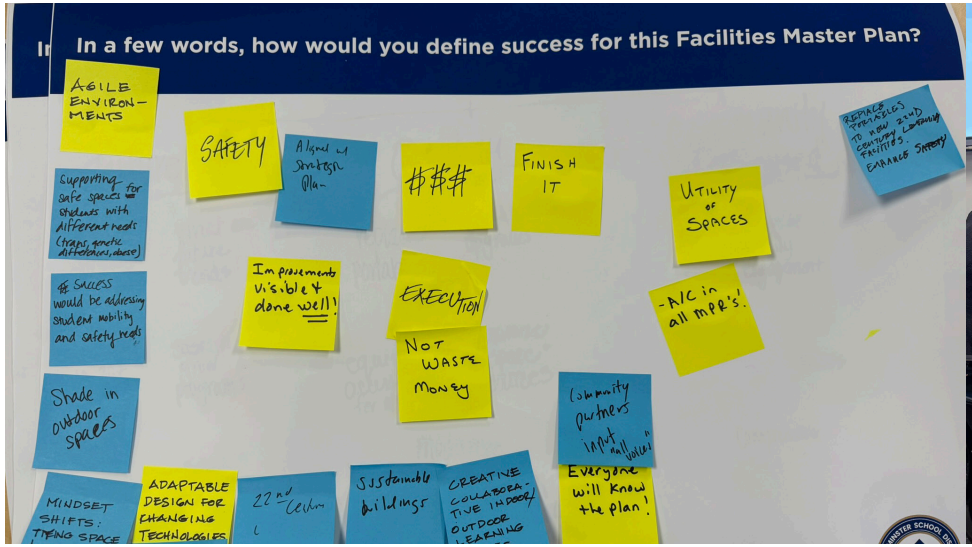
Student-Centered & Inclusive: We will design safe, welcoming, and equitable spaces that foster belonging and support the diverse needs of students.

Future Ready & Flexible: We will create modern, adaptable environments that support evolving educational programs, technology, and collaborative learning.

Sustainable & Responsible: We will prioritize sustainability and long-lasting solutions that are fiscally responsible.

Equitable & High Quality: We will ensure improvements are distributed fairly, replacing outdated facilities with high-quality spaces that provide equal access to opportunity.

Community-Driven & Achievable: We will ground the plan in the community input, align with available funding, and commit to project that are both visionary and attainable.





1.01 EXECUTIVE SUMMARY

FMP GUIDING PRINCIPLES

These facility goals align with WSD's mission, purpose and values:

Mission

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

Purpose

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

Core Values

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

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

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

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

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

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



1.01 EXECUTIVE SUMMARY

PURPOSE OF FACILITIES MASTER PLAN

What is a Long Range Facilities Master Plan?

The Westminster School District's Long Range Facilities Master Plan (LRFMP) provides a strategic framework that identifies facility needs and supports the district's educational vision over the next 10 to 15 years. This roadmap is intended to guide decision-making by ensuring that future school facility improvements are aligned with a shared and coordinated vision.

The campus facilities master plans provide a diagram representation of this vision for each site. The master plan is not a design but rather a plan for the future improvement of the District's facilities and infrastructure in support of the educational program goals.

While the plan establishes an overall direction toward achieving the District's goals, it does not provide specific design solutions. Rather, it offers long-term recommendations for facility improvements and serves as a planning tool for developing preliminary budget estimates associated with the LRFMP. The accompanying budget estimates enable the District to prioritize and phase projects, evaluate alternative scenarios, and adjust implementation strategies as funding becomes available.

As projects move forward, a design team of architects and engineers will plan the specific aspects of the project outlined in the LRFMP. During this implementation and schematic design phase, a School Site Design Committee should be assembled to collaborate with the design team, providing input on design elements of the plan. The resulting plans may differ from these initial concepts but should reflect the program elements identified during the LRFMP process.

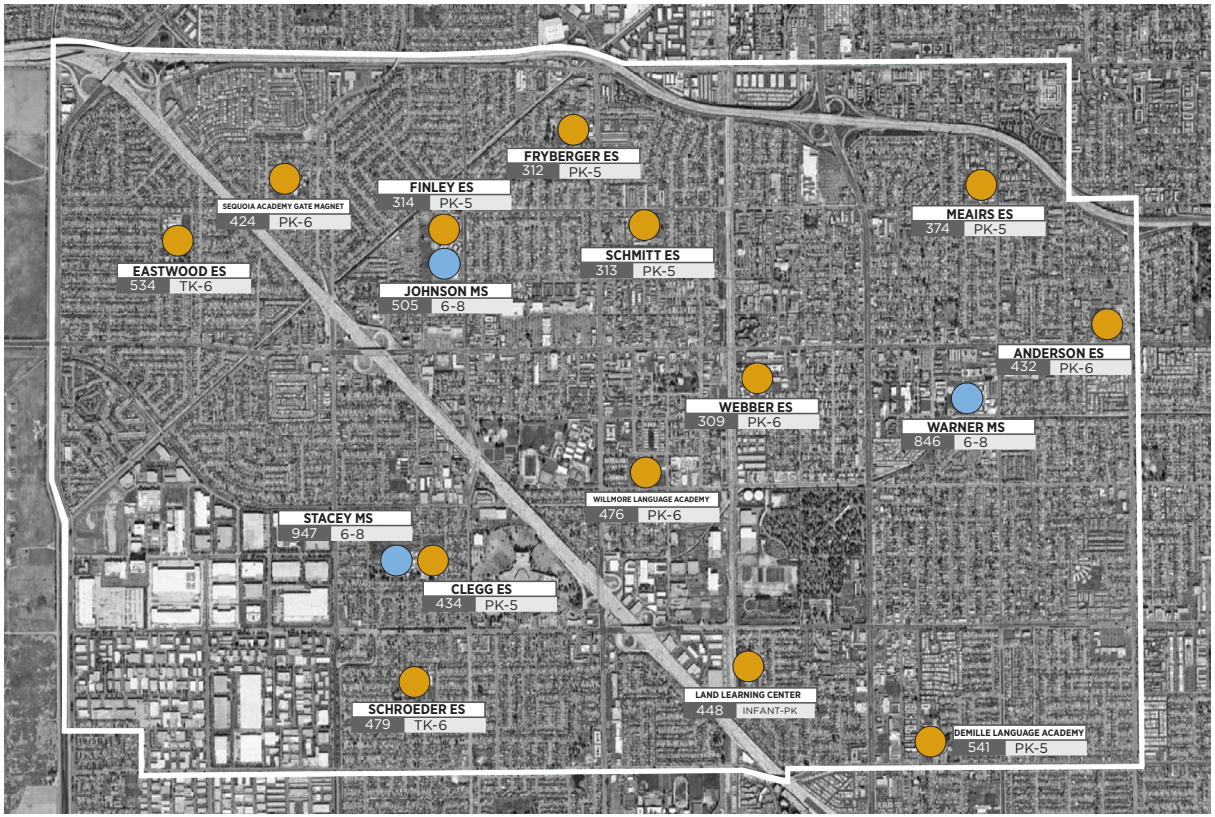
The LRFMP is designed to provide flexibility, enabling sites to adapt to changes in enrollment and programs. Over time, as projects unfold, the plan should be periodically revisited and updated to align with the evolving needs of the district. The California Department of Education (CDE) recommends updating the facilities master plan every 3 to 5 years to ensure continued relevance. OPSC requires the Facilities Master Plan be up to date within 5-years of application for funding.





1.01 EXECUTIVE SUMMARY

BACKGROUND



TAG LEGEND

ELEMENTARY SCHOOL
Grade Level

MIDDLE SCHOOL
Grade Level

Student Capacity

Our Community

The Westminster School District serves nearly 8,200 elementary and middle school students across 17 schools, encompassing the communities of Westminster, Garden Grove, Huntington Beach, and Midway City.

WSD has received a plethora of awards, including the California Pivotal Practice awards for 13 of its schools and the district office. Additionally, WSD has been the recipient of the CSBA Golden Bell, Title I Schools, and California Distinguished School awards for the past few years. They further solidifying its status as an educational trailblazer.

WSD has gone above and beyond traditional academic offerings. Specialized programs such as Vietnamese and Spanish Dual Language Immersion, computer science, GATE (Gifted and Talented Education), AVID (Advancement Via Individual Determination), STEM/STEAM, and College & Career Readiness have been integrated into the curriculum. Notably, the district launched the state's first Vietnamese Language Dual Immersion program in 2015, paving the way for a truly unique and inclusive educational experience.

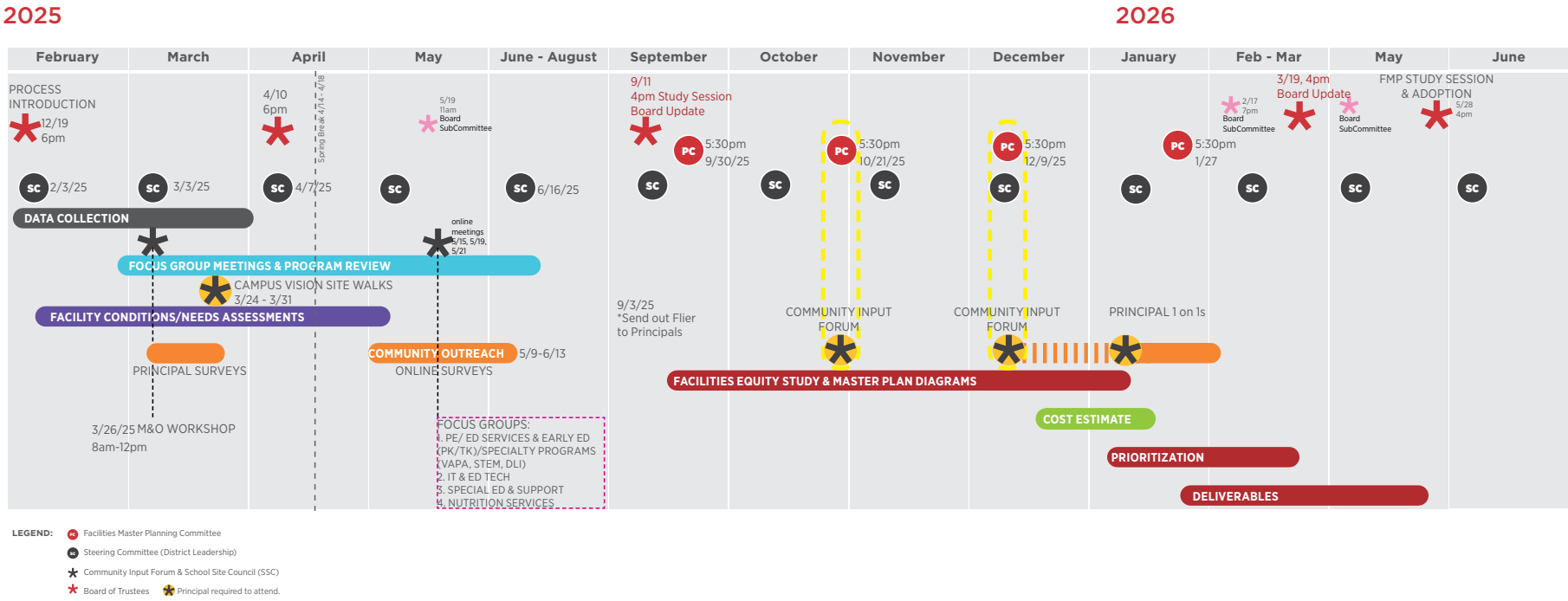
1. Highlights of the District include the following:
2. Open enrollment: Unique Specialty Program at each school
3. Dual Language Immersion School
4. California's Best Middle Schools
5. After-School Programs at Every Site
6. Preschool Program
7. Award-Winning Anti-bullying Program
8. Excellence in Education
9. Safety Elementary School District in O.C.

https://www.wsdk8.us/about-us/welcome-to-wsd

An Inclusive Planning Approach

The Westminster School District Facilities Master Plan process was grounded in an inclusive and collaborative planning approach designed to ensure that the voices of students, staff, families, community members, and district leadership meaningfully informed the development of the plan. Stakeholders were engaged through a variety of outreach methods and participation opportunities, including Steering Committee Meetings, Facilities Master Plan Committee Workshops, Community Forums, Principal Interviews, and District-wide services workshops. In addition, broad input was collected through Community, Student and Principal Surveys to capture diverse perspectives on campus needs, educational priorities, and future facility improvements. Regular updates were also provided to the Board of Education to maintain transparency and alignment throughout the process. This comprehensive engagement strategy fostered shared ownership of the Facilities Master Plan and helped ensure that recommendations reflect the needs, values, and long-term vision of the Westminster School District community.

FMP Process Timeline



Engagement Methods

There were approximately 3,260 participants who provided input through the following methods of engagement:

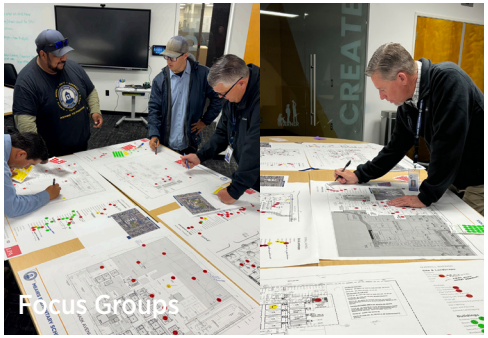
24 Steering Committee Meetings
1 Community Survey (Staff, Administrators, Parents, Community Members) that resulted in 682 responses
1 Student Survey that resulted in 2,394 responses
1 Principal Initial Survey (Spring 2025)
1 Principal and Assistant Principal Survey (Fall 2025)
4 Facilities Master Plan Committee Workshops
2 Community Forums
17 Principal Interviews and Conditions Site Walks (1 per site)
17 Principal Follow Up Meetings (1 per site)
1 Workshop with Maintenance & Operations and Facilities
4 Focused Topic Discussions with Ed Services, Ed Tech, Nutrition Services and Special Education
16 Steering Committee Meetings
3 Board SubCommittee Meetings
5 Board of Education Meetings

In addition, Principals at each school site reached out and engaged additional members of their school site committee for their feedback of the draft facilities master plans.


Site Committees


FMP Committee


Site Walks & Principal Interviews


Focus Groups


Leadership Input


Community Forum

Facilities Needs and Conditions Review

A workshop with the WSD Facilities, Maintenance and Operational Team was lead by LPA Planning Team to review the existing facility conditions site by site. Attendees were experts in each of their trades including HVAC, plumbing, electrical, irrigation, locks, and grounds. Existing documents were also reviewed to note what was completed in previous modernization work. This provided a basis for where in the life cycle were the various systems on campus. LPA Planning Team also surveyed and interviewed each school site Principal to understand their challenges with their site and facilities as well as their vision for the campus. The team along with Principal then walked each site, made visual observations and noted general condition assessments. This analysis was used as the basis for each site's proposed scope of work. This information is reflected in the Conditions Analysis map in Section 04.

Educational Vision

It was determined that the 2019-2024 Educational Specifications was still relevant and therefore will be re-adopted. Updates and additions to the educational specifications are included in this 2026-2031 Facilities Master Plan in Section 03. The vision was co-created with district leadership. Input from school site Principals, school site committee members and community members at the Community Forum also shaped the educational vision.

Facilities Master Plan Development

The focus of this phase in the process was to develop potential solutions and improvement strategies for each school facility based on the condition needs as well as programmatic needs. Recommended master plan solutions for each school site were developed by overlaying the educational program goals and facilities needs onto each campus. The draft solutions were presented at the Community Forum. A Facilities Master Plan Committee which included a cross section of school site Principals, staff, teachers, parent leaders, District leadership, Board members and community representatives was established for this process. This group developed the FMP Guiding Principles, provided key input in the development of the Facilities Master Plans and provided a recommendation of priorities.





Campus Vision & School Site Engagement

The Principal of each campus formed a Campus Vision School Site Committees, Members included teachers, site administrators, staff, parents, students and custodial staff. Stakeholders were engaged in two Community Forums and site members also met on their own to gather additional draft facilities master plan feedback. Committee members were tasked with engaging other community stakeholders to get as much input as they could. This group helped provide information on specific site needs, helped establish the master plan vision for their school, reviewed and provided feedback that informed the final master plans. In addition, an online survey was conducted to expand the engagement reach and allow for more members of the school community to provide input on what are the major needs and learning shifts.

Prioritization and Final Recommendations

The FMP is a road map for future projects, with implementation phased as funding becomes available. It is understood that the plan is comprehensive and long range in nature. Not all of the work will be able to be completed. Therefore, at each stage of the planning process, stakeholders were asked to provide input on their top priorities. After finalizing the draft master plans, the Campus Vision School Site Committees provided their top priorities. These were presented to the FMP Committee at the Community Forum held in January 2026 who then had their opportunity to vote on their top priorities. The results of the prioritization activities from the Campus Vision School Site Committees, online survey, Community Forum and Board Workshop are summarized in Section 02.

At a Board Study Session in May 2026, the LPA Planning Team presented to the Board of Education all of the various data points that culminated from the engagement process. The Board reviewed the facilities master plans, costs and stakeholder prioritization results. From this data, the Board made their prioritization recommendations as summarized in this document. The Long Range Facilities Master Plan final adoption is in May 2026.



1.03 ACKNOWLEDGMENTS

BOARD OF TRUSTEES

David M. Johnson	President
Tina Gurney	Vice President
Frances Nguyen	Clerk
Khanh Nguyen	Member
Jeremy Khalaf	Member

STEERING COMMITTEE

Gunn Marie Hansen, Ph.D	Superintendent
Manuel Cardoso	Ass't Superintendent, Business Services
Scott Harvey	Director of Facilities & Operational Svcs.

SCHOOL SITE PRINCIPALS

Daniel Owens	Dr. Russell I. Johnson Middle School
Rick Nichols	Helen F. Stacey Middle School
Dr. Ken Lopour	Willis H. Warner Middle School
Darek Jaronczyk	John F. Land Jr. Early Learning Center
Kim Breckenridge	H.B. Anderson Elementary School
Mark Murphy	Ada B. Clegg Elementary School
Christina Hirales	Cecil B. DeMille Language Academy
Stephanie Ceminsky	Frank N. Eastwood Elementary School
Pam LeMuiex	Finley Computer Science Magnet Elementary School
Poppy Payne	Fay E. Fryberger Elementary School
Wendy Baird	Dr. Jessie Hayden Elementary School
Nicole Alvarado	Iva Meairs Elementary School
Sarah Nead-Rendon	Ray M. Schmitt Elementary School
Robert Murdock	C. Fred Schroeder College and Career Academy
Alisha Tardif	Sequoia Academy Gate Magnet Elementary School
Sarah Bosworth	L.P. Webber Elementary School
Domi Ellis	Neomia B. Willmore Language Academy

FOCUS GROUPS

EDUCATIONAL SERVICES

Dr. Cheryl Sosa	Dir., Accountability & Equity
Dr. Shannon Villanueva	Coordinator, Visual & Performing Arts
Michelle Schieber	Dir., Curriculum & Instruction
Michelle Watkins	Chief Academic Officer
Dr. Stephanie Ceminsky	Dir. of Early Child Education

EDUCATION TECHNOLOGY

Dr. Michael Robbins	Chief Technology Officer
Gerardo Martinez	Executive Dir. of Educational Technology

NUTRITION SERVICES

Christina Sosa	Nutrition Services Ass't Dir.
Cierra Husk	Nutrition Services Supervisor
Paul Ngo	Director, Nutrition Services

SPECIAL EDUCATION

Bobbie Cox	Lead School Nurse
Darek Jaronczyk	Executive Dir. Student Services
Justin Sherrill	Coordinator Student Services

FACILITIES, MAINTENANCE & OPERATIONS

Armando Macias	Grounds Maintenance Worker
Bob Rolden	Low Voltage Electronics
Brad Seaver	Ass't Dir. MOT
Carl Hernandez	Locksmith
Carlos Lopez	Lead Grounds Maintenance Worker
Daniel Reineck	Grounds Maintenance Worker
David Heasten	Electrician
Dustin Nowak	Plumber
Edgar Valladares	Building Services Supervisor
Jose Alvarez	Grounds Maintenance Worker
Leonardo Ortiz	Grounds Maintenance Worker
Luis Torres	Skilled Maintenance Worker
Mark Alonso	Grounds Maintenance Worker

FACILITIES, MAINTENANCE & OPERATIONS (cont.)

Matt Acocello	Irrigation Technician
Michael Wilkinson	Painter
Ramiro Gonzalez	Skilled Maintenance Worker
Ricardo Godinez	Skilled Maintenance Worker – HVAC
Scott Harvey	Director of Facilities & Operational Svcs.

CAMPUS VISION COMMITTEES

H.B. ANDERSON ELEMENTARY SCHOOL

Kim Breckenridge	Principal
Austin Trombley	Custodian
Camlyn Woodbeck	Teacher
Choua Vang	Parent/PTA
Erika Bradley	Teacher
Joanne Campos	Parent/PTA
Suzanne Cobo	Health Services Ass't
Thuy Huynh	Clerk
Melissa Duffey	Parent

ADA B. CLEGG ELEMENTARY SCHOOL

Mark Murphy	Principal
Cecelia Camarena	HAS
Marcela Morales	Parent/PTA
Megan Kresge	Teacher

CECIL B. DEMILLE LANGUAGE ACADEMY

Christina Hirales	Principal
Ana Canales	Noontime Supervisor
Mariciel Fuller	Office Manager
Sophia Nguyen	Teacher
Steven Icenogle	Senior Custodian
Tuy Truong	Teacher

FRANK N. EASTWOOD ELEMENTARY SCHOOL

Stephanie Ceminsky	Principal
Christine Matuck	Office Manager

1.03 ACKNOWLEDGMENTS

FINLEY COMPUTER SCIENCE MAGNET ELEMENTARY SCHOOL

Pam LeMuiex	Principal
Leticia Flores	Teacher
Veronica Alvarez	Teacher

FAY E. FRYBERGER ELEMENTARY SCHOOL

Poppy Payne	Principal
Adam W. Montgomery	Senior Custodian
Lauren Vu-Tran	Primary Support Teacher
Kim Bui	Primary Support Teacher
Laura Urquhart	Director, Student Services

DR. JESSIE HAYDEN ELEMENTARY SCHOOL

Wendy Baird	Principal
Andrea Wentz	Teacher
Faith Bain	Teacher
Valerie Bain	Teacher
Heidi Logan	Teacher
Tuoc “Tony” Tran	ELAC President

JOHN F. LAND JR. EARLY LEARNING CENTER

Darek Jaronczyk	Principal
Carolyn Wertheim	Early Learning Coordinator
Jessica Palacios	Early Learning Program Supervisor

IVA MEAIRS ELEMENTARY SCHOOL

Nicole Alvarado	Principal
Amy Murray	Teacher
Cody Hungerford	Paraeducator
Sasha Tucker	Teacher

RAY M. SCHMITT ELEMENTARY SCHOOL

Sarah Rendon	Principal
Karen Urbario	Paraeducator
Michelle Gramm	Teacher
Napoleon Dinh	Teacher
Phi Do	Parent

C. FRED SCHROEDER COLLEGE AND CAREER ACADEMY

Robert Murdock	Principal
Aimee Ickes	Teacher
Brandi Robinson	Upper Support Teacher
Monica Zamudio	Teacher
Nicole Van Duren	PTA President

SEQUOIA ACADEMY GATE MAGNET ELEMENTARY SCHOOL

Alisha Tardif	Principal
Elaine Mizuo	Teacher
Kristal Mathis	Teacher
Kristen Flores	Teacher
Lisa Bucci	Teacher
Remi Rendzio	Parent
Shawn Henley	Classified Staff
Christine Hernandez	Parent

L.P. WEBBER ELEMENTARY SCHOOL

Sarah Bosworth	Principal
Jana Martinez	RSP Teacher
Lucy Cordova	Teacher
Monique Hernandez	Parent

NEOMIA B. WILLMORE LANGUAGE ACADEMY

Domi Ellis	Principal
Andrew Wheeler	LMA
Everleigh	Student
Kathleen Kent	Counselor
Natalie Juan-Tapia	Teacher
Rosalia M. Zamarron	Office Manager
Tanner Dodge	Parent/PTA

DR. RUSSELL I. JOHNSON MIDDLE SCHOOL

Daniel Owens	Principal
Claudia Steinmetz	Library Media Ass’t
Kamilah Dominguez	Student
Katie Cox	Teacher
Melissa Towning	Teacher

HELEN F. STACEY MIDDLE SCHOOL

Rick Nichols	Principal
Angy Smith	Parent
Cecily Gates	Teacher
Jessica Chavez	Teacher
Juan Tomas	Custodian
Lissa Sheppard	Teacher
Michelle Ibbetson	Teacher

WILLIS H. WARNER MIDDLE SCHOOL

Dr. Ken Lopour	Principal
Brennan England	Teacher
Shay Reardon	Assistant Principal
Van Dam	Parent
Tamara Paulino	Teacher

DISTRICT / ADMINISTRATION / COMMUNITY PARTNERS

Anna Tran	Translator
Antonio Gonzales	Public Relations Specialist
Carol DaCosta	Administrative Secretary
Christine Hernandez	Parent Rep COC
Rich Montgomery	Deputy Superintendent
Dr. Richard J Noblett	Ass’t Superintendent Of Educational Services
Dr. Elsie Simonovski	Whole Child & Family Engagement

1.03 ACKNOWLEDGMENTS

FACILITIES MASTER PLAN COMMITTEE

Alisha Tardif	Sequoia Principal
Andrew Wheeler	Willmore LMA
Anna Tran	Translator
Antonio Gonzales	Public Relations Specialist
Brad Seaver	Assistant Director MOT
Carol DaCosta	Administrative Secretary
Carolyn Wertheim	Coordinator Early Learning
Camlyn Woodbeck	Anderson Teacher
Cecily Gates	Stacey Teacher
Cheryl Sosa	Executive Dir. Ed. Services
Christina Hirales	DeMille Principal
Christine Hernandez	Parent Rep COC
David Johnson	Board Member
Dr. Gunn Marie Hansen	Superintendent
Dr. Ken Lopour	Warner Principal
Dr. Michael Robbins	Chief Technology Officer
Dr. Richard J. Noblett	Asst. Supt. of Ed. Services
Dr. Shannon Villanueva	VAPA Coordinator
Elaine Mizuo	Sequoia Teacher
Elsie Simonovski	Dir. Whole Child & Family Engagement
Erika Bradley	Anderson Teacher
Gerardo Martinez	Exec. Dir. of Ed. Technology
Gina Nunez	City of Westminster
Kim Brickenridge	Anderson Principal
Kim Bui	WTA President
Lisa Bucci	Sequoia Teacher
Manuel Cardoso	Assistant. Supt. Business Services
Mario Ortega	Abazar
Marielli Cardona	Community Member
Melissa Duffy	WCPTA
Michelle Scheiber	Dir. of Curriculum and Instruction
Michelle Watkins	Chief Ed. Officer
Pamela LeMuiex	Finley Principal
Rich Montgomery	Deputy Superintend
Robert Murdock	Schroeder Principal
Ryan Salz	City Manager's Office
Sarah Gonzalez	Sequoia / Stacey Parent
Scott Harvey	Executive Director of FMOT
Stephanie Ceminsky	Eastwood Principal
Susan Hillenbrand	Administrative Secretary
Thomas Connolly	Personnel Commission Chairperson
Tieumi Ellis	Willmore Principal
Van Dam	Community Member
VeNae Valentin	WSD Foundation President
Veronica Johnson	City of Westminster
Vickie Hungerford	Schroeder Teacher







WSD 02

SECTION TWO
PLANNING CONSIDERATIONS

WESTMINSTER SCHOOL DISTRICT
2026-2031 LONG RANGE FACILITIES MASTER PLAN



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2.01 ASSUMPTIONS

STRATEGIC APPROACH AND ASSUMPTIONS

Strategic Approach

In our thorough and comprehensive approach, the development of the strategic roadmap is based on the foundation of a holistic analysis of various data points including the facilities condition assessments, visioning workshops, focus group workshop and interviews, and community engagement.

Assumptions

To implement our planning strategies, the Long Range Facilities Master Plan (LRFMP) used the following assumptions.

Planning Enrollment

Reference section 5.04 for Predictive Enrollment analysis by Decisioninsite

Loading Standards

Class Size:

1. Grade TK will be staffed at a ratio of 10:1 regular teacher. Grades 1-3 will be staffed at a ratio 28:1 regular teacher, Grades 4-6 will be staffed at ratio of 30:1 regular teacher, and Intermediate Middle Schools will be staffed at a ratio of 29.5:1 regular teacher.
2. Special Education Classes, except in unusual temporary circumstances or when a waiver from the State Department of Education has been granted, shall not exceed the State mandated maximums.

Planning Enrollment

	Planning Enrollment
Anderson ES	384
Clegg ES	381
DeMille Language Academy	601
Eastwood ES	538
Finley ES	316
Fryberger ES	270
Hayden ES	466
Land Early Learning Center	448
Meairs ES	400
Schmitt ES	239
Schroeder ES	494
Sequoia Academy Gate Magnet ES	411
Webber ES	272
Willmore ES	493

	Planning Enrollment
Johnson MS	490
Stacey MS	896
Warner MS	703

2.02 FACILITY MASTER PLAN THEMES

OVERALL CONDITION THEMES

OVERALL SITE NEEDS

- Upgrade outdated irrigation, valves, controllers.
- Improve playground structures and replace surfacing; improve access to playgrounds for Kindergarten Classrooms.
- Restore uneven fields and establish a regular pest management program to address gopher issues.
- Address traffic flow, circulation of students at drop-off.
- Provide more opportunities for outdoor learning; expand WiFi coverage to exterior spaces.
- Repair and expand storm drain system at areas challenged with ponding.
- Add security cameras at targeted outdoor spaces; main entries and perimeter, edge of campus areas.
- Replace 2" chainlink fence mesh with 1" mesh, upgrade 6-foot-high chainlink fences with 8-foot fence when replacing or at safety concern areas; apply screening at locations where safety is a concern.
- Repair cracks in AC paving and seal to restore surface integrity.

OVERALL BUILDING NEEDS

- Portable classrooms are at the end of life cycle and the District goal is to remove and replace with permanent buildings.
- Existing building exteriors are well maintained with painting and doors have been upgraded.
- Building interiors need more comprehensive modernization; there is original casework that has not been replaced.
- Implement electronic door hardware at all Classroom exterior doors and main doors at the Administration, MPR, Food Service and Library buildings. This is a future goal for the District.
- Modernize/ expand MPR's to specific program needs at individual campuses.
- Request for additional, dedicated student support service spaces.
- Request for more staff restrooms.
- Request for administration office to have separation between public versus staff.

OVERALL SYSTEMS NEEDS

- Add HVAC to MPR's. HVAC at some buildings only received split systems. The goal is in future modernization projects to replace with standard package units.
- Electrical infrastructure improvements, expand electrical coverage (more outlets to support technology) in classrooms.
- See 3.07 Technology Ed Specs for more information.



Schools were categorized into four main categories where there were similar conditions and needs as follow:

Category 1
Schools where most of the facilities received little to no modernization in 2021-2024.

Clegg ES, Schroeder ES, Willmore ES

Category 2
Schools facilities that received new buildings but little to no modernizations in existing classrooms and restrooms.

Johnson MS (2014), Stacey MS (2019)

Category 3
Schools facilities that received only a light modernization in 2021-2024.

Fryberger ES, Hayden ES, Meairs ES, Land PS

Category 4
Schools where most of the facilities received modernization in 2021-2024.

Anderson ES, DeMille ES, Eastwood ES, Finley ES, Schmitt ES, Sequoia ES, Webber ES, Warner MS

2.02 FACILITY MASTER PLAN THEMES

PLANNING THEMES

The following are the main themes that resulted from the Planning Team's analysis of all stakeholder input. These themes were presented back at the Community Forum for confirmation. These themes translated into the scope of work proposed in the final facilities master plans.

01

Modernize Older Buildings & Upgrade Aged Site Utilities

A lot of work has been done, but there are facilities that received only minimal upgrades or little to no work.

02

Replace Aged Portables with New Permanent Construction

Build appropriate facilities for TK and Kindergarten.

03

Better Support Specialty Programs

with Flexible Lab spaces at the ES and enhance MS facilities to support CTE Pathways

04

MPR and Food Service improvements

to better support programs and school community activities.

05

Enhance Outdoor Learning Environments

to extend Classrooms to outdoor spaces. Support learning and incorporate learning into play

06

Support Wellness & Wellbeing

with dedicated space for support staff by creating a Learning Resource Center, a hub for student support. Addition of a WellSpace to support social emotional needs of all students

2.02 FACILITY MASTER PLAN THEMES

COMMON THEMES

MAINTENANCE, OPERATIONS & FACILITIES

- M — Site Infrastructure Improvements
- A,B — Building Modernization & Replace Portables
- A,N — System Upgrades (HVAC, Electrical, Technology)
- J — Safety (Fencing and Electronic Door Hardware)
- A — Learning Environment Enhancements

DISTRICT LEADERSHIP (FOCUS GROUP)

- A,B C,N — Engaging, Future-ready Learning Environments
- N — Enhance Student Learning Through Technology
- C — Develop Critical 21st Century Skills
- C,D — Create Flexible, Inclusive, Multi-use Spaces
- H,J — Prioritize Safety and Wellness Enhancements

PRINCIPAL & SITE ADMINISTRATORS

AREAS IN NEED OF GREATEST IMPROVEMENT

- D — Multi-purpose Room
- L — Outdoor Play Spaces
- C — Specialty Programs
- A,B — Restrooms
- I — Administration/ Main Office

*from Fall 2025 survey results

SCHOOL COMMUNITY AND STUDENTS

AREAS IN NEED OF GREATEST IMPROVEMENT

- C — Specialty Programs
- A,B — Restrooms
- L — Outdoor Play Spaces
- K — Outdoor Learning Areas
- K — Campus Grounds
- A,B — General Classrooms
- D — Multi-Purpose Room

*from Fall 2025 survey results

TOP PRIORITIES

1. A — REPAIR/ MODERNIZE EXISTING CLASSROOMS & RESTROOMS
2. B,C — REPLACE PORTABLE CLASSROOMS + SPECIALTY PROGRAMS
3. D,N — MPR /PERFORMING ARTS CENTER & FOOD SERVICE + TECHNOLOGY INFRASTRUCTURE

2.03 FACILITY MASTER PLAN SURVEY RESULTS

SCHOOL SITE COMMUNITY SURVEY

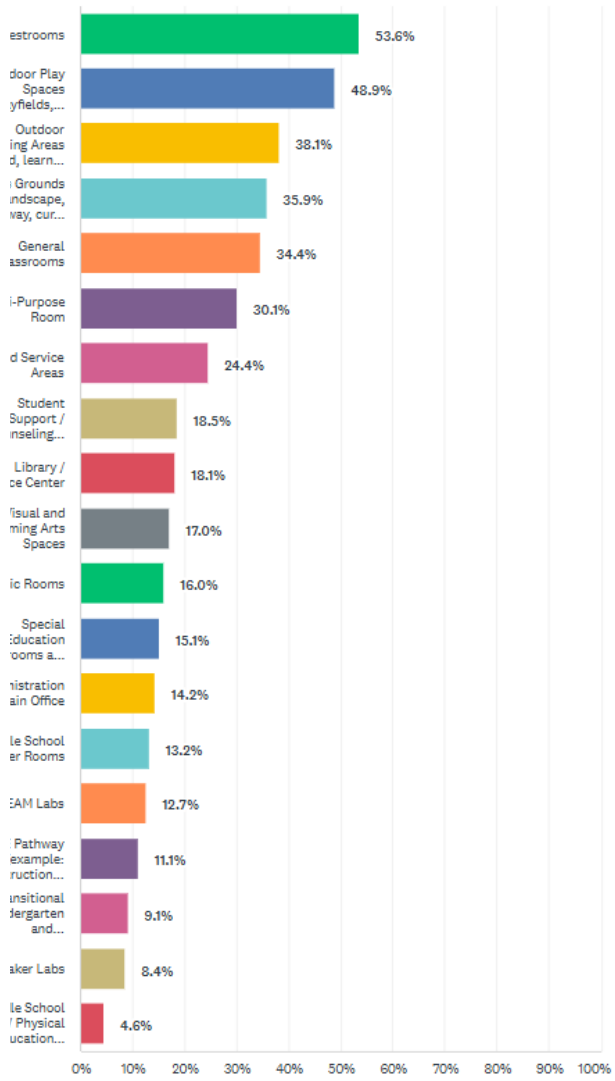
Each of the school site committees were asked to provide what they felt were their top priorities. These were presented to the Board of Education as one set of data points for their consideration in prioritization.

Survey Question:

WHICH OF THE FOLLOWING SPACES ON CAMPUS REQUIRE THE GREATEST AMOUNT OF IMPROVEMENT AT YOUR SCHOOL?

TOP 5:

1. Restrooms
2. Outdoor Play Spaces
3. Campus Grounds
4. General Classrooms
5. Multi-purpose Room



682

community respondents

*Online survey conducted via Survey Monkey.

2.03 FACILITY MASTER PLAN SURVEY RESULTS

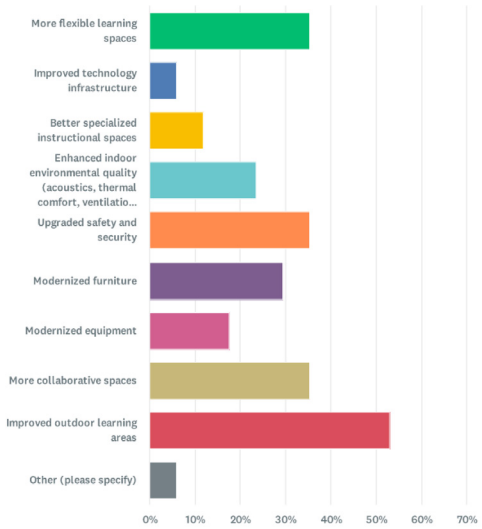
PRINCIPAL SURVEY

Survey Question:

WHAT FACILITY CHANGES DO YOU FEEL WOULD HAVE THE GREATEST POSITIVE IMPACT ON STUDENT LEARNING OUTCOMES AT YOUR SCHOOL?

TOP 5:

1. Improved Outdoor Learning Areas
2. More Collaborative Spaces
3. Upgraded Safety and Security
4. More Flexible Learning Spaces
5. Modernized Furniture

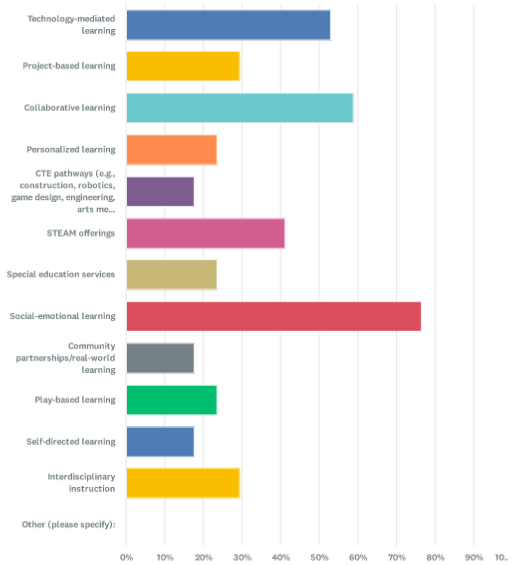


Survey Question:

WHICH OF THE FOLLOWING TEACHING METHODS HAVE INCREASED OR EXPANDED IN YOUR EDUCATIONAL PROGRAM IN THE PAST 3 YEARS?

TOP 5:

1. Social Emotional Learning
2. Collaborative Learning
3. Technology-mediated Learning
4. STEAM Offerings
5. Project-based Learning

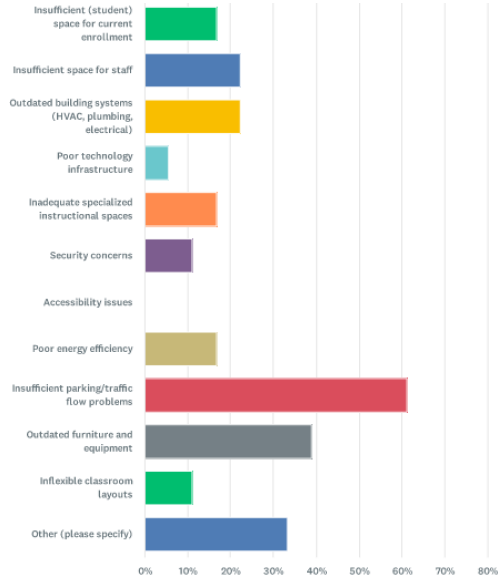


Survey Question:

WHAT ARE THE TOP CHALLENGES OR LIMITATIONS OF YOUR CURRENT FACILITY?

TOP 5:

1. Insufficient Parking/ Traffic Flow Problems
2. Outdated Furniture and Equipment
3. Insufficient Space for Staff
4. Outdated Building Systems (HVAC, Plumbing, Electrical)
5. Insufficient (Student) Space for enrollment



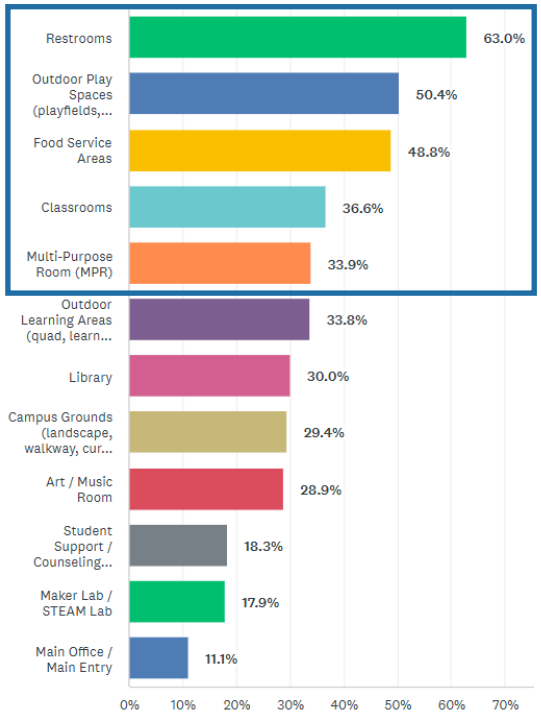
2.03 FACILITY MASTER PLAN SURVEY RESULTS

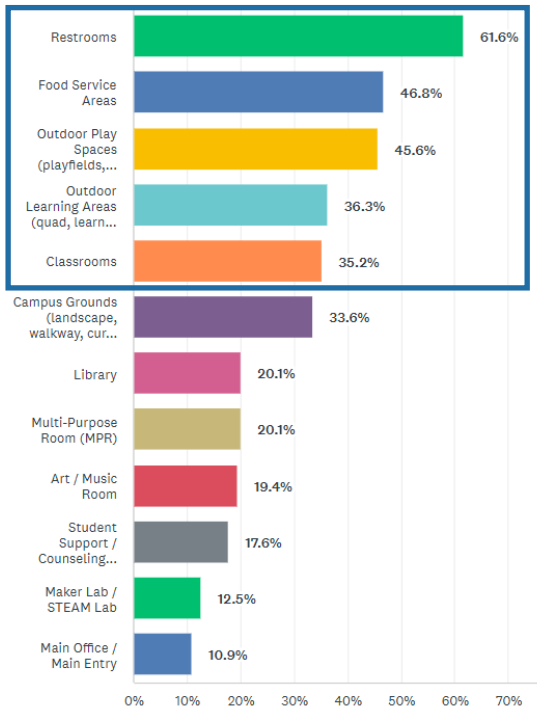
STUDENT SURVEY

Survey Question:

WHICH SPACE AT YOUR SCHOOL COULD BE IMPROVED TO BETTER SUPPORT YOUR LEARNING EXPERIENCE OR EXPERIENCE FOR FUTURE STUDENTS?

2,394
participants
*Online survey conducted via Survey Monkey.





ES - TOP 5:

1. Restrooms
2. Outdoor Playspaces
3. Food Service Area
4. Classrooms
5. Multi-purpose Room (MPR)

MS - TOP 5:

1. Restrooms
2. Food Service Area
3. Outdoor Playspaces
4. Outdoor Learning Areas
5. Classrooms

TOP 3 FAVORITE PLACES AT SCHOOL:

STUDENTS (ELEMENTARY SCHOOL)

75% Outdoor Play Spaces (Play Structure, Playfields, Hardcourts)

45% Lunch Area / MPR

39% Library

STUDENTS (MIDDLE SCHOOL)

48% Outdoor Play Spaces (Playfields, Hardcourts)

48% Lunch Area / MPR

43% Outdoor Gathering Spaces (Places to hangout / Quad)

2.04 COMPARATIVE ANALYSIS OF SURVEY RESULTS

SCHOOL SITE COMMUNITY & STUDENT SURVEYS

SCHOOL FACILITIES ARE WELCOMING, INSPIRING, PLACES WHERE STUDENTS BELONG.

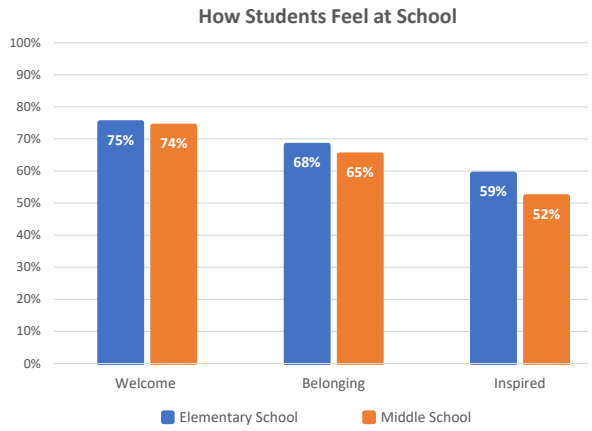
COMMUNITY

87% feel the school facilities are welcoming for students and visitors.

83% feel the facilities are engaging and inspiring environments that support learning.

78% believe the school facilities support holistic needs of students (academic, health, social)

STUDENTS



TOP 5 SPACES THAT HAVE THE GREATEST NEED FOR IMPROVEMENT AT SCHOOL TO BETTER SUPPORT THE LEARNING EXPERIENCE OF CURRENT OR FUTURE STUDENTS

COMMUNITY

54% Restrooms

49% Outdoor Play Spaces

38% Outdoor Learning Areas*

36% Grounds

34% Classrooms / Portables

*quad, learning courtyards, garden

STUDENT (ELEMENTARY)

63% Restrooms

49% Outdoor Play Spaces

48% Food Service Areas

34% Classrooms / Portables

34% MPR

STUDENT (MIDDLE)

57% Restrooms

44% Locker Rooms

39% Food Service Areas

36% Outdoor Learning Areas

35% Classrooms / Portables

TOP 3 SPECIALTY PROGRAMS OF INTEREST TO HAVE AVAILABLE FOR STUDENTS.

SCHOOL COMMUNITY

1. STEM / STEAM
2. Visual and Performing Arts
3. Environmental Science / Outdoor Learning
4. Career Technical Education (CTE)

54% would like to see these specialty programs begin in elementary (K-5)

STUDENTS (ELEMENTARY & MIDDLE SCHOOL)

1. STEM/ STEAM
2. Digital Creativity, Digital Media and Communications
3. Environmental Science / Outdoor Learning

32% would like to see these specialty programs begin in elementary (K-5) and 32% said middle school (6-8)

2.04 COMPARATIVE ANALYSIS OF SURVEY RESULTS

PRINCIPAL, SCHOOL SITE COMMUNITY, & STUDENT SURVEYS

SATISFACTION WITH CURRENT OUTDOOR SPACES (LANDSCAPE, SEATING, ETC.) AT SCHOOL

PRINCIPAL

47% reported dissatisfaction with current outdoor spaces

46% reported current outdoor learning spaces do NOT support instructional delivery at all

33% reported current outdoor spaces are NOT used at all for educational purposes

SCHOOL COMMUNITY

77% agree that current outdoor spaces can be utilized for teaching or learning activities

44% agree that current outdoor spaces are adequately shaded

STUDENTS

Percentage of students who reported they learn best outside:

84% of elementary school

86% of middle school

SATISFACTION WITH NAVIGATING/ WAYFINDING AT SCHOOL

PRINCIPAL

73% reported satisfaction with ease of pedestrian navigation to and through campus

SCHOOL COMMUNITY

15% selected campus organization, circulation, and wayfinding (intuitive layout, signs, and maps) as important design elements in future schools

STUDENTS

Percentage of students who feel it is easy to find their way around school:

88% of elementary school

88% of middle school

SENSE OF SAFETY/SECURITY AT SCHOOL

PRINCIPAL

53% reported security concerns as a top challenge/limitations

Top 3 safety concerns:

1. Traffic flow during arrival/dismissal (86%)

2. Site/Perimeter Security (79%)

3. Visibility/Supervision of spaces concern (64%)

SCHOOL COMMUNITY

90% agree that the school provides a safe and secure learning environment for students and staff

STUDENTS

Percentage of students reporting they feel safe and ready to learn at their school:

- 76% of elementary school
- 70% of middle school

2.05 STAKEHOLDER PRIORITIES

CAMPUS VISION SCHOOL SITE COMMITTEE PRIORITIES

Each of the school site committees were asked to provide what they felt were their top priorities. These were presented to the Board of Education as one set of data points for their consideration in prioritization.

Anderson Elementary School

1. (D) Expanding the MPR
2. (A) Updated Restrooms
3. (I) Creating a Dedicated Parent Center

Clegg Elementary School

1. (A,J) Classroom Modernization and Security Cameras
2. (D) MPR Modernization
3. (L) Playgrounds

DeMille Language Academy

1. (B) Replacement of portables with Kindergarten and Classroom wings
2. (D) MPR Modernization
3. (I) Main Office Reconfiguration

Eastwood Elementary School

1. (B) Replacement of Portable Buildings with Permanent Construction
2. (L) Blacktop Area and Outdoor Learning
3. (A) Restrooms

Finley Computer Science Magnet Elementary School

1. (L,K) Repaired Blacktop Areas and Outdoor Learning
2. (B) Bungalow Replacement
3. (D) MPR Modernization

Fryberger Elementary School

1. (J) Shifting Classrooms Away From Goldenwest Street
2. (I) More Staff Restrooms
3. (D) Expansion of MPR

Hayden Elementary School

1. (B) Replacing Portables with Real Buildings
2. (D) Enlarging and Modernization of the MPR with Lunch Shelter
3. (I,G) Enlarging the Office and LRC (Learning Resource Center)

Land Early Learning Center

1. (A) General Classroom Upgrades Including Acoustics and Permanent Walls Between Classrooms
2. (I) Front Office Expansion and Reconfiguration
3. (J) Expansion of Staff Parking

Meairs Elementary School

1. (B) New Buildings with Outdoor Learning and Replacement of Portables
2. (D) MPR with AC, Stage, Chairs - Overall Modernization
3. (J,K) Parking Lot Flow / Visible Office / Curb Appeal and Outdoor Learning Spaces

Schmitt Elementary School

1. (D) Modernization of MPR
2. (C) The Flex Labs and Innovation Lab - Media (Library)
3. (K,L) Outdoor Learning Spaces and Playground Areas

Schroeder College and Career Academy

1. (A,M) Site Drainage Not Functioning and Modernization of Existing Buildings (Include Electrical Infrastructure)
2. (D) Enlarged and Updated MPR
3. (C) Flexible Labs (not near the Library

Sequoia Academy Gate Magnet Elementary School

1. (A,D,M) Healthy & Wellness: Bathrooms (Adult / Student), MPR AC and Modernization, and Site Drainage Issues
2. (L) Upper Grade Playground Structure with Shade
3. (K) Outdoor Learning and Outdoor Garden Space

Webber Elementary School

1. (D) Expanding the MPR (Involves Moving the Kitchen and Relocating the Lunch Shelter)
2. (B) Removing Portables and Replacing with New Classrooms with Self-Contained Restrooms, LRC, Flex Classrooms, but maintaining enough Gen Ed Classrooms to sustain and grow enrollment
3. (K) Addition of Outdoor Learning Space and Moving Fire Lane

Willmore Language Academy

1. (G,C,A) LRC / Flex Lab Spaces (spaces need confidentiality - proper acoustics), AC, Electrical and more Adult Bathrooms, and Storage Spaces
2. (D,L) MPR and Shade at Play Areas
3. (I) Administration Expansion and Reconfiguration

Johnson Middle School

1. (L) Blacktop Play Area
2. (K) Outdoor Learning Areas
3. (E) Locker Rooms

Stacey Middle School

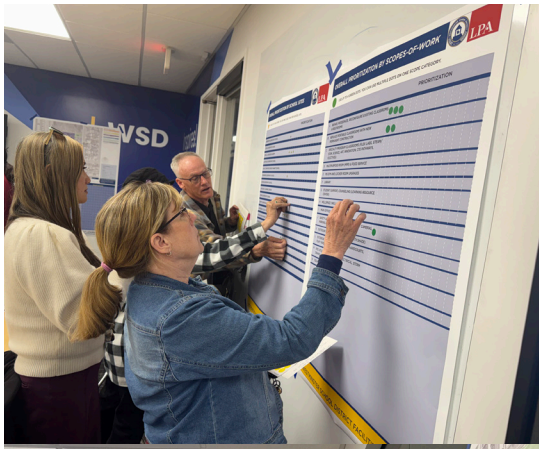
1. (A) Classroom Modernization
2. (K) Additional Outdoor Shade Space for Students
3. (C) Specialty Classrooms

Warner Middle School

1. (M) Back Field Improvements and Drainage
2. (C) Makerspace
3. (F) Library Modernization / Refresh

2.05 STAKEHOLDER PRIORITIES

FACILITIES MASTER PLAN COMMITTEE PRIORITIES





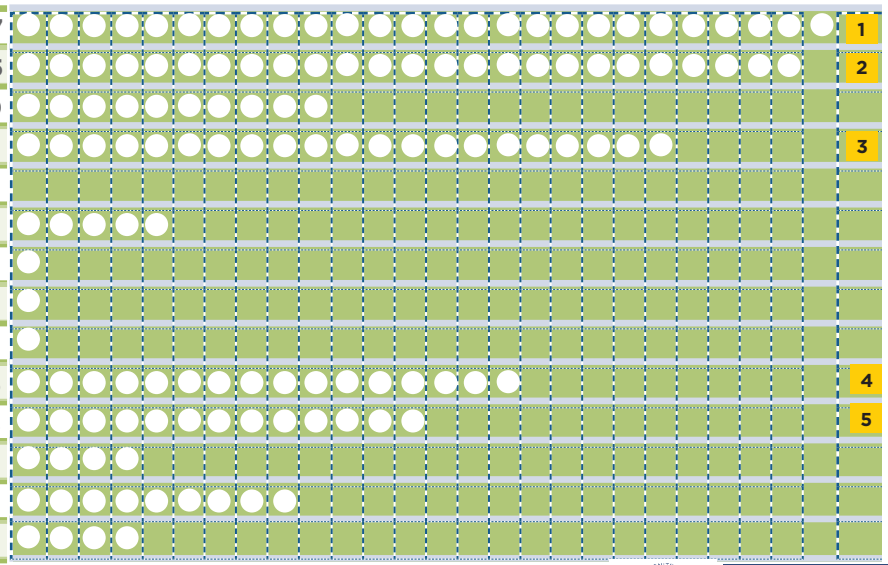
Priorities by Scope of Work Categories

At the final FMP Committee meeting, the attendees were provided a summary of all of the information that was gathered in the planning process as well as presented the priorities by various stakeholder groups along the way. The Committee was then asked to provide their top priorities. These were presented to the Board of Education as one set of data points for their consideration in prioritization.

TOP PRIORITIES

1. A Repair, Modernize, Reconfigure (E) Classrooms & Restrooms
2. B Replace Portable Classrooms with New Permanent Construction
3. D Multipurpose Room (MPR & Food Service)
4. J Safety & Security (Fire Alarm, Cameras, Parking, Drop Off)
5. K Outdoor Learning & Student Quad (with Shade)

A.	Repair, Modernize, Reconfigure (E) Classrooms & Restrooms	27
B.	Replace Portable Classrooms with New Permanent Construction	25
C.	Specialty Program Classrooms (Flex Lab, STEAM/STEM, Elective)	10
D.	Multipurpose Room (MPR & Food Service)	21
E.	MS Gym and Locker Room Upgrades	0
F.	Library	5
G.	Student Support, Counseling (Learning Resource Center)	1
H.	Wellspace (Wellness Center)	1
I.	Main Office / Administration Spaces	1
J.	Safety and Security (Fire Alarm, Cameras, Parking, Dropoff)	16
K.	Outdoor Learning & Student Quad (with Shade)	13
L.	Exterior Play Spaces (Playfields & Hardcourts, Play Yards, Shade)	4
M.	Site Utilities (Water, Sewer, Electrical, Storm Drain)	9
N.	Technology Infrastructure	4



2.05 STAKEHOLDER PRIORITIES

SCHOOL SITE COMMITTEE PRIORITIES





Priorities by Scope of Work Categories

After review of the Proposed Master Plan, each of the Campus Vision School Site Committees were asked to provide what they felt were their top priorities. These were presented to the Board of Education as one set of data points for their consideration in prioritization.

TOP PRIORITIES

1. D — Multipurpose Rooms (MPR & Food Service)
2. A — Repair, Modernize, Reconfigure (E) Classrooms & Restrooms
3. K,L — Outdoor Learning & Student Quad (with Shade)and Exterior Play Spaces
4. B,I — Replace Portables with New Construction and Main Office / Admin Spaces

			ANDERSON ES	CLEGG ES	DEMILLE ES	EASTWOOD ES	FINLEY ES	FRYBERGER ES	HAYDEN ES	LAND PS	MEAIRS ES	SCHMITT ES	SCHROEDER ES	SEQUOIA ES	WEBBER ES	WILLMORE ES	JOHNSON MS	STACEY MS	WARNER MS	
A.	Repair, Modernize, Reconfigure (E) Classrooms & Restrooms	8	●	●		●				●			●	●		●		●		2
B.	Replace Portable Classrooms with New Permanent Construction	6			●	●	●		●		●				●					4
C.	Specialty Program Classrooms (Flex Lab, STEAM/STEM, Elective)	5										●	●			●	●	●		
D.	Multipurpose Room (MPR & Food Service)	12	●	●	●		●	●	●		●	●	●	●	●	●				1
E.	MS Gym and Locker Room Upgrades	1															●			
F.	Library	1																●		
G.	Student Support, Counseling (Learning Resource Center)	2							●							●				
H.	Wellspace (Wellness Center)	0																		
I.	Main Office / Administration Spaces	6	●		●			●	●	●						●				4
J.	Safety and Security (Fire Alarm, Cameras, Parking, Dropoff)	4		●				●		●	●									
K.	Outdoor Learning & Student Quad (with Shade)	7					●			●	●		●	●		●	●			3
L.	Exterior Play Spaces (Playfields & Hardcourts, Play Yards, Shade)	7		●		●	●					●		●		●	●			3
M.	Site Utilities (Water, Sewer, Electrical, Storm Drain)	3											●	●				●		
N.	Technology Infrastructure	0																		

2.05 STAKEHOLDER PRIORITIES

FACILITIES MASTER PLAN COMMITTEE PRIORITIES



Priorities by Scope of Work Categories

At the final FMP Committee meeting, the attendees were provided a summary of all of the information that was gathered in the planning process as well as presented the priorities by various stakeholder groups along the way. The Committee was then asked to provide their top priorities per sites. These were presented to the Board of Education as one set of data points for their consideration in prioritization.

TOP PRIORITIES

1. A — Repair, Modernize, Reconfigure (E) Classrooms & Restrooms
2. B — Replace Portable Classrooms with New Construction
3. D — Multipurpose Room (MPR & Food Service)
4. M — Site Utilities (Water, Sewer, Electrical, Storm Drain)

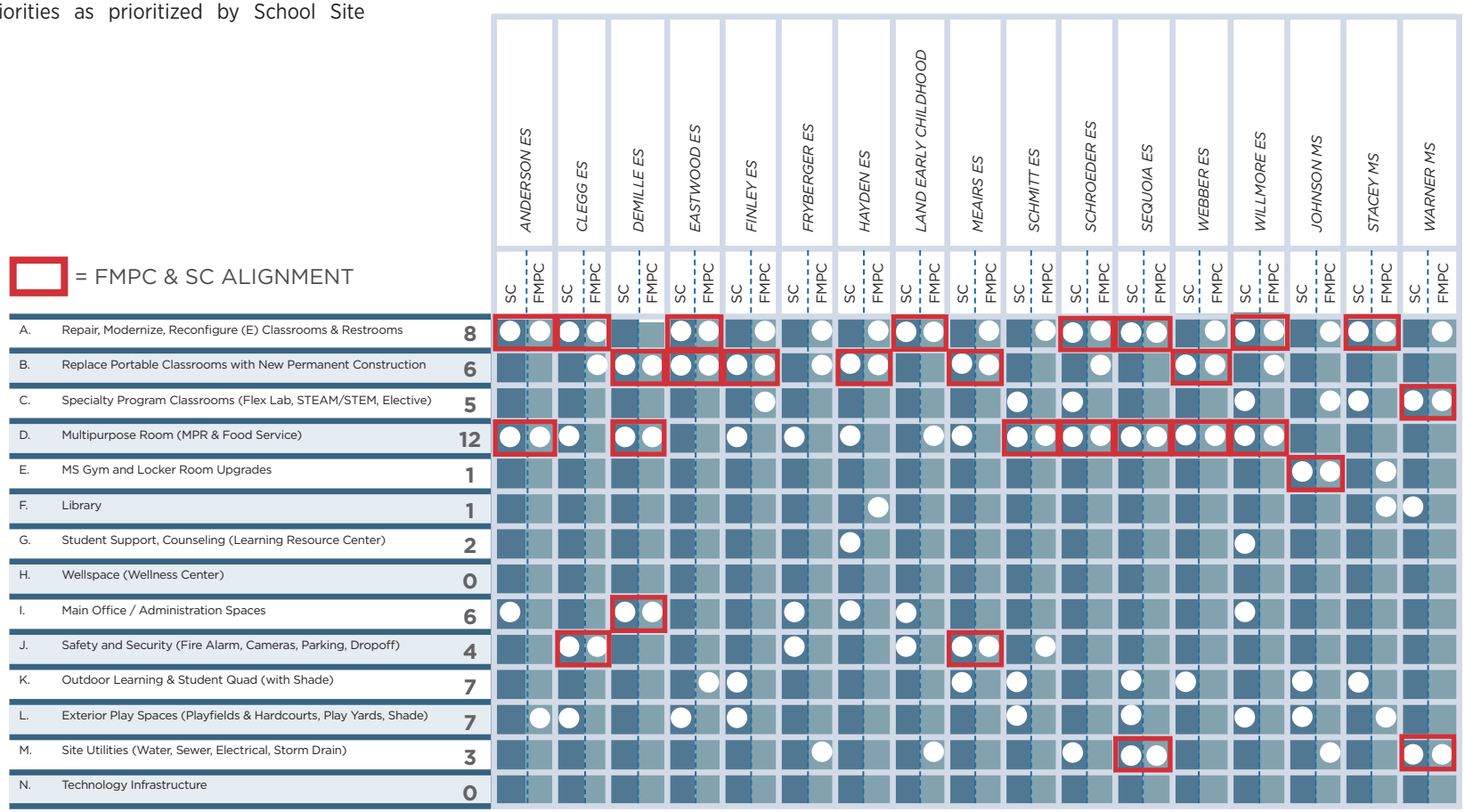
			ANDERSON ES	CLEGG ES	DEMILLE ES	EASTWOOD ES	FINLEY ES	FRYBERGER ES	HAYDEN ES	LAND PS	MEAIRS ES	SCHMITT ES	SCHROEDER ES	SEQUOIA ES	WEBBER ES	WILLMORE ES	JOHNSON MS	STACEY MS	WARNER MS	
A.	Repair, Modernize, Reconfigure (E) Classrooms & Restrooms	16	●	●		●	●	●	●	●	●	●	●	●	●	●	●	●	●	1
B.	Replace Portable Classrooms with New Permanent Construction	10		●	●	●	●	●	●		●		●		●	●				2
C.	Specialty Program Classrooms (Flex Lab, STEAM/STEM, Elective)	3					●										●		●	
D.	Multipurpose Room (MPR & Food Service)	8	●		●					●		●	●		●	●				3
E.	MS Gym and Locker Room Upgrades	2															●	●		
F.	Library	2							●									●		
G.	Student Support, Counseling (Learning Resource Center)	0																		
H.	Wellspace (Wellness Center)	0																		
I.	Main Office / Administration Spaces	1			●															
J.	Safety and Security (Fire Alarm, Cameras, Parking, Dropoff)	3		●							●	●								
K.	Outdoor Learning & Student Quad (with Shade)	1				●														
L.	Exterior Play Spaces (Playfields & Hardcourts, Play Yards, Shade)	2	●															●		
M.	Site Utilities (Water, Sewer, Electrical, Storm Drain)	5						●		●				●			●		●	4
N.	Technology Infrastructure	0																		

2.05 STAKEHOLDER PRIORITIES

FACILITIES MASTER PLAN COMMITTEE VS. SITE COMMITTEE PRIORITIES

Priorities by Scope of Work Categories per Site

Cross analysis of the data comparing top priorities of all elementary school sites and middle school sites as prioritized by the FMP Committee versus top priorities as prioritized by School Site Committee.



2.05 STAKEHOLDER PRIORITIES

COMMUNITY FORUM INITIAL PRIORITIES

When the draft of the Facilities Master Plans were presented at the Community Forum 02, stakeholders were asked to provide initial thoughts on priorities. These were also presented as a data point to the Board of Education for their consideration.

These categories were ranked in the order of priority (with #1 being higher in priority).



2.06 TOTAL PROGRAM COSTS

FMP COSTS SUMMARY & POTENTIAL FUNDING

Basis of Estimate
This cost estimate is based upon documents and quantities provided by LPA Design Studios, Inc.

Excluded Costs
The following cost items are excluded from this estimate.

1. Escalation is not included. Pricing good through the end of 2026
2. Land purchase costs.
3. Off-site work, unless noted otherwise.
4. Costs of hazardous material survey, abatement, and disposal, unless noted otherwise.
5. FF&E, unless noted otherwise.
6. Interim Housing.

Clarifications
The estimate is based upon the following assumptions:

1. A competitive bid environment at subcontractor and GC level.
2. The use of prevailing wage labor rates.
3. We are assuming a traditional design-bid-build procurement methodology.
4. Unit costs are inclusive of General Conditions, General Requirements, Overhead and Profit, Bonds and Insurance and Design Contingency
5. Soft costs are estimated at 33% per LPA Design Studios, Inc.

Typical Assumptions
This estimate is based upon the following assumptions.

1. Structural upgrades to buildings built before 1986 (Northridge earthquake), unless noted otherwise.
2. Asbestos abatement to buildings built before 1977 (Asbestos banned in construction), unless noted otherwise.
3. Safety door locks to buildings built before 2012 (Sandy hook), unless noted otherwise.
4. Fire alarm replacement to fully addressable to building built before 2013 (Title 24), unless noted otherwise.
5. LED lighting replacement to building built before 2013 (Title 24), unless noted otherwise.
6. Gross factors for new construction as follows:
   - One-story classroom: 1.33
   - One-story admin: 1.40
   - Two-story classroom: 1.50
   - Two-story admin: 1.60

Potential Funding Sources
Local Funding:

- Capital facilities funds on-hand.
- Developer fees.
- Community Facilities Districts/Mell Roos
- Re-development tax increment.

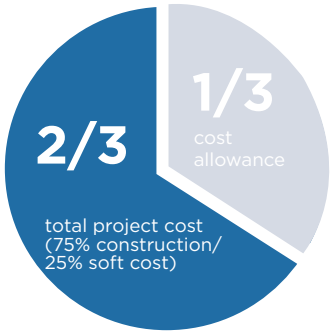
State Funding:

- School facilities program (SFP): Modernization, New Construction, Facilities Hardship, Financial Hardship, Career Technical Education Grants

Voter Approved:

- General obligation bond

Total FMP Need (2026$)	**$731,690,000**
Developer Fees (average collections per year x 10 years)	$4,180,000
General Funds/ Deferred Maintenance Set Aside (set aside for maintenance and operations per year x 10 years)	$500,000
State School Facilities Program (remaining State eligibility; Currently 8 applications pending + 7 upcoming)	$47,000,000
Future General Obligation Bond (District bonding capacity range)	$128,000,000
TOTAL POTENTIAL FUNDING	**$179,680,000**
FUNDING AVAILABLE FOR PROJECTS (2026$) $179,680,000 x 0.67 =	**$120,385,600**



Note: 2/3 of the program budget allocated to projects in (2026$). Remaining 1/3 to be used as a cost allowance to cover escalation to mid-point of construction, interim housing costs, offsite issues and as an overall program contingency.

2.06 TOTAL PROGRAM COSTS

PRIORITIZATION SCOPE CATEGORIES

In order to break down the costs and prioritization into smaller chunks for ease of prioritization, the total LRFMP costs were broken up into the following (14) project scope categories. Final prioritization is also organized in these categories. All scopes of work identified within the proposed master plan diagrams fall into these categories.

A



Repair, Modernize, Reconfigure Existing Classrooms & Restrooms

Modernization of existing classrooms could include, but not limited to painting, replacement of interior finishes, windows, doors, repair ceilings, lights, casework, and roofing. Upgrades of building systems past their life such as replacement of HVAC units, upgrades to electrical panels/ outlets, and plumbing fixtures and piping.

B



Replace Portable Classrooms with New Permanent Construction

Remove aged portables and build new permanent construction classrooms; provide appropriate program space and appropriate support spaces for Preschool / TK/ K, General Education, and Special Education.

C



Specialty Program Classrooms (Flex Labs, STEAM/ STEM, Science, Art, Innovation, CTE Pathways, Electives)

Reconfigure existing or new construction of a dedicated Classroom space to support Specialty Programs at the elementary schools. Better support and align programs from ES to MS and beyond. Modernize existing MS elective spaces.

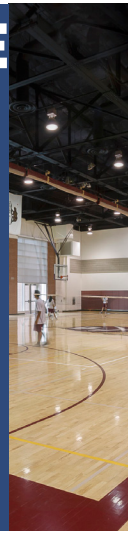
D



Multipurpose Room (MPR), Performing Arts Center & Food Service

Modernization, reconfiguration, expansion, and new construction of Multipurpose Rooms and Food Service (Kitchen and Serving Areas), and trash enclosures as applicable. Expansion of MPR's and Kitchens that are undersized for school population and program. Alternatively construction of a District-wide shared Performing Arts Center.

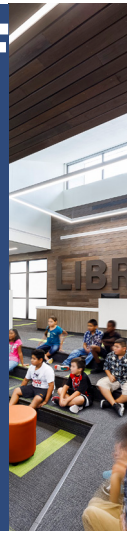
E



MS Gym and Locker Room Upgrades

This scope category only applies to the Middle Schools. (N/A at Elementary)
Modernization of existing Gyms, modernization and reconfiguration of aged Locker Rooms. Stacey gym was built in 2018. Warner and Johnson gyms were built in 2015. Modernization work could include repair, systems upgrades, roofing replacement to continue to maintain the facility.

F



Library

Modernization or new construction scope of work at existing Library spaces. Re-image existing Library spaces into flexible, collaborative areas that are inspiring for students to learn in.

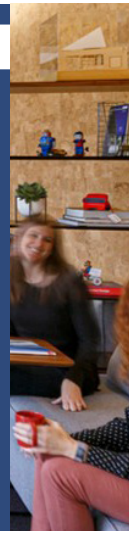
G



Student Support & Counseling (Learning Resource Center)

Includes reconfiguration or new construction of space to create a Learning Resource Center at each campus that will house student support staff (psychologist, counselors, intervention, education specialists), conference, shared small group work space. Includes modernization of existing space for TOSA.

H



Wellspace (Wellness Center)

As part of the OCDE and CHOC initiative, creating 'a space of calm' to regulate, restore and rejuvenate. This space will be open to all students on campus to destigmatize mental health and support emotional well-being. Included in the space will be a counselor's office.

2.06 TOTAL PROGRAM COSTS

PRIORITIZATION SCOPE CATEGORIES

In order to break down the costs and prioritization into smaller chunks for ease of prioritization, the total LRFMP costs were broken up into the following (14) project scope categories. Final prioritization is also organized in these categories. All scopes of work identified within the proposed master plan diagrams fall into these categories.



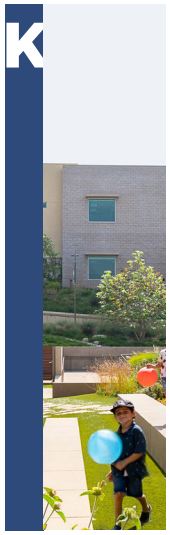
I Main Office and Administration Spaces

Includes modernization work, or expansion of undersized front office staff support spaces; spaces including workrooms, staff lounge, conference rooms, and any identified main entry safety improvements. PTA space work would also be included in this category.



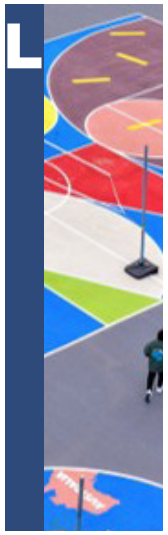
J Safety and Security (FA, Cameras, Parking/Drop-off, Curb Appeal)

Any improvements to safety, including ADA accessibility pathways, concrete walkways, exterior lighting, fencing, signage, safety locks/ key-less entry (electronic door hardware) on classroom doors, fire alarm, public address/ emergency communication systems, intrusion alarms, & security systems and cameras. Parking lot repairs and new parking & drop-off.



K Outdoor Learning Environments & Quads

Enhancing exterior spaces that serve as an extension of the classroom, typically in between classroom wings. These areas promote the use of outdoor environments as learning space. This could include seat walls, writeable surfaces, shade, learning garden, outdoor sink; hardscape and landscape to support student learning.



L Exterior Play Spaces, Playfields & Hardcourts, Play Yards, Shade

Improvements to existing and new TK/Kinder play yards to support the younger age demographics. Improvements and repair of existing playfields and hardcourts. This category also includes any work for ES play apparatus and new rubber surfacing. Convert existing hardcourts to Learning Courts.



M Site Utilities

Upgrades to existing utilities and underground connections for sanitary sewer, domestic / fire water, and storm drain services. Also included are electrical mains, distribution, and capacity upgrades. Addressing of drainage issues would be included in this category.



N Technology Infrastructure

Upgrades to classroom technology fiber backbone to increase speed, increase wireless access points (WiFi) to cover outdoor areas. Upgrades to be able to support future initiatives for additional displays in classrooms, support for technology at specialty program spaces and upgrades or addition of security cameras. (Technology equipment is not included)

2.06 TOTAL PROGRAM COSTS

FMP COSTS SUMMARY

SCOPE CATEGORY	SCHOOL SITES																		TOTAL
	ANDERSON ES	CLEGG ES	DEMILLE LANGUAGE ACADEMY	EASTWOOD ES	FINLEY CSMS	FRYBERGER ES	HAYDEN ES	LAND LEARNING CENTER	MEAIRS ES	SCHMITT ES	SCHROEDER ES	SEQUOIA GATE MA	WEBBER ES	WILLMORE LANGUAGE ACADEMY	JOHNSON MS	STACEY MS	WARNER MS	CENTRAL KITCHEN (STACEY MS)	NEW PAC (WEBBER MS)	
A. Repair/Modernize/ Reconfigure Existing Classrooms & Restrooms	$1,849,000	$10,631,000	$1,590,000	$1,067,000	$3,584,000	$8,622,000	$4,985,000	$5,890,000	$3,877,000	$5,162,000	$7,510,000	$1,898,000	$897,000	$10,651,000	$19,047,000	$15,386,000	$2,434,000	$-	$-	$105,080,000
B. Replace Portable Classrooms with New Permanent Construction	$11,953,000	$2,082,000	$25,434,000	$18,301,000	$5,985,000	$7,742,000	$14,698,000	$-	$21,291,000	$-	$20,819,000	$5,915,000	$13,427,000	$16,906,000	$-	$-	$-	$-	$-	$164,553,000
C. Specialty Program (Flex Lab, STEAM/STEM, Science, Art, Innovation, CTE Pathways, Electives)	$3,480,000	$2,071,000	$1,739,000	$3,480,000	$3,480,000	$1,553,000	$3,480,000	$-	$3,480,000	$2,075,000	$2,517,000	$3,480,000	$3,480,000	$3,480,000	$7,518,000	$6,521,000	$5,903,000	$-	$-	$57,737,000
D. Multi-Purpose Room (MPR) / Performing Arts Center & Food Service	$4,372,000	$3,630,000	$10,921,000	$7,175,000	$9,453,000	$6,224,000	$6,150,000	$1,763,000	$346,000	$2,538,000	$4,250,000	$6,934,000	$5,989,000	$7,290,000	$677,000	$7,269,000	$1,390,000	$5,569,000	$48,076,000	$140,016,000
E. MS Gym and Locker Room Upgrades	$-	$-	$-	$-	$-	$-	$-	$-	$-	$-	$-	$-	$-	$-	$7,426,000	$1,993,000	$5,479,000	$-	$-	$14,898,000
F. Library	$-	$454,000	$-	$-	$-	$483,000	$529,000	$-	$623,000	$-	$483,000	$-	$-	$548,000	$3,083,000	$6,055,000	$3,283,000	$-	$-	$15,541,000
G. Student Support, Counseling (Learning Resource Center)	$2,646,000	$2,341,000	$916,000	$2,715,000	$1,208,000	$1,682,000	$3,190,000	$635,000	$1,466,000	$1,208,000	$1,474,000	$1,208,000	$2,715,000	$5,583,000	$1,768,000	$1,944,000	$-	$-	$-	$32,699,000
H. Wellspace (Wellness Center)	$507,000	$567,000	$1,358,000	$475,000	$-	$604,000	$475,000	$-	$475,000	$-	$-	$644,000	$604,000	$1,358,000	$475,000	$642,000	$-	$-	$-	$8,184,000
I. Main Office / Administration Spaces	$231,000	$806,000	$1,094,000	$3,792,000	$-	$938,000	$4,666,000	$6,073,000	$2,398,000	$370,000	$1,320,000	$-	$50,000	$3,223,000	$2,285,000	$2,113,000	$-	$-	$-	$29,359,000
J. Safety and Security (Fire Alarm, Security Cameras, Parking & Drop-off, Curb Appeal)	$4,899,000	$4,916,000	$3,337,000	$1,634,000	$1,864,000	$2,300,000	$2,242,000	$3,191,000	$2,251,000	$3,421,000	$2,481,000	$2,030,000	$1,659,000	$4,169,000	$4,155,000	$2,698,000	$2,634,000	$683,000	$1,861,000	$52,425,000
K. Outdoor Learning Environments & Quad (with Shade)	$2,474,000	$1,006,000	$2,155,000	$800,000	$1,341,000	$1,035,000	$1,279,000	$67,000	$1,006,000	$1,623,000	$2,869,000	$1,815,000	$620,000	$898,000	$3,677,000	$2,925,000	$3,125,000	$-	$-	$28,715,000
L. Exterior Play Spaces, (Playfields & Hardcourts, Play Yards, Shade)	$2,284,000	$5,318,000	$5,838,000	$5,714,000	$4,822,000	$1,652,000	$5,979,000	$1,432,000	$5,810,000	$4,594,000	$3,056,000	$8,385,000	$3,360,000	$5,634,000	$6,208,000	$4,932,000	$1,433,000	$-	$-	$76,451,000
M. Site Utilities (Water, Sewer, Electrical, Storm Drain)	$1,178,000	$3,102,000	$1,901,000	$1,821,000	$1,900,000	$1,924,000	$2,509,000	$1,772,000	$2,434,000	$1,256,000	$3,614,000	$1,412,000	$3,161,000	$3,771,000	$4,158,000	$5,134,000	$2,115,000	$300,000	$1,232,000	$44,694,000
N. Technology Equipment Infrastructure	$761,000	$720,000	$151,000	$559,000	$575,000	$663,000	$574,000	$640,000	$473,000	$752,000	$527,000	$741,000	$422,000	$574,000	$1,635,000	$1,025,000	$1,715,000	$-	$-	$12,507,000
Total Project Cost (2026$)	**$36,634,000**	**$37,644,000**	**$56,434,000**	**$47,533,000**	**$34,212,000**	**$35,422,000**	**$50,756,000**	**$21,463,000**	**$45,930,000**	**$22,999,000**	**$50,920,000**	**$34,462,000**	**$36,384,000**	**$64,085,000**	**$62,112,000**	**$58,637,000**	**$29,511,000**	**$6,552,000**	**$51,169,000**	**$782,859,000**

NOTE: *The following items are excluded from this budget: Utility hook-up fees & City connection fees, off-site work and traffic signals, land acquisition costs (if applicable), temporary classrooms, hazardous material surveys, abatement and disposal, escalation (costs are in 2026$)*



WSD 03

SECTION THREE
EDUCATIONAL SPECIFICATIONS UPDATES

WESTMINSTER SCHOOL DISTRICT
2026-2031 LONG RANGE FACILITIES MASTER PLAN

In a few words, how would you define success for this Facilities Master Plan?
"1. Equitable Distribution
2. Future Focused
3. Premier Designs and Innovation"

~WSD Facilities Master Plan Committee Workshop Group

LPA

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3.00 INTRODUCTION & DISTRICT GOALS

INTRODUCTION







Please note:

1. *This document uses photographs of campuses that are not from Westminster SD, but are included to serve as inspiration images to illustrate planning principles.*

The Westminster School District, is an innovative district in Orange County, CA offering students multiple opportunities in the areas of digital citizenship, world languages, and college & career readiness, including world-class Pre K-8th grade educational programs with before & after school enrichment options.

The District's Educational Specifications is included in the District's 2019-2024 Facilities Master Plan and the guidelines outlined in that document are still relevant. In this FMP update, the following areas were created and updated from this process and are in addition to the previous guidelines.

In May 2025 LPA Planners conducted several focused discussions with District leaders from PE and Ed Services, Early Education, Specialty Programs, Technology and Ed Tech, Special Education and Support Services, and Nutrition Services. Feedback was gathered on program needs and how to better align activities to physical spaces. The results were the addition of these key areas to the Educational Specifications:

- Flexible Labs to support the Specialty / Pathway programs at the elementary schools
- Creation of the Learning Resource Center to support student support staff
- Improve and augment Multipurpose Rooms to better support community functions, larger school events and specialty programs
- Enhance outdoor learning spaces to extend learning environments to the outdoors. Incorporate learning at playgrounds.
- Special Education support facilities

These focused discussions provided insight and enabled deeper alignment to Westminster School District's mission, vision, Strategic Plan and LCAP goals.

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

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

Core Values:

- Ignite : We challenge and inspire all students to reach their highest level of achievement in order to thrive as confident, future-ready, and life-long learners.
- Connect : We engage across diverse communities by advancing educational opportunities to ensure student success.
- Create : We foster a dynamic learning community that celebrates innovation and inspires intellectual curiosity.
- Trust : We earn the confidence of our educational community partners through accountability, transparency, and authenticity.
- Elevate : We relentlessly pursue a growth-minded culture of excellence, perseverance, and self-discipline.
- Model : We model servant leadership by supporting each other to create organizational health and inspire excellence.

Focus Areas:

1. Academic Achievement & Continuous Innovation
2. Student and Staff Safety & Wellness
3. Fiscal Solvency & Organizational Health
4. Community Connections
5. Leadership Development & Employee Success

3.00 INTRODUCTION & DISTRICT GOALS

WESTMINSTER SCHOOL DISTRICT LCAP GOALS

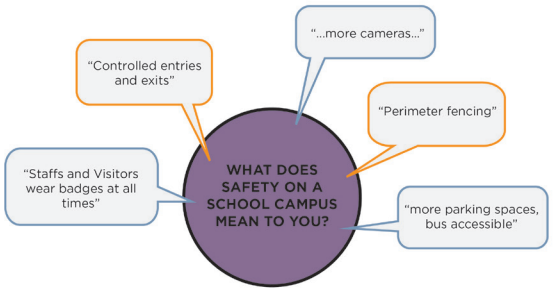
Westminster School District LCAP Goals for the 2025-26 Year

1. **Academic Achievement & Continuous Innovation:** We are committed to continuous innovation and use of highly effective instructional strategies that instill a lifelong habit of intellectual inquiry. To that end, WSD provides a diverse, engaging, and well-rounded education that challenges and inspires each student to reach the highest level of achievement.
2. **Student and Staff Safety & Wellness:** Student and staff safety and wellness are essential components of an environment that is conducive to teaching and learning. WSD promotes a culture of emotional health, safety, and well-being where our educational community thrives.
3. **Fiscal Solvency & Organizational Health:** We maintain the public trust by providing high quality services and systems by using our resources efficiently and equitably. WSD is committed to ensuring human and fiscal resources are effectively managed in order to support every student's educational journey.
4. **Community Connections:** We value the participation of families, students, and the community and encourage the diverse perspectives of our education partners. We leverage our communication resources to develop mutually-beneficial relationships with our educational community.
5. **Leadership Development & Employee Success:** WSD values and supports our educational team and provides a positive culture where all employees thrive. To that end, we strive to attract, train, and retain employees as well as develop strategic leaders who embrace the vision and values of our district.

Below are examples of the ways the built environment outdoors and indoors, can support WSD's, Vision, Mission, Core Values, Focus Areas and Goals:

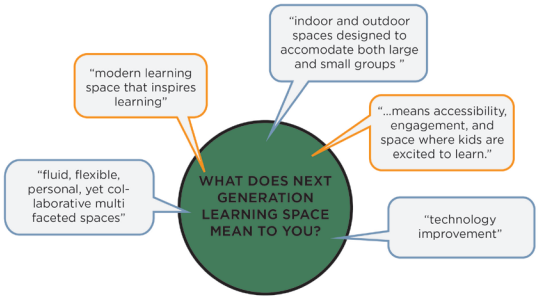
- Dedicated facilities at the elementary school to support specialty and pathway programs, small group work, performances and community events.
- Appropriate facilities for electives and pathway programs to allow for exploration and inspiration to better engage students in their learning journey and better prepare students for high school and beyond.
- Facilities that meet the CDE guidelines for Kindergarten and Transitional Kindergarten with direct access to restrooms.
- Flexible furniture to offer students choice and support multiple learning modalities.
- Well Space in partnership with CHOC to support wellness, provide social emotional support and provide respite.
- Provide more space indoor and protected outdoor areas for student dining by modernizing/ expanding/ build new Multipurpose room spaces to better support specialty programs, school gatherings and community events.
- Create a Learning Resource Center, an intentional space for student support staff spaces that includes office space and shared space to work with students.
- Reconfigure main Administration office and entry areas to better flow and enhance safety and security with clear single point of entry.
- Quiet spaces indoors and outdoors for reflection.
- Enhance outdoor areas near classrooms to extend learning outdoors. Features such as learning garden, that tie to curriculum should be incorporated.
- Transforming playgrounds to be more inclusive and engaging. Provide learning courts and play equipment that integrates learning with play; include shade.
- Addition of Special Education program support facilities.
- Addition of restrooms at all proposed new construction for students and staff.

EDUCATIONAL VISION



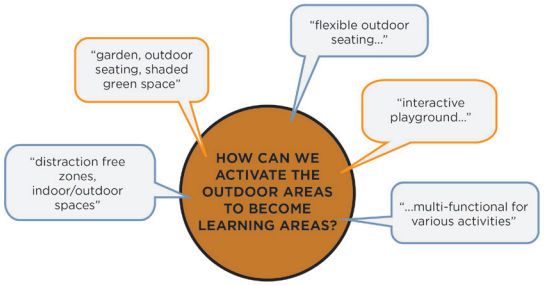
RESPONSE SUMMARY:

- Secure and Controlled Campus Access
- Enhanced Surveillance & Monitoring
- Perimeter Safety and Perimeter Upgrades
- Maintained Facilities
- Environment that feels Safe and Welcoming
- Clear Procedures and Expectations



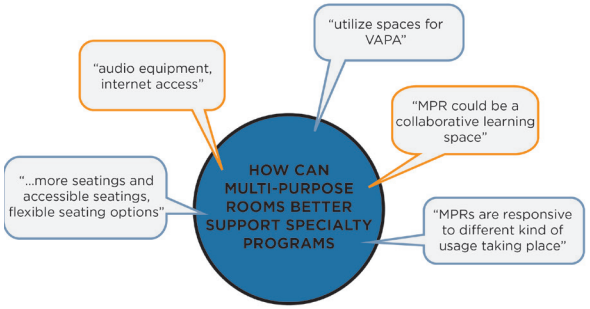
RESPONSE SUMMARY:

- Flexible, Adaptable, Multi-functional Learning Environments
- Technology-forward and Future-ready infrastructure
- Makerspaces, STEM Labs, and Hand-on Learning Spaces
- Support for Wellness, Sensory Needs, and Calming Spaces
- Inspiring, Modern, and Engaging Design
- Collaborative and Community-centered Spaces
- Functional improvements that support basic needs



RESPONSE SUMMARY:

- Shaded and Weather-ready Outdoor Learning Spaces
- Flexible, Functional Seating and Furniture
- Interactive and Engaging Environments
- Outdoor Spaces for Project based Learning
- Inclusive & Expanded Physical Activity
- Safety, Accessibility & Basic Infrastructure



RESPONSE SUMMARY:

- Enhanced performance and presentation capabilities
- Flexibility and Multi-use Learning Spaces
- Support for VAPA and Specialty Programs
- Modern sound and Technology Infrastructure
- Space, storage and layout improvements

3.01 ESN SPECIAL EDUCATION CLASSROOM

GENERAL

ESN Special Education Classroom provides a supportive and nurturing environment where students have access to tools needed to support their academic, social, and mental wellbeing throughout their day. Activities may include instruction, individualized instruction, small group work, sensory stimulation, feeding and changing, life skills practice.

FURNITURE & EQUIPMENT

The same furniture and equipment as listed for general classrooms shall be provided. Include voice amplification system for classrooms, including portable microphones and headphones for teachers and students.

ADJACENCY & ZONES

The classroom should have a direct adjacency and connection to a restroom with changing equipment. The room shall also have access to a calming room that can also be used as sensory space.

LOCATION

Classroom shall be integrated with the rest of the campus and near other general education classrooms. Locate near special ed student drop-off area.

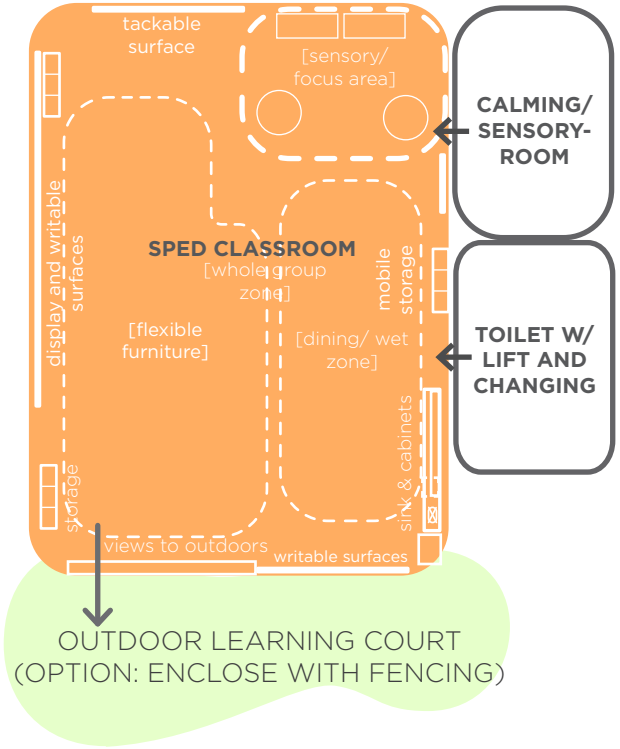
FINISH REQUIREMENTS

- The same finishes as listed for general classrooms shall be provided.
- Resilient flooring for easy cleanability.



SPECIAL FEATURES

- The same special features listed for general classrooms shall be provided.
- Dimmable, adjustable lighting
- Calming and Sensory Rooms to have carpet flooring, wall padding, soft surface and furnishings.
- Variety of furnishings for varied activities
- Incorporate play equipment to create more inclusive play spaces; rubber surfacing at playgrounds



3.02 LEARNING RESOURCE CENTER

GENERAL

The Learning Resource Center is a centralized hub for student support services. Individual offices provide space for confidential conversations. Conference Room provides additional space for meetings, IEP's , assessments, small group work. The offices surround a central, larger shared space for larger student group instruction that can be organized into learning zones.

FURNITURE & EQUIPMENT

The same furniture and equipment as listed for general classrooms shall be provided at the Flex Classroom space.

Provide a variety of flexible furniture to meet diverse classroom configurations and group sizes from individual, to small group of 2-5 students, to larger groups of 6-15.

ADJACENCY & ZONES

The offices shall have direct access and visibility into the shared flexible classroom space.

LOCATION

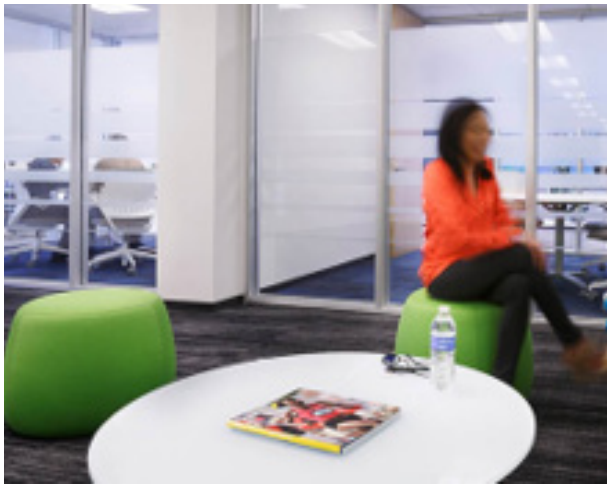
It should be located near Administration offices and preferably more central to the campus for easy access by students.

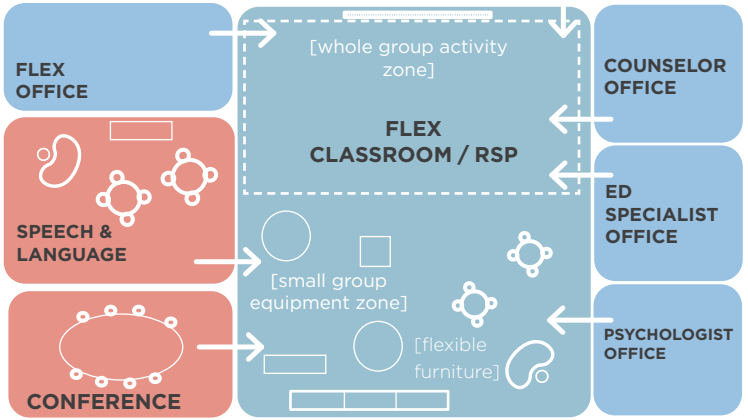
FINISH REQUIREMENTS

- The same finishes as listed for general classrooms shall be provided in the Flex Classroom.
- Office finishes should be the same as for typical office space at the Administration offices: carpet flooring and absorptive ceilings.

SPECIAL FEATURES

- The same special features listed for general classrooms shall be provided.
- Dimmable, adjustable lighting





3.03 FLEXIBLE LABS

GENERAL

Flexible Labs at the elementary schools will provide a dedicated space to better support their Specialty Programs. This space is designed to be larger than the typical classroom for flexibility in supporting program needs. Programs could include: 2D painting and drawing, STEM (Science, Technology, Engineering, Music), Makerspace, 3D art, drama, crafts and messy activities, 3D printing, computer engineering, digital media and broadcasting. This space can also be used for after school programs and professional development space, as needed.

LOCATION

Flexible Lab space shall be located on the campus somewhere easily accessible to all students.



FURNITURE & EQUIPMENT

Furniture and equipment to support hands on, project based work and group work

- Larger project tables
- Move-able furniture that is easily reconfigured.
- Storage that is securable as well as in-room storage to allow for materials that need to be easily accessed by students to be visible, but neatly put away.

FINISH REQUIREMENTS

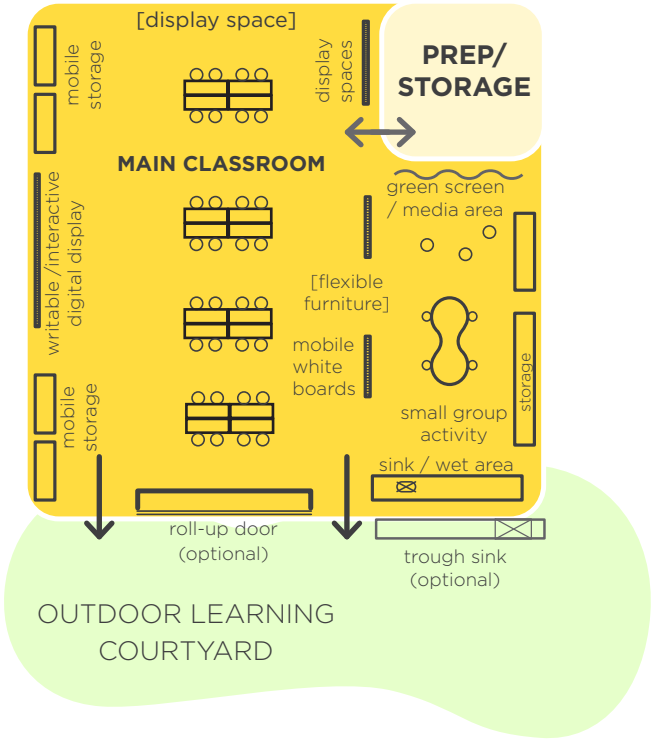
- Durable, easy to clean finishes
- Incorporate areas for display of student work
- Writeable and tackable surfaces

SPECIAL FEATURES

- The same special features listed for general classrooms shall be provided.
- Consider coiling, ceiling mounted power for flexibility
- Design outdoor area to support program: including outdoor sink, power, WiFi access and shade
- Additional support for technology and equipment to support program needs (power outlets, additional digital display, 3D printing equipment
- Consider a roll-up door to open up indoor teaching space to the outdoors so they can be used congruently
- Consider operable partition in between two Flex Lab spaces to provide flexibility to open up in to one larger space

ADJACENCY & ZONES

The classroom should have a direct connection to a lockable Storage or Prep Room.



3.04 MULTI-PURPOSE ROOM & FOOD SERVICE

GENERAL

MPR provides a flexible and multi-use, large gathering space that can be used for a variety of purposes including student dining, school performances, community meetings and events, physical education during inclement weather, before and after school programs. The space should be welcoming and open and provide the flexibility for multiple uses.

LOCATION

Locate MPR near parking for community access for school events. Locate the kitchen, serving and lunch shelter adjacent to hardcourts and playground for ease of supervision at lunch time.



FURNITURE & EQUIPMENT

Reference the Educational Specifications in the 2019-2024 Facilities Master Plan document for finish requirements.

- Enhanced performance and presentation capabilities incorporating modern sound and technology infrastructure.

FINISH REQUIREMENTS

Reference the Educational Specifications in the 2019-2024 Facilities Master Plan document for finish requirements.

SPECIAL FEATURES

Reference the Educational Specifications in the 2019-2024 Facilities Master Plan document for special features.

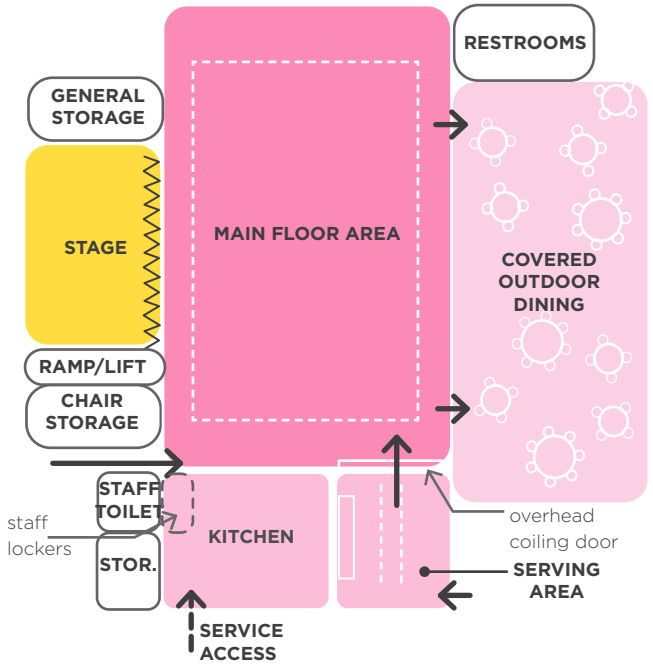
- The District will continue to operate with a central kitchen that serves all sites. On site kitchens will mostly be warming kitchens.
- Consider the queuing area for food service to ensure proper flow and efficiency of serving food.
- Design with proper acoustics and minimize noise transfer between the offices to the shared classroom space. It is important to maintain confidentiality of conversation in the office space.

ADJACENCY & ZONES

Locate MPR near parking for community access for school events. Locate the kitchen, serving and lunch shelter adjacent to hardcourts and playground for ease of supervision at lunch time.

The main floor area should be sized according to the school's enrollment as follows:

- 2100 sf : for school sites with 270 - 350 students
- 2800 sf : for school sites with 351 - 450 students
- 3600 sf : for school sites with 451 and above students



3.05 WELLSPACE (WELLNESS CENTER)

GENERAL

The WellSpace is a project initiative in collaboration with OCDE and CHOC. Launched in 2019, the iniative is to provide WellSpace in every school. The space is open to ALL students on campus to help destigmatize mental health and mental illness, and support emotional well-being. This space allows students to explore mindfulness activities for self-management, self-regulation, and stress management. Overall providing “a Space of Calm” to regulate, restore, and rejuvenate.

https://ocde.us/StudentServices/ssu/swc/Pages/OCWP.aspx

LOCATION

Locate in a central part of campus that is quiet, and easily accessible to students. Can be adjacent to the Library or Learning Resource Center near other student support services.



FURNITURE & EQUIPMENT

Flexible, furniture and equipment to support various activities. Examples include: aquarium (real or simulated), aromatherapy, art supplies, comfortable seating options, fidget and sensory toys, gratitude wall, hourglass/ sand timer, journaling, coloring, mindfulness apps, movement (yoga, stretching), puzzles, sand gardens, nature sounds and calming music, water painting, weighted blanket. Include audio and sound system. Digital display the same as in general classrooms.

FINISH REQUIREMENTS

- Finishes that create a calm space. Use calming colors, nature-based patterning.
- Sound absorbing ceilings and wall materials to control acoustic and noise levels.

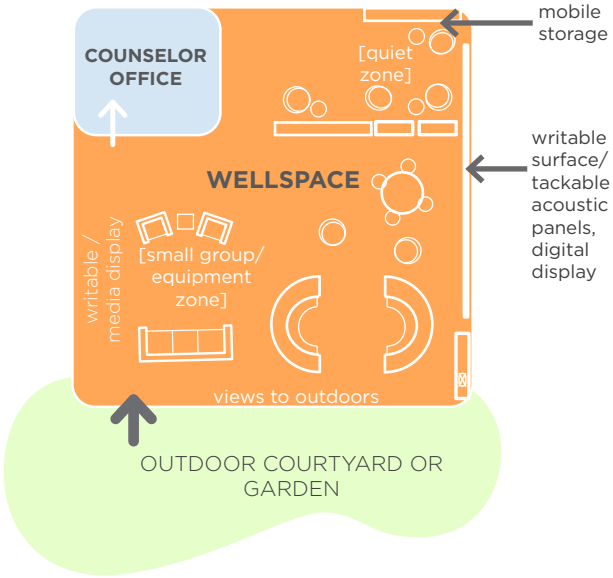
SPECIAL FEATURES

Incorporate the following features:

- Biophilic Design - connectivity to nature and the natural world
- Trauma-informed Design - supportive, empowering, predictable and safe
- Evidence-based Design - informed by research and best practices
- Calming and dimmable lighting with high color rendering index balanced with natural light.
- Hydration and snack station

ADJACENCY & ZONES

Open space with multiple zones to support concurrent activities. Counselor’s office with direct access to WellSpace.



3.06 OUTDOOR LEARNING COURTYARDS & PLAYGROUNDS

GENERAL

Design outdoor spaces to be inclusive learning environments to support learning through play. Design features that include learners of all abilities. Play equipment shall support development of gross-motor skills, develop social skills and support movement through play. Incorporate features in outdoor learning areas that support educational programs and project based learning. Design an interactive and engaging environment.

- Integrate hands-on learning, kinesthetics and climbing areas. Design small changes in elevation such as mounds for proprioception.
- Communication boards and sensory play on the playground and around campus
- Outdoor gardening areas with gardening beds at student waist height
- Sensory walks with interactive images and paths

LOCATION

Outdoor learning courtyards locate between classroom wings.



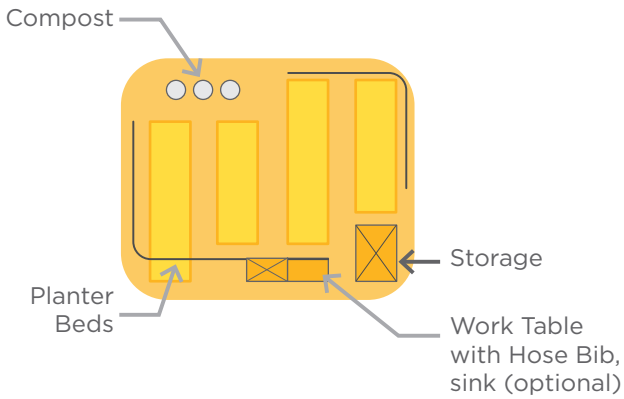
FURNITURE & EQUIPMENT

Reference the Educational Specifications in the 2019-2024 Facilities Master Plan document for finish requirements.

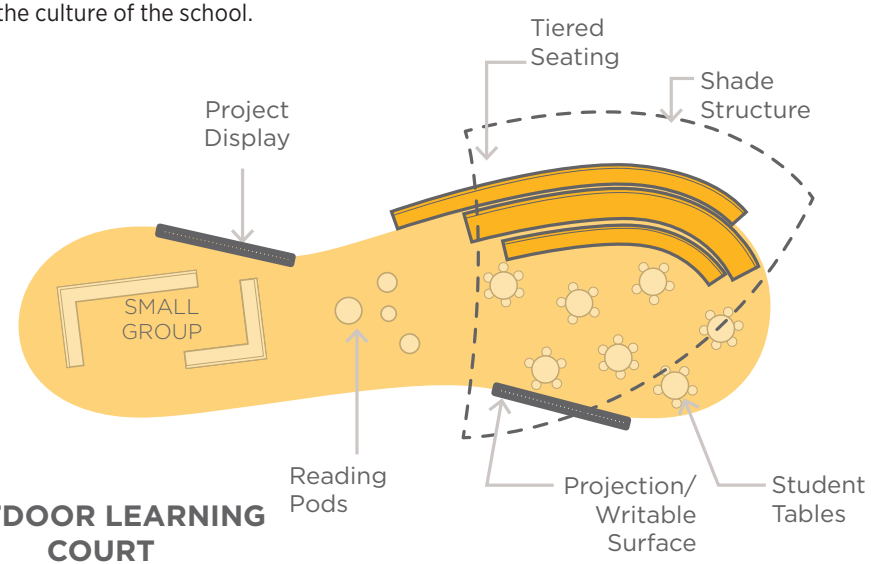
- Incorporate shade through trees and shade structures where possible.
- Flexible, functional seating and furniture.

FINISH REQUIREMENTS

At hardcourt areas, utilize an asphalt paint such as Streetbond to incorporate learning in to hardcourt play. Ideas include incorporating math, geometry, measurements, language, geography, music, science, animals. Utilize this to incorporate unique lessons that reflect the culture of the school.



OUTDOOR GARDEN



OUTDOOR LEARNING COURT

3.07 TECHNOLOGY

The goals and vision for Educational Technology are as follows:

- To create a good active, engaging learning environment utilizing technology and furnishings.
- Allow students to access knowledge with tech-interactive, info graphics, tools that help express content, facilitate collaboration, ideation and interaction.
- Develop problem solving, critical thinking, authentic learning, apply core topics with real life.

Technology and infrastructure needs include the following:

- Fiber backbone upgrade for flexibility to increase speed
- Replace CAT 5 to CAT 6 or better (8 locations have already been upgraded: Anderson, DeMille, Eastwood, Finley, Sequoia, Schmitt, Webber, Warner)
- Continuing switch replacement across sites
- Camera upgrades and replacement of cameras that are at the end of life. Addition of cameras at sites for increased coverage.
- Upgrades to servers at the end of life. SRST routers at District Office and school sites at end of life.
- Phone, clocks, PA upgrades needed
- Emergency power generator at Central Kitchen and Data Center
- Increase WiFi access points to cover outdoor learning areas
- Additional technology needs at specific sites to support Specialty programs such as Computer Science, STEM, Performing Arts and Broadcasting
- Infrastructure to support additional displays in Classrooms in the future

To better support For classrooms, to align with practices for next generation learning, there will no longer be a front of the room, so students can engage in multiple different learning activities simultaneously. Technology will support student-centered learning. Presentation technology should have standardized audio and be blended with white boards and include at least one wall mounted or mobile digital, interactive panel. For projects, technology will be purchased at the last moment possible, to ensure the latest model is procured for the best value. Install voice amplification in every classroom. At STEM spaces, consider incorporating infrastructure to support VR glasses, robotics, and various maker space equipment.

Technology should support classroom flexibility. Where possible, consider technology integrated into furniture with charging, floor outlets and/or overhead power reels.

Leverage technology to enhance safety systems. Replace outdated cameras is an ongoing effort.

Each site should have a unified fire alarm system. Electronic access control shall be provided at all doors and gates. Evaluate District Cybersecurity plan and implement additional security measures to protect our network, staff and student data.



3.08 PROGRAM OF SPACES

ELEMENTARY SCHOOL

ELEMENTARY SCHOOL TARGET SF DESCRIPTION		QTY* * QTY TO BE DETERMINED BY SCHOOL SITE PROGRAM	SUBTOTAL	TOTAL		COMMENTS
Pre-School / Pre-School SDC						
	Pre-Kindergarten Classroom	1	1,120	1,120		
	Toilet Rooms	1	130	130		
	Workroom	1	100	100		
				1,350	**ASF**	*State Preschools to remain in current facilities / in portables. All Preschool are State preschool.
Transitional Kindergarten						
	Transitional Kindergarten Classroom	1	1,120	1,120		
	Toilet Rooms	1	130	130		
	Workroom	1	100	100		
				1,350	**ASF**	
TK / K SDC						
	Transitional Kindergarten SDC Classroom	1	1,120	1,120		
	Toilet Rooms	1	130	130		
	Work Room	1	100	100		
				1,350	**ASF**	
Kindergarten						
	Kindergarten Classroom	1	1,120	1,120		
	Toilet Rooms	1	130	130		
	Workroom	1	100	100		
				1,350	**ASF**	
General Education Classroom - Elementary School						
	Classrooms	1	960	960		
				960	**ASF**	
Special Day Class (SDC) Mild / Moderate						
	Classroom	1	960	960		
				960	**ASF**	
ESN (Autism)						
	Classroom	1	960	960		
	Restroom w/ Changing	1	120	120		
	Calming / Sensory Room	1	100	100		
				1,180	**ASF**	
ESN (SDC Moderate/ Severe)						
	Classroom	1	960	960		
	Restroom w/ Changing	1	120	120		
	Calming / Sensory Room	1	100	100		
				1,180	**ASF**	
APE / OT / PT						
	Classroom	1	960	960		
				960	**ASF**	
Flexible Lab (Art, STEM, Makerspace, After School Program)						
	Classroom	1	1,050	1,050		
	Storage	1	150	150		
				1,200	**ASF**	
Music Classrooms						
	Music Classroom	1	960	960		
	Storage Room	1	200	200		
				1,160	**ASF**	
Administration/ Main Office						
	Lobby / Welcome/ Checkin	1	350	350		
	Parent Resource Room	1	300	300		
	Principal Office	1	200	200		
	Flex Office	1	150	150		*Only at specific sites with higher enrollments
	Conference Room	1	250	250		
	Health Room (Exam Area, Cot, Workstation)	1	200	200		
	Health Room Toilet	1	65	65		
	Staff Workroom	1	500	500		
	Staff Lounge	1	600	600		
	Kitchenette	1	100	100		
	Record Storage	1	90	90		
	Supply Storage	1	90	90		
	Staff Restroom (Mens & Womens)	2	150	300		
	PTA (Parent Resource Room)	1	200	200		
				3,395	**ASF**	
Collaboration Spaces						
	Teacher/Staff Collaboration Space	1	960	960		
				960	**ASF**	

ELEMENTARY SCHOOL TARGET SF DESCRIPTION		QTY* * QTY TO BE DETERMINED BY SCHOOL SITE PROGRAM	SUBTOTAL	TOTAL		COMMENTS
Learning Resource Center (LRC)						
	Psychologist Office	1	150	150		
	Counselor Office	1	150	150		
	Ed Specialist Office	1	150	150		
	Flex Office	1	150	150		*Service Provider will utilize this office
	Small Conference Room	1	120	120		
	Shared Flex Classroom	1	960	960		
	Speech & Language	1	240	240		
				1,920	**ASF**	
TOSA (previously UST/PST)						
	Classroom	1	960	960		*1 per school site
				960	**ASF**	
Student Support Spaces						
	RSP (Resource Specialist)	1	960	960		
	ESP (After School)	0	960	0		*will share other classrooms or use Flex Lab spaces
	Intervention	1	960	960		
	ITA	0	960	0		*Only at Schmitt; will utilize Flex Office
	PRIDE (After School)	1	960	960		
				2,880	**ASF**	
Well Space *at all sites						
	Main Room	1	810	810		
	Counselor Office	1	150	150		
				960	**ASF**	
Library						
	Main Floor Area	1	1,650	1,650	*	*2.3 sf/ student + 600 sf (minimum 960sf)*
	Workroom	1	150	150		
	Storage	1	300	300		
				2,100	**ASF**	
Multi-Purpose Room (MPR) and Food Service						
	Multi-Purpose Room	1	3,250	3,250	*	*MPR floor area at 5.3sf per student + 1,200sf stage + 500sf support
	Stage	1	1,200	1,200		
	PE Equipment Storage	1	250	250		
	Kitchen	1	650	650		
	Dry Storage	1	150	150		
	Freezer	1	100	100		
	Staff Restroom	1	65	65		
	Serving Area	1	250	250		
	Restrooms	0	75	0		**PER CODE**
	Custodial	0	50	0		**PART OF CIRCULATION**
				5,915	**ASF**	
	Lunch Shelter	1	2,400	2,400		
Support Spaces						
	Custodian	1	50	50		
Other						
	Service Provider Room	1	960	960		*this is office space for mental health services on Anderson; will use space in the LRC or OT/PT Room
	CCS - California Children Service	1	960	960		*Schmitt only; remain in existing spaces.

3.08 PROGRAM OF SPACES

MIDDLE SCHOOL

MIDDLE SCHOOL TARGET SF DESCRIPTION		QTY*	ASF	SUBTOTAL	TOTAL		COMMENTS
			* QTY TO BE DETERMINED BY SCHOOL SITE PROGRAM				
General Education Classroom - Middle School							
	Classroom	1	960	960	960		
					960	**ASF**	
Special Day Class (SDC) Mild/ Moderate							
	Classroom	1	960	960	960		
					960	**ASF**	
ESN (SDC Moderate/ Severe)							
	Classroom	1	960	960	960		
	Restroom w/ Changing	1	120	120	120		
	Calming / Sensory Room	1	100	100	100		
					1,180	**ASF**	
ESN (Autism)							
	Classroom	1	960	960	960		
	Restroom w/ Changing	1	120	120	120		
	Calming / Sensory Room	1	100	100	100		
					1,180	**ASF**	
APE / OT / PT							
	Classroom	1	960	960	960		
					960	**ASF**	
Science Lab							
	Main Classroom	1	1,600	1,600	1,600		
	Prep / Workroom	1	120	120	120		
					1,720	**ASF**	
Elective Labs							
	Art Classroom	1	1,600	1,600	1,600		
	Storage	1	200	200	200		
	Woodshop	1	1,800	1,800	1,800		
	Storage	1	200	200	200		
	General Electives	1	1,400	1,400	1,400		
	Storage	1	200	200	200		
	DLI and World Language	1	960	960	960		
	ASB	1	960	960	960		
					3,600	**ASF**	
Electives							
	Music	1	1,500	1,500	1,500		
	Music Practice Room	2	100	200	200		
	Music Storage	1	300	300	300		
					2,000	**ASF**	
Learning Resource Center (LRC)							
	Psychologist Office	1	150	150	150		
	Counselor Office	1	150	150	150		
	Ed Specialist Office	1	150	150	150		
	Flex Office	1	150	150	150		
	Small Conference Room	1	120	120	120		
	Shared Flex Classroom	1	960	960	960		
	Speech & Language	1	240	240	240		
					1,920	**ASF**	
Well Space *at all sites							
	Main Room	1	810	810	810		
	Counselor Office	1	150	150	150		
					960	**ASF**	

MIDDLE SCHOOL TARGET SF DESCRIPTION		QTY*	ASF	SUBTOTAL	TOTAL		COMMENTS
			* QTY TO BE DETERMINED BY SCHOOL SITE PROGRAM				
Gymnasium							
	Main Floor Areas	1	9,000	9,000	9,000		* includes 1 full basketball court
	Stage	1	1,200	1,200	1,200		with operable partition
	Restrooms	0	0	0	0		**PER CODE**
	Lobby	1	550	550	550		
	Concessions / Tickets / Office	1	100	100	100		
	Tickets/ Concessions	1	150	150	150		
	PE Storage	1	200	200	200		
	Chair Storage	1	150	150	150		
	Locker Room	2	1,600	3,200	3,200		
					14,550	**ASF**	
Fitness							
	Fitness Classroom	1	1,200	1,200	1,200		
					1,200	**ASF**	
Library							
	Main Floor Area	1	1,650	1,650	1,650	*	*3.3 sf/ student + 600 sf (minimum 960sf)
	Workroom	1	150	150	150		
	Office	1	150	150	150		
	Storage	1	300	300	300		
					2,250	**ASF**	
Student Support Spaces							
	RSP (Resource Specialist)	1	960	960	960		
	ESP (After School)	1	960	960	960		*will share other classrooms
	Intervention	1	960	960	960		
	PRIDE (After School)	1	960	960	960		
					3,840	**ASF**	
Administration/ Main Office							
	Lobby / Welcome/ Checkin	1	350	350	350		
	Parent Resource Room	1	300	300	300		
	Principal Office	1	200	200	200		
	Assistant Principal's Office / Flex Office	1	150	150	150		
	Conference Room	1	250	250	250		
	Health Room (Exam Area, Cot, Workstation)	1	200	200	200		
	Health Room Toilet	1	65	65	65		
	Staff Workroom	1	500	500	500		
	Staff Lounge	1	600	600	600		
	Kitchenette	1	100	100	100		
	Record Storage	1	90	90	90		
	Supply Storage	1	90	90	90		
	Staff Restroom (Mens & Womens)	2	150	300	300		
	PTA (Parent Resource Room)	1	200	200	200		
					3,395	**ASF**	
Collaboration Spaces							
	Teacher/Staff Collaboration Space	1	960	960	960		Can be part of Staff Lounge
					960	**ASF**	



WSD 04

SECTION FOUR
CAMPUS MASTER PLANS & EXISTING CONDITIONS

WESTMINSTER SCHOOL DISTRICT
2026-2031 LONG RANGE FACILITIES MASTER PLAN



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04

4.00 INTRODUCTION

INTRO & SECTION SUMMARY

The information in this section is organized as follows:

CAMPUS INFORMATION

- This section identifies basic information of the site including the location, size and construction year and modernization history of the buildings. Also listed is current information for the 2025-2026 school year including program or use of each space, classroom counts (with a comparison of permanent versus relocatable/portable classrooms). The 2024-25 CBEDS was referenced for current enrollment data.
- Includes a list of projects that have been recently completed or are planned to occur.

CAMPUS DESCRIPTION

- Provides a summary description of the campus, including what makes the school unique and any special conditions or programs. The description summarizes the Planning Team's findings from the Principal survey, Principal interview, visual observations at site walk, and areas of need as identified by the Campus Vision Committee in Community Forum 01.

EXISTING SITE PHOTOS

- Images representing typical conditions of the site are included. This gives a quick snapshot of the current conditions.

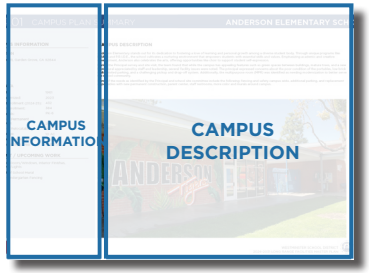
EXISTING CONDITION ASSESSMENT

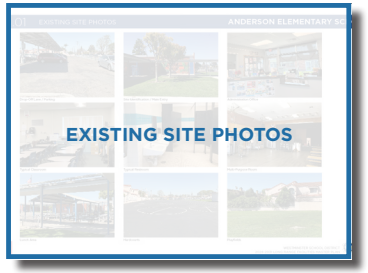
This heat map provides a review of the existing conditions at each school site. The maps reflect the Planning Team's visual observations along with Maintenance and Operations (M&O) team's assessment and evaluation. The data was collected through the following methods:

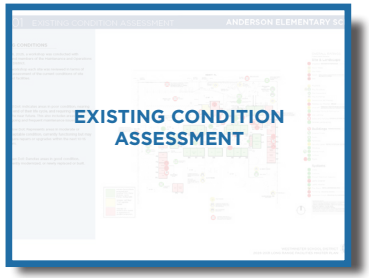
- A Facilities, Maintenance and Operations (M&O) workshop, attended by trade leaders, to review and document their assessment of the condition of each site and areas of need.
- The Planning Team overlaid the information provided from as built drawings and reports that documented the last modernizations to determine facility and system life cycle.
- The survey along with an interview and site walk at each campus, was conducted with the Principal, to assess current building / site conditions and needs. This walk also provided an opportunity to gather insights into the schools top priorities.

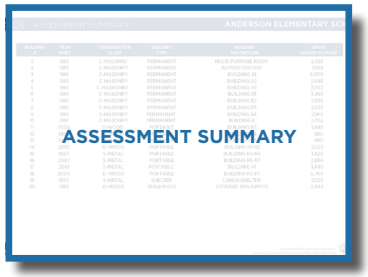
ASSESSMENT SUMMARY

- The chart lists each building / facility on the campus, the year built, year modernized, building name and type of construction.









4.00 INTRODUCTION

INTRO SECTION & SUMMARY

EXISTING CAMPUS MAP

- An aerial map depicting the existing campus layout, with property boundary, adjacent street and surrounding neighborhood context. Rooms uses reflecting today's use were also documented to be able to evaluate capacity.

PROPOSED CAMPUS PLAN

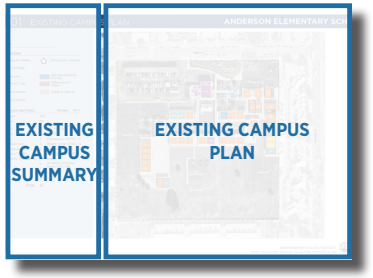
- This Proposed Campus Plan provides a long-range plan of the proposed campus layout, along with a description of recommended actions to address the current conditions of the site. The recommended scopes of work can range from proposed new construction, modernization, site improvements, demolition areas, and renovation. Not all projects will be able to be implemented at one time, but this plan provides the overarching vision.
- As projects are prioritized to move forward and are funded, further investigations will be done to determine the full scope of each project.
- Timing of these projects is unknown at this point and will be determined by Board-approved priorities and are reliant on funding.

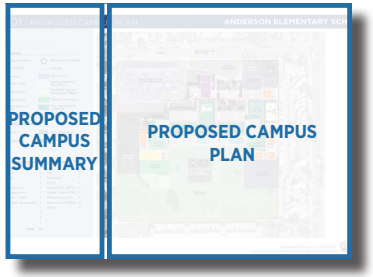
PRIORITIES AND NEEDS SUMMARY

- The highest priority need projects is listed, as identified by the Principal and their Campus Vision Committee, as well as the Facilities Master Plan Committee.
- Summary list of existing conditions and key proposed scopes of work identified in this facilities master plan.

COST SUMMARY

- Summary of the costs of all proposed projects, organized by scope of work categories. Definition of each scope of work category can be found in Section 02.









ABBREVIATIONS & LEGEND

CLASSROOMS (CR)

#	Indicates Grade Level
TK	Transitional Kindergarten
K	Kindergarten
SDC	Special Day Class / Special Education
ESN	Extensive Support Needs
LIV SKILLS	Living Skills (Special Ed Support)
APE	Adaptive Physical Education
ELA	English Language Arts
ELD	English Language Development
MA	Math
SS	Social Studies
OPEN/VAC	Open or vacant room

ELECTIVE / LABS

COMP	Computer Lab
INNOV	Innovation Lab
FLEX	Flexible Lab
MU	Music
PE	Physical Education
SCI	Science
STEAM	Science/Tech/Engineering/Arts/Music
VAPA	Visual and Performing Arts
ASB	Associated Student Body
WOOD	Wood Shop
DLI	Dual Language Immersion

ADMINISTRATION

ADMIN	Administration
CONF	Conference Room
FL	Faculty Lounge
FW	Faculty Work and Collaboration
H	Health Office / Nurse
O	Office
PTA	Parent Teacher Association
ITA	Information Tech Assistant

SHARED SPACES

KIT	Kitchen
SERV	Serving Area (Food Service)
LIB	Library
MPR	Multi-Purpose Room
STG	Stage

OTHER/ AFTER SCHOOL SPACES

ESP	Extended School Program
CCS	California Children's Service
PRIDE	Potential, Responsibility, Innovation, Determination, Excellence After School Program

STUDENT SUPPORT

CO	Counselor
LRC	Learning Resource Center
OT/PT	Occupational/ Physical Therapy
PSY	Psychologist
SP	Speech Pathologist
WELL	Well Space
SENS	Sensory Room for SDC Program
RSP	Resource
INTV	Intervention
TOSA	Teacher on Special Assignment

BUILDING SUPPORT SPACES

C	Custodian
OPEN	Available Space
S	Storage
T	Toilet/ Restroom
U	Utility
M	Mechanical Room
E	Electrical Room
LS	Lunch Shelter
CIR	Circulation

Program Category Descriptions

CR - CLASSROOMS

Classrooms are planned as flexible, active spaces to support teacher's ability to facilitate multiple ways of learning simultaneously.

ELECTIVE / LABS

Specialized program lab classrooms are planned to support innovation, the arts, science, and hands on type learning.

SHARED SPACES

Shared spaces act as hubs for gathering, social interaction, school community events and engagement.

ADMINISTRATION

The Administrative suite is a welcoming entry to the campus with dedicated spaces to support students and their families.

STUDENT SUPPORT

Student support environments are planned to meet all learners' needs by providing them with the resources they need to have an equal chance to thrive.

SUPPORT SPACES

Support spaces are spaces that support the functionality of the facilities.

OTHER/AFTER SCHOOL SPACES

Spaces dedicated to after school programs and external programs run by entities outside of the District but are there to support students of WSD.

(Above) Category table describing the major programmatic components depicted in the LRFMP proposed master plans.

SCOPE OF WORK DESCRIPTION

PROPOSED CAMPUS PLANS: INTERPRETING THE DIAGRAMS

Proposed master plan diagram buildings and site elements are depicted with a hatch or colored shading to indicate their scopes of work. Below is the universal legend for these colored shading / hatch. Specific site projects will be identified alongside the proposed campus plans.

BUILDINGS

Existing buildings are analyzed for their recently completed work, appropriateness of the intended program, and the ideal sizing established in the standard program sheet. This analysis determines the appropriate level of work needed along with new construction to replace portables and accommodate enrollment.

No Work

1. If a building has been modernized in the last 5-years (between since 2023-25), no work has been proposed. Few exceptions may occur, so that spaces may align with the District Ed Specs.

Modernization

2. Depending on the condition, modernization could be comprehensive upgrade to the existing building and its envelope including but not limited to: roofing, paint, ceiling, flooring, casework, plumbing and other building systems, technology infrastructure as needed.

   Buidings that have received some modernization work previously or were newer built (in mid 2010's) may only require a lighter or targeted scope. The project level represents selective upgrades as identified.

Reconfiguration

3. Realigns interior layouts to accommodate the intended, new program. During this re-design, building systems, technology, plumbing, emergency response systems and other components would also be upgraded. Upgrades to the building envelope (roof, windows, doors, etc) are also a part of this work.

New Construction

4. New, stick-built construction (not portables or relocatables) facility that aligns with the district's vision and size guidelines provided in the program document in this FMP and meet CDE requirements. Note: the location of new buildings will need further study and may not be constructed exactly as shown on the proposed plans.

SITE

Enhancements to the outdoor environments to beautify the campus, enhance their functionality as outdoor learning spaces, and to accommodate play and physical education. Depending on the campus, the proposed solutions may be a renovation of existing features or entail a completely new area.

Playfield & Landscaping | Parking / Hardcourts | Outdoor Learning Court

NEW TK/K Playground: play apparatus with rubber surfacing, shade, tricycle track, and dining area with perimeter fencing.

NEW PLAY APPARATUS & SURFACING: play apparatus, rubber surface, and shade.

HARDCOURT REPAVE, RESURFACE, REPAIR: paving treatments based on existing condition and needs; new colored striping and potentially re-paint to create learning courts, and new equipment as required.

outdoor learning: could include built in concrete seating, site furnishing, shade, paving, and landscape.

LANDSCAPE REPAIR: new planting, repair irrigation, and repair paving.

STUDENT QUAD ENHANCEMENT: could include landscape and hardscape features

PLAYFIELD REPAIR: level ground, repair grass, irrigation, and replacement of backstops.

PARKING REPAVE, RESURFACE, REPAIR: AC paving treatment based on existing condition and needs; re-striping, accessibility and update/ extend drop-off to adhere to current code requirements.

EXPAND PARKING: new paving and striping.

UTILITY UPGRADE: repair and upgrade to the site utility infrastructure including storm water, site water, sewer, gas, and electrical.

FENCE/GATE UPGRADE: replace fence or gate with 8' high chain link fence, 1" mesh, or ornamental fence (at front of campuses) or privacy screen for safety.









ANDERSON ELEMENTARY SCHOOL

CAMPUS INFORMATION

LOCATION

8902 Hewitt, Garden Grove, CA 92844

SITE DATA

Year Built:	1961
Year Modernized:	2023
Current Enrollment (2024-25):	432
Planned Enrollment:	384
Grade Levels:	PK-6
Number of Permanent Classrooms:	21
Number of Relocatables:	16
Site Acreage:	10 AC
Permanent Building Area:	29,512 SF
Portable Building Area:	17,913 SF

RECENT / UPCOMING WORK

- HVAC, Doors/Windows, Interior Finishes, Ceiling/ Lights
- Front of School Mural
- New Kindergarten Fencing

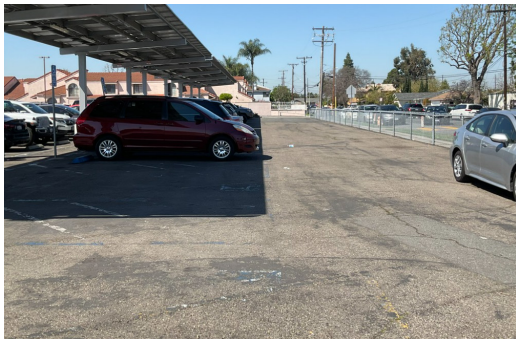
CAMPUS DESCRIPTION

Anderson Elementary stands out for its dedication to fostering a love of learning and personal growth among a diverse student body. Through unique programs like ROARS and P.R.I.D.E., the school cultivates a nurturing environment that empowers students with essential skills and values. Emphasizing academic and creative development, Anderson also celebrates the arts, offering opportunities like choir to support student self-expression.

During the Principal survey and site visit, the team found that while the campus has appealing features such as green spaces between buildings, mature trees, and a new front mural appreciated by staff and leadership, several facility issues were noted. The principal expressed concerns about the poor condition of the portables, low brick walls, limited parking, and a challenging pickup and drop-off system. Additionally, the multipurpose room (MPR) was identified as needing modernization to better serve the school community.

Some of the needs as identified by the Principal and school site committee include the following: fencing and safety campus wide, additional parking, and replacement of portables with new permanent construction, parent center, staff restrooms, more color and murals around campus.




Drop-Off Lane / Parking


Site Identification / Main Entry



Administration Office


Typical Classroom


Typical Restroom


Multi-Purpose Room


Lunch Area


Hardcourts


Playfields

EXISTING CONDITIONS

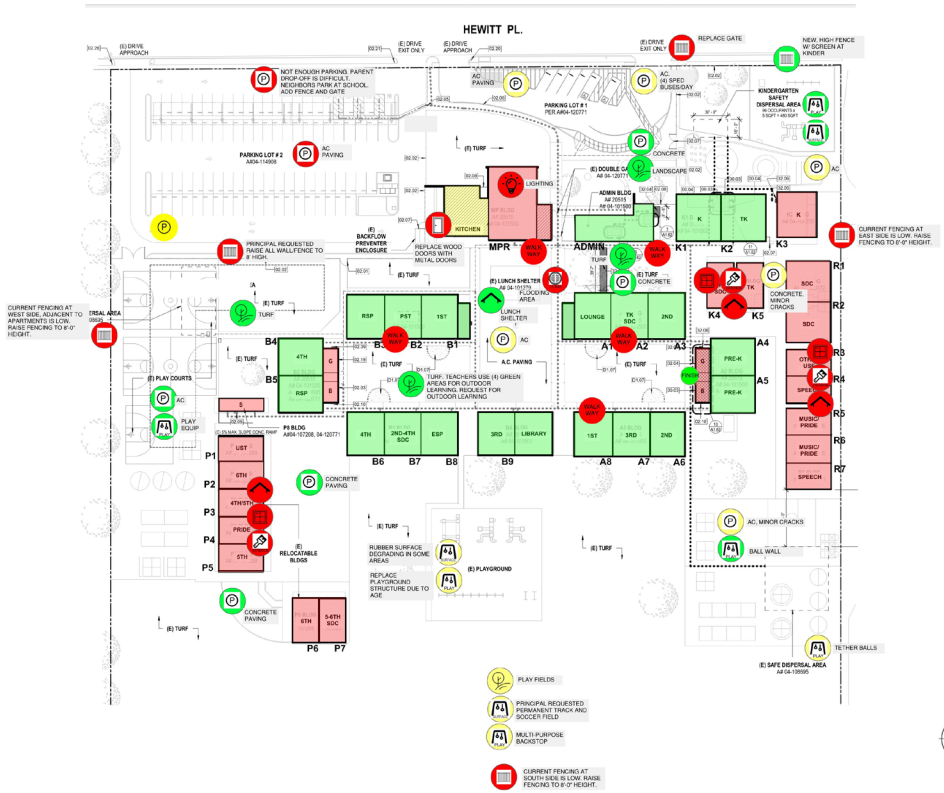
On March 26, 2025, a workshop was conducted with leadership and members of the Maintenance and Operations team at the District.

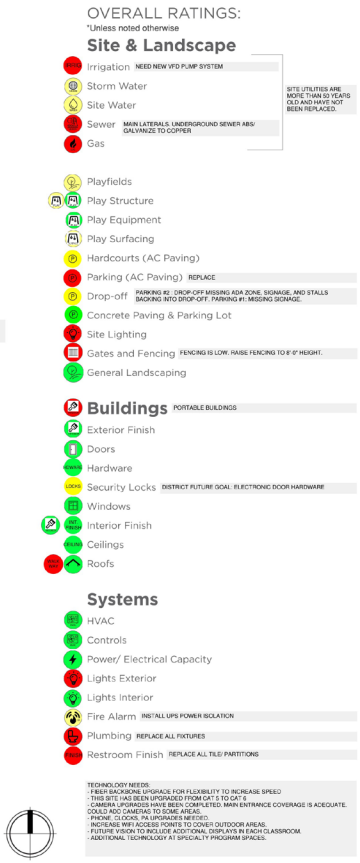
During the workshop each site was reviewed in terms of the group's assessment of the current conditions of site elements and facilities.

Red Dot: indicates areas in poor condition, nearing the end of their life cycle, and requiring replacement in the near future. This also includes areas with ongoing and frequent maintenance issues.
Red Hatch: indicates full Modernization needed or replacement (if portable construction)

Yellow Dot: indicates areas in moderate or acceptable condition, currently functioning but may require repairs or upgrades within the next 10-15 years.
Yellow Hatch: indicates light Mod/Finish upgrades needed

Green Dot: indicates areas that are in good condition, recently modernized, or newly replaced or rebuilt.
Green Hatch: indicates general modernization completed in 2022, including HVAC, doors, windows, interior finishes, ceiling and lights.





ANDERSON ELEMENTARY SCHOOL

BUILDING #	YEAR BUILT	YEAR MODERNIZED	CONSTRUCTION CLASS	BUILDING TYPE	BUILDING DESCRIPTION	GROSS SQUARE FOOTAGE
1	1961	2022 - FA ONLY	C-MASONRY	PERMANENT	MULTI-PURPOSE ROOM	4,586
2	1961	2022	C-MASONRY	PERMANENT	ADMINISTRATION	1,668
3	1961	2022	C-MASONRY	PERMANENT	BUILDING A1	3,000
4	1961	2022	C-MASONRY	PERMANENT	BUILDING A2	2,685
5	1961	2022	C-MASRONRY	PERMANENT	BUILDING A3	3,072
6	1961	2022	C-MASONRY	PERMANENT	BUILDING B1	3,456
7	1961	2022	C-MASONRY	PERMANENT	BUILDING B2	2,685
8	1961	2022	C-MASONRY	PERMANENT	BUILDING B3	3,072
9	1961	2022	C-MASONRY	PERMANENT	BUILDING B4	2,160
10	1961	2022	C-MASONRY	PERMANENT	BUILDING K	2,704
11	2004	2022 - FA ONLY	D-WOOD	PORTABLE	BUILDING K3	1,440
12	1990	2022 - FA ONLY	D-WOOD	PORTABLE	BUILDING K4	960
13	1990	2022 - FA ONLY	D-WOOD	PORTABLE	BUILDING K5	960
14	2005	2022 - FA ONLY	D-WOOD	PORTABLE	BUILDING R1-R2	2,553
15	1997	2022 - FA ONLY	S-METAL	PORTABLE	BUILDING R3-R4	1,920
16	2007	2022 - FA ONLY	S-METAL	PORTABLE	BUILDING R5-R7	2,880
17	2001	2022 - FA ONLY	S-METAL	PORTABLE	BUILDING P1	1,440
18	2004	2022 - FA ONLY	D-WOOD	PORTABLE	BUILDING P2-P7	5,760
19	1997	N/A	S-METAL	SHELTER	LUNCH SHELTER	1,200
20	1961	N/A	D-WOOD	WALKWAYS	COVERED WALKWAYS	2,943

4.01 EXISTING CAMPUS PLAN

ANDERSON ELEMENTARY SCHOOL

LEGEND

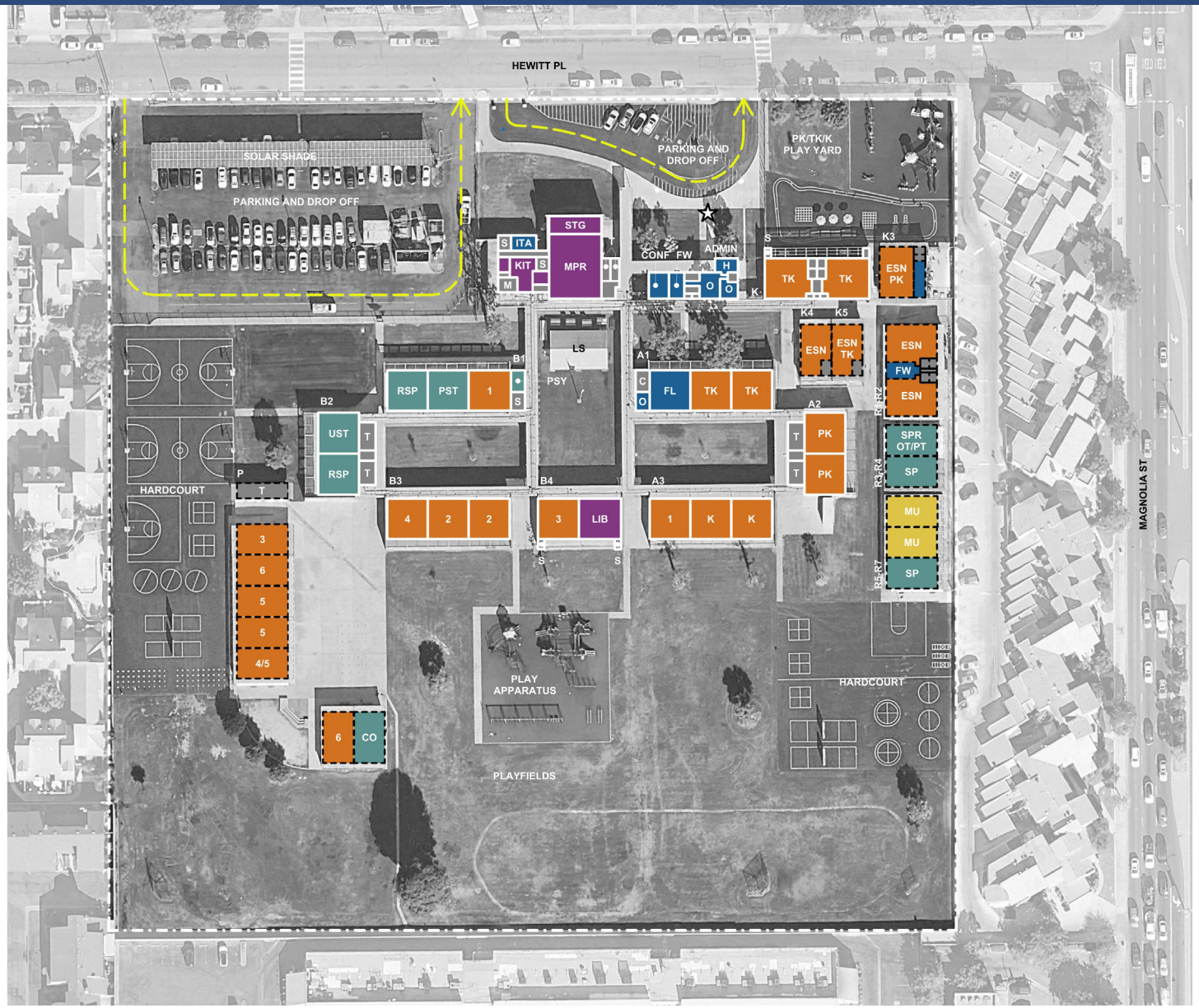
SYMBOL LEGEND

- Existing Portables
- Entrance to Campus
- Drop-Off Path
- Classrooms
- Administration & Faculty
- Electives / Lab
- Afterschool / Other
- Shared Spaces
- Support Spaces
- Shared Spaces

EXISTING PLAN FACTORS

Grades: PK-6

2025 Enrollment	432		
Parking Spaces	89		
PK Classrooms	2	CO/ PSY/ SP	5
TK Classrooms	4	PST/UST	2
K Classrooms	2	Intervention (INTV)	0
Grade 1-3 Classrooms	6	Parent Center (PTA)	0
Grade 4-6 Classrooms	6	Afterschool (ESP)	0
Flex Lab (Music / VAPA)	2	Afterschool (PRIDE)	0
Flex Lab (STEAM/Specialized)	0	Other	1
RSP	2	(1) Service Provider Room / OT / PT	
SDC	0		
ESN	5		
APE/OT/PT	0		
TOTAL	**30**		



LEGEND

SYMBOL LEGEND

- Existing Portables
- Drop-Off Path
- Classrooms
- Electives / Lab
- Shared Spaces
- Shared Spaces
- Administration & Faculty
- Afterschool / Other
- Entrance to Campus
- Fencing
- Hardcourts
- Parking Repave / Resurface
- Playfields Repair / Landscape Repair
- Outdoor Learning
- Play Apparatus & Surfacing
- Support Spaces

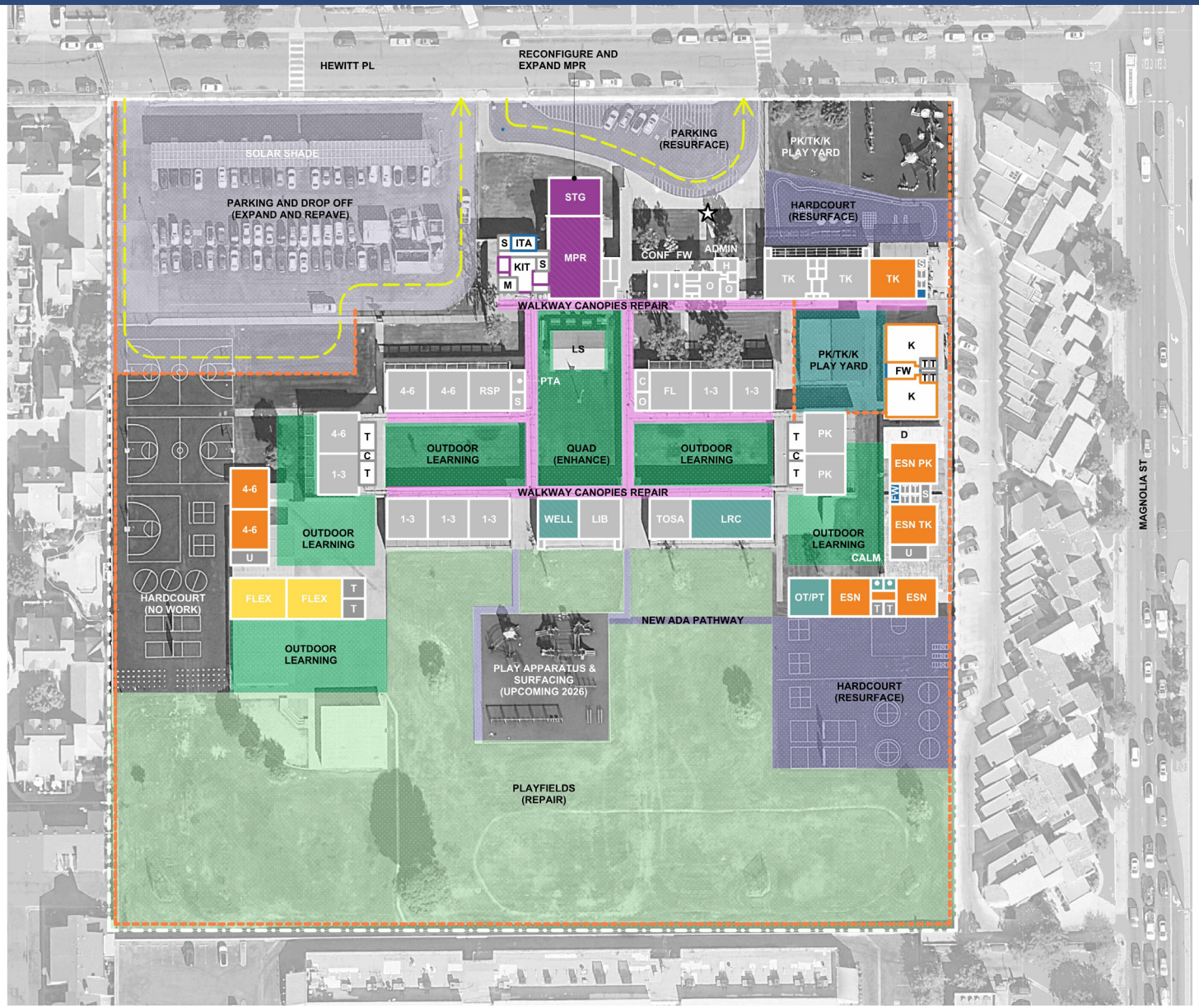
SCOPE OF WORK

- No Work
- Modernization
- Reconfiguration
- New Construction

PROPOSED PLAN FACTORS

Grades: PK-6

Projected Enrollment (2028)	384		
PK Classrooms	2	LRC	1
TK Classrooms	3	WellSpace	1
K Classrooms	2	TOSA	1
Grade 1-3 Classrooms	6	Intervention (INTV)	0
Grade 4-6 Classrooms	5	Parent Center (PTA)	1
Flex Lab (Music / VAPA)	1	Afterschool (ESP)	0
Flex Lab (STEAM/ Specialized)	1	Afterschool (PRIDE)	0
RSP	1	Other	0
SDC	0		
ESN	4		
APE/OT/PT	1		
TOTAL	**26**		



ANDERSON ELEMENTARY SCHOOL

PRIORITIES

FMP COMMITTEE PRIORITIES

- A — Repair Modernize, Reconfigure Existing Classrooms & Restrooms
- D — Multipurpose Room (MPR) & Food Service Improvements
- L — Exterior Play Spaces, Playfields & Hardcourts

SITE COMMITTEE PRIORITIES

- D — Expanding the MPR
- A — Updated Restrooms
- I — Creating a Parent Center

EXISTING CONDITIONS

BUILDING CONDITIONS

- Administration Office and Classroom received recent HVAC, Doors/Windows, Interior Finishes, Ceiling/Lights Modernization
- MPR in need of comprehensive modernization to include AC
- Portable buildings near the end of their lifecycle

LANDSCAPE / SURFACE CONDITIONS

- Principal request for 8'0" perimeter fencing around site
- Play structure and play surface in need of replacement due to age
- Campus landscaping in overall good condition
- Parking lot in need of repave and resurfacing treatments
- Hardcourt surfacing in minor resurfacing repairs
- TK/K play structure and play surfacing in good condition, and new high fencing with screening added to this area

PROPOSED PROJECTS

KEY PROPOSED PROJECTS

- Demolition Of Portables And New Permanent Construction
- MPR Reconfiguration And Expansion
- Parking And Dedicated Drop-Off Expansion

ADDITIONAL SITE UPGRADES & PROJECTS

- New perimeter fencing around campus
- Reconfiguration for WellSpace and Learning Resource Center
- Hardcourt resurface treatments
- Addition of outdoor learning spaces in between classroom spaces
- Walkway canopy repairs
- Playfield repair to address uneven field conditions
- New ADA pathway to be implemented to allow equal and safe access to play areas

ANDERSON ELEMENTARY SCHOOL

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Repair, Modernize, Reconfigure Existing Classrooms & Restrooms	$1,849,000
B. New Construction of ES Classrooms (Replace Portables)	$11,953,000
C. Specialty Program Classrooms (Flex Labs, Electives, CTE Pathways)	$3,480,000
D. Multipurpose Room (MPR) & Food Service Improvements	$4,372,000
E. MS Gym and Locker Room Upgrades	$-
F. Library	$-
G. Student Support & Counseling (Learning Resource Center)	$2,646,000
H. Wellspace (Wellness Center)	$507,000
I. Main Office and Administration Spaces	$231,000
J. Safety & Security	$4,899,000
K. Outdoor Learning Environments & Quads (with Shade)	$2,474,000
L. Exterior Play Spaces, Playfields & Hardcourts	$2,284,000
M. Site Utilities & Infrastructure Upgrades	$1,178,000
N. Technology Equipment Infrastructure	$761,000
Total Construction / Project Cost (2026$)	**$36,634,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2026$)

CAMPUS INFORMATION

LOCATION

6311 Larchwood Drive, Huntington Beach, CA 92647

SITE DATA

Year Built:	1965
Year Modernized:	2001
Current Enrollment (2024-25):	434
Planned Enrollment:	381
Grade Levels:	PK-5
Number of Permanent Classrooms:	25
Number of Relocatables:	0
Site Acreage:	8.5 AC
Permanent Building Area:	40,186 SF
Portable Building Area:	-

RECENT / UPCOMING WORK

- No Recent Modernization work since 2001.

CAMPUS DESCRIPTION

Ada Clegg Elementary School is known for its nurturing and innovative learning environment that focuses on developing the whole child—academically, socially, emotionally, and physically. The school integrates STEAM education and offers specialized programs like GATE and AVID to meet diverse student needs and foster a love of learning. Recognized with the Pivotal Practice and PBIS Awards, as well as being named an Honor Roll School, Ada Clegg stands out for its commitment to excellence, inclusivity, and preparing students to be future leaders.

During the Principal survey and site visit at Clegg Elementary, the team observed a strong emphasis on hands-on learning, including student participation in the school garden and frequent use of outdoor spaces by teachers. While the school is committed to its STEAM focus, there are facility challenges such as a lack of adequate athletic spaces, a need for dedicated areas for robotics and outdoor learning, and poor acoustics in the existing music space. Additionally, the multipurpose room (MPR) requires upgrades, including new flooring, tables, and benches, to better support student activities and programs.

Some of the needs as identified by the Principal and school site committee include the following: insufficient space for current enrollment, inadequate specialized instructional spaces, upgraded safety and security, playground equipment, more security cameras, upgrades to MPR.

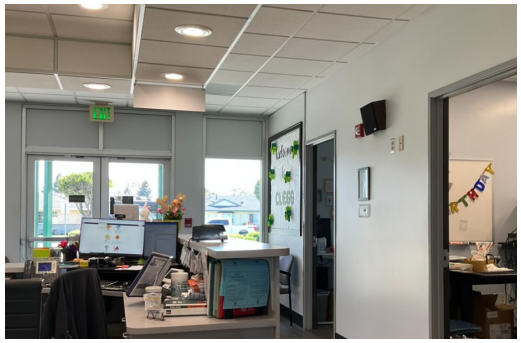




Drop-Off / Parking



Main Entry



Administration Office



Typical Classroom



Typical Restroom



Multi-Purpose Room



Lunch Area



Hardcourts



Playfields

EXISTING CONDITIONS

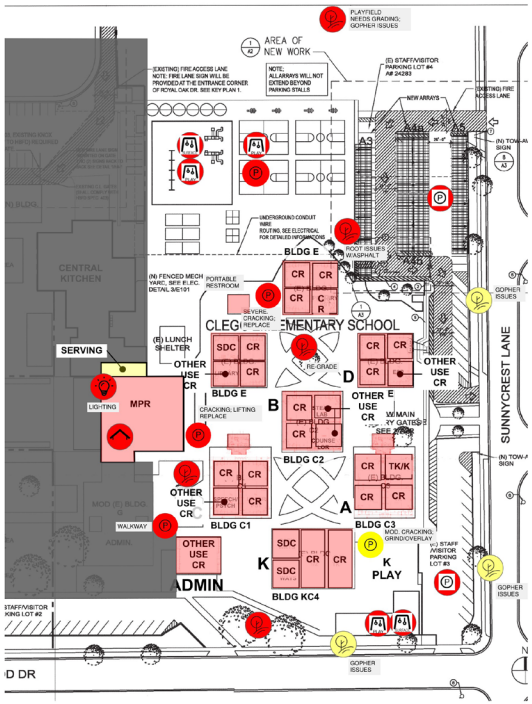
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During the workshop each site was reviewed in terms of the group's assessment of the current conditions of site elements and facilities.

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Red Hatch: indicates full Modernization needed or replacement (if portable construction)

Yellow Dot: indicates areas in moderate or acceptable condition, currently functioning but may require repairs or upgrades within the next 10-15 years.
Yellow Hatch: indicates light Mod/Finish upgrades needed

Green Dot: indicates areas that are in good condition, recently modernized, or newly replaced or rebuilt.
Green Hatch: indicates general modernization completed in 2022, including HVAC, doors, windows, interior finishes, ceiling and lights.



OVERALL RATINGS:
*Unless noted otherwise

Site & Landscape
- Irrigation — NEW VFD JSR PUMP
- Storm Water — UPGRADE FILTRATION FOR DRINKING WATER.
- Site Water — REPLACE ORIGINAL UNDERGROUND PLUMBING
- Sewer — REPLACE ORIGINAL UNDERGROUND PLUMBING
- Gas

SITE UTILITIES ARE MORE THAN 50 YEARS OLD AND HAVE NOT BEEN REPLACED.

- Playfields — PLAYFIELDS NEED GRADING, REPLANTING, AERATE AND WEED TREATMENT.
- Play Structure
- Play Equipment
- Play Surfacing
- Hardcourts (AC Paving) — SOME CRACKING. GRIND AND OVERLAY.
- Parking (AC Paving) — DEGRADED AND CRACKING. NEEDS TO BE REPLACED.
- Drop-off
- Concrete Paving — SOME CRACKING AND LIFTING IN AREAS.
- Site Lighting
- Gates and Fencing — CHAINLINK FENCING
- General Landscaping — GOPHER ISSUES AT LANDSCAPE AREAS ALONG SUNNYCREST AND LARCHWOOD. VARIOUS PLANTING AREAS REQUIRE RE-PLANTING.

Buildings — ALL BUILDINGS ARE MODULARS BUILT IN GROUND. REPLACE PORTABLE BUILDINGS AND RESTROOMS WITH PERMANENT CONSTRUCTION.
- Exterior Finish
- Doors — REPLACE W/ METAL DOORS
- Hardware — UPGRADE LOCKS
- Security Locks — DISTRICT FUTURE GOAL: ELECTRONIC DOOR HARDWARE
- Windows
- Interior Finish
- Ceilings
- Roofs

Systems
- HVAC — REPLACE MINI SPLIT SYSTEMS
- Controls
- Power/ Electrical Capacity
- Lights Exterior
- Lights Interior
- Fire Alarm — HIGH PRIORITY: FIRE ALARM REPLACEMENT CAMPUS WIDE.
- Plumbing — REPLACE FIXTURES: TOILETS, SINKS, URINALS, FAUCETS.
- Restroom Finish — REPLACE TILE & PARTITIONS
- Intrusion

TECHNOLOGY NEEDS:
- FIBER BACKBONE UPGRADE FOR FLEXIBILITY TO INCREASE SPEED
- THIS SITE HAS NOT BEEN UPGRADED FROM CAT 5 TO CAT 6
- CAMERA UPGRADES HAVE BEEN COMPLETED. MAIN ENTRANCE COVERAGE IS ADEQUATE. COULD ADD CAMERAS TO SOME AREAS.
- PHONE, CLOCKS, PA UPGRADES NEEDED.
- INCREASE WIFI ACCESS POINTS TO COVER OUTDOOR AREAS.
- FUTURE VISION TO INCLUDE ADDITIONAL DISPLAYS IN EACH CLASSROOM.
- ADDITIONAL TECHNOLOGY AT SPECIALTY PROGRAM SPACES.

BUILDING #	YEAR BUILT	YEAR MODERNIZED	CONSTRUCTION CLASS	BUILDING TYPE	BUILDING DESCRIPTION	GROSS SQUARE FOOTAGE
1	2002	N/A	C-MASONRY	PERMANENT	ADMINISTRATION	1,928
2	1965	2000	C-MASONRY	PERMANENT	MULTIPURPOSE ROOM (SHARED WITH STACEY)	7,870
3	1965	2006	C-MASONRY	PERMANENT	BUILDING A	4,380
4	1965	2006	C-MASONRY	PERMANENT	BUILDING B	3,840
5	1965	2006	C-MASONRY	PERMANENT	BUILDING C	4,380
6	2006	2018	C-MASONRY	PERMANENT	BUILDING D	4,380
7	2006	2018	C-MASONRY	PERMANENT	BUILDING E	3,840
8	2006	2018	C-MASONRY	PERMANENT	BUILDING F	4,380
9	1965	2006	C-MASONRY	PERMANENT	BUILDING K	5,188
10	1999	N/A	S-METAL	SHELTER	LUNCH SHELTER	1,200

4.02 EXISTING CAMPUS PLAN

CLEGG ELEMENTARY SCHOOL

LEGEND

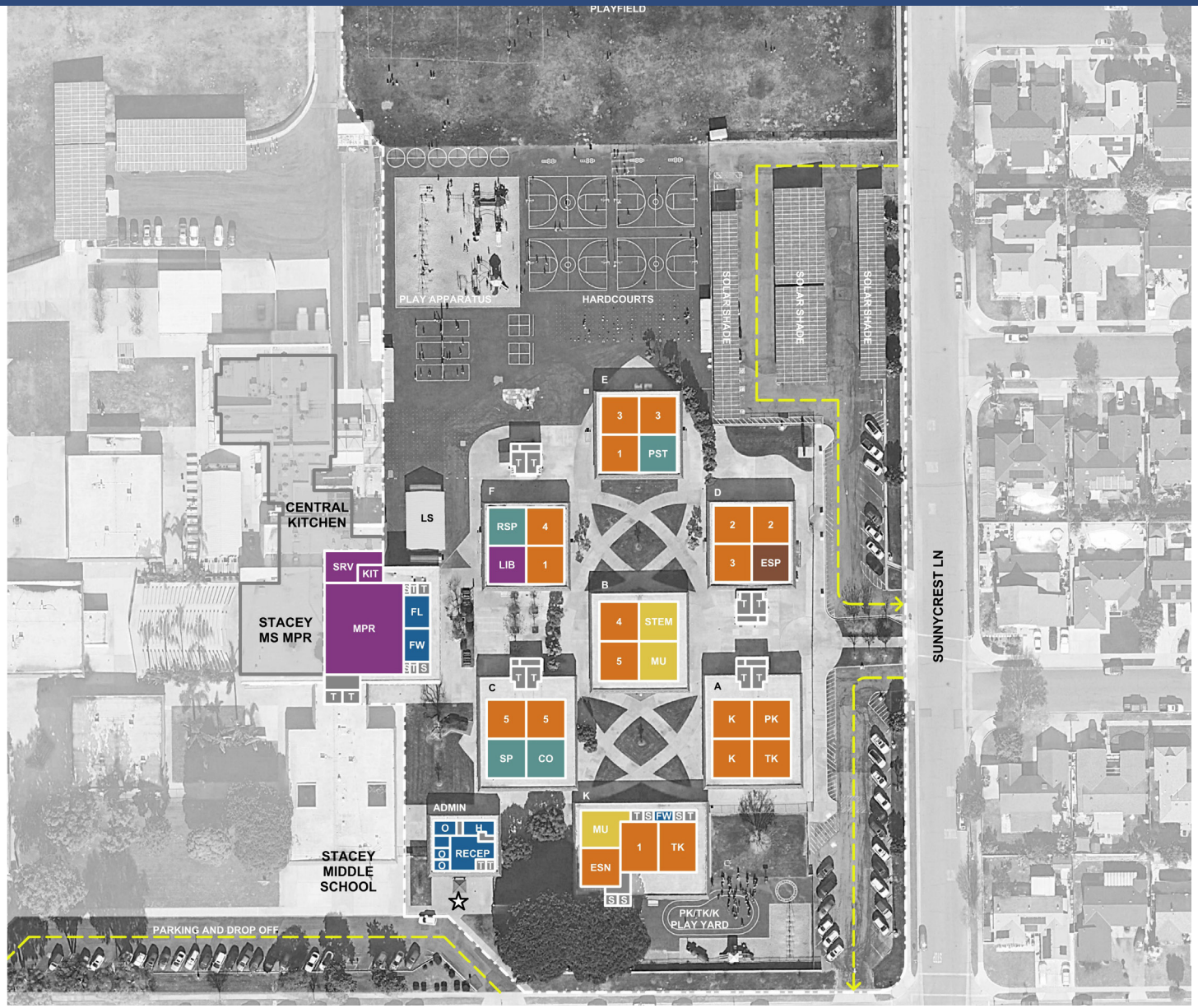
SYMBOL LEGEND

- Existing Portables
- Entrance to Campus
- Drop-Off Path
- Classrooms
- Administration & Faculty
- Electives / Lab
- Afterschool / Other
- Shared Spaces
- Support Spaces
- Shared Spaces

EXISTING PLAN FACTORS

Grades: PK-5

2025 Enrollment	434		
Parking Spaces	87		
PK Classrooms	1	CO/ PSY/ SP	2
TK Classrooms	2	PST/UST	1
K Classrooms	2	Intervention (INTV)	0
Grade 1-3 Classrooms	8	Parent Center (PTA)	0
Grade 4-5 Classrooms	5	Afterschool (ESP)	1
Flex Lab (Music / VAPA)	2	Afterschool (PRIDE)	0
Flex Lab (STEAM/Specialized)	1	Other	0
RSP	1		
SDC	0		
ESN	1		
APE/OT/PT	0		
TOTAL	**23**		



LEGEND

SYMBOL LEGEND

- Existing Portables
- Drop-Off Path
- Classrooms
- Electives / Lab
- Shared Spaces
- Shared Spaces
- Administration & Faculty
- Afterschool / Other
- Entrance to Campus
- Fencing
- Hardcourts
- Parking Repave / Resurface
- Playfields Repair / Landscape Repair
- Outdoor Learning
- Play Apparatus & Surfacing
- Support Spaces

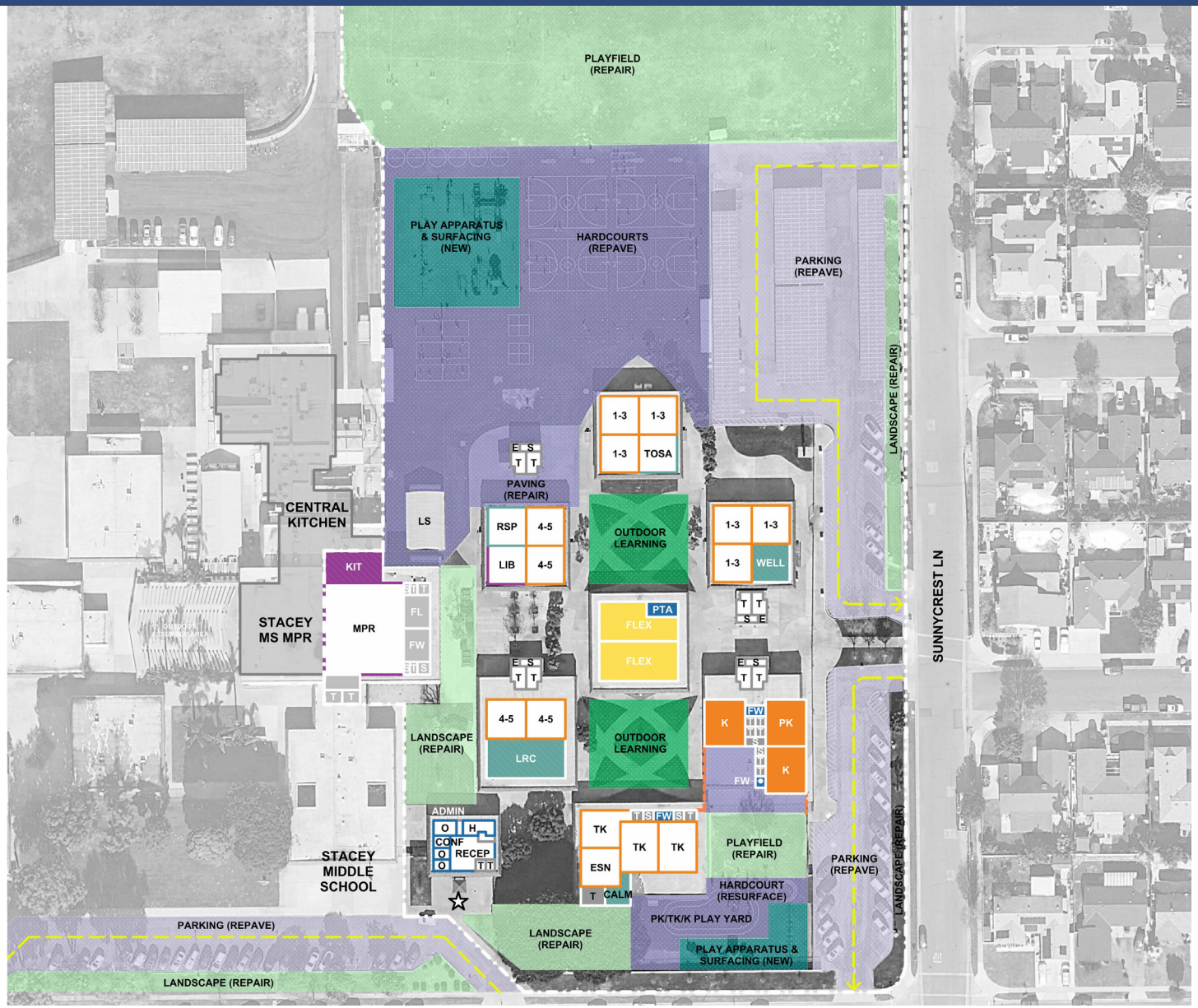
SCOPE OF WORK

- No Work
- Modernization
- Reconfiguration
- New Construction

PROPOSED PLAN FACTORS

Grades: PK-5

Projected Enrollment (2028)	381		
PK Classrooms	1	LRC	1
TK Classrooms	3	WellSpace	1
K Classrooms	2	TOSA	1
Grade 1-3 Classrooms	6	Intervention (INTV)	0
Grade 4-5 Classrooms	4	Parent Center (PTA)	1
Flex Lab (Music / VAPA)	1	Afterschool (ESP)	0
Flex Lab (STEAM/ Specialized)	1	Afterschool (PRIDE)	0
RSP	1	Other	0
SDC	0		
ESN	1		
APE/OT/PT	0		
TOTAL	**20**		



CLEGG ELEMENTARY SCHOOL

PRIORITIES

FMP COMMITTEE PRIORITIES

- A Repair Modernize, Reconfigure Existing Classrooms & Restrooms
- B New Construction of ES Classrooms (Replace Portables)
- J Safety & Security

SITE COMMITTEE PRIORITIES

- J A Classroom Modernization and Security Cameras
- D MPR Modernization
- L Playgrounds

EXISTING CONDITIONS

BUILDING CONDITIONS

- School Site has not received any modernization work within the last 5 years to classroom building facilities
- MPR in need of comprehensive modernization to include AC and proper lighting
- Administration Office in poor condition, in need of modernization and refresh

LANDSCAPE / SURFACE CONDITIONS

- Severe cracking at hardcourt surfaces causing tripping hazards
- Upper and lower play apparatus and play surface in need of replacement

PROPOSED PROJECTS

KEY PROPOSED PROJECTS

- New construction of Kindergarten and Preschool Classrooms
- MPR Modernization and Reconfiguration of Kitchen Spaces
- Reconfiguration for LRC, Flex Labs and Well Space

ADDITIONAL SITE UPGRADES & PROJECTS

- Classroom modernization work across campus
- PK/TK/K Play Yard repairs and hardcourt resurface work. To also include new play apparatus and play surfacing
- Landscape repairs across campus to enhance curb appeal
- Parking and drop off areas to be repaved
- Upper hardcourts to be repaved and new play apparatus and surfaces
- Playfield repairs to address uneven field conditions

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Repair, Modernize, Reconfigure Existing Classrooms & Restrooms	$10,631,000
B. New Construction of ES Classrooms (Replace Portables)	$2,082,000
C. Specialty Program Classrooms (Flex Labs, Electives, CTE Pathways)	$2,071,000
D. Multipurpose Room (MPR) & Food Service Improvements	$3,630,000
E. MS Gym and Locker Room Upgrades	$-
F. Library	$454,000
G. Student Support & Counseling (Learning Resource Center)	$2,341,000
H. WellSpace (Wellness Center)	$567,000
I. Main Office and Administration Spaces	$806,000
J. Safety & Security	$4,916,000
K. Outdoor Learning Environments & Quads (with Shade)	$1,006,000
L. Exterior Play Spaces, Playfields & Hardcourts	$5,318,000
M. Site Utilities & Infrastructure Upgrades	$3,102,000
N. Technology Equipment Infrastructure	$720,000
Total Construction / Project Cost (2026$)	**$37,644,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2026$)

DEMILLE LANGUAGE ACADEMY

CAMPUS INFORMATION

LOCATION

15400 Van Buren Street, Midway City, CA 92655

SITE DATA

Year Built:	1959
Year Modernized:	2023
Current Enrollment (2024-25):	541
Planned Enrollment:	601
Grade Levels:	PK-5
Number of Permanent Classrooms:	13
Number of Relocatables:	15
Site Acreage:	10 AC
Permanent Building Area:	23,475 SF
Portable Building Area:	15,840 SF

RECENT / UPCOMING WORK

- HVAC, Door/Windows, Interior Finishes, Ceiling/ Lights Modernization except MPR

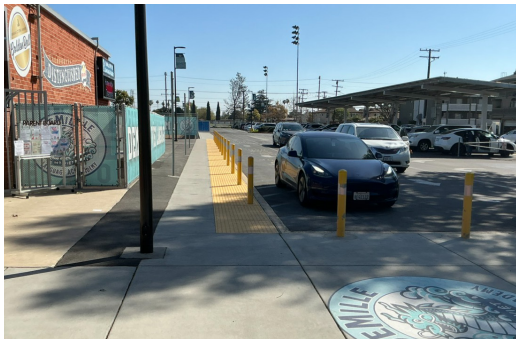
CAMPUS DESCRIPTION

DeMille Language Academy - Vietnamese Language Immersion School is the first Vietnamese Dual Language Immersion School in California, offering students the unique opportunity to become fluent in both Vietnamese and English. The school fosters a rich multilingual and multicultural environment, supported by programs like GATE and recognized with numerous honors including the CABE Seal of Excellence, Golden Bell Award, and PBIS Award. With a diverse student body and a commitment to academic excellence, cultural pride, and innovative education, DeMille prepares students to thrive as global citizens.

During the Principal survey and site visit at DeMille Elementary, the team noted the school's strong reputation due to its Vietnamese Dual Language Immersion program and recent rebranding. However, the site faces significant challenges, including an inefficient administrative office, lack of privacy for student services, and overall space shortages for current enrollment. Outdated building systems, poor technology infrastructure, old playground equipment, accessibility issues, and inflexible classroom layouts further impact the learning environment. Additionally, the multipurpose room is too small to accommodate school-wide events with students, staff, and families.

Some of the needs as identified by the Principal and school site committee include the following: instructional spaces improved inclusive of acoustics, comfort, ventilation etc., improved tech infrastructure , more flexible learning/collaborative spaces, larger functional office spaces, replace portables with permanent construction, larger MPR with AC, separate eating space for students.

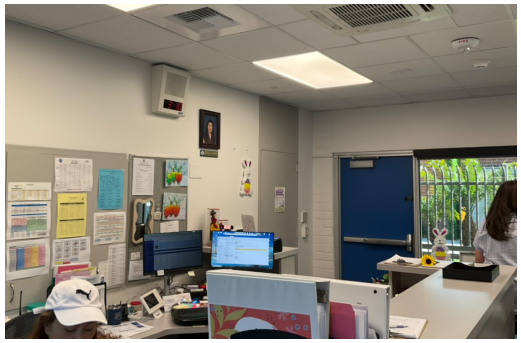




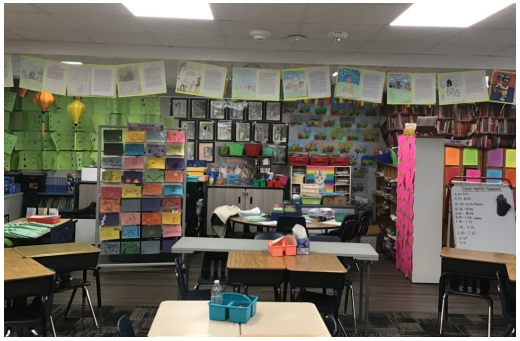
Drop-Off Lane



Main Entry



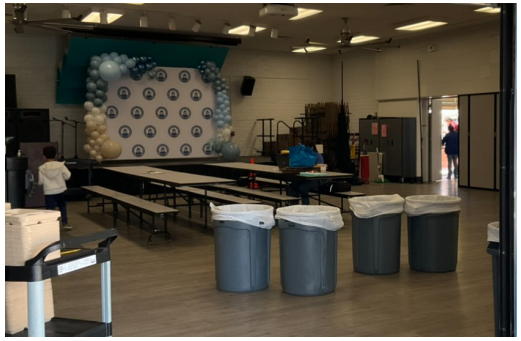
Administration Office



Typical Classroom



Typical Restroom



Multi-Purpose Room



Lunch Area



Play Structure



Playfields

EXISTING CONDITIONS

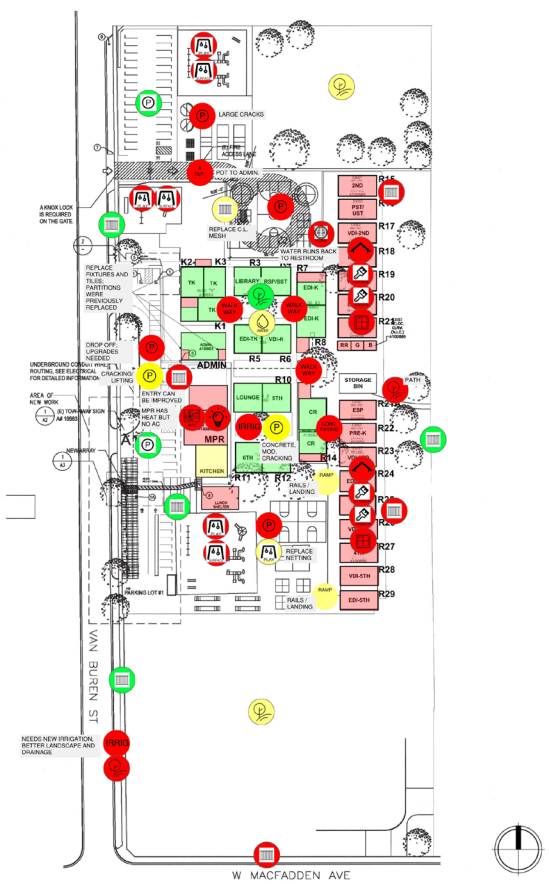
On March 26, 2025, a workshop was conducted with leadership and members of the Maintenance and Operations team at the District.

During the workshop each site was reviewed in terms of the group's assessment of the current conditions of site elements and facilities.

Red Dot: indicates areas in poor condition, nearing the end of their life cycle, and requiring replacement in the near future. This also includes areas with ongoing and frequent maintenance issues.
Red Hatch: indicates full Modernization needed or replacement (if portable construction)

Yellow Dot: indicates areas in moderate or acceptable condition, currently functioning but may require repairs or upgrades within the next 10-15 years.
Yellow Hatch: indicates light Mod/Finish upgrades needed

Green Dot: indicates areas that are in good condition, recently modernized, or newly replaced or rebuilt.
Green Hatch: indicates general modernization completed in 2022, including HVAC, doors, windows, interior finishes, ceiling and lights.



OVERALL RATINGS:
*Unless noted otherwise

Site & Landscape
- Irrigation — NEED NEW VFD PUMP SYSTEM
- Storm Water
- Site Water — UPGRADE WATER FILTRATION FOR DRINKING WATER. ADD SHUTOFF VALVE PER BUILDING.
- Sewer
- Gas

SITE UTILITIES ARE MORE THAN 50 YEARS OLD AND HAVE NOT BEEN REPLACED.

- Playfields — PLAYFIELDS NEED MINOR RE-GRADING.
- Play Structure
- Play Equipment
- Play Surfacing
- Hardcourts (AC Paving)
- Parking (AC Paving)
- Drop-off
- Concrete Paving — SOME CRACKING AND LIFTING IN AREAS.
- Site Lighting
- Gates and Fencing — CHAINLINK FENCING WITH SCREENS IN GOOD CONDITION
- General Landscaping

Buildings — REPLACE PORTABLE CLASSROOMS WITH PERMANENT CONSTRUCTION
- Exterior Finish
- Doors — UPGRADE ALL WOOD DOORS TO METAL DOORS
- Hardware
- Security Locks — DISTRICT FUTURE GOAL: ELECTRONIC DOOR HARDWARE
- Windows
- Interior Finish — REPLACE CABINETS
- Ceilings
- Roofs

Systems
- HVAC
- Controls
- Power/ Electrical Capacity
- Lights Exterior
- Lights Interior
- Fire Alarm — INSTALL UPS POWER ISOLATION
- Plumbing — REPLACE FIXTURES: TOILETS, SINKS, URINALS, FAUCETS.
- Restroom Finish — REPLACE TILE/PARTITIONS

TECHNOLOGY NEEDS:
- FIBER BACKBONE UPGRADE FOR FLEXIBILITY TO INCREASE SPEED
- THIS SITE HAS BEEN UPGRADED FROM CAT 5 TO CAT 6
- CAMERA UPGRADES HAVE BEEN COMPLETED. MAIN ENTRANCE COVERAGE IS ADEQUATE. COULD ADD CAMERAS TO SOME AREAS.
- INCREASE CLOCKS AND SPEAKERS
- INCREASE WIFI ACCESS POINTS TO COVER OUTDOOR AREAS.
- FUTURE DESIGN TO INCLUDE ADDITIONAL DISPLAYS IN EACH CLASSROOM.
- ADDITIONAL TECHNOLOGY AT SPECIALTY PROGRAM SPACES.

4.03 EXISTING FACILITY SUMMARY

DEMILLE LANGUAGE ACADEMY

BUILDING #	YEAR BUILT	YEAR MODERNIZED	CONSTRUCTION CLASS	BUILDING TYPE	BUILDING DESCRIPTION	GROSS SQUARE FOOTAGE
1	1959	2023	C-MASONRY	PERMANENT	ADMINISTRATION BUILDING	1,210
2	1959	2023	C-MASONRY	PERMANENT	MULTI-PURPOSE ROOM	4,593
3	1959	2023	C-MASONRY	PERMANENT	KINDERGARTEN CLASSROOMS	3,744
4	1959	2023	C-MASONRY	PERMANENT	CLASSROOM BUILDING 1	2,240
5	1959	2023	C-MASONRY	PERMANENT	CLASSROOM BUILDING 2	2,240
6	1959	2023	C-MASONRY	PERMANENT	CLASSROOM BUILDING 3	2,870
7	1959	2023	C-MASONRY	PERMANENT	CLASSROOM BUILDING 4	2,576
8	1959	2023	C-MASONRY	PERMANENT	CLASSROOM BUILDING 5	2,240
9	1959	2023	C-MASONRY	PERMANENT	CLASSROOM BUILDING 6	2,882
10	1999	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE 15	960
11	1999	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE 16	960
12	1999	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE 17	960
13	1997	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE 18	960
14	1997	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE 19	960
15	1990	2023 - FA ONLY	D-WOOD	PORTABLE	PORTABLE 20	960
16	1990	2023 - FA ONLY	D-WOOD	PORTABLE	PORTABLE 21	1,920
17	1990	2023 - FA ONLY	D-WOOD	PORTABLE	PORTABLE 22	960
18	1996	2023 - FA ONLY	D-WOOD	PORTABLE	PORTABLE 23	960
19	1996	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE 24	960
20	1996	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE 25	960
22	1996	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE 26	960
23	1999	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE 27	960
24	1999	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE 28	960
25	1997	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE 29	960
26	1999	N/A	S-METAL	PORTABLE	RESTROOM PORTABLES	480
27	1959	N/A	D-WOOD	WALKWAYS	COVERED WALKWAYS	5,992

LEGEND

SYMBOL LEGEND

- Existing Portables
- Entrance to Campus
- Drop-Off Path
- Classrooms
- Administration & Faculty
- Electives / Lab
- Afterschool / Other
- Shared Spaces
- Support Spaces
- Shared Spaces

EXISTING PLAN FACTORS

Grades: PK-5

2025 Enrollment	541		
Parking Spaces	87		
PK Classrooms	1	CO/ PSY/ SP	1
TK Classrooms	4	PST/UST	1
K Classrooms	4	Intervention (INTV)	0
Grade 1-3 Classrooms	9	Parent Center (PTA)	0
Grade 4-5 Classrooms	6	Afterschool (ESP)	1
Flex Lab (Music / VAPA)	1	Afterschool (PRIDE)	0
Flex Lab (STEAM/Specialized)	0	Other	0
RSP	2		
SDC	0		
ESN	0		
APE/OT/PT	0		
TOTAL	**27**		



LEGEND

SYMBOL LEGEND

- Existing Portables
- Drop-Off Path
- Classrooms
- Electives / Lab
- Shared Spaces
- Shared Spaces
- Administration & Faculty
- Afterschool / Other
- Entrance to Campus
- Fencing
- Hardcourts
- Parking Repave / Resurface
- Playfields Repair / Landscape Repair
- Outdoor Learning
- Play Apparatus & Surfacing
- Support Spaces

SCOPE OF WORK

- No Work
- Modernization
- Reconfiguration
- New Construction

PROPOSED PLAN FACTORS

Grades: PK-5

Projected Enrollment (2028)	601		
PK Classrooms	1	LRC	1
TK Classrooms	4	WellSpace	1
K Classrooms	4	TOSA	1
Grade 1-3 Classrooms	10	Intervention (INTV)	0
Grade 4-5 Classrooms	6	Parent Center (PTA)	1
Flex Lab (Music / VAPA)	1	Afterschool (ESP)	1
Flex Lab (STEAM/ Specialized)	1	Afterschool (PRIDE)	0
RSP	1	Other	0
SDC	0		
ESN	0		
APE/OT/PT	0		
TOTAL	**28**		



4.03 PRIORITIES & NEEDS SUMMARY

DEMILLE LANGUAGE ACADEMY

PRIORITIES

FMP COMMITTEE PRIORITIES

- I Main Office & Administration Spaces
- B New Construction of ES Classrooms (Replace Portables)
- D Multipurpose Room (MPR) & Food Service Improvements

SITE COMMITTEE PRIORITIES

- B Replacement of Portables with Kindergarten and Classroom wings
- D MPR
- I Office Reconfiguration

EXISTING CONDITIONS

BUILDING CONDITIONS

- Administration Office and Classroom received recent HVAC, Doors/Windows, Interior Finishes, Ceiling/Lights Modernization
- Portable buildings near the end of their lifecycle and in need of modernization or replacement
- MPR in need of comprehensive modernization to include AC and improved lighting

LANDSCAPE / SURFACE CONDITIONS

- Play apparatus and play surfaces in need of modernization in Upper and Lower play areas
- Perimeter fencing in good condition, in need of minor upgrades, and specific upgrades
- Hardcourts in need of surface treatments
- Parking and Drop Off AC Paving in good condition

PROPOSED PROJECTS

KEY PROPOSED PROJECTS

- New construction of PK, TK, K, and Primary Grade Classrooms
- New Construction of MPR and Kitchen.
- Administration office reconfiguration

ADDITIONAL SITE UPGRADES & PROJECTS

- Reconfiguration of existing MPR to Flex Lab Spaces
- Outdoor Learning spaces integrated in between classroom spaces
- New Hardcourt and Resurfacing of existing hardcourt spaces
- Parking Lot expansion and to include dedicated drop off lane
- Block Wall added North end of campus to help with campus safety concerns
- New play apparatus and new play surfacing
- Playfield repairs to address uneven field conditions

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Repair, Modernize, Reconfigure Existing Classrooms & Restrooms	$1,590,000
B. New Construction of ES Classrooms (Replace Portables)	$25,434,000
C. Specialty Program Classrooms (Flex Labs, Electives, CTE Pathways)	$1,739,000
D. Multipurpose Room (MPR) & Food Service Improvements	$10,921,000
E. MS Gym and Locker Room Upgrades	$-
F. Library	$-
G. Student Support & Counseling (Learning Resource Center)	$916,000
H. WellSpace (Wellness Center)	$1,358,000
I. Main Office and Administration Spaces	$1,094,000
J. Safety & Security	$3,337,000
K. Outdoor Learning Environments & Quads (with Shade)	$2,155,000
L. Exterior Play Spaces, Playfields & Hardcourts	$5,838,000
M. Site Utilities & Infrastructure Upgrades	$1,901,000
N. Technology Equipment Infrastructure	$151,000
Total Construction / Project Cost (2026$)	**$56,434,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2026$)

EASTWOOD ELEMENTARY SCHOOL

CAMPUS INFORMATION

LOCATION

13552 University Street, Westminster, CA 92683

SITE DATA

Year Built:	1964
Year Modernized:	2024-2025
Current Enrollment (2024-25):	534
Planned Enrollment:	538
Grade Levels:	TK-6
Number of Permanent Classrooms:	18
Number of Relocatables:	12
Site Acreage:	10 AC
Permanent Building Area:	26,510 SF
Portable Building Area:	12,000 SF

RECENT / UPCOMING WORK

- HVAC, Doors/Windows, Interior Finishes, Ceiling/ Lights Modernization, except MPR

CAMPUS DESCRIPTION

Eastwood Elementary is a highly regarded school known for its academic excellence, diverse student body, and dedicated educators who foster creativity, critical thinking, and a love for learning. The school offers a strong Gifted and Talented Education (GATE) program and implements Positive Behavioral Interventions and Supports (PBIS) to promote student growth and character development. Recognized with multiple awards including the Pivotal Practice, Gold Ribbon, PBIS, and Title I Achievement Awards, Eastwood stands out as a nurturing and innovative environment where students are empowered to thrive and succeed.

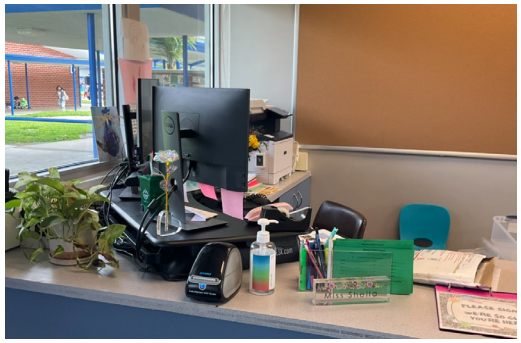
During the principal survey and site visit, several facility concerns were identified. The lunch shelter is too small to accommodate all students, and there are no functioning drainage systems. Staff restrooms are in poor condition, portables are in very rough shape, and the MPR also needs significant upgrades. Additional issues include outdated furniture, inflexible classroom layouts, insufficient space for current enrollment, and a field with holes and divots that have caused student injuries.

Some of the needs as identified by the Principal and school site committee include the following: outdoor spaces/ fields with access to power/water, upgrade MPR, reconfigure to remove lunch lines from with MPR, replace portables with permanent construction, replace portables with permanent construction, upgrade bathrooms, more shade for students/ encourage outdoor learning, improvements for MPR.




Drop-Off Lane / Parking


Main Entry


Administration Office


Typical Classroom


Typical Restroom


Multi-Purpose Room


Lunch Area


Hardcourts


Play Structure

EXISTING CONDITIONS

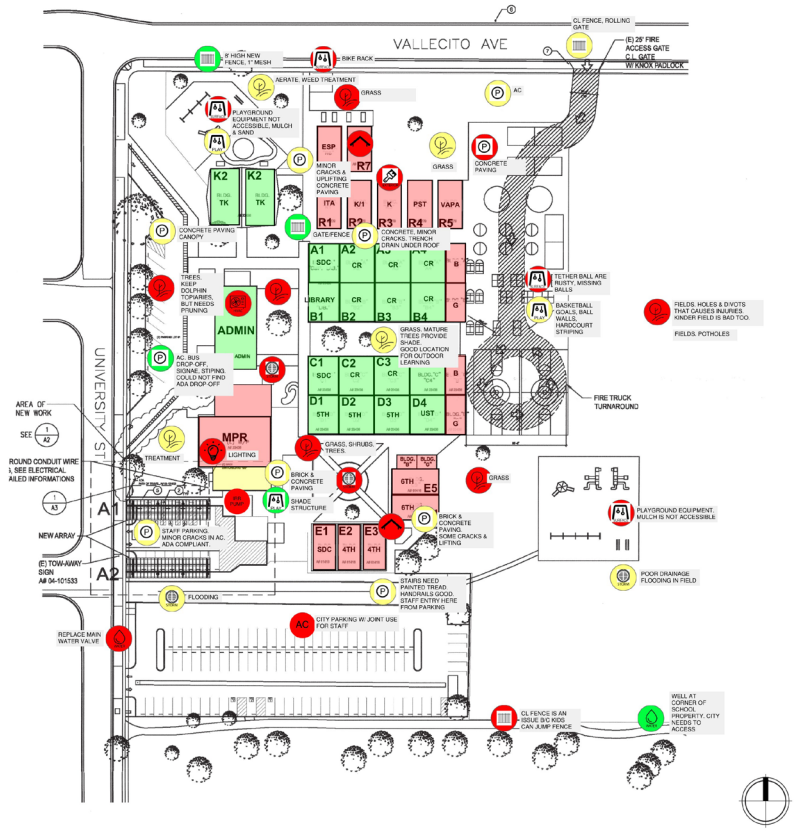
On March 26, 2025, a workshop was conducted with leadership and members of the Maintenance and Operations team at the District.

During the workshop each site was reviewed in terms of the group's assessment of the current conditions of site elements and facilities.

Red Dot: indicates areas in poor condition, nearing the end of their life cycle, and requiring replacement in the near future. This also includes areas with ongoing and frequent maintenance issues.
Red Hatch: indicates full Modernization needed or replacement (if portable construction)

Yellow Dot: indicates areas in moderate or acceptable condition, currently functioning but may require repairs or upgrades within the next 10-15 years.
Yellow Hatch: indicates light Mod/Finish upgrades needed

Green Dot: indicates areas that are in good condition, recently modernized, or newly replaced or rebuilt.
Green Hatch: indicates general modernization completed in 2022, including HVAC, doors, windows, interior finishes, ceiling and lights.



OVERALL RATINGS:
*Unless noted otherwise

Site & Landscape
- Irrigation — NEED NEW VFD PUMP SYSTEM
- Storm Water — AREAS OF POOR DRAINAGE.
- Site Water — UPGRADE WATER FILTRATION FOR DRINKING WATER. REPLACE MAIN WATER VALVE.
- Sewer
- Gas

SITE UTILITIES ARE MORE THAN 50 YEARS OLD AND HAVE NOT BEEN REPLACED.

- Playfields — GRASS NEEDS TO BE TREATED FOR WEEDS
- Play Structure
- Play Equipment
- Play Surfacing
- Hardcourts (AC Paving)
- Parking (AC Paving)
- Drop-off
- Concrete Paving — CONCRETE CRACKS IN PLAY AREA. CONCRETE NEEDS TO BE REPLACED
- Site Lighting
- Gates and Fencing
- General Landscaping

Buildings — REPLACE PORTABLE BUILDINGS
- Exterior Finish
- Doors
- Hardware
- Security Locks — DISTRICT FUTURE GOAL: ELECTRONIC DOOR HARDWARE
- Windows
- Interior Finish — REPLACE CABINETS
- Ceilings — REPLACE CEILING TILES IN PORTABLES, INCLUDING FIBER GLASS CEILING TILES IN THE E WING.
- Roofs — REPLACE METAL ROOFS AND BEAMS

Systems
- HVAC
- Controls
- Power/ Electrical Capacity
- Lights Exterior
- Lights Interior
- Fire Alarm — INSTALL UPS POWER ISOLATION
- Plumbing — REPLACE FIXTURES: TOILETS, SINKS, URINALS, FAUCETS.
- Restroom Finish — REPLACE TILE/PARTITIONS

TECHNOLOGY NEEDS:
- FIBER BACKBONE UPGRADE FOR FLEXIBILITY TO INCREASE SPEED
- THIS SITE HAS BEEN UPGRADED FROM CAT 5 TO CAT 6
- CAMERA UPGRADES HAVE BEEN COMPLETED. MAIN ENTRANCE COVERAGE IS ADEQUATE. COULD ADD CAMERAS TO SOME AREAS.
- PHONE, CLOCKS, PA UPGRADES NEEDED.
- INCREASE WIFI ACCESS POINTS TO COVER OUTDOOR AREAS.
- FUTURE VISION TO INCLUDE ADDITIONAL DISPLAYS IN EACH CLASSROOM.
- ADDITIONAL TECHNOLOGY AT SPECIALTY PROGRAM SPACES.

EASTWOOD ELEMENTARY SCHOOL

BUILDING #	YEAR BUILT	YEAR MODERNIZED	CONSTRUCTION CLASS	BUILDING TYPE	BUILDING DESCRIPTION	GROSS SQUARE FOOTAGE
1	1964	2024	C-MASONRY	PERMANENT	ADMINISTRATION	1,849
2	1964	2024 - FA ONLY	C-MASONRY	PERMANENT	MULTI-PURPOSE ROOM	4,598
3	1964	2024	C-MASONRY	PERMANENT	BUILDING K	2,784
4	1964	2024	C-MASONRY	PERMANENT	CLASSROOM BUILDING A-B	8,640
5	1964	2024	C-MASONRY	PERMANENT	CLASSROOM BUILDING C-D	8,639
6	1994	2024	S-METAL	PORTABLE	PORTABLE BUILDING E	4,800
7	1994	2024 - FA ONLY	S-METAL	PORTABLE	PORTABLE RESTROOM	480
8	1998	2024 - FA ONLY	S-METAL	PORTABLE	PORTABLE R1	960
9	1996	2024 - FA ONLY	S-METAL	PORTABLE	PORTABLE R2	960
10	1996	2024 - FA ONLY	S-METAL	PORTABLE	PORTABLE R3	960
11	1996	2024 - FA ONLY	S-METAL	PORTABLE	PORTABLE R4	960
12	1996	2024 - FA ONLY	S-METAL	PORTABLE	PORTABLE R5	960
13	1998	2024 - FA ONLY	S-METAL	PORTABLE	PORTABLE R6	960
14	2000	2024 - FA ONLY	S-METAL	PORTABLE	PORTABLE R7	960
15	1999	N/A	S-METAL	SHELTER	LUNCH SHELTER	1,200
16	1964	N/A	D-WOOD	WALKWAYS	D-WOOD	2,437

EASTWOOD ELEMENTARY SCHOOL

LEGEND

SYMBOL LEGEND

- Existing Portables
- Entrance to Campus
- Drop-Off Path
- Classrooms
- Administration & Faculty
- Electives / Lab
- Afterschool / Other
- Shared Spaces
- Support Spaces
- Shared Spaces

EXISTING PLAN FACTORS

Grades: TK-6

2025 Enrollment	534		
Parking Spaces	119		
PK Classrooms	0	CO/ PSY/ SP	3
TK Classrooms	2	PST/UST	2
K Classrooms	3	Intervention (INTV)	0
Grade 1-3 Classrooms	7	Parent Center (PTA)	0
Grade 4-6 Classrooms	6	Afterschool (ESP)	2
Flex Lab (Music / VAPA)	1	Afterschool (PRIDE)	0
Flex Lab (STEAM/Specialized)	0	Other	0
RSP	1		
SDC	3		
ESN	0		
APE/OT/PT	0		
TOTAL	**23**		



EASTWOOD ELEMENTARY SCHOOL

LEGEND

SYMBOL LEGEND

- Existing Portables
- Drop-Off Path
- Classrooms
- Electives / Lab
- Shared Spaces
- Shared Spaces
- Administration & Faculty
- Afterschool / Other
- Entrance to Campus
- Fencing
- Hardcourts
- Parking Repave / Resurface
- Playfields Repair / Landscape Repair
- Outdoor Learning
- Play Apparatus & Surfacing
- Support Spaces

SCOPE OF WORK

- No Work
- Modernization
- Reconfiguration
- New Construction

PROPOSED PLAN FACTORS

Grades: TK-6

Projected Enrollment (2028)	538		
PK Classrooms	0	LRC	1
TK Classrooms	4	WellSpace	1
K Classrooms	3	TOSA	1
Grade 1-3 Classrooms	8	Intervention (INTV)	0
Grade 4-6 Classrooms	7	Parent Center (PTA)	1
Flex Lab (Music / VAPA)	1	Afterschool (ESP)	0
Flex Lab (STEAM/ Specialized)	1	Afterschool (PRIDE)	0
RSP	1	Other	0
SDC	3		
ESN	0		
APE/OT/PT	0		
TOTAL	**28**		



EASTWOOD ELEMENTARY SCHOOL

PRIORITIES

FMP COMMITTEE PRIORITIES

- B — New Construction of ES Classrooms (Replace Portables)
- A — Repair Modernize, Reconfigure Existing Classrooms & Restrooms
- K — Outdoor Learning Environments & Quads (with Shade)

SITE COMMITTEE PRIORITIES

- B — Permanent Buildings Instead of Portables
- L — Hardcourt area of Outdoor Learning
- A — Restrooms

EXISTING CONDITIONS

BUILDING CONDITIONS

- HVAC, Doors/Windows, Interior Finishes, Ceiling/Lights Modernization on classroom buildings
- Portable buildings near the end of their lifecycle and in need of modernization or replacement
- MPR in need of comprehensive modernization to include AC
- Student and Faculty Restrooms to receive modernization

LANDSCAPE / SURFACE CONDITIONS

- Playfield in need of repair due to uneven field conditions
- Hardcourts in need of resurface treatments
- Landscape repairs needed across campus to enhance curb appeal
- Upper and Lower play apparatus and play surface upgrades needed

PROPOSED PROJECTS

KEY PROPOSED PROJECTS

- Expansion and reconfiguration of administration office and to include learning resource center
- Expansion and reconfiguration of MPR and Kitchen spaces
- New construction of classroom and flex labs spaces

ADDITIONAL SITE UPGRADES & PROJECTS

- Hardcourts to be repaved
- WellSpace reconfiguration
- New play apparatus and play surfacing for both upper and lower play areas
- Parking AC Paving to receive resurfacing upgrades
- Playfield to receive repairs to address uneven field conditions
- Outdoor learning in between classrooms

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Repair, Modernize, Reconfigure Existing Classrooms & Restrooms	$1,067,000
B. New Construction of ES Classrooms (Replace Portables)	$18,301,000
C. Specialty Program Classrooms (Flex Labs, Electives, CTE Pathways)	$3,480,000
D. Multipurpose Room (MPR) & Food Service Improvements	$7,175,000
E. MS Gym and Locker Room Upgrades	$-
F. Library	$-
G. Student Support & Counseling (Learning Resource Center)	$2,715,000
H. WellSpace (Wellness Center)	$475,000
I. Main Office and Administration Spaces	$3,792,000
J. Safety & Security	$1,634,000
K. Outdoor Learning Environments & Quads (with Shade)	$800,000
L. Exterior Play Spaces, Playfields & Hardcourts	$5,714,000
M. Site Utilities & Infrastructure Upgrades	$1,821,000
N. Technology Equipment Infrastructure	$559,000
Total Construction / Project Cost (2026$)	**$47,533,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2026$)

FINLEY COMPUTER SCIENCE MAGNET

CAMPUS INFORMATION

LOCATION

13521 Edwards Street, Westminster, CA 92683

SITE DATA

Year Built:	1958
Year Modernized:	2024-2025
Current Enrollment (2024-25):	314
Planned Enrollment:	316
Grade Levels:	PK-5
Number of Permanent Classrooms:	22
Number of Relocatables:	8
Site Acreage:	10 AC
Permanent Building Area:	30,237 SF
Portable Building Area:	8,640 SF

RECENT / UPCOMING WORK

- HVAC, Doors/Windows, Interior Finishes, Ceiling/ Lights Modernization, except MPR

CAMPUS DESCRIPTION

Finley Computer Science Magnet School, originally opened in 1957 and reestablished in 1991, has become Orange County's first Computer Science Magnet School, serving approximately 350 TK–5 students with a focus on innovation and technology. The school offers enriching programs like GATE and AVID, promotes a positive and inclusive culture through PBIS, and encourages student leadership and creativity through extracurriculars like choir. Recognized with awards such as the Pivotal Practice, Gold Ribbon, PBIS, and Title I Achievement Awards, Finley stands as a resilient and forward-thinking institution dedicated to academic excellence and holistic student growth.

The principal survey and site visit highlighted multiple facility concerns and improvement needs. The lunch shelter is undersized, kindergarten classrooms do not have restrooms, and the asphalt across campus is in poor condition. Enrollment has been declining since 2020, and the school lacks sufficient infrastructure to meet growing technology and electrical demands, including display areas and power outlets. Although recent upgrades addressed HVAC, flooring, and ceilings, further enhancements are needed to improve accessibility and classroom functionality.

Some of the needs as identified by the Principal and school site committee include the following: flexible learning spaces/hardcourt improvements, visual media access/flexible technology, multi-purpose room expansion, safety issues, outdoor areas that can be repurposed, storage space, welcoming front office spaces, restrooms.





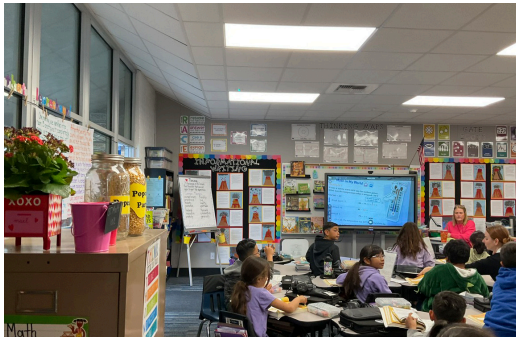
Drop-Off Lane / Parking



Site Identification / Main Entry



Administration Office



Typical Classroom



Typical Restroom



Multi-Purpose Room



Lunch Area



Hardcourts / Play Structure



Playfields

EXISTING CONDITIONS

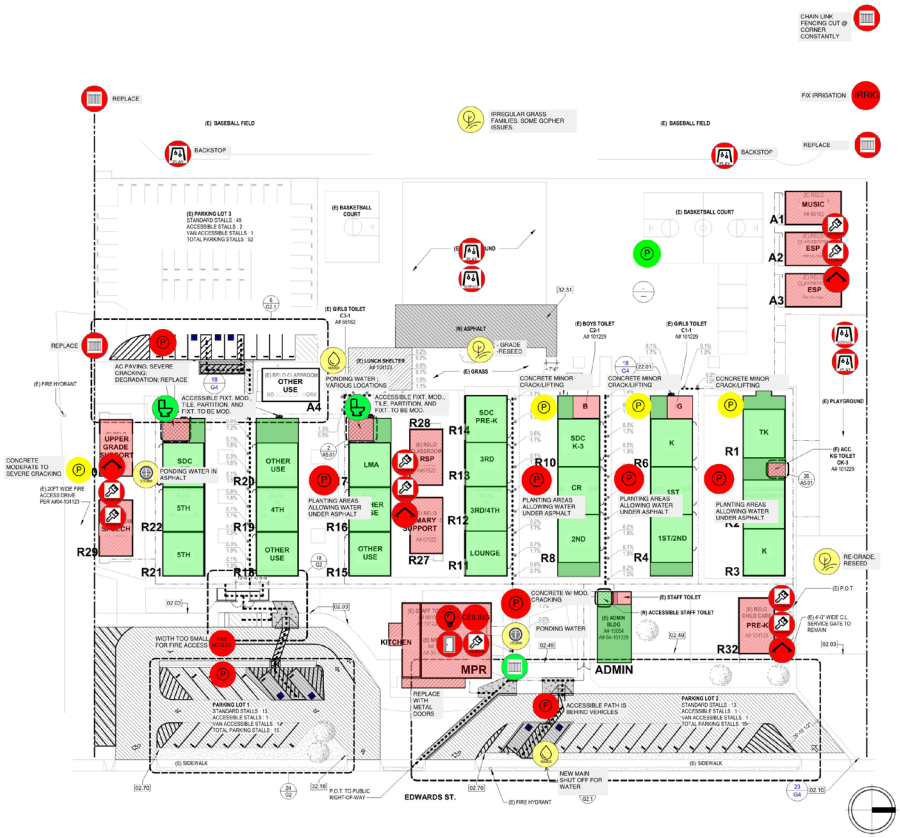
On March 26, 2025, a workshop was conducted with leadership and members of the Maintenance and Operations team at the District.

During the workshop each site was reviewed in terms of the group's assessment of the current conditions of site elements and facilities.

Red Dot: indicates areas in poor condition, nearing the end of their life cycle, and requiring replacement in the near future. This also includes areas with ongoing and frequent maintenance issues.
Red Hatch: indicates full Modernization needed or replacement (if portable construction)

Yellow Dot: indicates areas in moderate or acceptable condition, currently functioning but may require repairs or upgrades within the next 10-15 years.
Yellow Hatch: indicates light Mod/Finish upgrades needed

Green Dot: indicates areas that are in good condition, recently modernized, or newly replaced or rebuilt.
Green Hatch: indicates general modernization completed in 2022, including HVAC, doors, windows, interior finishes, ceiling and lights.



OVERALL RATINGS:
*Unless noted otherwise

Site & Landscape

- Irrigation — NEED NEW VFD PUMP SYSTEM. REPAIR IRRIGATION
- Storm Water — PONDING WATER ; VARIOUS LOCATIONS
- Site Water — UPGRADE WATER FILTRATION FOR DRINKING WATER. NEW SHUTOFF VALVE PER BUILDING, ABOVE/ BELOW GROUND.
- Sewer — REPLACE ORIGINAL UNDERGROUND PLUMBING
- Gas

SITE UTILITIES ARE MORE THAN 50 YEARS OLD AND HAVE NOT BEEN REPLACED.

- Playfields — IRREGULAR GRASS FAMILIES. SOME GOPHER ISSUES.
- Play Structure — EQUIPMENT IS OLD; REPLACE
- Play Equipment — BASEBALL BACKSTOPS NEED TO BE REPLACED
- Play Surfacing — PLAY SURFACE IS OLD; REPLACE
- Hardcourts (AC Paving) — SUMMER 2025 ASPHALT REPLACMENT
- Parking (AC Paving) — SEVERE CRACKING/DEGRADATION; REPLACE
- Drop-off
- Concrete Paving — MINOR/ MODERATE CRACKING/ LIFTING IN VARIOUS AREAS. REPLACE FEW PANELS.
- Site Lighting
- Gates and Fencing — REPLACE AT FIELDS
- General Landscaping

Buildings — REPLACE PORTABLES WITH PERMANENT CONSTRUCTION

- Exterior Finish
- Doors — REPLACE WITH METAL DOORS
- Hardware
- Security Locks — DISTRICT FUTURE GOAL: ELECTRONIC DOOR HARDWARE
- Windows
- Interior Finish — REPLACE CABINETS (CABINETS WERE NOT REPLACED IN MOD)
- Ceilings — REPLACE MP1 CEILING TILES
- Roofs — REPLACE ALL METAL ROOFS AND METAL BEAMS THAT ARE RUSTING ON PORTABLES

Systems

- HVAC
- Controls
- Power/ Electrical Capacity
- Lights Exterior
- Lights Interior
- Fire Alarm — INSTALL UPS POWER ISOLATION
- Plumbing — REPLACE FIXTURES: TOILETS, SINKS, URINALS, FAUCETS.
- Restroom Finish — REPLACE TILE/PARTITIONS

TECHNOLOGY NEEDS:
- FIBER BACKBONE UPGRADE FOR FLEXIBILITY TO INCREASE SPEED
- THIS SITE HAS BEEN UPGRADED FROM CAT 5 TO CAT 6
- CAMERA UPGRADES HAVE BEEN COMPLETED. MAIN ENTRANCE COVERAGE IS ADEQUATE. COULD ADD CAMERAS TO SOME AREAS.
- PHONE/ CLOCK/ PA UPGRADES NEEDED
- INCREASE WIFI ACCESS POINTS TO COVER OUTDOOR AREAS.
- FUTURE VISION TO INCLUDE ADDITIONAL DISPLAYS IN EACH CLASSROOM.
- ADDITIONAL TECHNOLOGY AT SPECIALTY PROGRAM SPACES.

FINLEY COMPUTER SCIENCE MAGNET

BUILDING #	YEAR BUILT	YEAR MODERNIZED	CONSTRUCTION CLASS	BUILDING TYPE	BUILDING DESCRIPTION	GROSS SQUARE FOOTAGE
1	1961	2024	C-MASONRY	PERMANENT	ADMINISTRATION	1,199
2	1961	2024 - FA ONLY	C-MASONRY	PERMANENT	MULTI-PURPOSE ROOM	3,600
3	1957	2024	C-MASONRY	PERMANENT	CLASSROOM BUILDING 1-3	3,839
4	1957	2024	C-MASONRY	PERMANENT	CLASSROOM BUILDING 4-6	3,840
5	1957	2024	C-MASONRY	PERMANENT	CLASSROOM BUILDING 7-10	3,839
6	1957	2024	C-MASONRY	PERMANENT	CLASSROOM BUILDING 11-14	3,840
7	1957	2024	C-MASONRY	PERMANENT	CLASSROOM BUILDING 15-17	3,360
8	1957	2024	C-MASONRY	PERMANENT	CLASSROOM BUILDING 18-20	3,360
9	1957	2024	C-MASONRY	PERMANENT	CLASSROOM BUILDING 21-23	3,360
10	1996	2024 - FA ONLY	S-METAL	PORTABLE	PORTABLE BUILDINGS 25-26	2,880
11	1997	2024 - FA ONLY	S-METAL	PORTABLE	PORTABLE BUILDINGS 27-28	1,920
12	1998	2024 - FA ONLY	S-METAL	PORTABLE	PORTABLE BUILDING 29	960
13	2001	2024 - FA ONLY	S-METAL	PORTABLE	PORTABLE BUILDINGS 30-31	1,920
14	2002	2024 - FA ONLY	S-METAL	PORTABLE	PORTABLE BUILDING 32	960
15	1957	N/A	D-WOOD	WALKWAYS	COVERED WALKWAYS	5,688
16	2002	N/A	S-METAL	SHELTER	LUNCH SHELTER	1,000

4.05 EXISTING CAMPUS PLAN

FINLEY COMPUTER SCIENCE MAGNET

LEGEND

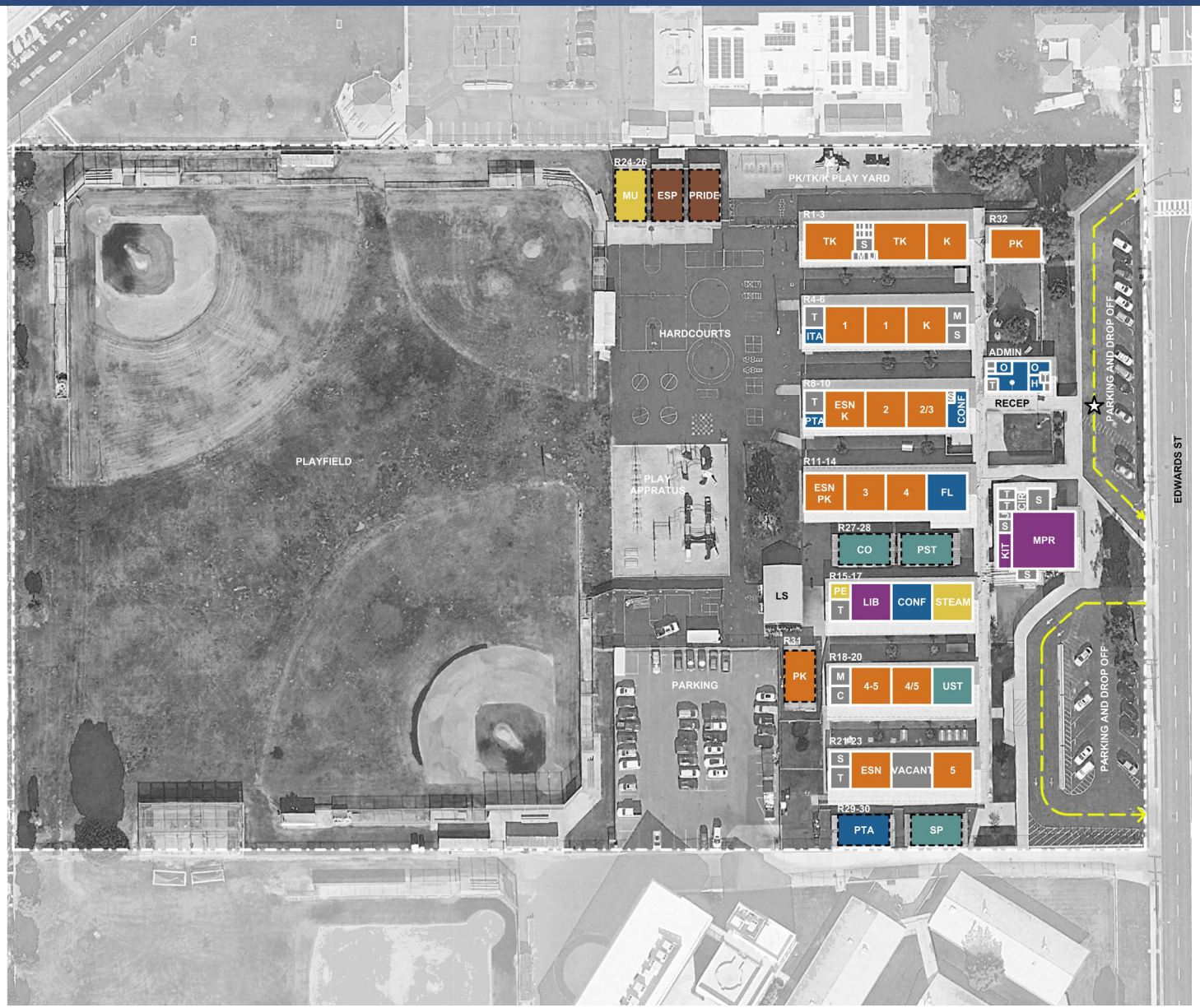
SYMBOL LEGEND

- Existing Portables
- Entrance to Campus
- Drop-Off Path
- Classrooms
- Administration & Faculty
- Electives / Lab
- Afterschool / Other
- Shared Spaces
- Support Spaces
- Shared Spaces

EXISTING PLAN FACTORS

Grades: PK-5

2025 Enrollment	314		
Parking Spaces	82		
PK Classrooms	2	CO/ PSY/ SP	2
TK Classrooms	2	PST/UST	2
K Classrooms	2	Intervention (INTV)	0
Grade 1-3 Classrooms	5	Parent Center (PTA)	1
Grade 4-5 Classrooms	3	Afterschool (ESP)	1
Flex Lab (Music / VAPA)	1	Afterschool (PRIDE)	1
Flex Lab (STEAM/Specialized)	1	Other	0
RSP	1		
SDC	0		
ESN	3		
APE/OT/PT	0		
TOTAL	**20**		



4.05 PROPOSED CAMPUS PLAN

FINLEY COMPUTER SCIENCE MAGNET

LEGEND

SYMBOL LEGEND

- Existing Portables
- Drop-Off Path
- Classrooms
- Electives / Lab
- Shared Spaces
- Shared Spaces
- Administration & Faculty
- Afterschool / Other
- Entrance to Campus
- Fencing
- Hardcourts
- Parking Repave / Resurface
- Playfields Repair / Landscape Repair
- Outdoor Learning
- Play Apparatus & Surfacing
- Support Spaces

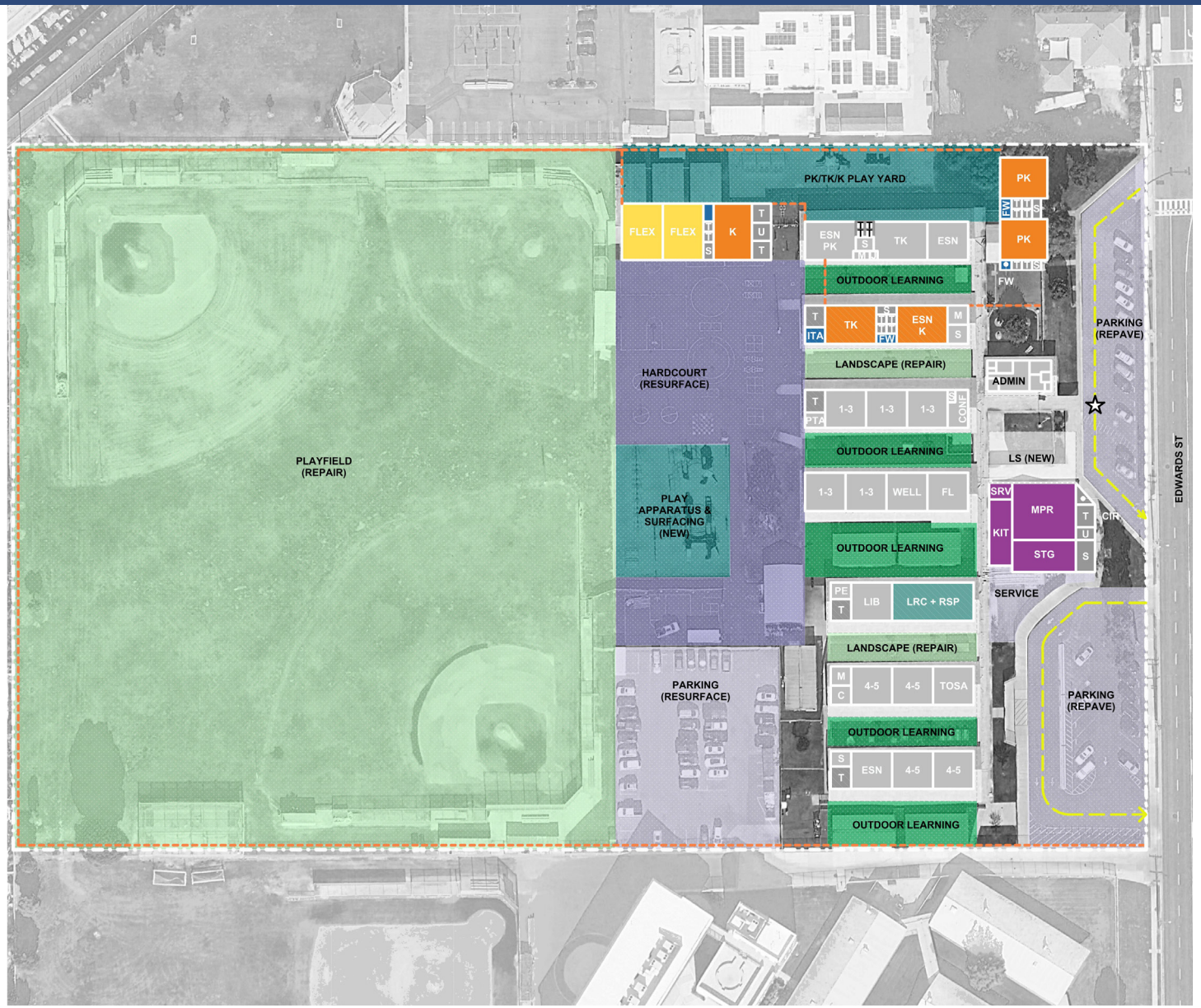
SCOPE OF WORK

- No Work
- Modernization
- Reconfiguration
- New Construction

PROPOSED PLAN FACTORS

Grades: PK-5

Projected Enrollment (2028)	316		
PK Classrooms	2	LRC	1
TK Classrooms	2	WellSpace	1
K Classrooms	2	TOSA	0
Grade 1-3 Classrooms	5	Intervention (INTV)	1
Grade 4-5 Classrooms	4	Parent Center (PTA)	0
Flex Lab (Music / VAPA)	1	Afterschool (ESP)	0
Flex Lab (STEAM/ Specialized)	1	Afterschool (PRIDE)	0
RSP	1	Other	0
SDC	0		
ESN	3		
APE/OT/PT	0		
TOTAL	**21**		



FINLEY COMPUTER SCIENCE MAGNET

PRIORITIES

FMP COMMITTEE PRIORITIES

- B — New Construction of ES Classrooms (Replace Portables)
- A — Repair Modernize, Reconfigure Existing Classrooms & Restrooms
- C — Specialty Program Classrooms (Flex Labs, Electives, CTE)

SITE COMMITTEE PRIORITIES

- L, K — Repaired Hardcourts and Outdoor Learning
- B — Portable Replacement
- D — MPR

EXISTING CONDITIONS

BUILDING CONDITIONS

- Administration Office and Classrooms received HVAC, Doors/Windows, Interior Finishes, Ceiling/Lights Modernization on classroom buildings
- MPR in need of comprehensive modernization to include AC
- Portable buildings near the end of their lifecycle and in need of modernization or replacement
- Student and Faculty restrooms in need of modernization

LANDSCAPE / SURFACE CONDITIONS

- Playfield in need of repair due to uneven field conditions
- Upper and Lower play apparatus and play surface upgrades needed
- Parking and Drop of AC pavements in need of upgrades
- Chain link perimeter fencing in need of upgrades

PROPOSED PROJECTS

KEY PROPOSED PROJECTS

- New construction of MPR, Kitchen, and Lunch Shelter
- New construction of classroom wings for PK & K classrooms
- Playfield repairs and outdoor learning spaces for students

ADDITIONAL SITE UPGRADES & PROJECTS

- Parking and Drop Off areas to be repaved and resurfaced to address cracking
- Reconfiguration of classroom wing to provide proper restrooms, storage, and workrooms for TK & K classrooms
- Landscape repair across campus site
- Playfield repair to address the uneven field conditions

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Repair, Modernize, Reconfigure Existing Classrooms & Restrooms	$3,584,000
B. New Construction of ES Classrooms (Replace Portables)	$5,985,000
C. Specialty Program Classrooms (Flex Labs, Electives, CTE Pathways)	$3,480,000
D. Multipurpose Room (MPR) & Food Service Improvements	$9,453,000
E. MS Gym and Locker Room Upgrades	$-
F. Library	$-
G. Student Support & Counseling (Learning Resource Center)	$1,208,000
H. WellSpace (Wellness Center)	$-
I. Main Office and Administration Spaces	$-
J. Safety & Security	$1,864,000
K. Outdoor Learning Environments & Quads (with Shade)	$1,341,000
L. Exterior Play Spaces, Playfields & Hardcourts	$4,822,000
M. Site Utilities & Infrastructure Upgrades	$1,900,000
N. Technology Equipment Infrastructure	$575,000
Total Construction / Project Cost (2026$)	**$34,212,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2026$)

FRYBERGER ELEMENTARY SCHOOL

CAMPUS INFORMATION

LOCATION

6952 Hood Drive, Westminster, CA 92683

SITE DATA

Year Built:	1964
Year Modernized:	2019
Current Enrollment (2024-25):	312
Planned Enrollment:	270
Grade Levels:	PK-5
Number of Permanent Classrooms:	22
Number of Relocatables:	4
Site Acreage:	10 AC
Permanent Building Area:	30,869 SF
Portable Building Area:	3,840 SF

RECENT / UPCOMING WORK

- HVAC, Doors/Windows, Ceiling/Lights Minor Modernization

CAMPUS DESCRIPTION

Fryberger School of Environmental Science is a vibrant elementary school known for its strong focus on environmental education and project-based learning. Its curriculum emphasizes ecological responsibility, hands-on exploration of real-world issues, and social-emotional growth through the BRAVE/Joyful Child program. The school also supports Gifted and Talented students with enriched learning opportunities that inspire creativity and critical thinking. Recognized with honors such as the Green Ribbon, Pivotal Practice, and PBIS Awards, Fryberger is committed to shaping compassionate, environmentally conscious leaders of the future.

The campus is visually appealing with abundant green spaces and a well-liked linear building layout. However, the kindergarten's location near the main street raises safety and exposure concerns. The principal noted the need for improved visitor management, a secure single-point entry, enhanced playground and emergency communication systems, and updated bathrooms. Additionally, the school would benefit from flexible learning labs to support modern instructional needs.

Some of the needs as identified by the Principal and school site committee include the following: better specialized instructional spaces, more collaborative spaces, improved outdoor learning spaces, more staff restrooms, MPR Upgrades with AC, learning playground.





Parking



Main Entry



Administration Office



Typical Classroom



Restroom



Multi-Purpose Room



Lunch Area



Play Structure



Playfields

EXISTING CONDITIONS

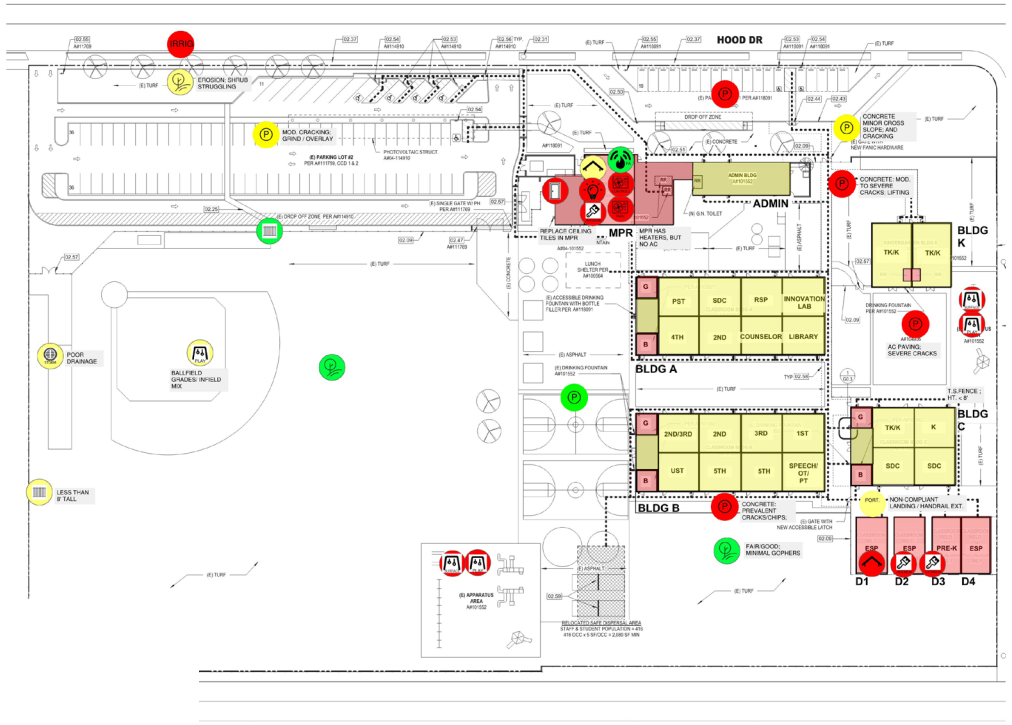
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Green Dot: indicates areas that are in good condition, recently modernized, or newly replaced or rebuilt.
Green Hatch: indicates general modernization completed in 2022, including HVAC, doors, windows, interior finishes, ceiling and lights.



OVERALL RATINGS:
*Unless noted otherwise

Site & Landscape
- Irrigation — NEED NEW VFD PUMP SYSTEM. REPAIR IRRIGATION
- Storm Water
- Site Water — UPGRADE WATER FILTRATION FOR DRINKING WATER. NEW SHUTOFF VALVE PER BUILDING, ABOVE/ BELOW GROUND.
- Sewer
- Gas

SITE UTILITIES ARE MORE THAN 50 YEARS OLD AND HAVE NOT BEEN REPLACED.

- Playfields — BALLFIELD GRADES/ INFIELD MIX. PLAYGROUND REPAIRED IN 2024.
- Play Structure — EQUIPMENT IS OLD; REPLACE
- Play Equipment
- Play Surfacing — PLAY SURFACE IS OLD; REPLACE
- Hardcourts (AC Paving)
- Parking (AC Paving) — DEGRADED PAVING; GRIND / OVERLAY
- Drop-off
- Concrete Paving — SOME CRACKS AND LIFTING IN VARIOUS AREAS NEED REPAIR
- Site Lighting
- Gates and Fencing
- General Landscaping

Buildings — REPLACE PORTABLE BUILDINGS
- Exterior Finish
- Doors
- Hardware
- Security Locks — DISTRICT FUTURE GOAL: ELECTRONIC DOOR HARDWARE
- Windows
- Interior Finish — REPLACE CABINETS; CABINETS WERE NOT REPLACED IN MOD.
- Ceilings — REPLACE MPR CEILING TILES
- Roofs — REPLACE ALL METAL ROOFS AND METAL BEAMS THAT ARE RUSTING ON PORTABLES

Systems
- HVAC
- Controls
- Power/ Electrical Capacity
- Lights Exterior
- Lights Interior
- Fire Alarm — INSTALL UPS ISOLATION POWER SUPPLY
- Plumbing — REPLACE FIXTURES: TOILETS, SINKS, URINALS, FAUCETS.
- Restroom Finish — REPLACE TILE AND PARTITIONS

TECHNOLOGY NEEDS:
- FIBER BACKBONE UPGRADE FOR FLEXIBILITY TO INCREASE SPEED
- THIS SITE HAS NOT BEEN UPGRADED FROM CAT 5 TO CAT 6
- CAMERA UPGRADES HAVE BEEN COMPLETED. MAIN ENTRANCE COVERAGE IS ADEQUATE. COULD ADD CAMERAS TO SOME AREAS.
- PHONE, CLOCKS, PA UPGRADES NEEDED.
- INCREASE WIFI ACCESS POINTS TO COVER OUTDOOR AREAS.
- FUTURE VISION TO INCLUDE ADDITIONAL DISPLAYS IN EACH CLASSROOM
- ADDITIONAL TECHNOLOGY AT SPECIALTY PROGRAM SPACES.

FRYBERGER ELEMENTARY SCHOOL

BUILDING #	YEAR BUILT	YEAR MODERNIZED	CONSTRUCTION CLASS	BUILDING TYPE	BUILDING DESCRIPTION	GROSS SQUARE FOOTAGE
1	1964	2019 - FA ONLY	C-MASONRY	PERMANENT	ADMINISTRATION	1,850
2	1964	2019	C-MASONRY	PERMANENT	BUILDING A	8,580
3	1964	2019	C-MASONRY	PERMANENT	BUILDING B	8,640
4	1964	2019	C-MASONRY	PERMANENT	BUILDING C	4,800
5	1964	2019	C-MASONRY	PERMANENT	BUILDING K	2,940
6	1964	2019 - FA ONLY	C-MASONRY	PERMANENT	MULITPURPOSE ROOM	4,059
7	1998-1999	2019 - FA ONLY	S-METAL	PORTABLE	PORTABLE BUILDINGS D1-D4	3,840
8	1964	N/A	D-WOOD	WALKWAYS	COVERED WALKWAYS	4,730
9	1998	N/A	S-METAL	SHELTER	LUNCH SHELTER	1,000

4.06 EXISTING CAMPUS PLAN

FRYBERGER ELEMENTARY SCHOOL

LEGEND

SYMBOL LEGEND

- Existing Portables
- Entrance to Campus
- Drop-Off Path
- Classrooms
- Administration & Faculty
- Electives / Lab
- Afterschool / Other
- Shared Spaces
- Support Spaces
- Shared Spaces

EXISTING PLAN FACTORS

Grades: PK-5

2025 Enrollment	312		
Parking Spaces	99		
PK Classrooms	1	CO/ PSY/ SP	3
TK Classrooms	1	PST/UST	2
K Classrooms	2	Intervention (INTV)	0
Grade 1-3 Classrooms	5	Parent Center (PTA)	0
Grade 4-5 Classrooms	3	Afterschool (ESP)	0
Flex Lab (Music / VAPA)	2	Afterschool (PRIDE)	0
Flex Lab (STEAM/Specialized)	1	Other	0
RSP	1		
SDC	4		
ESN	1		
APE/OT/PT	0		
TOTAL	**21**		



4.06 PROPOSED CAMPUS PLAN

FRYBERGER ELEMENTARY SCHOOL

LEGEND

SYMBOL LEGEND

- Existing Portables
- Drop-Off Path
- Classrooms
- Electives / Lab
- Shared Spaces
- Shared Spaces
- Administration & Faculty
- Afterschool / Other
- Entrance to Campus
- Fencing
- Hardcourts
- Parking Repave / Resurface
- Playfields Repair / Landscape Repair
- Outdoor Learning
- Play Apparatus & Surfacing
- Support Spaces

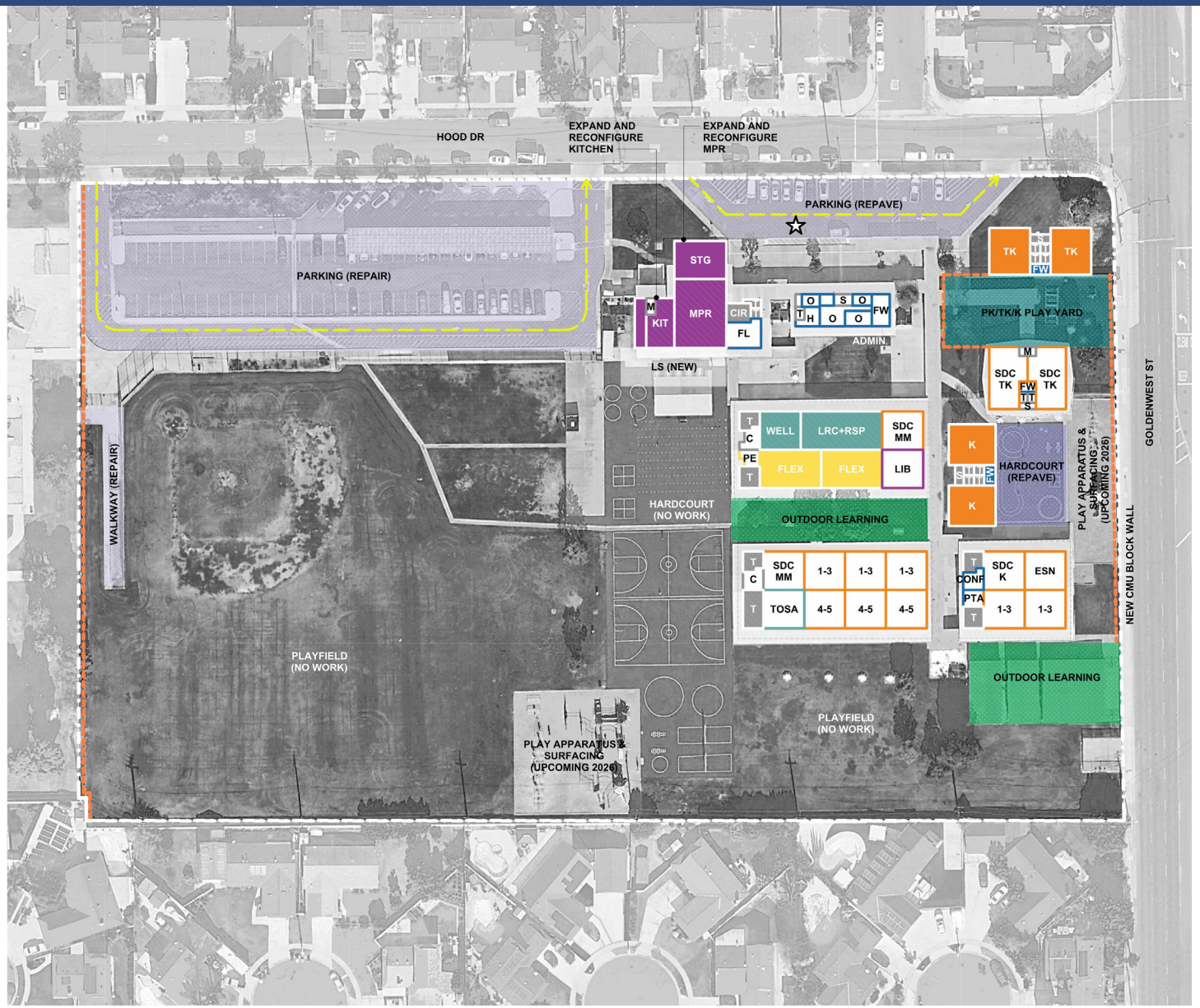
SCOPE OF WORK

- No Work
- Modernization
- Reconfiguration
- New Construction

PROPOSED PLAN FACTORS

Grades: PK-5

Projected Enrollment (2028)	270		
PK Classrooms	1	WellSpace	1
TK Classrooms	2	TOSA	1
K Classrooms	2	Intervention (INTV)	0
Grade 1-3 Classrooms	5	Parent Center (PTA)	1
Grade 4-5 Classrooms	3	Afterschool (ESP)	0
Flex Lab (Music / VAPA)	1	Afterschool (PRIDE)	0
Flex Lab (STEAM/ Specialized)	1	Other	0
RSP	1		
SDC	4		
ESN	1		
APE/OT/PT	0		
TOTAL	**21**		



PRIORITIES

FMP COMMITTEE PRIORITIES

- A Repair Modernize, Reconfigure Existing Classrooms & Restrooms
- B New Construction of ES Classrooms (Replace Portables)
- M Site Utilities & Infrastructure Upgrades

SITE COMMITTEE PRIORITIES

- J Shifting classrooms away from Goldenwest
- I More Staff Restrooms
- D Larger MPR

EXISTING CONDITIONS

BUILDING CONDITIONS

- Administration Office and Classrooms received HVAC, Doors/Windows, Ceiling/ Lights Minor Modernization
- MPR in need of comprehensive modernization to include AC
- Portable buildings near the end of their lifecycle and in need of modernization or replacement
- Restrooms in need of modernization across campus

LANDSCAPE / SURFACE CONDITIONS

- Playfield in good condition. Baseball fields and backstops in need of minor upgrades.
- Site drainage at field in need of upgrade
- Parking AC in need of resurface treatments to address cracking issues
- Hardcourts in need of resurface treatments
- Landscape repairs needed across campus to enhance curb appeal
- Upper and Lower play apparatus and play surface upgrades needed

PROPOSED PROJECTS

KEY PROPOSED PROJECTS

- Expansion and reconfiguration of MPR and Kitchen with new Lunch Shelter
- New Construction of TK & K classroom wing
- Modernization to existing classroom buildings

ADDITIONAL SITE UPGRADES & PROJECTS

- Reconfiguration of Classroom wing to include WellSpace, Learning Resource Center, and Flex labs
- Expansion of PK/TK/K Play yard
- Modernization of existing student restrooms
- Administration office to receive modernization
- Parking and Drop Off areas to be repaved to address cracking issues

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Repair, Modernize, Reconfigure Existing Classrooms & Restrooms	$8,622,000
B. New Construction of ES Classrooms (Replace Portables)	$7,742,000
C. Specialty Program Classrooms (Flex Labs, Electives, CTE Pathways)	$1,553,000
D. Multipurpose Room (MPR) & Food Service Improvements	$6,224,000
E. MS Gym and Locker Room Upgrades	$-
F. Library	$483,000
G. Student Support & Counseling (Learning Resource Center)	$1,682,000
H. WellSpace (Wellness Center)	$604,000
I. Main Office and Administration Spaces	$938,000
J. Safety & Security	$2,300,000
K. Outdoor Learning Environments & Quads (with Shade)	$1,035,000
L. Exterior Play Spaces, Playfields & Hardcourts	$1,652,000
M. Site Utilities & Infrastructure Upgrades	$1,924,000
N. Technology Equipment Infrastructure	$663,000
Total Construction / Project Cost (2026$)	**$35,422,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2026$)

HAYDEN ELEMENTARY SCHOOL

CAMPUS INFORMATION

LOCATION

14782 Eden, Westminster, CA 92683

SITE DATA

Year Built:	1961
Year Modernized:	2019
Current Enrollment (2024-25):	505
Planned Enrollment:	466
Grade Levels:	PK-5
Number of Permanent Classrooms:	34
Number of Relocatables:	24
Site Acreage:	7.7 AC
Permanent Building Area:	43,388 SF
Portable Building Area:	17,280 SF

RECENT / UPCOMING WORK

- HVAC, Doors/Windows, Ceiling/Lights Minor Modernization, except MPR

CAMPUS DESCRIPTION

Hayden Elementary School, established in 1962, has a long-standing tradition of academic excellence and student growth, serving around 600 students in grades TK through 5. With a nurturing and inclusive environment, the school emphasizes core values of responsibility, respect, and readiness to learn, supported by a dedicated staff and strong community spirit. Recognized with prestigious awards including the Distinguished School, Gold Ribbon, and PBIS Awards, Hayden is known for its innovative teaching practices and commitment to student success. In 2023, it was designated a Digital Media & Communications specialty school, reflecting its focus on equipping students with essential communication skills for the digital age. The school proudly serves hard-working, grateful, and kind families—many of them multi-generational with parents and grandparents who once attended the school—and remains committed to fostering an inclusive and supportive environment for its diverse community, which includes many English learners.

During the principal site walk, several needs were identified to enhance student experience and safety. The kindergarten building lacks sufficient play areas, and there are limited covered spaces for students during inclement weather, causing overcrowding in the small and outdated MPR. The playground and blacktop require improvements, including the addition of shaded areas, more play features like handball courts, and rubber flooring for increased safety. Outdoor seating areas were also suggested to encourage social interaction and better use of campus space.

Some of the needs as identified by the Principal and school site committee include the following: enhanced indoor environmental quality (acoustics, thermal comfort, ventilation, etc.), upgraded safety and security, traffic flow, modernized furniture, outdoor learning spaces and playground improvements, MPR upgrades with AC, Safety with traffic flow and parking.





Drop-Off Lane / Parking



Main Entry



Administration Office



Typical Classroom



Typical Restroom



Multi-Purpose Room



Lunch Area



Hardcourts



Playfields

EXISTING CONDITIONS

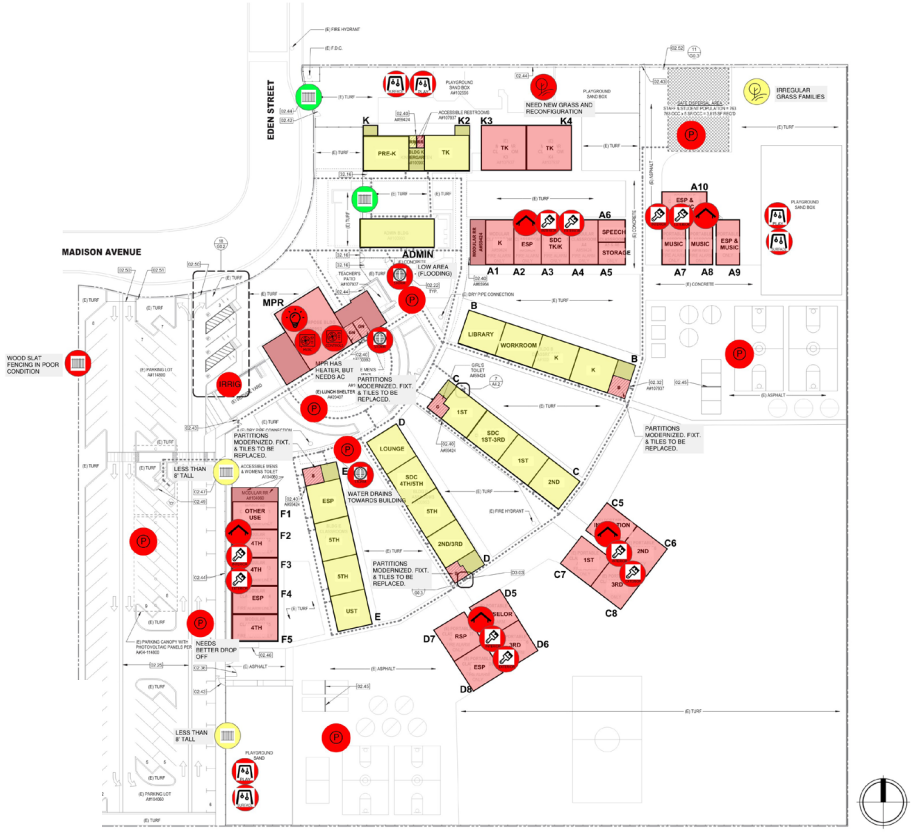
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During the workshop each site was reviewed in terms of the group's assessment of the current conditions of site elements and facilities.

Red Dot: indicates areas in poor condition, nearing the end of their life cycle, and requiring replacement in the near future. This also includes areas with ongoing and frequent maintenance issues.
Red Hatch: indicates full Modernization needed or replacement (if portable construction)

Yellow Dot: indicates areas in moderate or acceptable condition, currently functioning but may require repairs or upgrades within the next 10-15 years.
Yellow Hatch: indicates light Mod/Finish upgrades needed

Green Dot: indicates areas that are in good condition, recently modernized, or newly replaced or rebuilt.
Green Hatch: indicates general modernization completed in 2022, including HVAC, doors, windows, interior finishes, ceiling and lights.



OVERALL RATINGS:
*Unless noted otherwise

Site & Landscape
- Irrigation — NEED NEW VFD PUMP SYSTEM
- Storm Water — UNDERGROUND PLUMBING REPLACEMENT
- Site Water — UPGRADE WATER FILTRATION FOR DRINKING WATER. NEW SHUTOFF VALVE PER BUILDING, ABOVE/ BELOW GROUND.
- Sewer — UNDERGROUND PLUMBING REPLACEMENT
- Gas — UNDERGROUND PLUMBING REPLACEMENT

SITE UTILITIES ARE MORE THAN 50 YEARS OLD AND HAVE NOT BEEN REPLACED.

- Playfields — IRREGULAR GRASS FAMILIES
- Play Structure
- Play Equipment
- Play Surfacing
- Hardcourts (AC Paving) — SITE HAS NEED FOR ASHPALT REPLACEMENT
- Parking (AC Paving)
- Drop-off — NEEDS BETTER DROP OFF/PICK UP
- Concrete Paving — CURBS NEED TO BE GRINDED AND REPAINTED. RAISED CONCRETE ON WALKWAYS DUE TO MATURE TREE ROOT LIFTING SIDEWALK
- Site Lighting
- Gates and Fencing — AREAS OF FENCING NEED TO BE REPLACED.
- General Landscaping — NEEDS GENERAL IMPROVEMENTS.

Buildings — REPLACE PORTABLES
- Exterior Finish
- Doors — UPGRADE ALL WOOD DOORS TO METAL
- Hardware — UPGRADE HARDWARE
- Security Locks — DISTRICT FUTURE GOAL: ELECTRONIC DOOR HARDWARE
- Windows
- Interior Finish — REPLACE CABINETS; CABINETS WERE NOT REPLACED IN MOD.
- Ceilings — REPLACE MPR CEILING TILES
- Roofs — ROOFS WERE REPLACED IN LAST MOD. BUT BUILDINGS NEED NEW GUTTERS

Systems
- HVAC
- Controls
- Power/ Electrical Capacity
- Lights Exterior
- Lights Interior
- Fire Alarm — INSTALL UPS ISOLATION POWER SUPPLY
- Plumbing — REPLACE FIXTURES, TOILETS, SINKS, FAUCETS, ETC.
- Restroom Finish — REPLACE TILES

TECHNOLOGY NEEDS:
- FIBER BACKBONE UPGRADE FOR FLEXIBILITY TO INCREASE SPEED
- THIS SITE HAS NOT BEEN UPGRADED FROM CAT 5 TO CAT 6
- CAMERA UPGRADES HAVE BEEN COMPLETED; MAIN ENTRANCE COVERAGE IS ADEQUATE. COULD ADD CAMERAS TO SOME AREAS.
- PHONE, CLOCKS, PA UPGRADES NEEDED.
- INCREASE WIFI ACCESS POINTS TO COVER OUTDOOR AREAS.
- FUTURE VISION TO INCLUDE ADDITIONAL DISPLAYS IN EACH CLASSROOM.
- ADDITIONAL TECHNOLOGY AT SPECIALTY PROGRAM SPACES.

HAYDEN ELEMENTARY SCHOOL

BUILDING #	YEAR BUILT	YEAR MODERNIZED	CONSTRUCTION CLASS	BUILDING TYPE	BUILDING DESCRIPTION	GROSS SQUARE FOOTAGE
1	1961	2019	C-MASONRY	PERMANENT	ADMINISTRATION	1,600
2	)89, 1992, 1997, 20C	2019 - FA ONLY	D-WOOD	PORTABLE	BUILDING A	5,280
3	1961	2019	C-MASONRY	PERMANENT	BUILDING B	4,536
4	1961	2019	C-MASONRY	PERMANENT	BUILDING C	8,160
5	1961	2019	C-MASONRY	PERMANENT	BUILDING D	8,118
6	1961	2019	C-MASONRY	PERMANENT	BUILDING E	4,320
7	1996	2019 - FA ONLY	S-METAL	PORTABLE	BUILDING F	5,280
8	1961	2019	C-MASONRY	PERMANENT	BUILDING K	3,006
9	2006	2019 - FA ONLY	S-METAL	PORTABLE	BUILDING K3-K4	2,880
10	1961	2019 - FA ONLY	C-MASONRY	PERMANENT	MULTIPURPOSE ROOM	4,528
11	1961	N/A	D-WOOD	WALKWAYS	COVERED WALKWAYS	3,856
12	1993	N/A	D-WOOD	SHELTER	LUNCH SHELTER	1,415

LEGEND

SYMBOL LEGEND

- Existing Portables
- Entrance to Campus
- Drop-Off Path
- Classrooms
- Administration & Faculty
- Electives / Lab
- Afterschool / Other
- Shared Spaces
- Support Spaces
- Shared Spaces

EXISTING PLAN FACTORS

Grades: PK-5

2025 Enrollment	505		
Parking Spaces	85		
PK Classrooms	1	CO/ PSY/ SP	3
TK Classrooms	2	PST/UST	2
K Classrooms	3	Intervention (INTV)	0
Grade 1-3 Classrooms	8	Parent Center (PTA)	0
Grade 4-5 Classrooms	6	Afterschool (ESP)	3
Flex Lab (Music / VAPA)	5	Afterschool (PRIDE)	0
Flex Lab (STEAM/Specialized)	1	Other	0
RSP	3		
SDC	3		
ESN	0		
APE/OT/PT	0		
TOTAL	**32**		



LEGEND

SYMBOL LEGEND

- Existing Portables
- Drop-Off Path
- Classrooms
- Electives / Lab
- Shared Spaces
- Shared Spaces
- Administration & Faculty
- Afterschool / Other
- Entrance to Campus
- Fencing
- Hardcourts
- Parking Repave / Resurface
- Playfields Repair / Landscape Repair
- Outdoor Learning
- Play Apparatus & Surfacing
- Support Spaces

SCOPE OF WORK

- No Work
- Modernization
- Reconfiguration
- New Construction

PROPOSED PLAN FACTORS

Grades: PK-5

Projected Enrollment (2028)	466		
PK Classrooms	1	LRC	1
TK Classrooms	4	WellSpace	1
K Classrooms	3	TOSA	1
Grade 1-3 Classrooms	8	Intervention (INTV)	0
Grade 4-5 Classrooms	5	Parent Center (PTA)	1
Flex Lab (Music / VAPA)	1	Afterschool (ESP)	0
Flex Lab (STEAM/ Specialized)	1	Afterschool (PRIDE)	0
RSP	1	Other	0
SDC	3		
ESN	0		
APE/OT/PT	0		
TOTAL	**27**		



PRIORITIES

FMP COMMITTEE PRIORITIES

- A Repair Modernize, Reconfigure Existing Classrooms & Restrooms
- B New Construction of ES Classrooms (Replace Portables)
- F Library

SITE COMMITTEE PRIORITIES

- A Replacing Portables with Real Buildings
- D Enlarging and Modernization of the MPR with Lunch Shelter
- I G Enlarging the Office and Learning Resource Center

EXISTING CONDITIONS

BUILDING CONDITIONS

- Administration Office and Classrooms received HVAC, Doors/Windows, Ceiling/ Lights Minor Modernization
- MPR in need of comprehensive modernization to include AC
- Portable buildings near the end of their lifecycle and in need of modernization or replacement
- Restrooms in need of modernization

LANDSCAPE / SURFACE CONDITIONS

- Playfield in need of repair due to uneven field conditions
- Hardcourts in need of pavement treatments
- Landscape repairs needed across campus to enhance curb appeal
- Upper and Lower play apparatus and play surface upgrades needed

PROPOSED PROJECTS

KEY PROPOSED PROJECTS

- Reconfiguration and expansion of MPR and Kitchen
- New construction of Flex Labs, TK, and K Classroom wings
- New construction of Administration Office and Learning Resource Center

ADDITIONAL SITE UPGRADES & PROJECTS

- New perimeter fencing on west end of campus
- Landscape and playfield repairs
- Outdoor learning with integrated garden to provide learning opportunities for students
- PK/TK/K play yard expanded and to include new play apparatus and play surfacing
- Parking and Drop off area to be repaved to address cracking issues and to include crosswalk
- New upper and lower play apparatus and play surfacing
- Modernization of student restrooms and addition of faculty restrooms with faculty lounge.

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Repair, Modernize, Reconfigure Existing Classrooms & Restrooms	$4,985,000
B. New Construction of ES Classrooms (Replace Portables)	$14,698,000
C. Specialty Program Classrooms (Flex Labs, Electives, CTE Pathways)	$3,480,000
D. Multipurpose Room (MPR) & Food Service Improvements	$6,150,000
E. MS Gym and Locker Room Upgrades	$-
F. Library	$529,000
G. Student Support & Counseling (Learning Resource Center)	$3,190,000
H. WellSpace (Wellness Center)	$475,000
I. Main Office and Administration Spaces	$4,666,000
J. Safety & Security	$2,242,000
K. Outdoor Learning Environments & Quads (with Shade)	$1,279,000
L. Exterior Play Spaces, Playfields & Hardcourts	$5,979,000
M. Site Utilities & Infrastructure Upgrades	$2,509,000
N. Technology Equipment Infrastructure	$574,000
Total Construction / Project Cost (2026$)	**$50,756,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2026$)

LAND EARLY LEARNING CENTER

CAMPUS INFORMATION

LOCATION

15151 Temple Street, Westminster, CA 92683

SITE DATA

Year Built:	1969
Year Modernized:	2016
Current Enrollment (2024-25):	448
Planned Enrollment:	448
Grade Levels:	INFANT-PK
Number of Permanent Classrooms:	21
Number of Relocatables:	1
Site Acreage:	9 AC
Permanent Building Area:	30,800 SF
Portable Building Area:	960 SF

RECENT / UPCOMING WORK

- HVAC Minor Modernization on Main Building

CAMPUS DESCRIPTION

Land Early Learning Center stands out for its commitment to meeting each child's individual learning needs while fostering confidence, independence, and a strong sense of well-being. The program balances child-initiated and teacher-directed learning, using students' interests and strengths to guide developmentally appropriate activities in reading, writing, math, and daily life skills. With a focus on health, safety, and social-emotional growth, children benefit from both indoor and outdoor learning environments and a seamless transition to kindergarten. The center also empowers parents through education, support services, and active involvement in their child's academic success, all supported by a culturally reflective and highly qualified staff.

During the principal site walk at Land School, several facility challenges were noted. The campus faces outdated HVAC, plumbing, and electrical systems, along with poor technology infrastructure and energy efficiency. It is also in need of a complete kitchen, updated staff bathrooms, and improvements to indoor environmental quality. Upgraded safety and security measures were identified as a priority to better support the preschool learning environment.

Some of the needs as identified by the Principal and school site committee include the following: modernized and upgraded meeting/ training room, additional space/ offices for Student Services, new staff toilets, wall partition with acoustic improvements, restroom upgrades with age appropriate restrooms and changing facilities, training space upgrades, outdoor area upgrades with shade, staff parking, electronic door access.





Drop-Off Lane / Parking



Site Identification / Main Entry



Administration Office



Typical Classroom



Typical Restroom



Multi-Purpose Room



Lunch Area



Play Structure



Hardcourts

EXISTING CONDITIONS

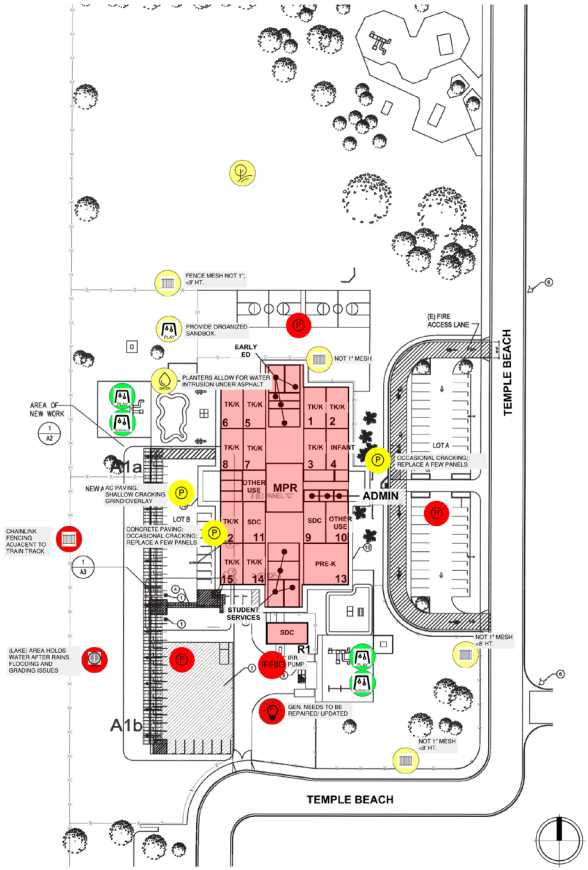
On March 26, 2025, a workshop was conducted with leadership and members of the Maintenance and Operations team at the District.

During the workshop each site was reviewed in terms of the group's assessment of the current conditions of site elements and facilities.

Red Dot: indicates areas in poor condition, nearing the end of their life cycle, and requiring replacement in the near future. This also includes areas with ongoing and frequent maintenance issues.
Red Hatch: indicates full Modernization needed or replacement (if portable construction)

Yellow Dot: indicates areas in moderate or acceptable condition, currently functioning but may require repairs or upgrades within the next 10-15 years.
Yellow Hatch: indicates light Mod/Finish upgrades needed

Green Dot: indicates areas that are in good condition, recently modernized, or newly replaced or rebuilt.
Green Hatch: indicates general modernization completed in 2022, including HVAC, doors, windows, interior finishes, ceiling and lights.



OVERALL RATINGS:
*Unless noted otherwise

Site & Landscape

- Irrigation — NEED NEW VFD PUMP SYSTEM. NEED NEW IRRIGATION FOR FRONT OF SCHOOL
- Storm Water
- Site Water — UPGRADE FILTRATION FOR DRINKING WATER. ADD SHUTOFF VALVE AND METERING PER BUILDING. UNDERGROUND WATER NEEDS REPLACING (ABS).
- Sewer — MAIN LATERALS: UNDERGROUND SEWER NEEDS REPLACING.
- Gas

SITE UTILITIES ARE MORE THAN 50 YEARS OLD AND HAVE NOT BEEN REPLACED.

- Playfields — UNEVEN FIELDS CAUSED BY GOPHER ISSUES
- Play Structure
- Play Equipment
- Play Surfacing
- Hardcourts (AC Paving) — PREVALENT CRACKING; NEEDS REPLACEMENT
- Parking (AC Paving) — PREVALENT CRACKING AND DEGRADATION; AC IN ALL AREAS NEEDS REPLACEMENT
- Drop-off
- Concrete Paving
- Site Lighting
- Gates and Fencing — UPGRADE TO 1" MESH; SOME AREAS LESS THAN 8'-0" HEIGHT
- General Landscaping

Buildings — PORTABLE CLASSROOMS BEYOND USEFUL AGE & SHOWING DETERIORATION

- Exterior Finish
- Doors — REPLACE ALL WOOD DOORS WITH METAL
- Hardware — UPGRADE HARDWARE
- Security Locks — DISTRICT FUTURE GOAL: ELECTRONIC DOOR HARDWARE
- Windows
- Interior Finish
- Ceilings
- Roofs — REPLACE; MANY LEAKS

Systems

- HVAC — UGRADE UNITS
- Controls — CONTROLS NEED TO BE UPGRADED (NOTE: LAND CONTROLS HVAC)
- Power/ Electrical Capacity — NEED SOME BACKUP CAPACITY. UPGRADES & GENERATORS REPLACED
- Lights Exterior
- Lights Interior
- Fire Alarm — NEED UPGRADE TO VOICE COMMAND AND INSTALL UPS POWER ISOLATION
- Plumbing — REPLACE FIXTURES: TOILETS, SINKS, URINALS, FAUCETS. NEED NEW METER, SHUT OFF VALVE.
- Restroom Finish — REPLACE TILE/PARTITIONS

TECHNOLOGY NEEDS:
- FIBER BACKBONE UPGRADE FOR FLEXIBILITY TO INCREASE SPEED
- THIS SITE HAS NOT BEEN UPGRADED FROM CAT 5 TO CAT 6
- CAMERA UPGRADES HAVE BEEN COMPLETED. MAIN ENTRANCE COVERAGE IS ADEQUATE.
- CLASSROOMS AND AREAS TO BE DETERMINED.
- SERVER AT ENERGAS TO BE NEED TO BE UPGRADED.
- PHONE: CLOCKS, PA UPGRADES NEEDED.
- INCREASE WIFI ACCESS POINTS TO COVER OUTDOOR AREAS.
- FUTURE VISION TO INCLUDE ADDITIONAL DISPLAYS IN EACH CLASSROOM.
- ADDITIONAL TECHNOLOGY AT SPECIALTY PROGRAM SPACES.

LAND EARLY LEARNING CENTER

BUILDING #	YEAR BUILT	YEAR MODERNIZED	CONSTRUCTION CLASS	BUILDING TYPE	BUILDING DESCRIPTION	GROSS SQUARE FOOTAGE
1	1969	2016	C-MASONRY	PERMANENT	MAIN BUILDING	30,800
2	2005	N/A	S-METAL	PORTABLE	STUDENT SERVICES BUILDING	960

LEGEND

SYMBOL LEGEND

- Existing Portables
- Entrance to Campus
- Drop-Off Path
- Classrooms
- Administration & Faculty
- Electives / Lab
- Afterschool / Other
- Shared Spaces
- Support Spaces
- Shared Spaces

EXISTING PLAN FACTORS

Grades: IN PK-PK

2025 Enrollment	448
Parking Spaces	80
PK Classroom	7
Infant Classroom	4
SDC PK / Diagnostic	1
Intervention	1
Speech	1
Other:	3
(1) Remedial Reading	
(1) Learning Links	
(1) Family Room	
TOTAL	**16**



LAND EARLY LEARNING CENTER

LEGEND

SYMBOL LEGEND

- Existing Portables
- Drop-Off Path
- Classrooms
- Electives / Lab
- Shared Spaces
- Shared Spaces
- Administration & Faculty
- Afterschool / Other
- Entrance to Campus
- Fencing
- Hardcourts
- Parking Repave / Resurface
- Playfields Repair / Landscape Repair
- Outdoor Learning
- Play Apparatus & Surfacing
- Support Spaces

SCOPE OF WORK

- No Work
- Modernization
- Reconfiguration
- New Construction

PROPOSED PLAN FACTORS **Grades:** IN PK-PK

Projected Enrollment (2028)	448
PK Classroom	7
Infant Classroom	4
SDC PK / Diagnostic	1
Intervention	1
Speech	1
Other:	3
(1) Remedial Reading	
(1) Learning Links	
(1) Family Room	
TOTAL	**16**



4.08 PRIORITIES & NEEDS SUMMARY

LAND EARLY LEARNING CENTER

PRIORITIES

FMP COMMITTEE PRIORITIES

- A — Repair Modernize, Reconfigure Existing Classrooms & Restrooms
- D — Multipurpose Room (MPR) & Food Service Improvements
- M — Site Utilities & Infrastructure Upgrades

SITE COMMITTEE PRIORITIES

- A — General Classroom Upgrades Including Acoustics and Permanent Walls Between Classrooms
- I — Front Office Expansion and Reconfiguration
- J — Staff Parking Lot Increase in Size with More Parking Stalls

EXISTING CONDITIONS

BUILDING CONDITIONS

- HVAC Minor Modernization completed on Main Building
- Student and Faculty restrooms in need of modernization

LANDSCAPE / SURFACE CONDITIONS

- Hardcourts in need of upgrades
- Parking and Drop Off areas in need of upgrades
- Playfield areas in need of repair

PROPOSED PROJECTS

KEY PROPOSED PROJECTS

- Comprehensive Classroom modernization in main building
- Administration and office expansion and reconfiguration
- Parking and drop off expansion and repairs

ADDITIONAL SITE UPGRADES & PROJECTS

- Repair at playfield areas to address uneven field conditions
- Repaved Hardcourts to address cracking
- Modernization of Kitchen area

LAND EARLY LEARNING CENTER

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Repair, Modernize, Reconfigure Existing Classrooms & Restrooms	$5,890,000
B. New Construction of ES Classrooms (Replace Portables)	$-
C. Specialty Program Classrooms (Flex Labs, Electives, CTE Pathways)	$-
D. Multipurpose Room (MPR) & Food Service Improvements	$1,763,000
E. MS Gym and Locker Room Upgrades	$-
F. Library	$-
G. Student Support & Counseling (Learning Resource Center)	$635,000
H. WellSpace (Wellness Center)	$-
I. Main Office and Administration Spaces	$6,073,000
J. Safety & Security	$3,191,000
K. Outdoor Learning Environments & Quads (with Shade)	$67,000
L. Exterior Play Spaces, Playfields & Hardcourts	$1,432,000
M. Site Utilities & Infrastructure Upgrades	$1,772,000
N. Technology Equipment Infrastructure	$640,000
Total Construction / Project Cost (2026$)	**$21,463,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2026$)

CAMPUS INFORMATION

LOCATION

8441 Trask Avenue, Garden Grove, CA 92844

SITE DATA

Year Built:	1949
Year Modernized:	2021-2022
Current Enrollment (2024-25):	374
Planned Enrollment:	400
Grade Levels:	PK-5
Number of Permanent Classrooms:	18
Number of Relocatables:	15
Site Acreage:	10 AC
Permanent Building Area:	27,030 SF
Portable Building Area:	17,279 SF

RECENT / UPCOMING WORK

- HVAC, Doors/Windows, Interior Finishes, Ceiling/ Lights Modernization

CAMPUS DESCRIPTION

Meairs Elementary School serves a diverse TK–5 student population and fosters an inclusive environment that values multiculturalism and holistic student development. The school is known for its innovative teaching practices and has earned recognition through awards such as the Pivotal Practice Award, PBIS Gold Award, and Gold Ribbon Award. Meairs places a strong emphasis on creating a positive school culture that supports both academic and social-emotional growth. With strong family and community partnerships, it provides a supportive and engaging learning environment where all students can thrive.

During the principal site walk, several facility concerns were identified. The school is dealing with gopher activity in the fields, poor drainage throughout the campus, and a trash enclosure lacking proper drainage. Portables and portable restrooms are in rough condition, and there is a need for additional staff restrooms and improved grading and paving for safe travel paths. Private screening is also needed in the fields to enhance student privacy and safety during outdoor activities.

Some of the needs as identified by the Principal and school site committee include the following: Campus safety, replace old portables and restrooms, grading and paving, MPR upgrades with AC, Re-organize front office flow, Outdoor space enhancements, Update classroom spaces and replace portables at the end of life cycle with permanent construction.





Parking



Site Identification / Main Entry



Administration Office



Typical Classroom



Typical Restroom



Multi-Purpose Room



Lunch Area



Hardcourts



Playfields

EXISTING CONDITIONS

On March 26, 2025, a workshop was conducted with leadership and members of the Maintenance and Operations team at the District.

During the workshop each site was reviewed in terms of the group's assessment of the current conditions of site elements and facilities.

Red Dot: indicates areas in poor condition, nearing the end of their life cycle, and requiring replacement in the near future. This also includes areas with ongoing and frequent maintenance issues.
Red Hatch: indicates full Modernization needed or replacement (if portable construction)

Yellow Dot: indicates areas in moderate or acceptable condition, currently functioning but may require repairs or upgrades within the next 10-15 years.
Yellow Hatch: indicates light Mod/Finish upgrades needed

Green Dot: indicates areas that are in good condition, recently modernized, or newly replaced or rebuilt.
Green Hatch: indicates general modernization completed in 2022, including HVAC, doors, windows, interior finishes, ceiling and lights.



OVERALL RATINGS:
*Unless noted otherwise

Site & Landscape

- Irrigation — NEED NEW VFD PUMP SYSTEM. NEED NEW IRRIGATION SYSTEM IN FIELD.
- Storm Water — DRAINAGE ISSUES AT VARIOUS PARTS OF THE SITE.
- Site Water — UPGRADE WATER FILTRATION FOR DRINKING WATER. NEW SHUTOFF VALVE PER BUILDING, ABOVE/ BELOW GROUND.
- Sewer — REPLACE ORIGINAL UNDERGROUND PLUMBING
- Gas

SITE UTILITIES ARE MORE THAN 80 YEARS OLD AND HAVE NOT BEEN REPLACED.

- Playfields — GOPHERS HAVE DESTROYED FIELD
- Play Structure — SUMMER 2025
- Play Equipment
- Play Surfacing — SUMMER 2025
- Hardcourts (AC Paving) — REPLACE PLAYGROUND ASPHALT; SPORADIC CRACKING
- Parking (AC Paving) — GRIND / OVERLAY SOME AREAS
- Drop-off
- Concrete Paving — MODERATE CRACKING / LIFTING IN AREAS
- Site Lighting
- Gates and Fencing
- General Landscaping

Buildings — REPLACE PORTABLE CLASSROOMS

- Exterior Finish — PAINTED 2 YEARS AGO
- Doors — REPLACE WOOD DOORS W/ METAL
- Hardware — UPGRADE HARDWARE
- Security Locks — ELECTRONIC DOOR HARDWARE IS A GOAL
- Windows
- Interior Finish — CABINETS NOT REPLACE
- Ceilings
- Roofs — PORTABLE ROOFS

Systems

- HVAC
- Controls
- Power/ Electrical Capacity
- Lights Exterior
- Lights Interior
- Fire Alarm — INSTALL UPS POWER ISOLATION MAIN PANEL
- Plumbing — REPLACE FIXTURES: TOILETS, SINKS, URINALS, FAUCETS.
- Restroom Finish — REPLACE TILE, FIXTURES, AND PARTITIONS

TECHNOLOGY NEEDS:
- FIBER BACKBONE UPGRADE FOR FLEXIBILITY TO INCREASE SPEED
- THIS SITE HAS NOT BEEN UPGRADED FROM CAT 5 TO CAT 6
- CAMERA UPGRADES HAVE BEEN COMPLETED. MAIN ENTRANCE COVERAGE IS ADEQUATE. COULD ADD CAMERAS TO SOME AREAS.
- PHONES, CLOCKS, PA UPGRADES NEEDED
- INCREASE WIFI ACCESS POINTS TO COVER OUTDOOR AREAS.
- FUTURE VISION TO INCLUDE ADDITIONAL DISPLAYS IN EACH CLASSROOM
- ADDITIONAL TECHNOLOGY AT SPECIALTY PROGRAM SPACES.

BUILDING #	YEAR BUILT	YEAR MODERNIZED	CONSTRUCTION CLASS	BUILDING TYPE	BUILDING DESCRIPTION	GROSS SQUARE FOOTAGE
1	1953	2022	D-WOOD	PERMANENT	ADMINISTRATION	1,496
2	1957	2022	D-WOOD	PERMANENT	BUILDING A	4,680
3	1957	2022	D-WOOD	PERMANENT	BUILDING B	4,320
4	1997	2022 - FA ONLY	S-METAL	PORTABLE	BUILDING B5	960
5	1957	2022	D-WOOD	PERMANENT	BUILDING C	4,320
6	1957	2022	D-WOOD	PERMANENT	BUILDING D	4,320
7	1998	2022 - FA ONLY	S-METAL	PORTABLE	BUILDING K	2,879
8	2002-2003	2022 - FA ONLY	S-METAL	PORTABLE	PORTABLE BUILDING K3-K4	2,880
9	2002	2022 - FA ONLY	S-METAL	PORTABLE	PORTABLE RESTROOMS	3,026
10	1957	2022	D-WOOD	PERMANENT	LIBRARY AND COMPUTER LAB	2,880
11	1957	2022 - FA ONLY	D-WOOD	PERMANENT	MULTIPURPOSE ROOM	5,014
12	1990-1998	2022 - FA ONLY	S-METAL	PORTABLE	BUILDING E1-E5	4,800
13	1996	2022 - FA ONLY	S-METAL	PORTABLE	PORTABLE BUILDING F1-F5	4,800
14	1957	N/A	D-WOOD	WALKWAYS	COVERED WALKWAYS	2,088
15	2003	N/A	S-METAL	SHELTER	LUNCH SHELTER	1,000

LEGEND

SYMBOL LEGEND

- Existing Portables
- Entrance to Campus
- Drop-Off Path
- Classrooms
- Administration & Faculty
- Electives / Lab
- Afterschool / Other
- Shared Spaces
- Support Spaces
- Shared Spaces

EXISTING PLAN FACTORS

Grades: PK-5

2025 Enrollment	374		
Parking Spaces	88		
PK Classrooms	1	CO/ PSY/ SP	3
TK Classrooms	2	PST/UST	0
K Classrooms	2	Intervention (INTV)	2
Grade 1-3 Classrooms	6	Parent Center (PTA)	1
Grade 4-5 Classrooms	3	Afterschool (ESP)	1
Flex Lab (Music / VAPA)	1	Afterschool (PRIDE)	1
Flex Lab (STEAM/Specialized)	0	Other	2
RSP	1	(2) Boutique	
SDC	2		
ESN	3		
APE/OT/PT	0		
TOTAL	**21**		



LEGEND

SYMBOL LEGEND

- Existing Portables
- Drop-Off Path
- Classrooms
- Electives / Lab
- Shared Spaces
- Shared Spaces
- Administration & Faculty
- Afterschool / Other
- Entrance to Campus
- Fencing
- Hardcourts
- Parking Repave / Resurface
- Playfields Repair / Landscape Repair
- Outdoor Learning
- Play Apparatus & Surfacing
- Support Spaces

SCOPE OF WORK

- No Work
- Modernization
- Reconfiguration
- New Construction

PROPOSED PLAN FACTORS

Grades: PK-5

Projected Enrollment (2028)	400		
PK Classrooms	1	LRC	1
TK Classrooms	3	WellSpace	1
K Classrooms	3	TOSA	1
Grade 1-3 Classrooms	7	Intervention (INTV)	1
Grade 4-5 Classrooms	4	Parent Center (PTA)	1
Flex Lab (Music / VAPA)	1	Afterschool (ESP)	0
Flex Lab (STEAM/ Specialized)	1	Afterschool (PRIDE)	0
RSP	1	Other	2
SDC	2	(2) Boutique	
ESN	3		
APE/OT/PT	0		
TOTAL	**26**		



MEAIRS ELEMENTARY SCHOOL

PRIORITIES

FMP COMMITTEE PRIORITIES

- A Repair Modernize, Reconfigure Existing Classrooms & Restrooms
- B New Construction of ES Classrooms (Replace Portables)
- J Safety & Security

SITE COMMITTEE PRIORITIES

- B New Buildings, Outdoor Learning Spaces, and Replacing Portables
- D MPR with AC, Stage, Chairs – Modernization
- J K Parking Lot Flow, Visible Office, Curb Appeal

EXISTING CONDITIONS

BUILDING CONDITIONS

- Administration Office and Classrooms received HVAC, Doors/Windows, Ceiling/ Lights Minor Modernization
- MPR in good condition
- Portable buildings near the end of their lifecycle and in need of modernization or replacement
- Student and faculty restrooms in need of modernization

LANDSCAPE / SURFACE CONDITIONS

- Play apparatus and play surfaces in good condition
- Playfield areas in need of repair
- Parking and Drop off areas in need of upgrades to address cracking
- Hardcourts in need of upgrades
- Perimeter fencing in need of upgrade

PROPOSED PROJECTS

KEY PROPOSED PROJECTS

- New Construction of SDC, ESN, TK, K Classroom
- Reconfiguration and expanions of Administration office
- Existing Classrooms to receive minor modernization

ADDITIONAL SITE UPGRADES & PROJECTS

- Modernization of student and faculty restrooms
- Reconfiguration of WellSpace and Learning Resource Center
- New Construction of Flex Lab Spaces
- Repair at playfield areas to address uneven field conditions
- Resurfacing at Parking and Drop Off areas to address cracking
- Upgrade of Perimeter Fencing at west end of campus

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Repair, Modernize, Reconfigure Existing Classrooms & Restrooms	$3,877,000
B. New Construction of ES Classrooms (Replace Portables)	$21,291,000
C. Specialty Program Classrooms (Flex Labs, Electives, CTE Pathways)	$3,480,000
D. Multipurpose Room (MPR) & Food Service Improvements	$346,000
E. MS Gym and Locker Room Upgrades	$-
F. Library	$623,000
G. Student Support & Counseling (Learning Resource Center)	$1,466,000
H. WellSpace (Wellness Center)	$475,000
I. Main Office and Administration Spaces	$2,398,000
J. Safety & Security	$2,251,000
K. Outdoor Learning Environments & Quads (with Shade)	$1,006,000
L. Exterior Play Spaces, Playfields & Hardcourts	$5,810,000
M. Site Utilities & Infrastructure Upgrades	$2,434,000
N. Technology Equipment Infrastructure	$473,000
Total Construction / Project Cost (2026$)	**$45,930,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2026$)

SCHMITT ELEMENTARY SCHOOL

CAMPUS INFORMATION

LOCATION

7200 Trask Avenue, Westminster, CA 92683

SITE DATA

Year Built:	1957
Year Modernized:	2024-2025
Current Enrollment (2024-25):	313
Planned Enrollment:	239
Grade Levels:	PK-5
Number of Permanent Classrooms:	24
Number of Relocatables:	22
Site Acreage:	10 AC
Permanent Building Area:	31,228 SF
Portable Building Area:	21,360 SF

RECENT / UPCOMING WORK

- HVAC, Doors/Windows, Interior Finishes, Ceiling/ Lights Modernization, except MPR

CAMPUS DESCRIPTION

Schmitt Elementary in Westminster, CA, is known for its strong commitment to academic excellence and a nurturing, values-driven environment where students thrive. The school promotes respect, responsibility, and safety as core values, creating a positive culture that supports both personal and academic growth. Recognized with the Pivotal Practice Award, PBIS Award, and Gold Ribbon Award, Schmitt is celebrated for its innovative teaching and supportive school climate. More than just a place of learning, Schmitt is a vibrant community that embraces diversity, encourages strong family engagement, and prepares students for lifelong success.

During the principal site walk, it was noted that while recent modernization efforts have improved the school's appearance, several areas still require attention. As a newly designated leadership-focused school, there is a desire to reflect this identity not only in classrooms but across the entire campus, including the outdated and visually unappealing MPR and restrooms. Security concerns remain, with a low chain-link fence that allows frequent unauthorized access, prompting a need for taller fencing, privacy screens, and improved gate control. Additional safety upgrades are also needed, such as better window coverings, improved surveillance monitoring, and more reliable technology for presentations.

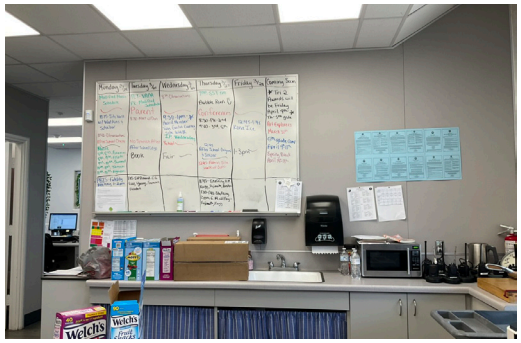
Some of the needs as identified by the Principal and school site committee include the following: better specialized instructional spaces, upgraded safety and security, improved outdoor learning areas, safety with taller fencing, lighting at lunch shelter and cameras for supervision, Makerspace lab, Library improvements, Playfield repairs and outdoor learning spaces, MPR upgrades.





Drop-Off Lane / Parking


Main Entry


Administration Office


Typical Classroom


Typical Restroom


Multi-Purpose Room


Lunch Area


Hardcourts


Play Structure

EXISTING CONDITIONS

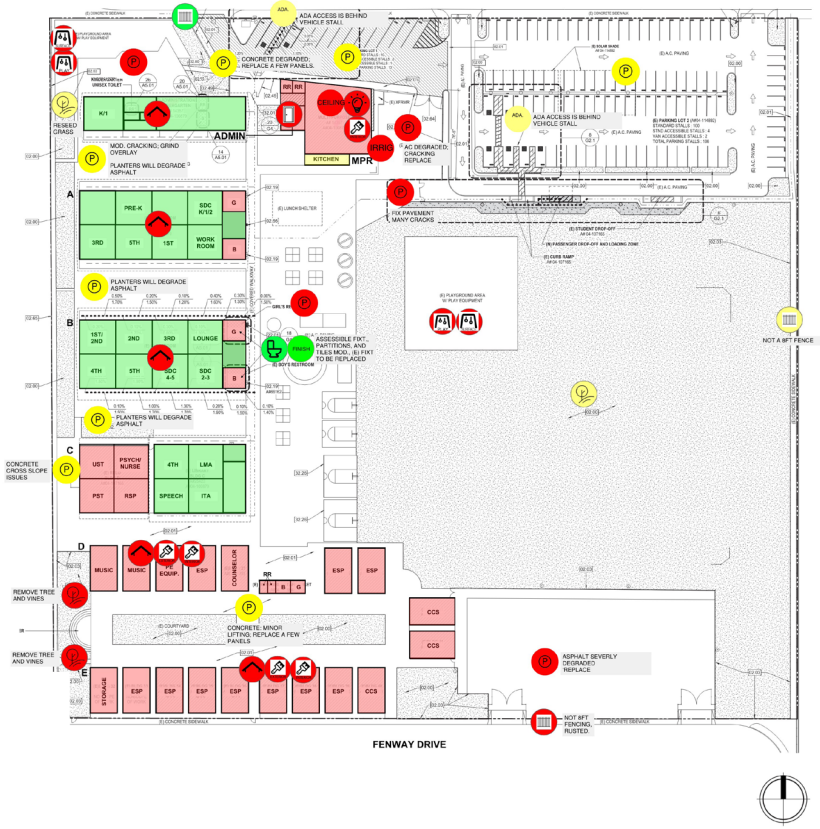
On March 26, 2025, a workshop was conducted with leadership and members of the Maintenance and Operations team at the District.

During the workshop each site was reviewed in terms of the group's assessment of the current conditions of site elements and facilities.

Red Dot: indicates areas in poor condition, nearing the end of their life cycle, and requiring replacement in the near future. This also includes areas with ongoing and frequent maintenance issues.
Red Hatch: indicates full Modernization needed or replacement (if portable construction)

Yellow Dot: indicates areas in moderate or acceptable condition, currently functioning but may require repairs or upgrades within the next 10-15 years.
Yellow Hatch: indicates light Mod/Finish upgrades needed

Green Dot: indicates areas that are in good condition, recently modernized, or newly replaced or rebuilt.
Green Hatch: indicates general modernization completed in 2022, including HVAC, doors, windows, interior finishes, ceiling and lights.



OVERALL RATINGS:
*Unless noted otherwise

Site & Landscape
- Irrigation — NEED NEW VFD PUMP SYSTEM, REPAIR IRRIGATION
- Storm Water
- Site Water — UPGRADE WATER FILTRATION FOR DRINKING WATER, NEW SHUTOFF VALVE PER BUILDING, ABOVE/ BELOW GROUND.
- Sewer — REPLACE ORIGINAL UNDERGROUND PLUMBING
- Gas

SITE UTILITIES ARE MORE THAN 50 YEARS OLD AND HAVE NOT BEEN REPLACED.

- Playfields — IRREGULAR GRASS (DIFFERENT GRASS FAMILIES)
- Play Structure — PLAY STRUCTURE IS OLD AND NEEDS TO BE REPLACED
- Play Equipment
- Play Surfacing — PLAY SURFACE IS OLD AND NEEDS TO BE REPLACED
- Hardcourts (AC Paving) — PLAYGROUND ASPHALT NEES REPLACEMENT; DEGRADED.
- Parking (AC Paving) — SLURRY ONLY
- Drop-off
- Concrete Paving — MINOR LIFTING; REPLACE A FEW PANELS. VARIOUS CROSS SLOPE ISSUES.
- Site Lighting
- Gates and Fencing — CHAINLINK FENCING AT PLAYFIELDS LESS THAN 8'-0" HEIGHT
- General Landscaping — PLANTERS WILL DEGRADE ASPHALT; NOT MAINTAINED TREES IN SOME PLANTERS.

Buildings — REPLACE PORTABLES WITH PERMANENT CONSTRUCTION
- Exterior Finish
- Doors
- Hardware
- Security Locks — DISTRICT FUTURE GOAL: ELECTRONIC DOOR HARDWARE
- Windows
- Interior Finish — REPLACE CABINETS (CABINETS WERE NOT REPLACED IN MOD). PAINT AND FLOORING WERE MODERNIZED.
- Ceilings
- Roofs — REPLACE METAL ROOFS & BUILDING ROOFS

Systems
- HVAC
- Controls
- Power/ Electrical Capacity
- Lights Exterior
- Lights Interior
- Fire Alarm — INSTALL UPS POWER ISOLATION
- Plumbing — REPLACE FIXTURES: TOILETS, SINKS, URINALS, FAUCETS.
- Restroom Finish — REPLACE TILE PARTITIONS

TECHNOLOGY NEEDS:
- FIBER BACKBONE UPGRADE FOR FLEXIBILITY TO INCREASE SPEED
- THIS SITE HAS BEEN UPGRADED FROM CAT 5 TO CAT 6
- CAMERA UPGRADES HAVE BEEN COMPLETED; MAIN ENTRANCE COVERAGE IS ADEQUATE. COULD ADD CAMERAS TO SOME AREAS.
- PHONES, CLOCKS, PA UPGRADES NEEDED.
- INCREASE WIFI ACCESS POINTS TO COVER OUTDOOR AREAS.
- FUTURE VISION TO INCLUDE ADDITIONAL DISPLAYS IN EACH CLASSROOM.
- ADDITIONAL TECHNOLOGY AT SPECIALTY PROGRAM SPACES.

SCHMITT ELEMENTARY SCHOOL

BUILDING #	YEAR BUILT	YEAR MODERNIZED	CONSTRUCTION CLASS	BUILDING TYPE	BUILDING DESCRIPTION	GROSS SQUARE FOOTAGE
1	1956	2023	C-MASONRY	PERMANENT	ADMINISTRATION + KINDERGARTEN CLASSROOM	4,320
2	1956	2023	C-MASONRY	PERMANENT	BUILDING A	8,640
3	1956	2023	C-MASONRY	PERMANENT	BUILDING B	8,640
4	2005	2023 - FA ONLY	S-METAL	PORTABLE	BUILDING C (MODULAR)	3,600
5	1956	2023	C-MASONRY	PERMANENT	BUILDING C	4,800
6	1956	2023 - FA ONLY	C-MASONRY	PERMANENT	MULTIPURPOSE ROOM	4,828
7	2005	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE 25	960
8	2005	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE 26	960
9	1996	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE 27	960
10	1996	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE 28	960
11	1996	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE 29	960
12	1996	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE 30	960
13	1997	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE 31	960
14	1990	N/A	S-METAL	PORTABLE	PORTABLE 32	960
15	2001	N/A	S-METAL	PORTABLE	PORTABLE 33	960
16	1999	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE 34	960
17	1999	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE 35	960
18	1999	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE 36	960
19	1998	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE 37	960
20	1998	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE 38	960
21	2004	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE 39	960
22	2004	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE 40	960
23	2004	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE 43	960
24	2004	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE 44	960
25	2002	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE TOILET	480
26	1956	N/A	D-WOOD	WALKWAYS	COVERED WALKWAYS	5,700
27	1999	N/A	S-METAL	SHELTER	LUNCH SHELTER	1,000

LEGEND

SYMBOL LEGEND

- Existing Portables
- Entrance to Campus
- Drop-Off Path
- Classrooms
- Administration & Faculty
- Electives / Lab
- Afterschool / Other
- Shared Spaces
- Support Spaces
- Shared Spaces

EXISTING PLAN FACTORS

Grades: PK-5

2025 Enrollment	313		
Parking Spaces	119		
PK Classrooms	1	CO/ PSY/ SP	3
TK Classrooms	1	PST/UST	2
K Classrooms	1	Intervention (INTV)	1
Grade 1-3 Classrooms	4	Parent Center (PTA)	0
Grade 4-5 Classrooms	4	Afterschool (ESP)	1
Flex Lab (Music / VAPA)	2	Afterschool (PRIDE)	4
Flex Lab (STEAM/Specialized)	0	Other	7
RSP	3	(5) CCS	
SDC	3	(2) ESP Offices	
ESN	0		
APE/OT/PT	0		
TOTAL	**19**		



LEGEND

SYMBOL LEGEND

- Existing Portables
- Drop-Off Path
- Classrooms
- Electives / Lab
- Shared Spaces
- Shared Spaces
- Administration & Faculty
- Afterschool / Other
- Entrance to Campus
- Fencing
- Hardcourts
- Parking Repave / Resurface
- Playfields Repair / Landscape Repair
- Outdoor Learning
- Play Apparatus & Surfacing
- Support Spaces

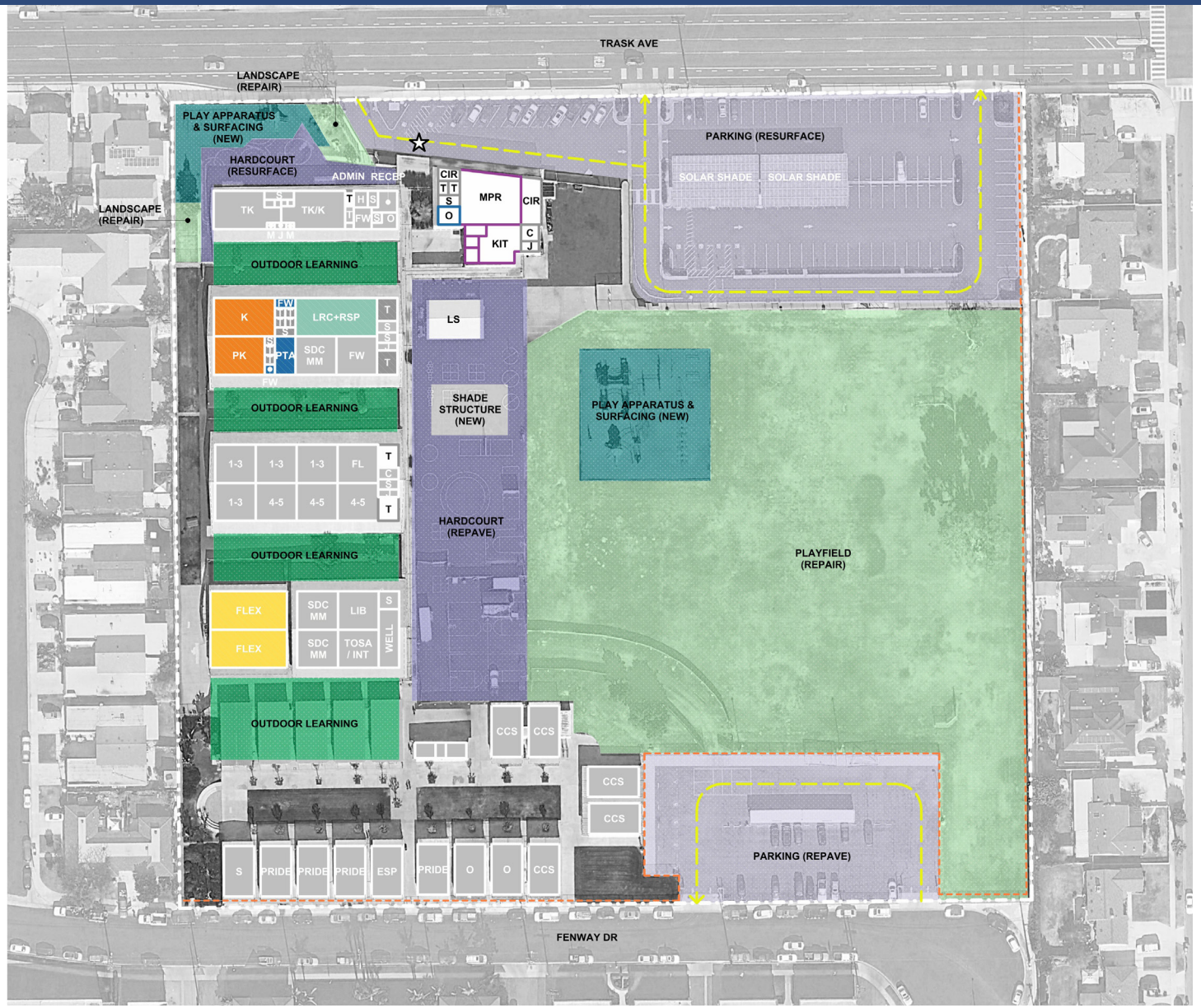
SCOPE OF WORK

- No Work
- Modernization
- Reconfiguration
- New Construction

PROPOSED PLAN FACTORS

Grades: PK-5

Projected Enrollment (2028)	239		
PK Classrooms	1	WellSpace	1
TK Classrooms	2	TOSA / INTV	1
K Classrooms	1	Parent Center (PTA)	1
Grade 1-3 Classrooms	4	Afterschool (ESP)	1
Grade 4-5 Classrooms	3	Afterschool (PRIDE)	4
Flex Lab (Music / VAPA)	1	Other	7
Flex Lab (STEAM/ Specialized)	1	(5) CCS	
RSP	1	(2) ESP Offices	
SDC	3		
ESN	0		
APE/OT/PT	0		
TOTAL	**17**		



PRIORITIES

FMP COMMITTEE PRIORITIES

- A Repair Modernize, Reconfigure Existing Classrooms & Restrooms
- D Multipurpose Room (MPR) & Food Service Improvements
- J Safety & Security

SITE COMMITTEE PRIORITIES

- D MPR
- C The Flex Lab, Innovation Lab – Media (Library)
- L K Outdoor Learning Space and Playground areas

EXISTING CONDITIONS

BUILDING CONDITIONS

- Administration Office and Classrooms received HVAC, Doors/Windows, Ceiling/ Lights Modernization
- MPR and Kitchen in need of comprehensive modernization
- Portable buildings near the end of their lifecycle and in need of modernization or replacement
- Student and Faculty Restrooms in need of modernization

LANDSCAPE / SURFACE CONDITIONS

- Upper and Lower Play Apparatus and Play Surfacing in need of upgrades
- Perimeter fencing upgrades needed in specified areas
- Playfield repair to address uneven field conditions
- Parking and Drop Off Areas to be upgraded

PROPOSED PROJECTS

KEY PROPOSED PROJECTS

- Modernization of MPR and Kitchen
- Reconfiguration of Flex Labs
- Reconfiguration of PK & K classrooms to include proper storage, restrooms, and workroom spaces

ADDITIONAL SITE UPGRADES & PROJECTS

- New Construction of Shade Structure at Hardcourts
- Repave of Hardcourts
- New play apparatus and surfacing at upper and lower play areas
- Resurface/Repave of parking and drop off areas
- Repair at playfield areas to address uneven field conditions
- Upgrade perimeter fencing at north and south sides of campus
- Outdoor Learning in between classroom spaces

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Repair, Modernize, Reconfigure Existing Classrooms & Restrooms	$5,162,000
B. New Construction of ES Classrooms (Replace Portables)	$-
C. Specialty Program Classrooms (Flex Labs, Electives, CTE Pathways)	$2,075,000
D. Multipurpose Room (MPR) & Food Service Improvements	$2,538,000
E. MS Gym and Locker Room Upgrades	$-
F. Library	$-
G. Student Support & Counseling (Learning Resource Center)	$1,208,000
H. WellSpace (Wellness Center)	$-
I. Main Office and Administration Spaces	$370,000
J. Safety & Security	$3,421,000
K. Outdoor Learning Environments & Quads (with Shade)	$1,623,000
L. Exterior Play Spaces, Playfields & Hardcourts	$4,594,000
M. Site Utilities & Infrastructure Upgrades	$1,256,000
N. Technology Equipment Infrastructure	$752,000
Total Construction / Project Cost (2026$)	**$22,999,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2026$)

SCHROEDER COLLEGE AND CAREER ACADEMY

CAMPUS INFORMATION

LOCATION

15151 Columbia Lane, Huntington Beach, CA 92647

SITE DATA

Year Built:	1962
Year Modernized:	2000
Current Enrollment (2024-25):	479
Planned Enrollment:	494
Grade Levels:	TK-6
Number of Permanent Classrooms:	17
Number of Relocatables:	14
Site Acreage:	10 AC
Permanent Building Area:	23,819 SF
Portable Building Area:	12,480 SF

RECENT / UPCOMING WORK

- No Recent Modernization Since 2000

CAMPUS DESCRIPTION

Schroeder College and Career Academy in Huntington Beach, CA, is recognized for its strong commitment to academic excellence and a supportive, inclusive community. The school boasts an A- Niche grade for academics, teachers, and diversity, and offers a comprehensive Gifted and Talented program to nurture students' unique talents. Schroeder emphasizes citizenship, character development, and a welcoming environment that encourages personal growth and a love for learning. Recognized with awards like the Distinguished School, Pivotal Practice, and PBIS Awards, the academy is celebrated for its innovative teaching and commitment to positive behavior.

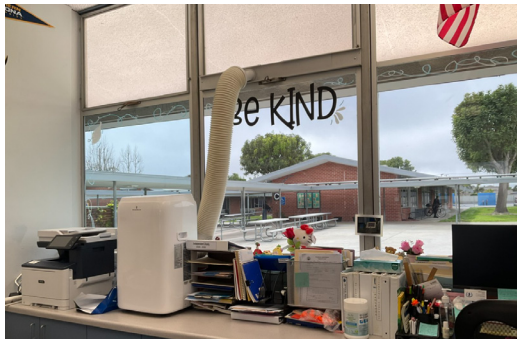
The principal noted that Schroeder's campus has not been modernized and lacks permanent air conditioning, with inadequate electrical access in brick classrooms and collapsing floors in portable classrooms. The outdated building systems, poor technology infrastructure, security concerns, accessibility issues, and inflexible classroom layouts limit the school's functionality. The multipurpose room is too small and in poor condition, leading the community to rely heavily on the playground, which requires privacy screens and additional security cameras. Despite these challenges, the school community values its garden and strong neighborhood support.

Some of the needs as identified by the Principal and school site committee include the following: replace portables, upgraded electrical systems, enhanced indoor environmental quality (acoustics, thermal comfort, ventilation), additional electrical outlets in classrooms, AC issues, upgrade MPR/ performance space and outdoor amphitheater, playfield repairs, shade at playfields and lunch areas, mold free classrooms, replace portables at the end of their life cycle with permanent construction, MPR and kitchen expansion, restrooms and plumbing upgrades.




Drop-Off Lane / Parking


Main Entry



Administration Office


Typical Classroom


Typical Restroom


Multi-Purpose Room


Lunch Area


Hardcourts


Playfields

EXISTING CONDITIONS

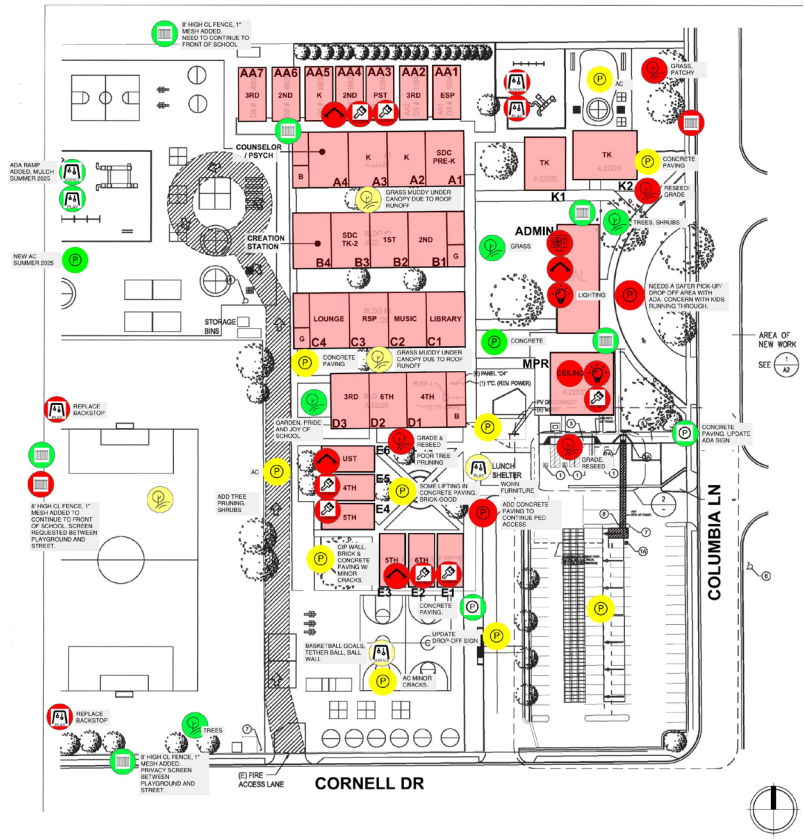
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Red Hatch: indicates full Modernization needed or replacement (if portable construction)

Yellow Dot: indicates areas in moderate or acceptable condition, currently functioning but may require repairs or upgrades within the next 10-15 years.
Yellow Hatch: indicates light Mod/Finish upgrades needed

Green Dot: indicates areas that are in good condition, recently modernized, or newly replaced or rebuilt.
Green Hatch: indicates general modernization completed in 2022, including HVAC, doors, windows, interior finishes, ceiling and lights.



OVERALL RATINGS:
*Unless noted otherwise

Site & Landscape
- Irrigation — NEED NEW VFD PUMP SYSTEM
- Storm Water
- Site Water — UPGRADE WATER FILTRATION FOR DRINKING WATER. NEW SHUTOFF VALVE PER BUILDING, ABOVE/ BELOW GROUND.
- Sewer — REPLACE ORIGINAL UNDERGROUND PLUMBING
- Gas

SITE UTILITIES ARE MORE THAN 50 YEARS OLD AND HAVE NOT BEEN REPLACED.

- Playfields — IRREGULAR GRASS FAMILIES
- Play Structure
- Play Equipment
- Play Surfacing
- Hardcourts (AC Paving) — MINOR CRACKS; NEEDS SLURRY
- Parking (AC Paving) — MINOR CRACKING
- Drop-off
- Concrete Paving — CONCRETE PAVING, MINOR CRACKS
- Site Lighting
- Gates and Fencing
- General Landscaping — RESEED/GRADE VARIOUS AREAS. IMPROVE TREE PRUNING. CANOPY RUNOFF CAUSING MUDDY GRASS.

Buildings — REPLACE PORTABLES WITH PERMANENT CONSTRUCTION
- Exterior Finish
- Doors — REPLACE WOOD DOORS WITH METAL DOORS
- Hardware
- Security Locks — DISTRICT FUTURE GOAL: ELECTRONIC DOOR HARDWARE
- Windows
- Interior Finish — REPLACE CABINETS (CABINETS WE'RE NOT REPLACED IN MOD)
- Ceilings — REPLACE MPR CEILING TILE
- Roofs

Systems
- HVAC — NEED CENTRAL AC ON ALL MAIN BUILDINGS
- Controls
- Power/ Electrical Capacity — NEED NEW SERVICE IF BUILDINGS OR HVAC SYSTEMS ADDED
- Lights Exterior
- Lights Interior
- Fire Alarm — INSTALL UPS POWER ISOLATION. UPGRADE SILENT KNIGHT
- Plumbing — REPLACE FIXTURES: TOILETS, SINKS, URINALS, FAUCETS.
- Restroom Finish — REPLACE TILE & PARTITIONS
- INTRUSION

TECHNOLOGY NEEDS:
- FIBER BACKBONE UPGRADE FOR FLEXIBILITY TO INCREASE SPEED
- THIS SITE HAS NOT BEEN UPGRADED FROM CAT 5 TO CAT 6
- CAMERA UPGRADES HAVE BEEN COMPLETED. MAIN ENTRANCE COVERAGE IS ADEQUATE.
- CAMERA SERVERS ARE AT END OF LIFE
- SERVERS AT END OF LIFE NEED TO BE UPGRADED.
- PHONE, CLOCKS, PA UPGRADES NEEDED
- INCREASE WIFI ACCESS POINTS TO COVER OUTDOOR AREAS.
- FUTURE VISION TO INCLUDE ADDITIONAL DISPLAYS IN EACH CLASSROOM.
- ADDITIONAL TECHNOLOGY AT SPECIALTY PROGRAM SPACES.

BUILDING #	YEAR BUILT	YEAR MODERNIZED	CONSTRUCTION CLASS	BUILDING TYPE	BUILDING DESCRIPTION	GROSS SQUARE FOOTAGE
1	1962	2023	C-MASONRY	PERMANENT	ADMINISTRATION	1,636
2	1962	2023	C-MASONRY	PERMANENT	BUILDING A1-A3	3,424
3	1962	2023	C-MASONRY	PERMANENT	BUILDING A4-A5	2,672
4	1962	2023	C-MASONRY	PERMANENT	BUILDING A6-A8	3,072
5	1962	2023	C-MASONRY	PERMANENT	BUILDING B1-B3	3,226
6	1962	2023	C-MASONRY	PERMANENT	BUILDING B4-B5	2,672
7	1962	2023	C-MASONRY	PERMANENT	MEDIA CENTER BUILDING	2,182
8	1962	2023	C-MASONRY	PERMANENT	BUILDING C	4,800
9	1962	2023	C-MASONRY	PERMANENT	BUILDING K	2,736
10	1999	2023 - FA ONLY	D-WOOD	PORTABLE	PORTABLE BUILDING R1	960
11	1999	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE BUILDING R2	960
12	1999	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE BUILDING R3	960
13	1996	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE BUILDING R4	960
14	2006	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE BUILDING R5	960
15	2009	2023 - FA ONLY	D-WOOD	PORTABLE	PORTABLE BUILDING R6	960
16	2009	2023 - FA ONLY	D-WOOD	PORTABLE	PORTABLE BUILDING R7	960
17	1962	2023 - FA ONLY	C-MASONRY	PERMANENT	MULTI-PURPOSE ROOM	4,636
18	1962	N/A	D-WOOD	WALKWAYS	COVERED WALKWAYS	4,270
19	2004	N/A	S-METAL	SHELTER	LUNCH SHELTER	1,066
20	1962	N/A	C-MASONRY	UTILITY	ELECTRICAL VAULT	155

LEGEND

SYMBOL LEGEND

- Existing Portables
- Entrance to Campus
- Drop-Off Path
- Classrooms
- Administration & Faculty
- Electives / Lab
- Afterschool / Other
- Shared Spaces
- Support Spaces
- Shared Spaces

EXISTING PLAN FACTORS

Grades: TK-6

2025 Enrollment	479		
Parking Spaces	50		
PK Classrooms	0	CO/ PSY/ SP	3
TK Classrooms	2	PST/UST	2
K Classrooms	3	Intervention (INTV)	0
Grade 1-3 Classrooms	7	Parent Center (PTA)	1
Grade 4-6 Classrooms	7	Afterschool (ESP)	1
Flex Lab (Music / VAPA)	1	Afterschool (PRIDE)	0
Flex Lab (STEAM/Specialized)	1	Other	0
RSP	1		
SDC	2		
ESN	0		
APE/OT/PT	0		
TOTAL	**22**		



LEGEND

SYMBOL LEGEND

- Existing Portables
- Drop-Off Path
- Classrooms
- Electives / Lab
- Shared Spaces
- Shared Spaces
- Administration & Faculty
- Afterschool / Other
- Entrance to Campus
- Fencing
- Hardcourts
- Parking Repave / Resurface
- Playfields Repair / Landscape Repair
- Outdoor Learning
- Play Apparatus & Surfacing
- Support Spaces

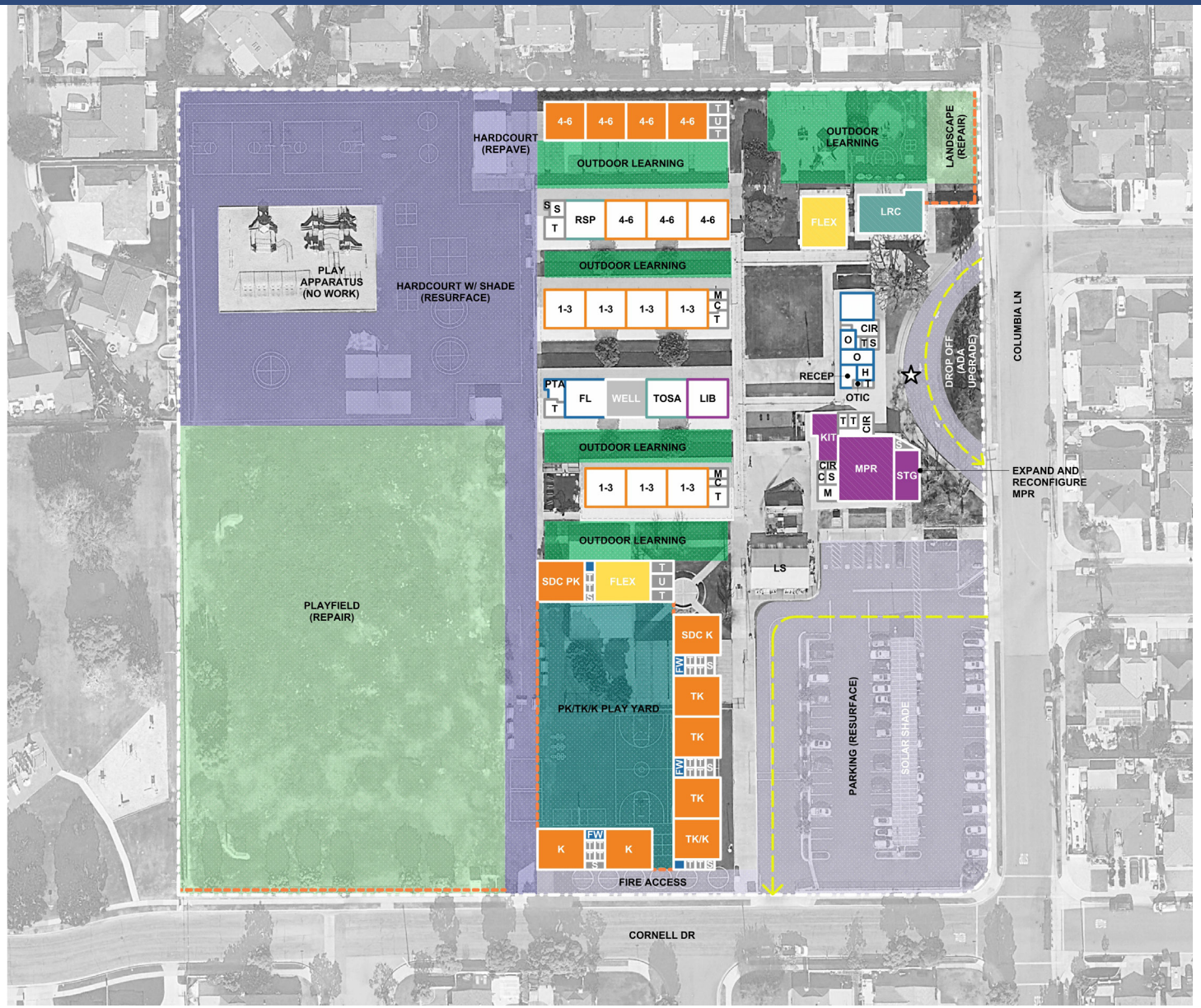
SCOPE OF WORK

- No Work
- Modernization
- Reconfiguration
- New Construction

PROPOSED PLAN FACTORS

Grades: TK-6

Projected Enrollment (2028)	494		
PK Classrooms	0	LRC	1
TK Classrooms	3	WellSpace	1
K Classrooms	3	TOSA	1
Grade 1-3 Classrooms	7	Intervention (INTV)	0
Grade 4-6 Classrooms	7	Parent Center (PTA)	1
Flex Lab (Music / VAPA)	1	Afterschool (ESP)	0
Flex Lab (STEAM/ Specialized)	1	Afterschool (PRIDE)	0
RSP	1	Other	0
SDC	2		
ESN	0		
APE/OT/PT	0		
TOTAL	**25**		



PRIORITIES

FMP COMMITTEE PRIORITIES

- A — Repair Modernize, Reconfigure Existing Classrooms & Restrooms
- B — New Construction of ES Classrooms (Replace Portables)
- D — Multipurpose Room (MPR) & Food Service Improvements

SITE COMMITTEE PRIORITIES

- A M — Site Drainage Not Functioning and Modernization of Existing Buildings (Include Electrical Infrastructure)
- D — Enlarged and Updated MPR
- C — Flexible Labs (Not Near the Library)

EXISTING CONDITIONS

BUILDING CONDITIONS

- No recent modernization since 2000
- MPR in need of comprehensive modernization
- Portable buildings near the end of their lifecycle and in need of modernization or replacement
- Student and Faculty restrooms in need of modernization

LANDSCAPE / SURFACE CONDITIONS

- Playfield repair to address uneven field conditions
- Parking and Drop Off areas to be upgraded

PROPOSED PROJECTS

KEY PROPOSED PROJECTS

- New Construction of PK, TK, & K Classrooms
- Reconfiguration and expansion of MPR and Kitchen areas
- Modernization of Existing Classrooms and Administration Office

ADDITIONAL SITE UPGRADES & PROJECTS

- Modernization of student and faculty restrooms
- Reconfiguration for Learning Resource Center
- Outdoor learning in between classrooms
- Resurfacing of drop off and pick up areas
- Repair at playfields to address uneven field conditions
- Resurface hardcourts and to include shade

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Repair, Modernize, Reconfigure Existing Classrooms & Restrooms	$7,510,000
B. New Construction of ES Classrooms (Replace Portables)	$20,819,000
C. Specialty Program Classrooms (Flex Labs, Electives, CTE Pathways)	$2,517,000
D. Multipurpose Room (MPR) & Food Service Improvements	$4,250,000
E. MS Gym and Locker Room Upgrades	$-
F. Library	$483,000
G. Student Support & Counseling (Learning Resource Center)	$1,474,000
H. WellSpace (Wellness Center)	$-
I. Main Office and Administration Spaces	$1,320,000
J. Safety & Security	$2,481,000
K. Outdoor Learning Environments & Quads (with Shade)	$2,869,000
L. Exterior Play Spaces, Playfields & Hardcourts	$3,056,000
M. Site Utilities & Infrastructure Upgrades	$3,614,000
N. Technology Equipment Infrastructure	$527,000
Total Construction / Project Cost (2026$)	**$50,920,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2026$)

SEQUOIA GATE MAGNET ACADEMY

CAMPUS INFORMATION

LOCATION

5900 Iroquis Road, Westminster, CA 92683

SITE DATA

Year Built:	1962
Year Modernized:	2023
Current Enrollment (2024-25):	424
Planned Enrollment:	411
Grade Levels:	PK-6
Number of Permanent Classrooms:	24
Number of Relocatables:	7
Site Acreage:	10 AC
Permanent Building Area:	31,057 SF
Portable Building Area:	6,720 SF

RECENT / UPCOMING WORK

- HVAC, Doors/Windows, Interior Finishes, Ceiling/ Lights Modernization, except MPR

CAMPUS DESCRIPTION

Sequoia Elementary School, also known as Sequoia Academy: GATE Magnet Elementary, is recognized for its strong academic excellence and a dedicated staff committed to student success. The school offers specialized programs like GATE and AVID, along with a robust STEAM curriculum that fosters critical thinking and creativity. Its outstanding Visual and Performing Arts program supports students' artistic growth, promoting well-rounded development. Sequoia's achievements are highlighted by awards such as the Pivotal Practice, Distinguished School, PBIS, and Exemplary Arts Education Program Awards, reflecting its commitment to innovative teaching and a positive school culture.

The principal noted that while the campus is generally in good condition with greenery and ample space for diverse learners, minor improvements are needed, including new murals, a garden to expand STEAM, and updates to the quad and MPR walls. There are concerns about inadequate specialized instructional spaces, outdated furniture, and a lack of support areas like maker and outdoor learning spaces. Security is a major issue, with low perimeter fencing, only one emergency exit, exposed alleyways, and insufficient building access control, traffic flow, and supervision. The school requires upgraded safety measures, additional cameras, higher fences, and a new play structure for upper-grade students.

Some of the needs as identified by the Principal and school site committee include the following: modernize MPR, upgraded safety and security, perimeter fencing, Improved outdoor learning areas, safety including perimeter fencing and drainage 'lake sequoia', MPR upgrades with AC, outdoor learning areas and playgrounds.





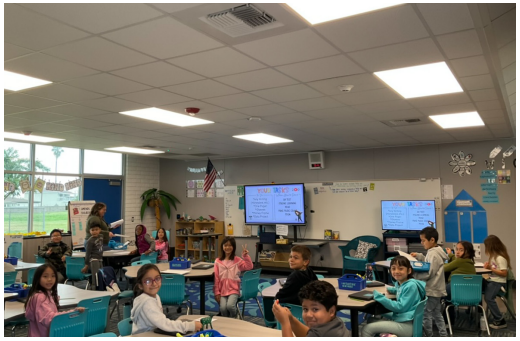
Drop-Off Lane / Parking



Site Identification / Main Entry



Administration Office



Typical Classroom



Typical Restroom



Multi-Purpose Room



Lunch Area



Hardcourts



Playfields

EXISTING CONDITIONS

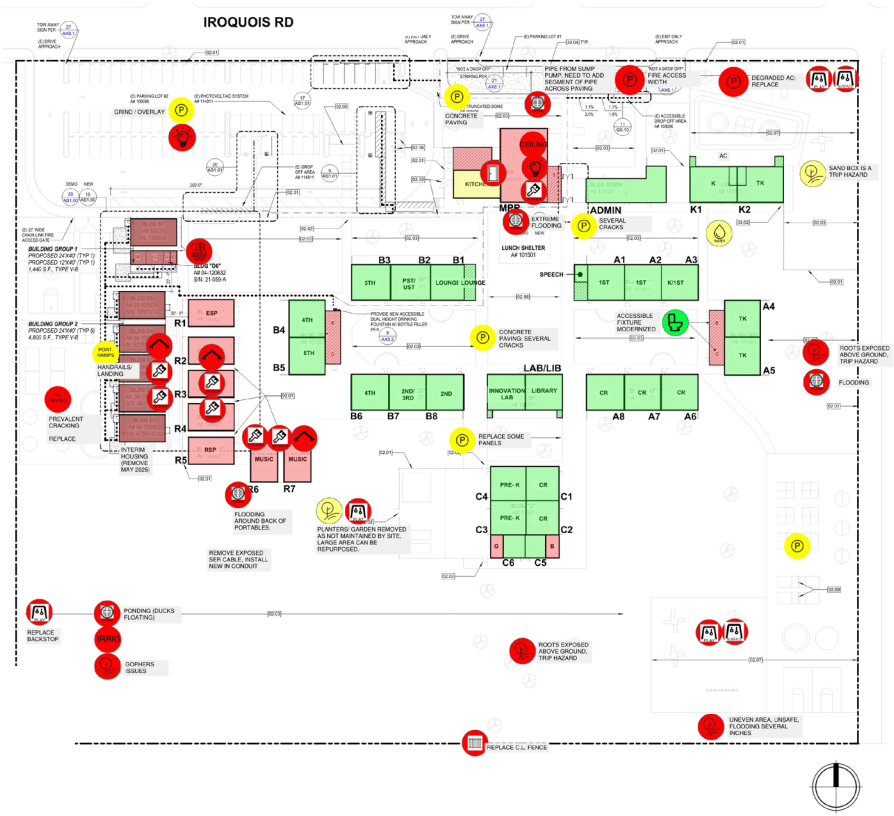
On March 26, 2025, a workshop was conducted with leadership and members of the Maintenance and Operations team at the District.

During the workshop each site was reviewed in terms of the group's assessment of the current conditions of site elements and facilities.

Red Dot: indicates areas in poor condition, nearing the end of their life cycle, and requiring replacement in the near future. This also includes areas with ongoing and frequent maintenance issues.
Red Hatch: indicates full Modernization needed or replacement (if portable construction)

Yellow Dot: indicates areas in moderate or acceptable condition, currently functioning but may require repairs or upgrades within the next 10-15 years.
Yellow Hatch: indicates light Mod/Finish upgrades needed

Green Dot: indicates areas that are in good condition, recently modernized, or newly replaced or rebuilt.
Green Hatch: indicates general modernization completed in 2022, including HVAC, doors, windows, interior finishes, ceiling and lights.



OVERALL RATINGS:
*Unless noted otherwise

Site & Landscape

- Irrigation — NEED NEW VFD PUMP SYSTEM, NEED NEW IRRIGATION SYSTEM IN THE FIELD.
- Storm Water
- Site Water — UPGRADE WATER FILTRATION FOR DRINKING WATER. NEW SHUTOFF VALVE PER BUILDING, ABOVE/ BELOW GROUND.
- Sewer — REPLACE ORIGINAL UNDERGROUND PLUMBING
- Gas

SITE UTILITIES ARE MORE THAN 50 YEARS OLD AND HAVE NOT BEEN REPLACED.

- Playfields — GOPHERS ISSUES
- Play Structure — PLAY STRUCTURE NEEDS TO BE REPLACED
- Play Equipment
- Play Surfacing — PLAY SURFACE NEEDS TO BE REPLACED
- Hardcourts (AC Paving) — PLAYGROUND ASPHALT NEEDS REPLACEMENT
- Parking (AC Paving) — GRIND / OVERLAY
- Drop-off
- Concrete Paving — REPLACE SOME PANELS
- Site Lighting — PARKING LOT LIGHTING NEEDS UPGRACE, OUTSIDE OF SOLAR CANOPY
- Gates and Fencing — SITE REQUESTS UPGRADED FENCING
- General Landscaping

Buildings — REPLACE PORTABLES WITH PERMANENT CONSTRUCTION

- Exterior Finish
- Doors
- Hardware
- Security Locks — DISTRICT FUTURE GOAL: ELECTRONIC DOOR HARDWARE
- Windows
- Interior Finish — REPLACE CABINETS (CABINETS WERE NOT REPLACED IN MOD)
- Ceilings
- Roofs

Systems

- HVAC
- Controls
- Power/ Electrical Capacity
- Lights Exterior — M&O CURRENTLY REPLACING (2025)
- Lights Interior
- Fire Alarm — INSTALL UPS POWER ISOLATION
- Plumbing — REPLACE FIXTURES: TOILETS, SINKS, URINALS, FAUCETS.
- Restroom Finish — REPLACE TILE, PARTITIONS, AND FIXTURES.

TECHNOLOGY NEEDS:
- FIBER BACKBONE UPGRADE FOR FLEXIBILITY TO INCREASE SPEED
- THIS SITE HAS BEEN UPGRADED FROM CAT 5 TO CAT 6
- CAMERA UPGRADES HAVE BEEN COMPLETED. MAIN ENTRANCE COVERAGE IS ADEQUATE. COULD ADD CAMERAS TO SOME AREAS.
- PAGING, CLOCKS, PA UPGRADES NEEDED
- INCREASE WIFI ACCESS POINTS TO COVER OUTDOOR AREAS.
- FUTURE VISION TO INCLUDE ADDITIONAL DISPLAYS IN EACH CLASSROOM.
- ADDITIONAL TECHNOLOGY AT SPECIALTY PROGRAM SPACES.

SEQUOIA GATE MAGNET ACADEMY

BUILDING #	YEAR BUILT	YEAR MODERNIZED	CONSTRUCTION CLASS	BUILDING TYPE	BUILDING DESCRIPTION	GROSS SQUARE FOOTAGE
1	1962	2023	C-MASONRY	PERMANENT	ADMINISTRATION	1,636
2	1962	2023	C-MASONRY	PERMANENT	BUILDING A1-A3	3,424
3	1962	2023	C-MASONRY	PERMANENT	BUILDING A4-A5	2,672
4	1962	2023	C-MASONRY	PERMANENT	BUILDING A6-A8	3,072
5	1962	2023	C-MASONRY	PERMANENT	BUILDING B1-B3	3,226
6	1962	2023	C-MASONRY	PERMANENT	BUILDING B4-B5	2,672
7	1962	2023	C-MASONRY	PERMANENT	MEDIA CENTER BUILDING	2,182
8	1962	2023	C-MASONRY	PERMANENT	BUILDING C	4,800
9	1962	2023	C-MASONRY	PERMANENT	BUILDING K	2,736
10	1999	2023 - FA ONLY	D-WOOD	PORTABLE	PORTABLE BUILDING R1	960
11	1999	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE BUILDING R2	960
12	1999	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE BUILDING R3	960
13	1996	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE BUILDING R4	960
14	2006	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE BUILDING R5	960
15	2009	2023 - FA ONLY	D-WOOD	PORTABLE	PORTABLE BUILDING R6	960
16	2009	2023 - FA ONLY	D-WOOD	PORTABLE	PORTABLE BUILDING R7	960
17	1962	2023 - FA ONLY	C-MASONRY	PERMANENT	MULTI-PURPOSE ROOM	4,636
18	1962	N/A	D-WOOD	WALKWAYS	COVERED WALKWAYS	4,270
19	2004	N/A	S-METAL	SHELTER	LUNCH SHELTER	1,066
20	1962	N/A	C-MASONRY	UTILITY	ELECTRICAL VAULT	155

LEGEND

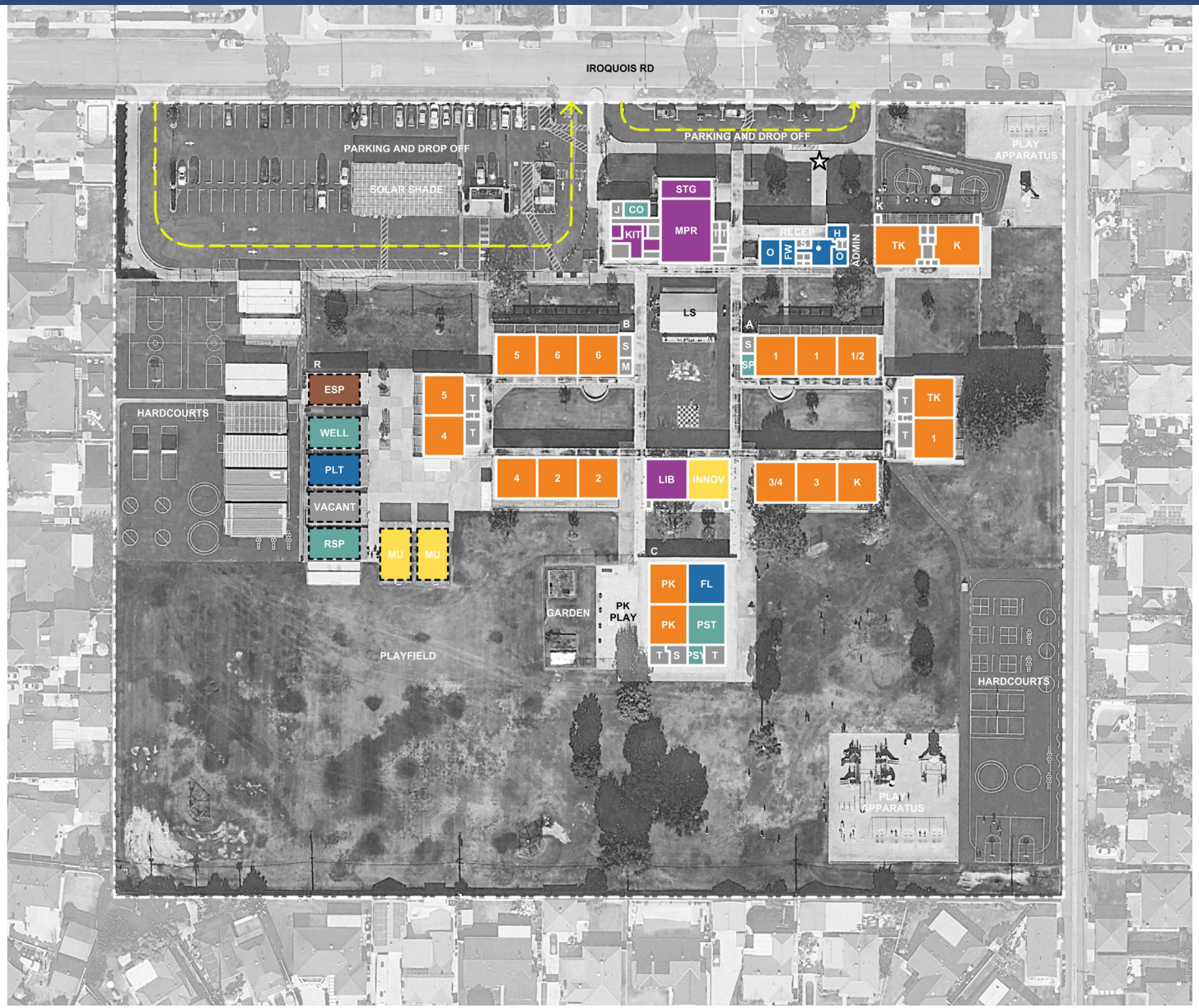
SYMBOL LEGEND

- Existing Portables
- Entrance to Campus
- Drop-Off Path
- Classrooms
- Administration & Faculty
- Electives / Lab
- Afterschool / Other
- Shared Spaces
- Support Spaces
- Shared Spaces

EXISTING PLAN FACTORS

Grades: PK-6

2025 Enrollment	424		
Parking Spaces	88		
PK Classrooms	2	CO/ PSY/ SP	3
TK Classrooms	2	PST/UST	1
K Classrooms	2	Intervention (INTV)	0
Grade 1-3 Classrooms	8	Parent Center (PTA)	0
Grade 4-6 Classrooms	6	Afterschool (ESP)	1
Flex Lab (Music / VAPA)	2	Afterschool (PRIDE)	0
Flex Lab (STEAM/Specialized)	1	Other	0
RSP	1		
SDC	0		
ESN	0		
APE/OT/PT	0		
TOTAL	**24**		



LEGEND

SYMBOL LEGEND

- Existing Portables
- Drop-Off Path
- Classrooms
- Electives / Lab
- Shared Spaces
- Shared Spaces
- Administration & Faculty
- Afterschool / Other
- Entrance to Campus
- Fencing
- Hardcourts
- Parking Repave / Resurface
- Playfields Repair / Landscape Repair
- Outdoor Learning
- Play Apparatus & Surfacing
- Support Spaces

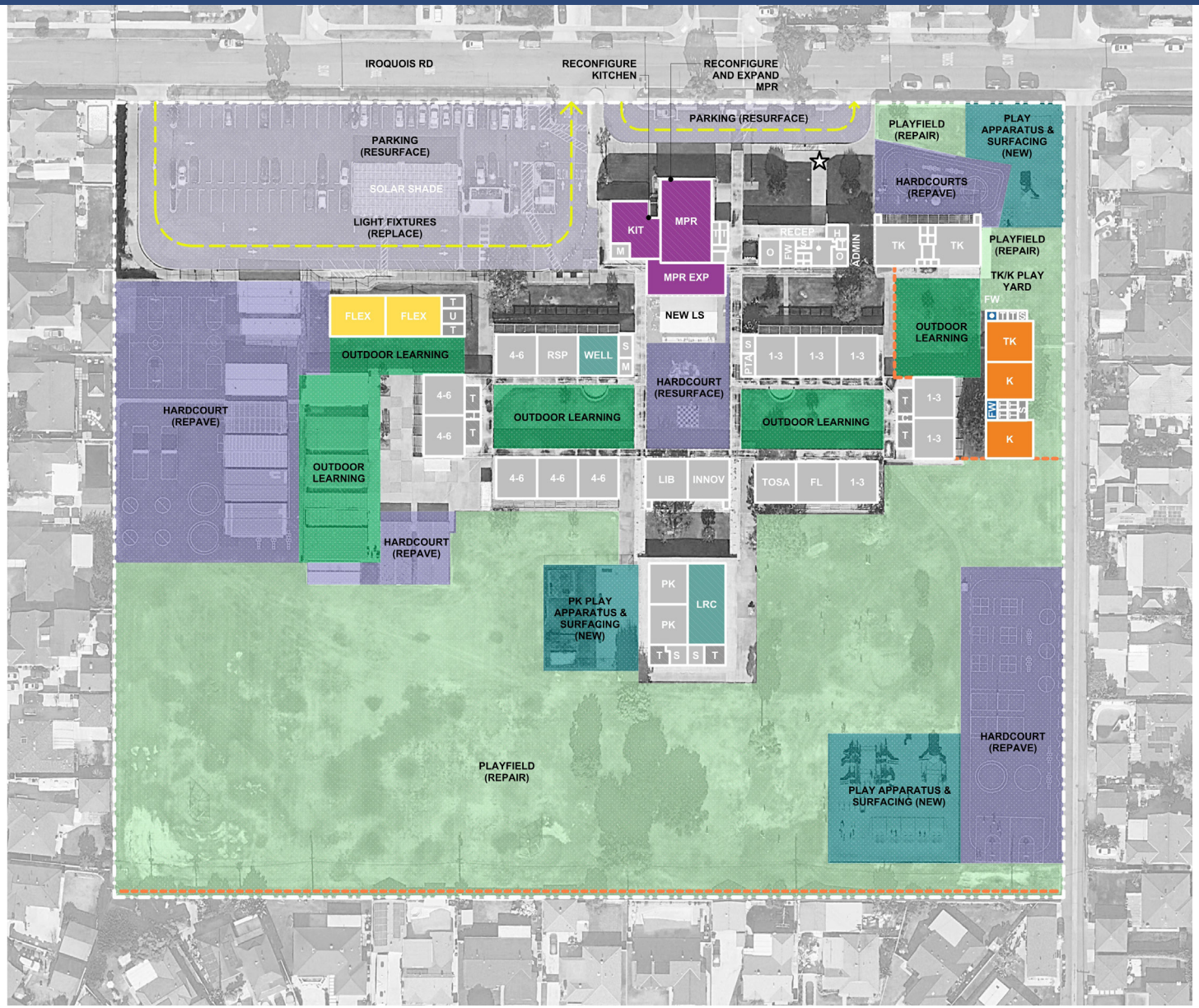
SCOPE OF WORK

- No Work
- Modernization
- Reconfiguration
- New Construction

PROPOSED PLAN FACTORS

Grades: PK-6

Projected Enrollment (2028)	411		
PK Classrooms	2	LRC	1
TK Classrooms	3	WellSpace	1
K Classrooms	2	TOSA	1
Grade 1-3 Classrooms	6	Intervention (INTV)	0
Grade 4-6 Classrooms	6	Parent Center (PTA)	1
Flex Lab (Music / VAPA)	1	Afterschool (ESP)	0
Flex Lab (STEAM/ Specialized)	1	Afterschool (PRIDE)	0
RSP	1	Other	0
SDC	0		
ESN	0		
APE/OT/PT	0		
TOTAL	**22**		



SEQUOIA GATE MAGNET ACADEMY

PRIORITIES

FMP COMMITTEE PRIORITIES

D Multipurpose Room (MPR) & Food Service Improvements

A Repair Modernize, Reconfigure Existing Classrooms & Restrooms

M Site Utilities & Infrastructure Upgrades

SITE COMMITTEE PRIORITIES

A D M Health & Wellness: Bathrooms (adult/student), MPR AC (Expansion and Modernization), Drainage ("Lake Sequoia")

L Upper Grade Playground Structure with Shade

K Outdoor Learning and Outdoor Garden Space

EXISTING CONDITIONS

BUILDING CONDITIONS

- Administration Office and Classrooms received HVAC, Doors/Windows, Ceiling/Lights Minor Modernization
- MPR in need of comprehensive modernization
- Kitchen in need of modernization
- Portable buildings near the end of their lifecycle and in need of modernization or replacement

LANDSCAPE / SURFACE CONDITIONS

- Drainage and flooding issues at playfield areas
- Playfield repairs to address uneven field conditions
- Concrete paving in need of repairs
- Upper and Lower Play apparatus and surfacing to be upgraded
- Hardcourts to be upgraded

PROPOSED PROJECTS

KEY PROPOSED PROJECTS

- Reconfiguration and expansion of MPR and Kitchen with new lunch shelter
- New construction of TK, K and Flex Lab classrooms
- Reconfiguration of LRC and WellSpace

ADDITIONAL SITE UPGRADES & PROJECTS

- Expansion and repairs to TK/K play yard
- Modernization to student restrooms
- Repave upgrades to hardcourts
- Repairs at playfield areas to address uneven field conditions
- New play apparatus and play surfacing at both upper and lower play areas
- Outdoor learning in between classrooms
- Resurfacing of drop off areas
- New exterior light fixtures at parking and drop off areas

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Repair, Modernize, Reconfigure Existing Classrooms & Restrooms	$1,898,000
B. New Construction of ES Classrooms (Replace Portables)	$5,915,000
C. Specialty Program Classrooms (Flex Labs, Electives, CTE Pathways)	$3,480,000
D. Multipurpose Room (MPR) & Food Service Improvements	$6,934,000
E. MS Gym and Locker Room Upgrades	$-
F. Library	$-
G. Student Support & Counseling (Learning Resource Center)	$1,208,000
H. WellSpace (Wellness Center)	$644,000
I. Main Office and Administration Spaces	$-
J. Safety & Security	$2,030,000
K. Outdoor Learning Environments & Quads (with Shade)	$1,815,000
L. Exterior Play Spaces, Playfields & Hardcourts	$8,385,000
M. Site Utilities & Infrastructure Upgrades	$1,412,000
N. Technology Equipment Infrastructure	$741,000
Total Construction / Project Cost (2026$)	**$34,462,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2026$)

WEBBER ELEMENTARY SCHOOL

CAMPUS INFORMATION

LOCATION

14142 Hoover Street, Westminster, CA 92683

SITE DATA

Year Built:	1957
Year Modernized:	2024-2025
Current Enrollment (2024-25):	309
Planned Enrollment:	272
Grade Levels:	PK-6
Number of Permanent Classrooms:	14
Number of Relocatables:	12
Site Acreage:	8 AC
Permanent Building Area:	19,475 SF
Portable Building Area:	13,440 SF

RECENT / UPCOMING WORK

- HVAC, Doors/Windows, Interior Finishes, Ceiling/ Lights Modernization, except MPR

CAMPUS DESCRIPTION

Webber Elementary is distinguished by its commitment to creating a nurturing and inclusive environment that supports diverse learners through innovative teaching and strong community involvement. The school offers specialized programs such as Gifted and Talented Education (GATE) and emphasizes social-emotional learning alongside academic achievement. Webber fosters a collaborative culture where students are encouraged to develop critical thinking, creativity, and leadership skills. Recognized for its dedication to positive behavior and academic excellence, the school continually strives to prepare students for future success.

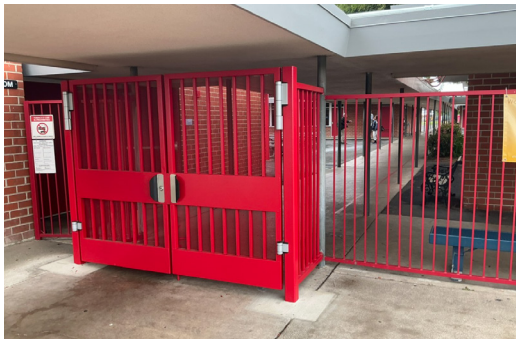
The site walk revealed several areas of concern across the campus. The school is working toward becoming an art magnet, with plans for murals and an art lab, but current facilities lack adequate elective, STEAM, and maker spaces. The MPR is too small for full school gatherings, and the blacktop and field are in poor condition, posing safety risks due to gopher holes, patchy grass, and eroded pavement. Additional issues include outdated fencing, insufficient outdoor seating and learning areas, poor traffic flow and limited parking, and aging portables with structural deterioration.

Some of the needs as identified by the Principal and school site committee include the following: improve blacktop grounds, fields, playgrounds, replace portables, Support art program with appropriate facilities, curb appeal, MPR to accommodate performances, safety and security including fencing, covered walkways to portables, drainage and irrigation issues, painted blacktops and updated playgrounds; replace wood chips, shading for students in gathering areas.





Drop-Off Lane / Parking


Main Entry


Administration Office


Typical Classroom


Typical Restroom


Multi-Purpose Room


Lunch Area


Hardcourts


Playfields

EXISTING CONDITIONS

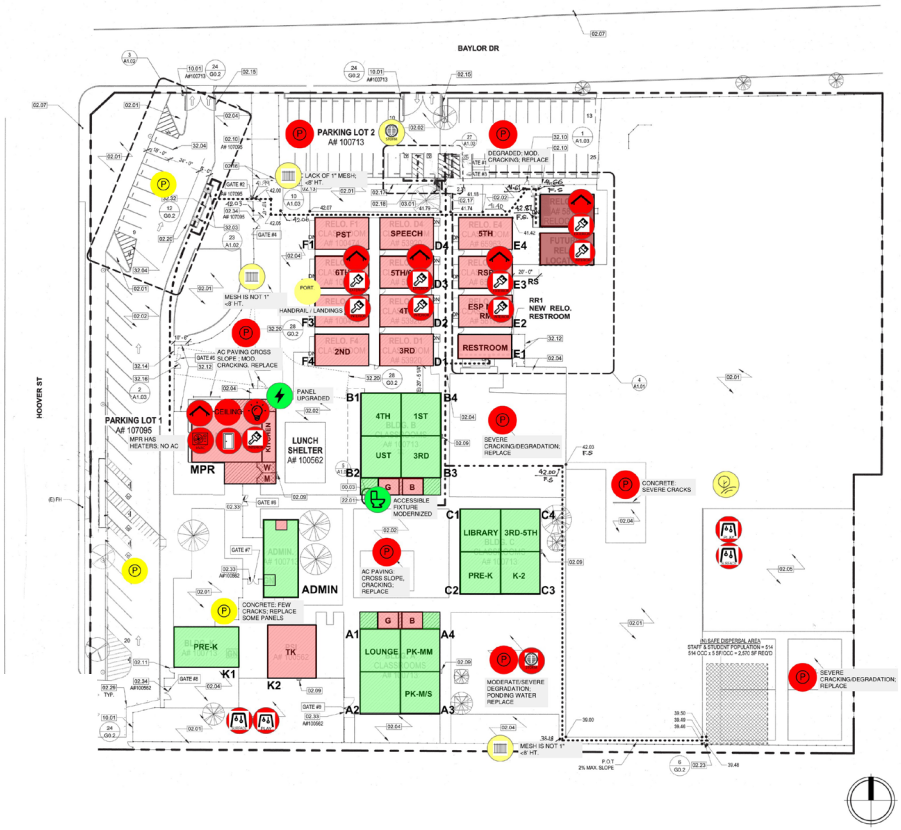
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Red Hatch: indicates full Modernization needed or replacement (if portable construction)

Yellow Dot: indicates areas in moderate or acceptable condition, currently functioning but may require repairs or upgrades within the next 10-15 years.
Yellow Hatch: indicates light Mod/Finish upgrades needed

Green Dot: indicates areas that are in good condition, recently modernized, or newly replaced or rebuilt.
Green Hatch: indicates general modernization completed in 2022, including HVAC, doors, windows, interior finishes, ceiling and lights.



OVERALL RATINGS:
*Unless noted otherwise

Site & Landscape
- Irrigation — NEED NEW VFD PUMP SYSTEM. LOW PRESSURE IN FIELD.
- Storm Water
- Site Water — UPGRADE WATER FILTRATION FOR DRINKING WATER. NEW SHUTOFF VALVE PER BUILDING, ABOVE/ BELOW GROUND. ADD NEW MAIN WATER VALVE AND UPGRADED BACKFLOWS
- Sewer — REPLACE ORIGINAL PLUMBING UNDERGROUND
- Gas

SITE UTILITIES ARE MORE THAN 50 YEARS OLD AND HAVE NOT BEEN REPLACED.

- Playfields — IRREGULAR GRASS FAMILIES. GOPHER ISSUES
- Play Structure — PLAY STRUCTURE NEEDS TO BE REPLACED
- Play Equipment
- Play Surfacing — PLAY SURFACE NEEDS TO BE REPLACED
- Hardcourts (AC Paving) — SEVERE CRACKING/DEGRADATION; REPLACE
- Parking (AC Paving)
- Drop-off — TRAFFIC FLOW IS CHALLENGING
- Concrete Paving
- Site Lighting
- Gates and Fencing
- General Landscaping

Buildings — REPLACE PORTABLES WITH PERMANENT CONSTRUCTION. REPLACE WOOD RAMPS AT PORTABLES.
- Exterior Finish
- Doors
- Hardware
- Security Locks — DISTRICT FUTURE GOAL: ELECTRONIC DOOR HARDWARE
- Windows
- Interior Finish
- Ceilings
- Roofs

Systems
- HVAC
- Controls
- Power/ Electrical Capacity — NEED NEW SERVICE IF BUILDINGS OR HVAC SYSTEMS ADDED
- Lights Exterior
- Lights Interior
- Fire Alarm
- Plumbing — REPLACE FIXTURES: TOILETS, SINKS, URINALS, FAUCETS.
- Restroom Finish — REPLACE TILE, PARTITIONS, AND FIXTURES.

TECHNOLOGY NEEDS:
- FIBER BACKBONE UPGRADE FOR FLEXIBILITY TO INCREASE SPEED
- THIS SITE HAS BEEN UPGRADED FROM CAT 5 TO CAT 6.
- CAMERA UPGRADES HAVE BEEN COMPLETED. MAIN ENTRANCE COVERAGE IS ADEQUATE. COULD ADD CAMETAG TO SOME AREAS.
- PHONE, CLOCKS, PA UPGRADES NEEDED.
- INCREASE WIFI ACCESS POINTS TO COVER OUTDOOR AREAS.
- FUTURE VISION TO INCLUDE ADDITIONAL DISPLAYS IN EACH CLASSROOM.
- ADDITIONAL TECHNOLOGY AT SPECIALTY PROGRAM SPACES.

BUILDING #	YEAR BUILT	YEAR MODERNIZED	CONSTRUCTION CLASS	BUILDING TYPE	BUILDING DESCRIPTION	GROSS SQUARE FOOTAGE
1	1957	2023	C-MASONRY	PERMANENT	ADMINISTRATION	1,508
2	1957	2023	C-MASONRY	PERMANENT	BUILDING A	4,620
3	1957	2023	C-MASONRY	PERMANENT	BUILDING B	4,620
4	1957	2023	C-MASONRY	PERMANENT	BUILDING C	3,840
5	1957	2023	C-MASONRY	PERMANENT	BUILDING K1	1,416
6	1998	2023 - FA & ROOFING ONLY	S-METAL	PORTABLE	BUILDING K2	1,440
7	1957	2023 - FA & ROOFING ONLY	C-MASONRY	PERMANENT	MULTI-PURPOSE ROOM	3,471
8	1990	2023 - FA & ROOFING ONLY	D-WOOD	PORTABLE	PORTABLE BUILDING D1	960
9	1990	2023 - FA & ROOFING ONLY	D-WOOD	PORTABLE	PORTABLE BUILDING D2	960
10	1990	2023 - FA & ROOFING ONLY	D-WOOD	PORTABLE	PORTABLE BUILDING D3	960
11	1990	2023 - FA & ROOFING ONLY	D-WOOD	PORTABLE	PORTABLE BUILDING D4	960
12	1992	2023 - FA & ROOFING ONLY	D-WOOD	PORTABLE	PORTABLE BUILDING E1	960
13	1992	2023 - FA & ROOFING ONLY	D-WOOD	PORTABLE	PORTABLE BUILDING E2	960
14	1996	2023 - FA & ROOFING ONLY	S-METAL	PORTABLE	PORTABLE BUILDING E3	960
15	1996	2023 - FA & ROOFING ONLY	S-METAL	PORTABLE	PORTABLE BUILDING E4	960
16	1997	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE BUILDING F1	960
17	2001	2023 - FA ONLY	S-METAL	PORTABLE	PORTABLE BUILDING F2	960
18	1996	N/A	S-METAL	PORTABLE	PORTABLE BUILDING F3	960
19	1996	N/A	D-WOOD	PORTABLE	PORTABLE BUILDING F4	960
20	2020	2023 - FA & ROOFING ONLY	S-METAL	PORTABLE	PORTABLE RESTROOMS	480
21	1957	N/A	D-WOOD	WALKWAYS	COVERED WALKWAYS	3,092
22	1998	N/A	S-METAL	SHELTER	LUNCH SHELTER	1,200

LEGEND

SYMBOL LEGEND

- Existing Portables
- Entrance to Campus
- Drop-Off Path
- Classrooms
- Administration & Faculty
- Electives / Lab
- Afterschool / Other
- Shared Spaces
- Support Spaces
- Shared Spaces

EXISTING PLAN FACTORS

Grades: PK-6

2025 Enrollment	309		
Parking Spaces	77		
PK Classrooms	1	CO/ PSY/ SP	3
TK Classrooms	1	PST/UST	2
K Classrooms	1	Intervention (INTV)	0
Grade 1-3 Classrooms	5	Parent Center (PTA)	0
Grade 4-6 Classrooms	4	Afterschool (ESP)	1
Flex Lab (Music / VAPA)	1	Afterschool (PRIDE)	1
Flex Lab (STEAM/Specialized)	0	Other	0
RSP	1		
SDC	0		
ESN	4		
APE/OT/PT	0		
TOTAL	**18**		



LEGEND

SYMBOL LEGEND

- Existing Portables
- Drop-Off Path
- Classrooms
- Electives / Lab
- Shared Spaces
- Shared Spaces
- Administration & Faculty
- Afterschool / Other
- Entrance to Campus
- Fencing
- Hardcourts
- Parking Repave / Resurface
- Playfields Repair / Landscape Repair
- Outdoor Learning
- Play Apparatus & Surfacing
- Support Spaces

SCOPE OF WORK

- No Work
- Modernization
- Reconfiguration
- New Construction

PROPOSED PLAN FACTORS

Grades: PK-6

Projected Enrollment (2028)	272		
PK Classrooms	1	Wellspace	1
TK Classrooms	1	TOSA	1
K Classrooms	2	Intervention (INTV)	0
Grade 1-3 Classrooms	4	Parent Center (PTA)	1
Grade 4-6 Classrooms	4	Afterschool (ESP)	0
Flex Lab (Music / VAPA)	1	Afterschool (PRIDE)	0
Flex Lab (STEAM/ Specialized)	1	Other	0
RSP	1		
SDC	0		
ESN	4		
APE/OT/PT	0		
TOTAL	**19**		



PRIORITIES

FMP COMMITTEE PRIORITIES

A Repair Modernize, Reconfigure Existing Classrooms & Restrooms

B New Construction of ES Classrooms (Replace Portables)

D Multipurpose Room (MPR) & Food Service Improvements

SITE COMMITTEE PRIORITIES

D Expanding the MPR (Involves Moving the Kitchen and Relocating the Lunch Shelter)

B Removing Portables and Replacing with New Classrooms with Self-Contained Restrooms, LRC, Flex Classrooms, but Maintaining Enough Gen Ed Classrooms to Sustain and Grow Enrollment

K Addition of Outdoor Learning Spaces and Moving Fire Lane

EXISTING CONDITIONS

BUILDING CONDITIONS

- Administration Office and Classrooms received HVAC, Doors/Windows, Ceiling/ Lights Minor Modernization
- MPR and kitchen in need of comprehensive modernization
- Portable buildings near the end of their lifecycle and in need of modernization or replacement
- Student and faculty restrooms in need of modernization

LANDSCAPE / SURFACE CONDITIONS

- Play apparatus and play surfacing in need of upgrade
- Playfield in need of repair to address uneven field conditions
- Parking and Drop Off areas in need of repave or resurface treatments
- Perimeter fencing in okay condition, upgrades needed in specified areas
- Repave surface treatments needed at Hardcourts

PROPOSED PROJECTS

KEY PROPOSED PROJECTS

- New construction of PK, TK, & K classroom wings
- Reconfiguration of MPR
- New construction of Kitchen

ADDITIONAL SITE UPGRADES & PROJECTS

- Proper restroom and calm room for ESN Classroom
- New construction of LRC and Flex Lab classrooms with student restrooms
- Modernization of student restrooms
- Repair of Hardcourt areas
- Repair of playfield areas to address uneven field conditions
- Replacement of pavement and resurface treatments at parking and drop off areas
- Outdoor learning centralized around classrooms
- Perimeter fencing upgrades at north and south ends of campus

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Repair, Modernize, Reconfigure Existing Classrooms & Restrooms	$897,000
B. New Construction of ES Classrooms (Replace Portables)	$13,427,000
C. Specialty Program Classrooms (Flex Labs, Electives, CTE Pathways)	$3,480,000
D. Multipurpose Room (MPR) & Food Service Improvements	$5,989,000
E. MS Gym and Locker Room Upgrades	$-
F. Library	$-
G. Student Support & Counseling (Learning Resource Center)	$2,715,000
H. WellSpace (Wellness Center)	$604,000
I. Main Office and Administration Spaces	$50,000
J. Safety & Security	$1,659,000
K. Outdoor Learning Environments & Quads (with Shade)	$620,000
L. Exterior Play Spaces, Playfields & Hardcourts	$3,360,000
M. Site Utilities & Infrastructure Upgrades	$3,161,000
N. Technology Equipment Infrastructure	$422,000
Total Construction / Project Cost (2026$)	**$36,384,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2026$)

WILLMORE LANGUAGE ACADEMY

CAMPUS INFORMATION

LOCATION

7122 Maple Street, Westminster, CA 92683

SITE DATA

Year Built:	1965
Year Modernized:	2001
Current Enrollment (2024-25):	476
Planned Enrollment:	493
Grade Levels:	PK-6
Number of Permanent Classrooms:	18
Number of Relocatables:	13
Site Acreage:	10 AC
Permanent Building Area:	26,595 SF
Portable Building Area:	12,960 SF

RECENT / UPCOMING WORK

- No Recent Modernization since 2001

CAMPUS DESCRIPTION

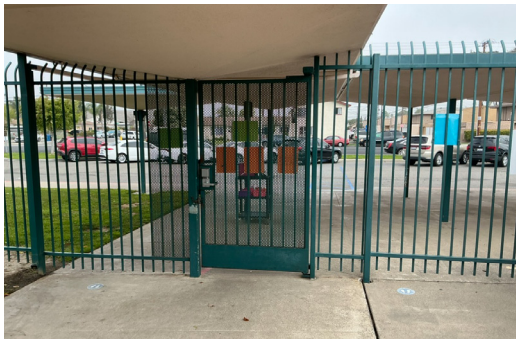
Willmore Language Academy stands out for its commitment to bilingual education through a Spanish Dual Language Immersion program that fosters both academic excellence and cultural appreciation. Rooted in the vision of its founding principal, the school emphasizes global citizenship and multilingual proficiency. Recognized with numerous awards—including the CABE Seal of Excellence, Golden Bell, PBIS, and Pivotal Practice Awards—Willmore is also a designated GATE and Common Sense School, reflecting its holistic approach to student growth. Through innovative teaching, a positive school culture, and a focus on digital citizenship, Willmore empowers students to thrive in an interconnected, multicultural world.

Site walk and principal comments noted that the campus is in poor condition and requires major renovation, with outdated HVAC, plumbing, and electrical systems being a top concern. Traffic flow for both vehicles and pedestrians is inefficient and poses safety challenges, particularly during drop-off and pick-up times. There are concerns about security, including students vandalizing and jumping perimeter fences, as well as the lack of specialized instructional spaces and outdated furniture and equipment. Immediate priorities include funding for modernization focused on air conditioning, electrical upgrades, improved windows, better acoustics, and enhanced thermal comfort throughout the campus.

Some of the needs as identified by the Principal and school site committee include the following: enhanced indoor environmental quality, modernized furniture, modernized equipment. air conditioning, additional electrical outlets in classrooms, flexible specialty program spaces modernized, shade.

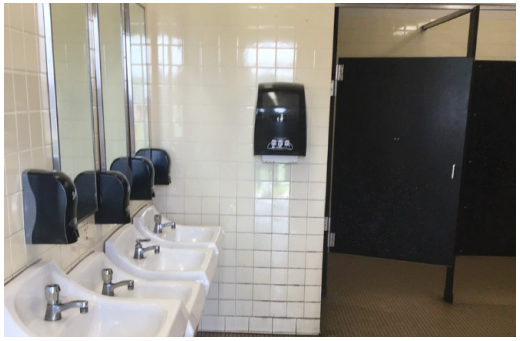



Drop-Off Lane / Parking


Main Entry


Administration Office


Typical Classroom


Typical Restroom



Multi-Purpose Room


Lunch Area



Hardcourts


Playfields

EXISTING CONDITIONS

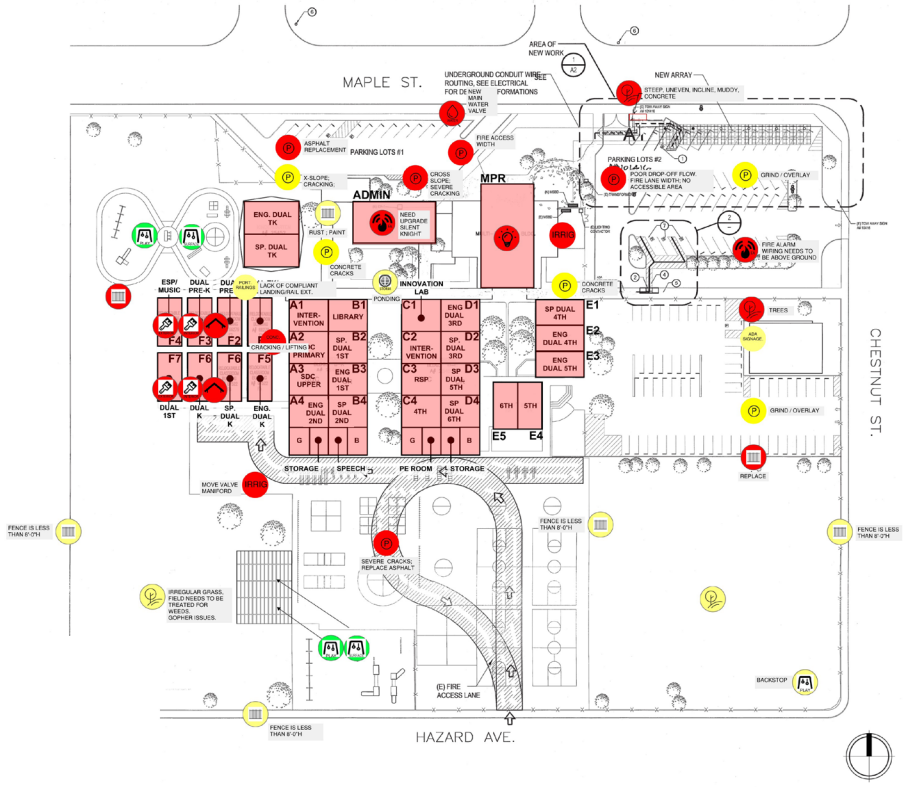
On March 26, 2025, a workshop was conducted with leadership and members of the Maintenance and Operations team at the District.

During the workshop each site was reviewed in terms of the group's assessment of the current conditions of site elements and facilities.

Red Dot: indicates areas in poor condition, nearing the end of their life cycle, and requiring replacement in the near future. This also includes areas with ongoing and frequent maintenance issues.
Red Hatch: indicates full Modernization needed or replacement (if portable construction)

Yellow Dot: indicates areas in moderate or acceptable condition, currently functioning but may require repairs or upgrades within the next 10-15 years.
Yellow Hatch: indicates light Mod/Finish upgrades needed

Green Dot: indicates areas that are in good condition, recently modernized, or newly replaced or rebuilt.
Green Hatch: indicates general modernization completed in 2022, including HVAC, doors, windows, interior finishes, ceiling and lights.



OVERALL RATINGS:
*Unless noted otherwise

Site & Landscape
- Irrigation — NEED NEW VFD PUMP SYSTEM. LOW PRESSURE IN FIELDS
- Storm Water — SOME BOXES & COVERS NEED REPLACEMENT
- Site Water — UPGRADE FILTRATION FOR DRINKING WATER. ADD SHUTOFF VALVE AND METERING PER BUILDING. UNDERGROUND WATER NEEDS REPLACING (ASS).
- Sewer — MAIN LATERALS. UNDERGROUND SEWER NEEDS REPLACING.
- Gas

SITE UTILITIES ARE MORE THAN 30 YEARS OLD AND HAVE NOT BEEN REPLACED.

- Playfields — IRREGULAR GRASS, FIELD NEEDS TO BE TREATED FOR WEEDS, GOPHER ISSUES.
- Play Structure
- Play Equipment
- Play Surfacing
- Hardcourts (AC Paving) — PLAYGROUND ASPHALT NEEDS REPLACEMENT ASAP
- Parking (AC Paving)
- Drop-off — TRAFFIC FLOW IS CHALLENGING
- Concrete Paving
- Site Lighting
- Gates and Fencing
- General Landscaping — REMOVE

Buildings — REPLACE PORTABLE CLASSROOMS WITH PERMANENT CONSTRUCTION
- Exterior Finish
- Doors — REPLACE WOOD DOORS WITH METAL DOORS
- Hardware
- Security Locks — DISTRICT FUTURE GOAL: ELECTRONIC DOOR HARDWARE
- Windows
- Interior Finish — REPLACE CABINETS (CABINETS WE'RE NOT REPLACED IN MOD)
- Ceilings
- Roofs

Systems
- HVAC — SITE NEEDS CENTRAL AC ON ALL THE MAIN BUILDINGS
- Controls
- Power/ Electrical Capacity — NEW ELECTRICAL NEEDED IF UPGRADE HVAC
- Lights Exterior
- Lights Interior
- Fire Alarm — INSTALL UPS POWER ISOLATION. FA UPGRADE TO SILENT KNIGHT
- Plumbing — REPLACE FIXTURES: TOILETS, SINKS, URINALS, FAUCETS
- Restroom Finish — REPLACE TILE/PARTITIONS
- INTRUSION ALARM NEEDS TO BE UPGRADED

TECHNOLOGY NEEDS:
- FIBER BACKBONE UPGRADE FOR FLEXIBILITY TO INCREASE SPEED
- THIS SITE HAS NOT BEEN UPGRADED FROM CAT 5 TO CAT 6.
- CAMERA UPGRADES HAVE BEEN COMPLETED. MAIN ENTRANCE COVERAGE IS ADEQUATE. COULD ADD CAMERAS TO SOME AREAS.
- SERVERS AT END OF LIFE NEED TO BE UPGRADED.
- PHONE, CLOCKS, PA UPGRADES NEEDED.
- INCREASE WIFI ACCESS POINTS TO COVER OUTDOOR AREAS.
- FUTURE VISION TO INCLUDE ADDITIONAL DISPLAYS IN EACH CLASSROOM.
- ADDITIONAL TECHNOLOGY AT SPECIALTY PROGRAM SPACES.

BUILDING #	YEAR BUILT	YEAR MODERNIZED	CONSTRUCTION CLASS	BUILDING TYPE	BUILDING DESCRIPTION	GROSS SQUARE FOOTAGE
1	1965	2000	C-MASONRY	PERMANENT	ADMINISTRATION BUILDING	1,875
2	1966	2000	C-MASONRY	PERMANENT	BUILDING A-B	8,640
3	1967	2000	C-MASONRY	PERMANENT	BUILDING C-D	8,580
4	1965	2000	C-MASONRY	PERMANENT	BUILDING K	2,842
5	1965	2000	C-MASONRY	PERMANENT	MULTI-PURPOSE ROOM	4,658
6	1989	N/A	D-WOOD	PORTABLE	PORTABLE BUILDING E1	960
7	1990	N/A	D-WOOD	PORTABLE	PORTABLE BUILDING E2	960
8	1990	N/A	D-WOOD	PORTABLE	PORTABLE BUILDING E3	960
9	1991	N/A	S-METAL	PORTABLE	PORTABLE BUILDING E4	960
10	1991	N/A	S-METAL	PORTABLE	PORTABLE BUILDING E5	960
11	1997	N/A	S-METAL	PORTABLE	PORTABLE BUILDING F1	960
12	1997	N/A	S-METAL	PORTABLE	PORTABLE BUILDING F2	960
13	1997	N/A	S-METAL	PORTABLE	PORTABLE BUILDING F3	960
14	1997	N/A	S-METAL	PORTABLE	PORTABLE BUILDING F4	960
15	1997	N/A	S-METAL	PORTABLE	PORTABLE BUILDING F5	960
16	1997	N/A	S-METAL	PORTABLE	PORTABLE BUILDING F6	960
17	2001	N/A	S-METAL	PORTABLE	PORTABLE BUILDING F7	960
18	2002	N/A	S-METAL	PORTABLE	PORTABLE BUILDING F8	960
19	2002	N/A	S-METAL	PORTABLE	PORTABLE RESTROOMS	480
20	1965	N/A	D-WOOD	WALKWAYS	COVERED WALKWAYS	3,863

WILLMORE LANGUAGE ACADEMY

LEGEND

SYMBOL LEGEND

- Existing Portables
- Entrance to Campus
- Drop-Off Path
- Classrooms
- Administration & Faculty
- Electives / Lab
- Afterschool / Other
- Shared Spaces
- Support Spaces
- Shared Spaces

EXISTING PLAN FACTORS

Grades: PK-6

2025 Enrollment	476		
Parking Spaces	115		
PK Classrooms	2	CO/ PSY/ SP	1
TK Classrooms	3	PST/UST	0
K Classrooms	3	Intervention (INTV)	2
Grade 1-3 Classrooms	7	Parent Center (PTA)	0
Grade 4-6 Classrooms	8	Afterschool (ESP)	0
Flex Lab (Music / VAPA)	1	Afterschool (PRIDE)	0
Flex Lab (STEAM/Specialized)	1	Other	2
RSP	1	(1) District PD	
SDC	0	(1) District Computer Lab	
ESN	2		
APE/OT/PT	0		
TOTAL	**28**		



WILLMORE LANGUAGE ACADEMY

LEGEND

SYMBOL LEGEND

- Existing Portables
- Drop-Off Path
- Classrooms
- Electives / Lab
- Shared Spaces
- Shared Spaces
- Administration & Faculty
- Afterschool / Other
- Entrance to Campus
- Fencing
- Hardcourts
- Parking Repave / Resurface
- Playfields Repair / Landscape Repair
- Outdoor Learning
- Play Apparatus & Surfacing
- Support Spaces

SCOPE OF WORK

- No Work
- Modernization
- Reconfiguration
- New Construction

PROPOSED PLAN FACTORS

Grades: PK-6

Projected Enrollment (2028)	493		
PK Classrooms	2	LRC	1
TK Classrooms	4	WellSpace	1
K Classrooms	3	TOSA	1
Grade 1-3 Classrooms	7	Intervention (INTV)	1
Grade 4-6 Classrooms	7	Parent Center (PTA)	1
Flex Lab (Music / VAPA)	1	Afterschool (ESP)	0
Flex Lab (STEAM/ Specialized)	1	Afterschool (PRIDE)	0
RSP	1	Other	2
SDC	0	(1) District PD	
ESN	2	(1) District Computer Lab	
APE/OT/PT	0		
TOTAL	**28**		



WILLMORE LANGUAGE ACADEMY

PRIORITIES

FMP COMMITTEE PRIORITIES

- A — Repair Modernize, Reconfigure Existing Classrooms & Restrooms
- D — Multipurpose Room (MPR) & Food Service Improvements
- B — New Construction of ES Classrooms (Replace Portables)

SITE COMMITTEE PRIORITIES

- A, C, G — LRC, Flex Lab Spaces (Spaces Need Confidentiality – Proper Acoustics), AC, Electrical, More Adult Bathrooms, and Storage
- D, L — MPR and Shade at Play Areas
- I — Administration Expansion and Reconfiguration

EXISTING CONDITIONS

BUILDING CONDITIONS

- No recent modernization since 2001
- MPR in need of comprehensive modernization
- Portable buildings near the end of their lifecycle and in need of modernization or replacement
- Faculty and student restrooms in need of modernization

LANDSCAPE / SURFACE CONDITIONS

- Upper and Lower grades play apparatus and surface in good condition
- Playfield in need of repair address uneven field conditions
- Hardcourts in need of resurface and repave treatments
- Perimeter fencing upgrades needed at specified areas

PROPOSED PROJECTS

KEY PROPOSED PROJECTS

- Reconfiguration and expansion of MPR with new Lunch Shelter
- Reconfiguration and expansion of Administration Office
- New construction of PK, TK, K classroom wings

ADDITIONAL SITE UPGRADES & PROJECTS

- Modernization of classroom spaces
- Reconfiguration and expansion of Kitchen
- New construction of Flex Labs and Student support spaces and student / faculty restrooms
- Resurfacing of Parking and Drop off areas
- Resurface and repairs of hardcourts and to include shade
- Repair of playfield areas to address uneven field conditions
- Faculty lounge modernization

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Repair, Modernize, Reconfigure Existing Classrooms & Restrooms	$10,651,000
B. New Construction of ES Classrooms (Replace Portables)	$16,906,000
C. Specialty Program Classrooms (Flex Labs, Electives, CTE Pathways)	$3,480,000
D. Multipurpose Room (MPR) & Food Service Improvements	$7,290,000
E. MS Gym and Locker Room Upgrades	$-
F. Library	$548,000
G. Student Support & Counseling (Learning Resource Center)	$5,583,000
H. WellSpace (Wellness Center)	$1,358,000
I. Main Office and Administration Spaces	$3,223,000
J. Safety & Security	$4,169,000
K. Outdoor Learning Environments & Quads (with Shade)	$898,000
L. Exterior Play Spaces, Playfields & Hardcourts	$5,634,000
M. Site Utilities & Infrastructure Upgrades	$3,771,000
N. Technology Equipment Infrastructure	$574,000
Total Construction / Project Cost (2026$)	**$64,085,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2026$)

JOHNSON MIDDLE SCHOOL

CAMPUS INFORMATION

LOCATION

13603 Edwards Street, Westminster, CA 92683

SITE DATA

Year Built:	1959
Year Modernized:	2000
Additions:	Gym & Science Building
Year Added:	2014
Current Enrollment (2024-25):	505
Planned Enrollment:	490
Grade Levels:	6-8
Number of Permanent Classrooms:	37
Number of Relocatables:	0
Site Acreage:	14.5 AC
Permanent Building Area:	90,024 SF
Portable Building Area:	480 SF

RECENT / UPCOMING WORK

- Science Building & Gym Additions in 2014

CAMPUS DESCRIPTION

Johnson Middle School stands out for its rich cultural heritage, rooted in the historic Munemitsu's Farm and the legacy of the Mendez family, which fosters a strong commitment to inclusivity and diversity. The school offers a rigorous academic program aligned with Common Core Standards, emphasizing not only content knowledge but also social skills and lifelong learning. Johnson provides a variety of enrichment opportunities, including clubs and community service, to support well-rounded student development. Its dedication to excellence and innovation is reflected in multiple awards, including the Pivotal Practice, Gold Ribbon, PBIS, and Green Schools Leadership Awards.

The campus is visually appealing and well maintained, featuring an open quad that aids in student supervision. Key concerns include the deteriorating blacktop, which poses safety risks, and the aging planter areas at the front of the school. Over the past six years, the school has made significant progress addressing safety issues but still has concerns about perimeter fencing, site security, and exterior lighting. Additionally, there is a need for modernized furniture and improved outdoor learning spaces.

Some of the needs as identified by the Principal and school site committee include the following: curb appeal, safety and security, enhanced outdoor learning areas, PE Spaces that encompass outdoors, grass, locker room upgrades, safety and traffic flow, outdoor learning spaces with shading and benches.





Drop-Off Lane / Parking



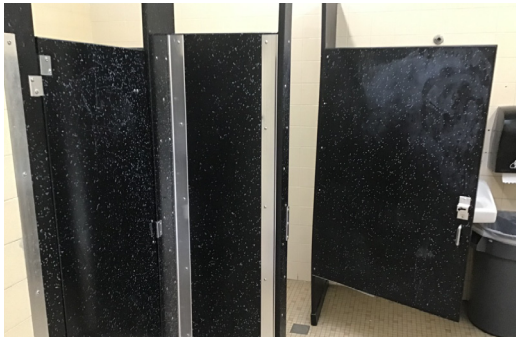
Site Identification / Main Entry



Administration Office



Typical Classroom



Typical Restroom



Multi-Purpose Room



Lunch Area



Hardcourts



Playfields

EXISTING CONDITIONS

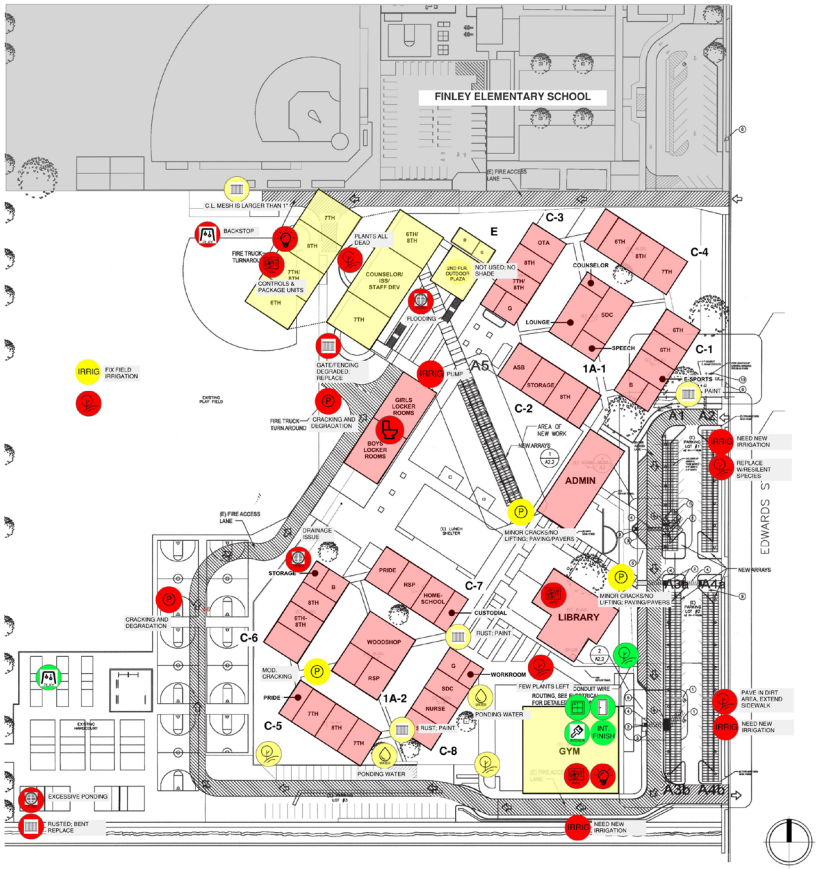
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During the workshop each site was reviewed in terms of the group's assessment of the current conditions of site elements and facilities.

Red Dot: indicates areas in poor condition, nearing the end of their life cycle, and requiring replacement in the near future. This also includes areas with ongoing and frequent maintenance issues.
Red Hatch: indicates full Modernization needed or replacement (if portable construction)

Yellow Dot: indicates areas in moderate or acceptable condition, currently functioning but may require repairs or upgrades within the next 10-15 years.
Yellow Hatch: indicates light Mod/Finish upgrades needed

Green Dot: indicates areas that are in good condition, recently modernized, or newly replaced or rebuilt.
Green Hatch: indicates general modernization completed in 2022, including HVAC, doors, windows, interior finishes, ceiling and lights.



OVERALL RATINGS:
*Unless noted otherwise

Site & Landscape
- Irrigation — NEED NEW VFD PUMP SYSTEM. NEED NEW IRRIGATION FOR FRONT OF SCHOOL
- Storm Water — MAIN LATERALS
- Site Water — UPGRADE WATER FILTRATION FOR DRINKING WATER. ADD SHUTOFF VALVE PER BUILDING.
- Sewer — MAIN LATERALS
- Gas

SITE UTILITIES ARE MORE THAN 50 YEARS OLD AND HAVE NOT BEEN REPLACED.

- Playfields — GOPHER ISSUES, CAUSING UNEVEN FIELDS. NEED TO AERATE AND COMPACT AND WEED TREATMENT
- Playfield Equipment — REPLACE BACKSTOPS
- Play Equipment
- Hardcourts (AC Paving)
- Parking (AC Paving)
- Drop-off
- Concrete Paving
- Site Lighting
- Gates and Fencing — CHAINLINK IN SOME AREAS NEED REPLACEMENT
- General Landscaping

Buildings
- Exterior Finish
- Doors — REPLACE EXISTING WITH METAL DOORS
- Hardware — UPGRADE HARDWARE
- Security Locks — DISTRICT FUTURE GOAL: ELECTRONIC DOOR HARDWARE
- Windows
- Interior Finish — CASEWORK/ CABINETS WERE NOT REPLACED
- Ceilings — REPLACE ALL CEILING TILES
- Roofs

Systems
- HVAC — MINI-SPLIT SYSTEMS SHOULD BE REPLACED IN FUTURE/ PACKAGE UNITS NEED TO BE REPLACED.
- Controls — CONTROLS NEED TO BE UPGRADED
- Power/ Electrical Capacity
- Lights Exterior
- Lights Interior
- Fire Alarm — INSTALL UPS POWER ISOLATION
- Plumbing
- Restroom Finish — REPLACE PARTITIONS, FIXTURES, AND TILES

TECHNOLOGY NEEDS:
- FIBER BACKBONE UPGRADE FOR FLEXIBILITY TO INCREASE SPEED
- THIS SITE HAS NOT BEEN UPGRADED FROM CAT 5 TO CAT 6
- CAMERA UPGRADES HAVE BEEN COMPLETED. MAIN ENTRANCE COVERAGE IS ADEQUATE. COULD ADD CAMERAS TO SOME AREAS
- SERVERS AT END OF LIFE NEED TO BE UPGRADED.
- PHONE, CLOCKS, PA UPGRADES NEEDED.
- INCREASE WIFI ACCESS POINTS TO COVER OUTDOOR AREAS.
- FUTURE VISION TO INCLUDE ADDITIONAL DISPLAYS IN EACH CLASSROOM.
- ADDITIONAL TECHNOLOGY AT SPECIALTY PROGRAM SPACES.

BUILDING #	YEAR BUILT	YEAR MODERNIZED	CONSTRUCTION CLASS	BUILDING TYPE	BUILDING DESCRIPTION	GROSS SQUARE FOOTAGE
1	1958	1999	C-MASONRY	PERMANENT	ADMINISTRATION BUILDING	3,340
2	2006	N/A	C-MASONRY	PORTABLE	PORTABLE RESTROOMS	480
3	1958	1999	C-MASONRY	PERMANENT	BUILDING C1	3,360
4	1958	1999	C-MASONRY	PERMANENT	BUILDING C2	3,360
5	1958	1999	C-MASONRY	PERMANENT	BUILDING C3	3,360
6	1958	1999	C-MASONRY	PERMANENT	BUILDING C4	3,360
7	1958	1999	C-MASONRY	PERMANENT	BUILDING C5	4,080
8	1958	1999	C-MASONRY	PERMANENT	BUILDING C6	3,360
9	1958	1999	C-MASONRY	PERMANENT	BUILDING C7	3,360
10	1958	1999	C-MASONRY	PERMANENT	BUILDING C8	3,360
11	1958	1999	C-MASONRY	PERMANENT	BUILDING C9	3,360
12	1958	1999	C-MASONRY	PERMANENT	BUILDING C10	4,140
13	2013	N/A	A-STEEL	PERMANENT	SCICENCE BUILDING (FIRST FLOOR)	8,760
14	2013	N/A	A-STEEL	PERMANENT	SCICENCE BUILDING (SECOND FLOOR)	8,480
15	2013	N/A	A-STEEL	PERMANENT	GYMNASIUM + BAND	20,535
16	1958	1999	C-MASONRY	PERMANENT	LIBRARY + KITCHEN	8,392
17	1958	1999	C-MASONRY	PERMANENT	LOCKER ROOMS	5,262
18	1958	N/A	D-WOOD	WALKWAYS	COVERED WALKWAYS	6,969
19	2013	N/A	A-STEEL	SHELTER	LUNCH SHELTER	6,600
20	1958	N/A	C-MASONRY	UTILITY	ELECTRICAL VAULT	155

LEGEND

SYMBOL LEGEND

- Existing Portables
- Entrance to Campus
- Drop-Off Path
- Classrooms
- Administration & Faculty
- Electives / Lab
- Afterschool / Other
- Shared Spaces
- Support Spaces
- Shared Spaces

EXISTING PLAN FACTORS

Grades: 6-8

2025 Enrollment	505		
Parking Spaces	90		
English Language Arts	6	CO/ PSY/ SP	1
Social Studies	3	Parent Center (PTA)	0
Math	5	Afterschool (ESP)	0
Science	3	Afterschool (PRIDE)	2
Electives	5	Other	3
RSP	2	(1) Homeschool	
SDC	2	(2) Pantry	
ESN	2		
APE/OT/PT	1		
ASB	1		
TOTAL	**30**		



LEGEND

SYMBOL LEGEND

- Existing Portables
- Drop-Off Path
- Classrooms
- Electives / Lab
- Shared Spaces
- Shared Spaces
- Administration & Faculty
- Afterschool / Other
- Entrance to Campus
- Fencing
- Hardcourts
- Parking Repave / Resurface
- Playfields Repair / Landscape Repair
- Outdoor Learning
- Play Apparatus & Surfacing
- Support Spaces

SCOPE OF WORK

- No Work
- Modernization
- Reconfiguration
- New Construction

PROPOSED PLAN FACTORS

Grades: 6-8

Projected Enrollment (2028)	490		
English Language Arts	3	LRC	1
Social Studies	3	WellSpace	1
Math	3	Intervention (INTV)	0
Science	3	Parent Center (PTA)	1
Electives	5	Afterschool (ESP)	0
RSP	1	Afterschool (PRIDE)	2
SDC	2	Other	9
ESN	2	(2) Pantry	
APE/OT/PT	1	(1) Homeschool	
ASB	1	(7) Open	
TOTAL	**24**		



PRIORITIES

FMP COMMITTEE PRIORITIES

- A Repair Modernize, Reconfigure Existing Classrooms & Restrooms
- C Specialty Program Classrooms (Flex Labs, Electives, CTE)
- E MS Gym & Locker Room Upgrades

SITE COMMITTEE PRIORITIES

- L Blacktop Play Area
- K Outdoor Learning Areas
- E Locker Rooms

EXISTING CONDITIONS

BUILDING CONDITIONS

- Gym and Science Building Additions in 2014
- No recent modernization to classroom spaces since 2000
- Student and Faculty restroom modernization needed
- Locker Rooms in need of modernization

LANDSCAPE / SURFACE CONDITIONS

- Repair at playfield areas
- Irrigation system and drainage upgrades needed
- Cracking and lifting of pavement on walkways
- Perimeter fencing upgrades needed at specified areas
- Repave and resurface treatments of hardcourt areas needed
- Repave and resurface of Parking and Drop off areas needed

PROPOSED PROJECTS

KEY PROPOSED PROJECTS

- Modernization of Classrooms
- Modernization of Locker Rooms
- Modernization of Administration Office

ADDITIONAL SITE UPGRADES & PROJECTS

- Student Quad Enhancements
- Repave of hardcourts
- Outdoor learning in between classrooms
- Modernization of gymnasium and library
- Repave and resurface parking and drop off areas
- Reconfiguration of WellSpace and Learning Resource Center

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Repair, Modernize, Reconfigure Existing Classrooms & Restrooms	$19,047,000
B. New Construction of ES Classrooms (Replace Portables)	$-
C. Specialty Program Classrooms (Flex Labs, Electives, CTE Pathways)	$7,518,000
D. Multipurpose Room (MPR) & Food Service Improvements	$677,000
E. MS Gym and Locker Room Upgrades	$7,426,000
F. Library	$3,083,000
G. Student Support & Counseling (Learning Resource Center)	$1,768,000
H. WellSpace (Wellness Center)	$475,000
I. Main Office and Administration Spaces	$2,285,000
J. Safety & Security	$4,155,000
K. Outdoor Learning Environments & Quads (with Shade)	$3,677,000
L. Exterior Play Spaces, Playfields & Hardcourts	$6,208,000
M. Site Utilities & Infrastructure Upgrades	$4,158,000
N. Technology Equipment Infrastructure	$1,635,000
Total Construction / Project Cost (2026$)	**$62,112,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2026$)

STACEY MIDDLE SCHOOL

CAMPUS INFORMATION

LOCATION

6311 Larchwood Drive, Huntington Beach, CA 92647

SITE DATA

Year Built:	1965
Year Modernized:	2001
Additions:	Science & Gym
Year Added:	2019
Current Enrollment (2024-25):	947
Planned Enrollment:	896
Grade Levels:	6-8
Number of Permanent Classrooms:	39
Number of Relocatables:	2
Site Acreage:	20.5 AC
Permanent Building Area:	99,845 SF
Portable Building Area:	1,200 SF

RECENT / UPCOMING WORK

- Science and Gymnasium Building Additions
- Library Renovations

CAMPUS DESCRIPTION

Stacey Middle School is known for its innovative Dual Language Program, which enriches students' Spanish skills while fostering cultural understanding and preparing them for a connected world. It is also the only school in the district that offers Folklorico dance, celebrating cultural heritage through this unique program. The school prides itself on a dedicated faculty that employs modern teaching methods and personalized approaches to meet diverse student needs. Emphasizing a safe and supportive environment, Stacey encourages responsibility, leadership, creativity, and collaboration among students, with its commitment to excellence reflected in multiple prestigious awards.

Principal comments highlight top priorities including adding classroom offices, creating a shaded lunch area, expanding the library/learning center, and installing a track with turf. Current challenges include shared offices, lack of professional development and storage space, increased counselor services, and counselor space being divided into multiple smaller areas. The school offers programs such as Spanish dual immersion, a special education pathways program serving four cities/districts, and Folklorico dance (unique to Stacey). The gym is recently updated, HVAC improvements are planned for summer, the library is undersized and needs more collaborative spaces, and gate hinges throughout the site require upgrading with self-closing mechanisms.

Some of the needs as identified by the Principal and school site committee include the following: Student Services and Staff spaces, shaded lunch area, expanded Learning Center/ Library, upgrading classrooms and CTE pathway spaces, athletics spaces, track with turf, repair playfields with gopher holes, shaded outdoor learing space for students and shade and lunch shelter for students.





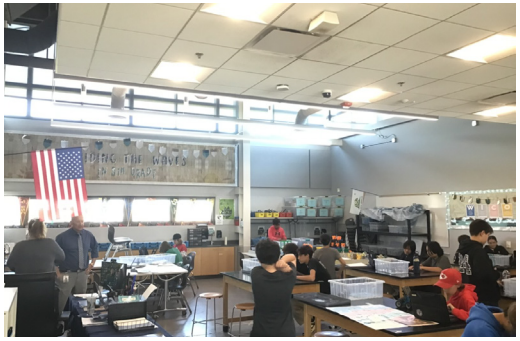
Drop-Off Lane / Parking



Site Identification / Main Entry



Administration Office



Typical Classroom



Typical Restroom



Multi-Purpose Room



Outdoor Amphitheater



Hardcourts



Playfields

EXISTING CONDITIONS

On March 26, 2025, a workshop was conducted with leadership and members of the Maintenance and Operations team at the District.

During the workshop each site was reviewed in terms of the group's assessment of the current conditions of site elements and facilities.

Red Dot: indicates areas in poor condition, nearing the end of their life cycle, and requiring replacement in the near future. This also includes areas with ongoing and frequent maintenance issues.
Red Hatch: indicates full Modernization needed or replacement (if portable construction)

Yellow Dot: indicates areas in moderate or acceptable condition, currently functioning but may require repairs or upgrades within the next 10-15 years.
Yellow Hatch: indicates light Mod/Finish upgrades needed

Green Dot: indicates areas that are in good condition, recently modernized, or newly replaced or rebuilt.
Green Hatch: indicates general modernization completed in 2022, including HVAC, doors, windows, interior finishes, ceiling and lights.



OVERALL RATINGS:
*Unless noted otherwise

Site & Landscape
- Irrigation — NEED NEW VFC PUMP SYSTEM
- Storm Water — FLOODING IN VARIOUS AREAS
- Site Water — NEED BETTER WATER FILTRATION FOR DRINKING WATER. ADD SHUTOFF VALVE PER BUILDING.
- Sewer — MAIN LATERALS
- Gas

SITE UTILITIES ARE MORE THAN 50 YEARS OLD AND HAVE NOT BEEN REPLACED.

- Playfields — GOPHER ISSUES, CAUSING UNEVEN FIELDS. DRAINAGE ISSUES STANLEY LAKE; NEED TO AERATE AND COMPACT AND WEED TREATMENT
- Playfield Equipment
- Play Equipment — NEED NEW BACK BOARD & RIMS (BASKETBALL COURTS)
- Hardcourts (AC Paving) — AC PAVING NEEDS REPLACEMENT. INSUFFICIENT PARKING & HEAVY TRAFFIC
- Parking (AC Paving) — AC FAIR/POOR SHAPE, GRIND OVERLAY
- Drop-off
- Concrete Paving — CONC. FAIR SHAPE/ REPLACE SOME AREAS
- Site Lighting — SITE NEEDS BETTER CAMPUS LIGHTING
- Gates and Fencing — CHAINLINK IN SOME AREAS NEED REPLACEMENT
- General Landscaping

Buildings
- Exterior Finish
- Doors — REPLACE EXISTING WITH METAL DOORS
- Hardware — UPGRADE HARDWARE
- Security Locks — DISTRICT FUTURE GOAL: ELECTRONIC DOOR HARDWARE
- Windows
- Interior Finish — CASEWORK/ CABINETS WERE NOT REPLACED
- Ceilings
- Roofs

Systems
- HVAC — MINI SPLIT SYSTEMS SHOULD BE REPLACED IN FUTURE/ PACKAGE UNITS WILL NEED TO BE REPLACED
- Controls — CONTROLS NEED TO BE UPGRADED
- Power/ Electrical Capacity — NEED EMERGENCY POWER BECAUSE CENTRAL KITCHEN IS ON THIS SITE
- Lights Exterior
- Lights Interior
- Fire Alarm — HIGH PRIORITY - FIRE ALARM REPLACEMENT CAMPUS WIDE. INSTALL UPS POWER ISOLATION
- Plumbing — REPLACE FIXTURES: TOILETS, SINKS, URINALS, FAUCETS.
- Restroom Finish — REPLACE TILES AND PARTITIONS

TECHNOLOGY NEEDS:
- FIBER BACKBONE UPGRADE FOR FLEXIBILITY TO INCREASE SPEED
- THIS SITE HAS NOT BEEN UPGRADED FROM CAT 5 TO CAT 6
- CAMERA UPGRADES HAVE BEEN COMPLETED. MAIN ENTRANCE COVERAGE IS ADEQUATE, COULD ADD CAMERAS TO SOME AREAS.
- PHONE, CLOCKS, PA UPGRADES NEEDED.
- INCREASE WIFI ACCESS POINTS TO COVER OUTDOOR AREAS.
- FUTURE VISION TO INCLUDE ADDITIONAL DISPLAYS IN EACH CLASSROOM.
- ADDITIONAL TECHNOLOGY AT SPECIALTY PROGRAM SPACES.

BUILDING #	YEAR BUILT	YEAR MODERNIZED	CONSTRUCTION CLASS	BUILDING TYPE	BUILDING DESCRIPTION	GROSS SQUARE FOOTAGE
1	1965	2012	C-MASONRY	PERMANENT	ADMINISTRATION + LIBRARY	4,950
2	1965	2000	C-MASONRY	PERMANENT	BUILDING A	3,720
3	1965	2000	C-MASONRY	PERMANENT	BUILDING B	4,045
4	1965	2000	C-MASONRY	PERMANENT	BUILDING C	3,720
5	1965	2000	C-MASONRY	PERMANENT	BUILDING D	3,720
6	1965	2000	C-MASONRY	PERMANENT	BUILDING E	4,045
7	1965	2000	C-MASONRY	PERMANENT	BUILDING F	4,920
8	1965	2012	C-MASONRY	PERMANENT	BUILDING G	10,954
9	2013	N/A	A-STEEL	PERMANENT	BUILDING H (FIRST FLOOR)	8,916
10	2013	N/A	A-STEEL	PERMANENT	BUILDING H (SECOND FLOOR)	8,456
11	2017	N/A	-REINFORCED CONCRET	PERMANENT	GYMNASIUM	19,068
12	1965	2000	C-MASONRY	PERMANENT	LOCKER ROOMS	6,796
13	2018	N/A	S-METAL	PORTABLE	PORTABLE 1	1,200
14	1965	2000	C-MASONRY	PERMANENT	SHARED MPR (WITH CLEGG ES)	5,282
15	2003	N/A	S-METAL	SHELTER	LUNCH SHELTER	1,200
16	1965	1997	C-MASONRY	PERMANENT	CENTRAL KITCHEN	11,253

LEGEND

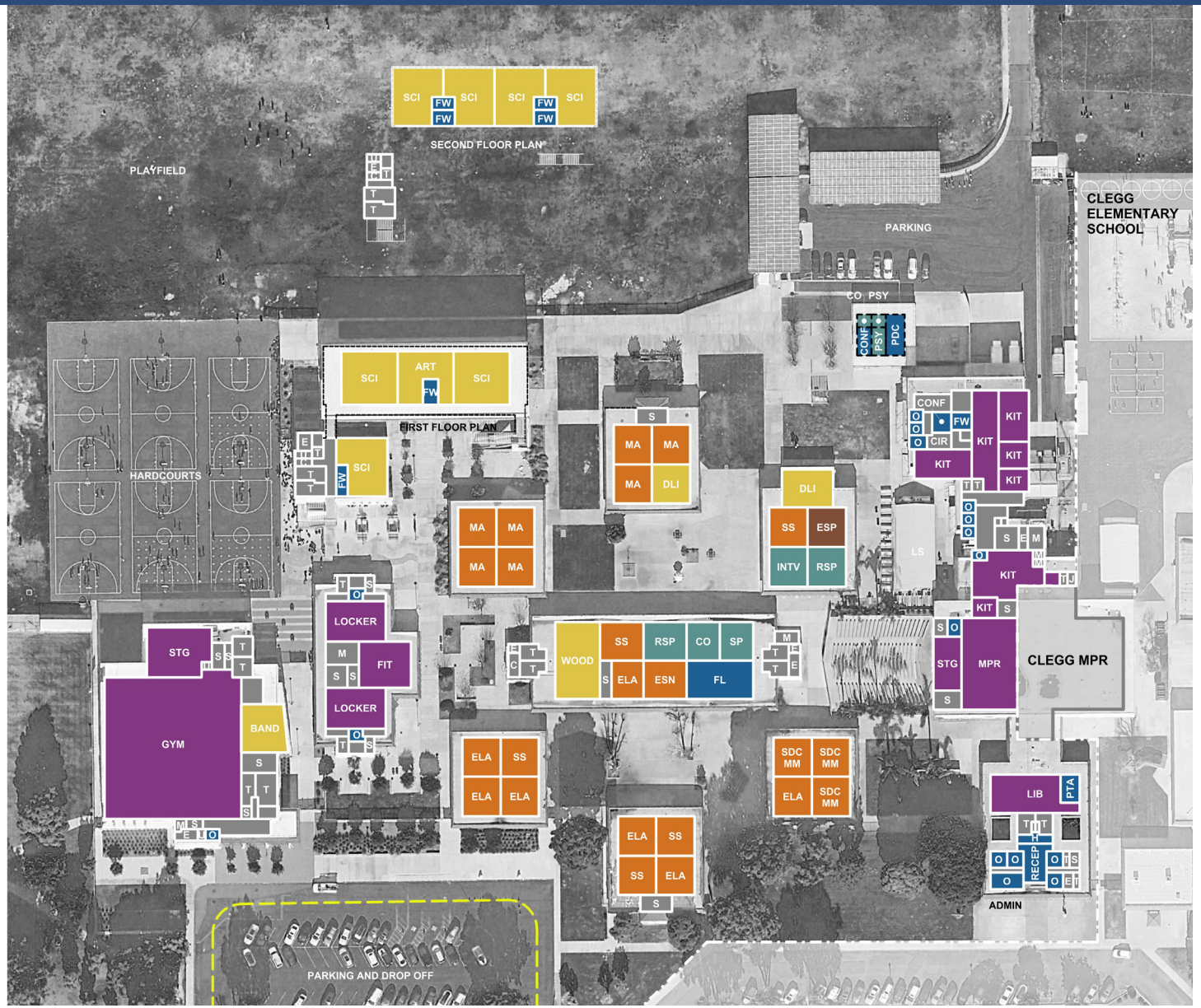
SYMBOL LEGEND

- Existing Portables
- Entrance to Campus
- Drop-Off Path
- Classrooms
- Administration & Faculty
- Electives / Lab
- Afterschool / Other
- Shared Spaces
- Support Spaces
- Shared Spaces

EXISTING PLAN FACTORS

Grades: 6-8

2025 Enrollment	947		
Parking Spaces	81		
English Language Arts	7	CO/ PSY/ SP	5
Social Studies	5	Intervention (INTV)	1
Math	7	Parent Center (PTA)	1
Science	7	Afterschool (ESP)	1
Electives	5	Afterschool (PRIDE)	0
RSP	2	Other	0
SDC	3		
ESN	1		
APE/OT/PT	0		
ASB	0		
TOTAL	**37**		



LEGEND

SYMBOL LEGEND

- Existing Portables
- Drop-Off Path
- Classrooms
- Electives / Lab
- Shared Spaces
- Shared Spaces
- Administration & Faculty
- Afterschool / Other
- Entrance to Campus
- Fencing
- Hardcourts
- Parking Repave / Resurface
- Playfields Repair / Landscape Repair
- Outdoor Learning
- Play Apparatus & Surfacing
- Support Spaces

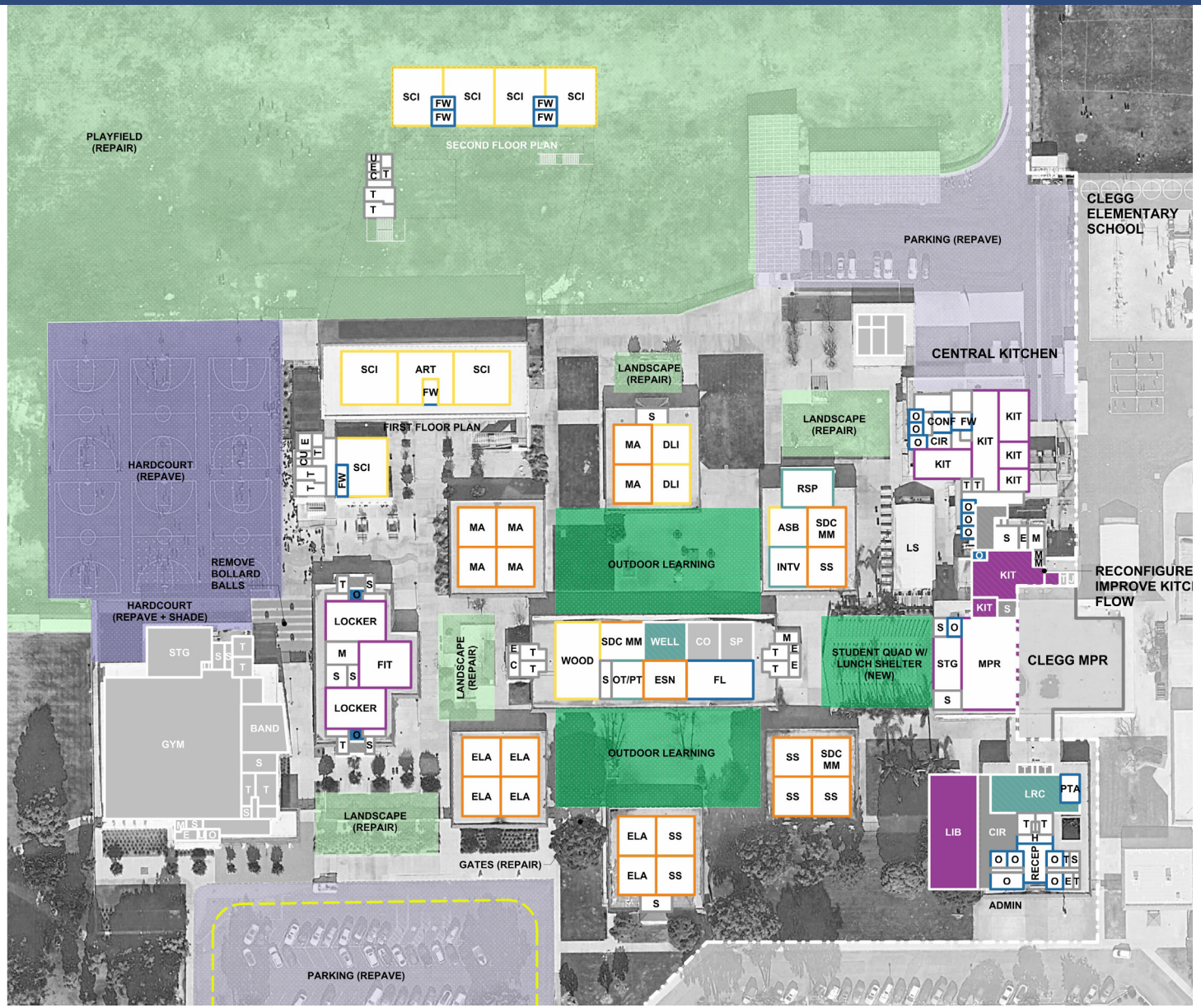
SCOPE OF WORK

- No Work
- Modernization
- Reconfiguration
- New Construction

PROPOSED PLAN FACTORS

Grades: 6-8

Projected Enrollment (2028)	896		
English Language Arts	6	LRC	1
Social Studies	6	WellSpace	1
Math	6	Intervention (INTV)	1
Science	7	Parent Center (PTA)	1
Electives	5	Afterschool (ESP)	0
RSP	1	Afterschool (PRIDE)	0
SDC	3	Other	0
ESN	1		
APE/OT/PT	1		
ASB	1		
TOTAL	**36**		



PRIORITIES

FMP COMMITTEE PRIORITIES

- A Repair Modernize, Reconfigure Existing Classrooms & Restrooms
- F Library
- E MS Gym & Locker Room Upgrades

SITE COMMITTEE PRIORITIES

- A Classroom Modernization
- K Additional Outdoor Shade Space for Students
- C Specialty Classrooms

EXISTING CONDITIONS

BUILDING CONDITIONS

- Science and Gymnasium building additions in 2014
- Modernization of Administration Office needed
- Modernization of Student and Faculty Restrooms
- Modernization of student Locker Rooms

LANDSCAPE / SURFACE CONDITIONS

- Repair of playfield to address uneven field conditions
- Repairs at landscape areas on school site to enhance curb appeal
- Repave treatments at parking and drop off areas
- Repave of hardcourts needed to address cracking

PROPOSED PROJECTS

KEY PROPOSED PROJECTS

- Modernization of Classroom spaces and student/faculty restrooms
- Modernization of Administration Office and addition of Library
- Modernization of Locker Room

ADDITIONAL SITE UPGRADES & PROJECTS

- Reconfiguration of WellSpace and Learning Resource Center
- Light modernization to Science Building
- Repair at playfield to address uneven field conditions
- Repave at hardcourts
- Outdoor learning and enhancement of student quad
- Repave at parking and drop off areas
- Repair of landscaping around campus

SCOPE OF WORK CATEGORIES		MASTER PLAN COST	
A.	Repair, Modernize, Reconfigure Existing Classrooms & Restrooms	$15,386,000	$-
B.	New Construction of ES Classrooms (Replace Portables)	$-	$-
C.	Specialty Program Classrooms (Flex Labs, Electives, CTE Pathways)	$6,521,000	$-
D.	Multipurpose Room (MPR) & Food Service Improvements	$7,269,000	$5,569,000
E.	MS Gym and Locker Room Upgrades	$1,993,000	$-
F.	Library	$6,055,000	$-
G.	Student Support & Counseling (Learning Resource Center)	$1,944,000	$-
H.	WellSpace (Wellness Center)	$642,000	$-
I.	Main Office and Administration Spaces	$2,113,000	$-
J.	Safety & Security	$2,698,000	$683,000
K.	Outdoor Learning Environments & Quads (with Shade)	$2,925,000	$-
L.	Exterior Play Spaces, Playfields & Hardcourts	$4,932,000	$-
M.	Site Utilities & Infrastructure Upgrades	$5,134,000	$300,000
N.	Technology Equipment Infrastructure	$1,025,000	$-
Total Construction / Project Cost (2026$)		**$58,637,000**	**$6,552,000**
		STACEY MS	**CENTRAL KITCHEN**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2026$)

CAMPUS INFORMATION

LOCATION

14171 Newland Street, Westminster, CA 92683

SITE DATA

Year Built:	1961
Year Modernized:	2024-2025
Additions:	Gym & Science
Year Added:	2014
Current Enrollment (2024-25):	846
Planned Enrollment:	703
Grade Levels:	6-8
Number of Permanent Classrooms:	40
Number of Relocatables:	5
Site Acreage:	15 AC
Permanent Building Area:	92,594 SF
Portable Building Area:	5,280 SF

RECENT / UPCOMING WORK

- Science Building and Gymnasium Additions
- HVAC, Doors/Windows, Interior Finishes, Ceiling/ Lights Modernization, all buildings 2024-2025

CAMPUS DESCRIPTION

Warner Middle School is distinguished by its strong focus on academic excellence, digital citizenship, and innovative programming that supports student growth and creativity. Known for its STEM, robotics, and graphic design programs, the school fosters hands-on learning and future-ready skills. Warner's commitment to a positive school culture has earned it multiple awards, including the PBIS, Gold Ribbon, and Title I Achievement Awards. Emphasizing community, equity, and student engagement, Warner creates a supportive environment that prepares students to thrive both academically and personally.

The portables are in extremely poor condition, with very limited air ventilation, dripping gutters, and water pooling that creates large puddles on campus. While campus modernization is underway and expected to be complete by May 2025, it does not include improvements to the gym, which still needs minor upgrades. Additional concerns noted include outdated gate paint, traffic and circulation challenges during arrival and dismissal, outdoor safety, and building access control. Addressing these lingering issues will be key to improving overall campus functionality and safety.

Some of the needs as identified by the Principal and school site committee include the following: portables, general campus upgrade aesthetics, gutters / site drainage, CTE pathway spaces/ makerspace/ alternative learning spaces, replace portable classrooms with permanent construction, adaptable spaces to allow easy access to power in classrooms.



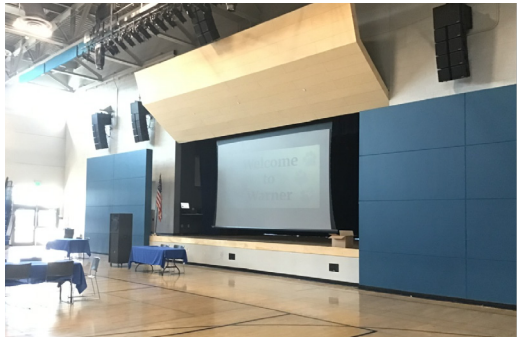

Drop-Off Lane / Parking


Site Identification / Main Entry


Administration Office


Typical Classroom


Typical Restroom


Multi-Purpose Room


Lunch Area


Hardcourts


Playfields

EXISTING CONDITIONS

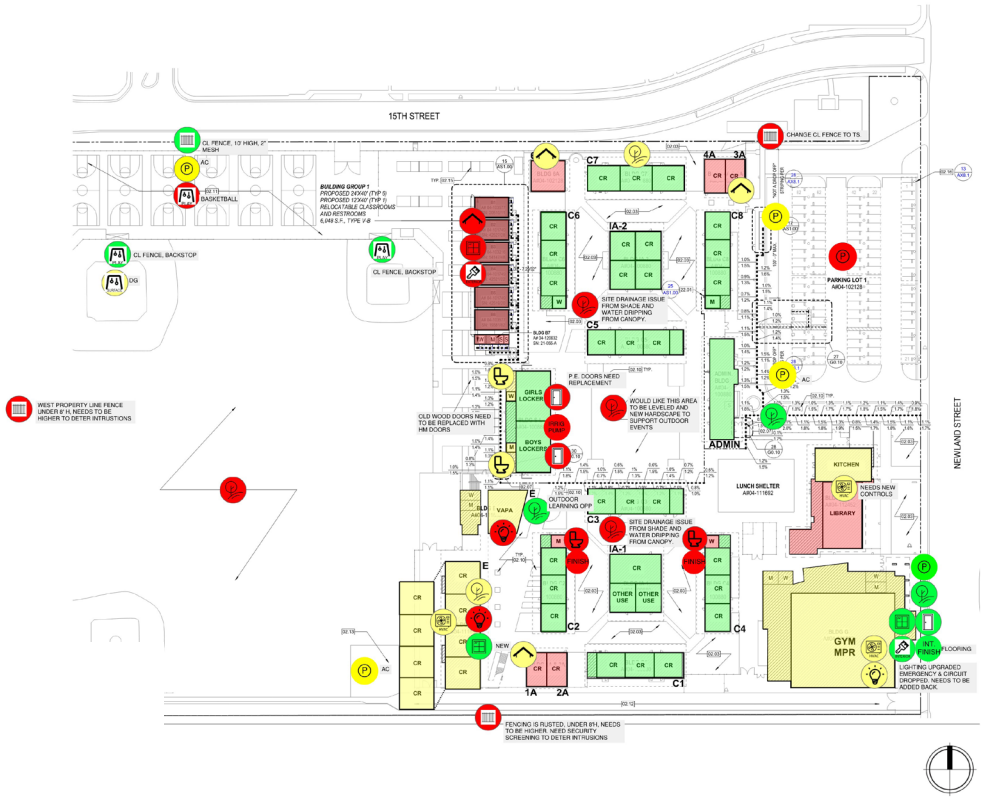
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During the workshop each site was reviewed in terms of the group's assessment of the current conditions of site elements and facilities.

Red Dot: indicates areas in poor condition, nearing the end of their life cycle, and requiring replacement in the near future. This also includes areas with ongoing and frequent maintenance issues.
Red Hatch: indicates full Modernization needed or replacement (if portable construction)

Yellow Dot: indicates areas in moderate or acceptable condition, currently functioning but may require repairs or upgrades within the next 10-15 years.
Yellow Hatch: indicates light Mod/Finish upgrades needed

Green Dot: indicates areas that are in good condition, recently modernized, or newly replaced or rebuilt.
Green Hatch: indicates general modernization completed in 2022, including HVAC, doors, windows, interior finishes, ceiling and lights.



OVERALL RATINGS:
*Unless noted otherwise

Site & Landscape

- Irrigation — NEED NEW VFD PUMP SYSTEM
- Storm Water — MAIN LATERALS
- Site Water — UPGRADE FILTRATION FOR DRINKING WATER. ADD SHUTOFF VALVE PER BUILDING. UNDERGROUND WATER NEEDS REPLACING (ABS).
- Sewer — MAIN LATERALS. UNDERGROUND SEWER NEEDS REPLACING.
- Gas

SITE UTILITIES ARE MORE THAN 50 YEARS OLD AND HAVE NOT BEEN REPLACED.

- Playfields — UNEVEN FIELDS FROM HEAVY EQUIPMENT. IRRIGATION ISSUES EVERYWHERE
- Playfield Equipment
- Play Equipment
- Hardcourts (AC Paving)
- Parking (AC Paving)
- Drop-off — DROP-OFF IS NOT SEPARATED FROM CARS BACKING UP. MAY JUST NEED TO ADD CONES/DEFLECTORS
- Concrete Paving
- Site Lighting
- Gates and Fencing — SOME CHAIN LINK NEEDS UPGRADE, TALLER FENCING REQUESTED
- General Landscaping

Buildings — PORTABLE CLASSROOMS BEYOND USEFUL AGE & SHOWING DETERIORATION

- Exterior Finish — PORTABLE BUILDINGS: SIDING IN BAD CONDITION
- Doors
- Hardware
- Security Locks — DISTRICT FUTURE GOAL: ELECTRONIC DOOR HARDWARE
- Windows
- Interior Finish — CASEWORK WAS COMPLETED IN THE MODERNIZATION.
- Ceilings
- Roofs — NEEDS NEW GUTTERS ON ALL BUILDINGS EXCEPT BLDG. E AND GYM

Systems

- HVAC
- Controls — SCIENCE, GYM, KITCHEN BUILDINGS NEED NEW CONTROLS
- Power/ Electrical Capacity
- Lights Exterior
- Lights Interior
- Fire Alarm — INSTALL UPS POWER ISOLATION
- Plumbing — SOME RESTROOMS WERE UPGRADED IN THE LAST MOD (IN GREEN). REPLACE ALL FIXTURES, LOW FLOW FLUSH VALVES, SHUT OFF VALVES, DRAINS
- Restroom Finish — REPLACE ALL TILE AND PARTITIONS AT RESTROOMS INDICATED

TECHNOLOGY NEEDS:
- FIBER BACKBONE UPGRADE FOR FLEXIBILITY TO INCREASE SPEED
- THIS SITE HAS BEEN UPGRADED FROM CAT 5 TO CAT 6
- CAMERA UPGRADES HAVE BEEN COMPLETED. MAIN ENTRANCE COVERAGE IS ADEQUATE. COULD ADD CAMERAS TO SOME AREAS.
- PHONE, CLOCKS, PA UPGRADES NEEDED.
- INCREASE WIFI ACCESS POINTS TO COVER OUTDOOR AREAS.
- FUTURE VISION TO INCLUDE ADDITIONAL DISPLAYS IN EACH CLASSROOM.
- ADDITIONAL TECHNOLOGY AT SPECIALTY PROGRAM SPACES.

BUILDING #	YEAR BUILT	YEAR MODERNIZED	CONSTRUCTION CLASS	BUILDING TYPE	BUILDING DESCRIPTION	GROSS SQUARE FOOTAGE
1	1960	2024	C-MASONRY	PERMANENT	ADMINISTRATION	3,356
2	1960	2024	C-MASONRY	PERMANENT	BUILDING 1-3	3,360
3	1960	2024	C-MASONRY	PERMANENT	BUILDING 4-6	3,360
4	1960	2024	C-MASONRY	PERMANENT	BUILDING 7-9	3,360
5	1960	2024	C-MASONRY	PERMANENT	BUILDING 10-12	3,360
6	1960	2024	C-MASONRY	PERMANENT	BUILDING 13-16	4,079
7	1960	2024	C-MASONRY	PERMANENT	BUILDING 17-19	3,360
8	1960	2024	C-MASONRY	PERMANENT	BUILDING 20-22	3,088
9	1960	2024	C-MASONRY	PERMANENT	BUILDING 23-25	3,360
10	1960	2024	C-MASONRY	PERMANENT	BUILDING 26-28	3,360
11	1960	2024	C-MASONRY	PERMANENT	BUILDING 29-31	4,080
12	2000	N/A	S-METAL	PORTABLE	PORTABLE BUILDINGS	5,280
13	2013	N/A	A-STEEL	PERMANENT	EXPLORATORY BUILDING (FIRST FLOOR)	8,640
14	2013	N/A	A-STEEL	PERMANENT	EXPLORATORY BUILDING (SECOND FLOOR)	8,310
15	2015	N/A	C-MASONRY	PERMANENT	GYMNASIUM	22,252
16	1960	2024	C-MASONRY	PERMANENT	LOCKER ROOM	6,188
17	1960	2000	C-MASONRY	PERMANENT	MULTI-PURPOSE ROOM	8,926
18	1960	N/A	D-WOOD	WALKWAYS	COVERED WALKWAYS	5,867
19	2013	N/A	A-STEEL	SHELTER	LUNCH SHELTER	5,000
20	1960	N/A	C-MASONRY	UTILITY	ELECTRICAL VAULT	155

LEGEND

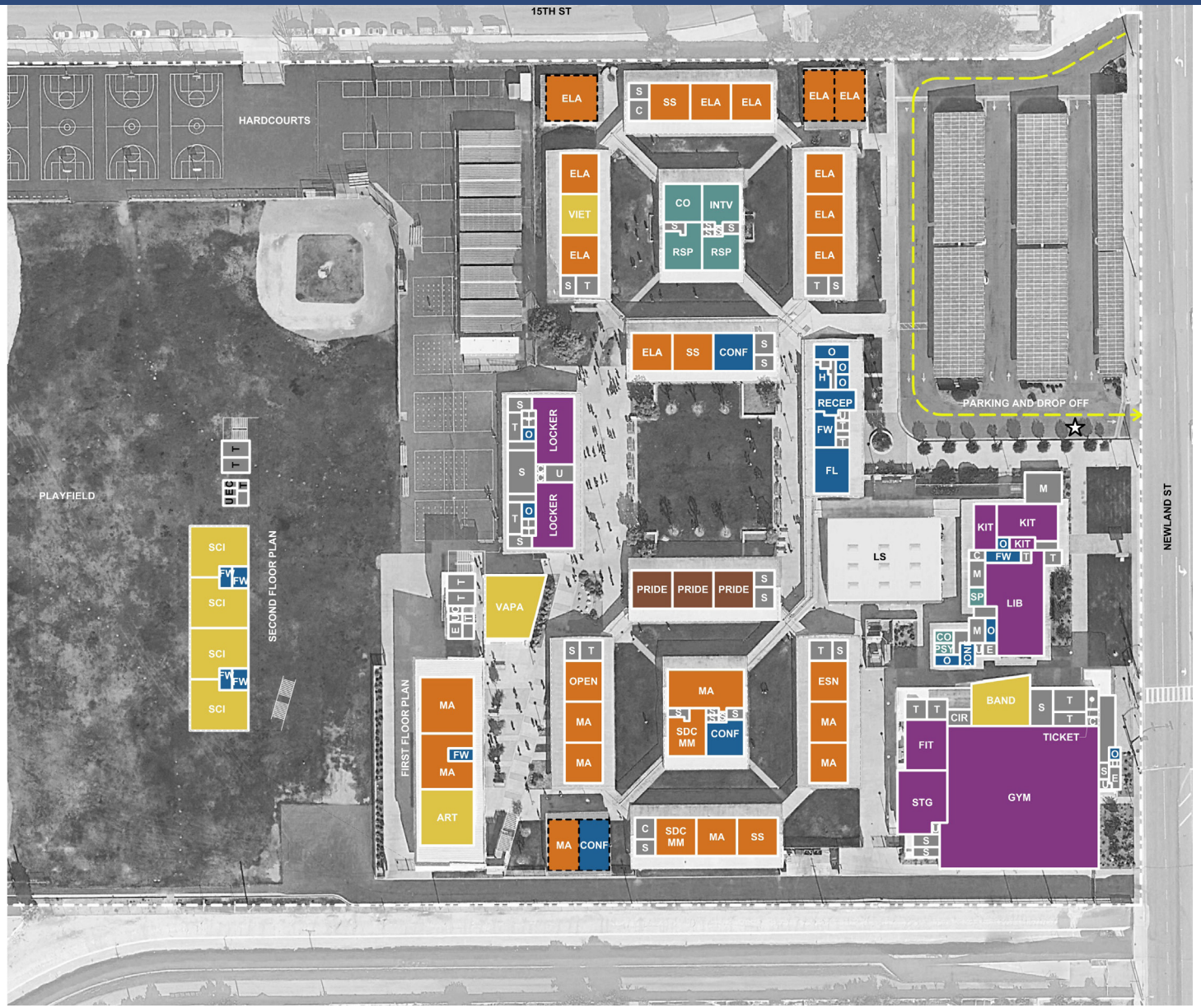
SYMBOL LEGEND

- Existing Portables
- Entrance to Campus
- Drop-Off Path
- Classrooms
- Administration & Faculty
- Electives / Lab
- Afterschool / Other
- Shared Spaces
- Support Spaces
- Shared Spaces

EXISTING PLAN FACTORS

Grades: 6-8

2025 Enrollment	846		
Parking Spaces	163		
English Language Arts	11	CO/ PSY/ SP	4
Social Studies	3	Intervention (INTV)	1
Math	10	Parent Center (PTA)	0
Science	4	Afterschool (ESP)	0
Electives	4	Afterschool (PRIDE)	3
RSP	2	Other	0
SDC	2		
ESN	1		
APE/OT/PT	0		
ASB	1		
TOTAL	**37**		



LEGEND

SYMBOL LEGEND

- Existing Portables
- Drop-Off Path
- Classrooms
- Electives / Lab
- Shared Spaces
- Shared Spaces
- Administration & Faculty
- Afterschool / Other
- Entrance to Campus
- Fencing
- Hardcourts
- Parking Repave / Resurface
- Playfields Repair / Landscape Repair
- Outdoor Learning
- Play Apparatus & Surfacing
- Support Spaces

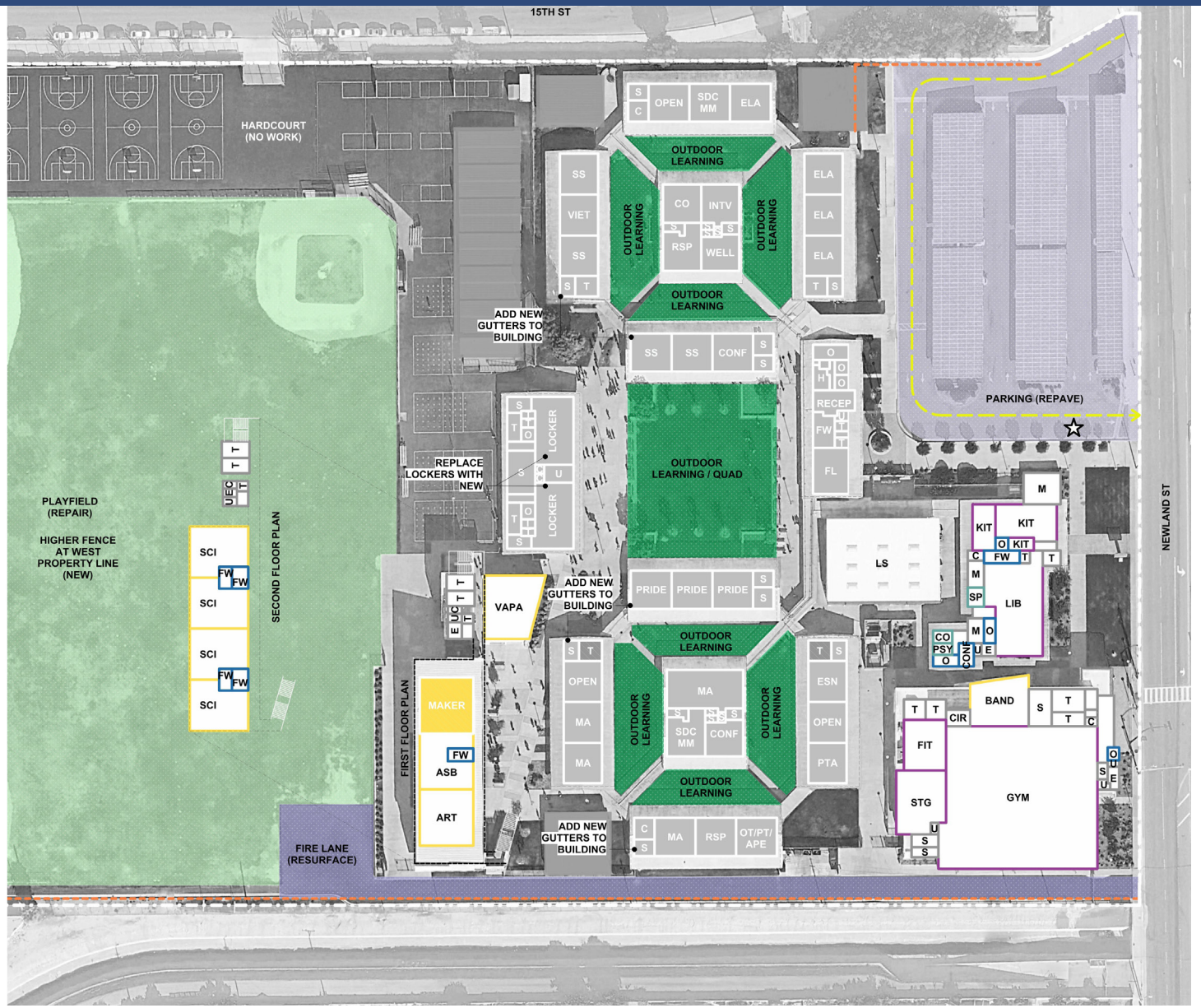
SCOPE OF WORK

- No Work
- Modernization
- Reconfiguration
- New Construction

PROPOSED PLAN FACTORS

Grades: 6-8

Projected Enrollment (2028)	703		
English Language Arts	4	CO/ PSY/ SP	1
Social Studies	4	Intervention (INTV)	1
Math	4	Parent Center (PTA)	1
Science	4	Afterschool (ESP)	0
Electives	4	Afterschool (PRIDE)	3
RSP	1	Other	2
SDC	2		
ESN	1		
APE/OT/PT	1		
ASB	1		
TOTAL	**27**		



PRIORITIES

FMP COMMITTEE PRIORITIES

- A — Repair Modernize, Reconfigure Existing Classrooms & Restrooms
- C — Specialty Program Classrooms (Flex Labs, Electives, CTE)
- M — Site Utilities & Infrastructure Upgrades

SITE COMMITTEE PRIORITIES

- M — Back Field Improvements and Drainage
- C — Makerspace
- F — Library Modernization / Refresh

EXISTING CONDITIONS

BUILDING CONDITIONS

- Classrooms and Administration office received HVAC, Doors/Windows, Interior Finishes, Ceiling/Lights Modernization
- Science building and Gymnasium Additions in 2014
- Portables near the end of their life cycle and in need of replacement or demolition
- Library and Kitchen spaces in need of modernization

LANDSCAPE / SURFACE CONDITIONS

- Repair of playfield to address uneven field conditions
- Repairs at landscape and student quad areas on school site to enhance curb appeal
- Repave treatments at parking and drop off areas
- Repave of hardcourts needed to address cracking

PROPOSED PROJECTS

KEY PROPOSED PROJECTS

- Addition of new gutters at specified buildings
- Minor Modernization of Gym, Library, and Kitchen
- Minor Modernization of Science Building

ADDITIONAL SITE UPGRADES & PROJECTS

- Demolition of existing portables
- Reconfiguration of Makerspace
- Repave of Parking and Drop Off areas to address cracking
- Playfield repair to address uneven field conditions
- Perimeter Fencing upgrades at west end of campus

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
A. Repair, Modernize, Reconfigure Existing Classrooms & Restrooms	$2,434,000
B. New Construction of ES Classrooms (Replace Portables)	$-
C. Specialty Program Classrooms (Flex Labs, Electives, CTE Pathways)	$5,903,000
D. Multipurpose Room (MPR) & Food Service Improvements	$1,390,000
E. MS Gym and Locker Room Upgrades	$5,479,000
F. Library	$3,283,000
G. Student Support & Counseling (Learning Resource Center)	$-
H. WellSpace (Wellness Center)	$-
I. Main Office and Administration Spaces	$-
J. Safety & Security	$2,634,000
K. Outdoor Learning Environments & Quads (with Shade)	$3,125,000
L. Exterior Play Spaces, Playfields & Hardcourts	$1,433,000
M. Site Utilities & Infrastructure Upgrades	$2,115,000
N. Technology Equipment Infrastructure	$1,715,000
Total Construction / Project Cost (2026$)	**$29,511,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2026$)



WSD 05

SECTION FIVE
APPENDIX

WESTMINSTER SCHOOL DISTRICT
2026-2031 LONG RANGE FACILITIES MASTER PLAN



LPA

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05

HLCM
HLCMINC.COM

Building Partnerships

FMP Cost Estimate

May 20, 2026

Westminster School District
Facilities Masterplan Update
Westminster, CA

Prepared for LPA Design Studios, Inc.

Westminster School District
Facilities Masterplan Update
May 20, 2026

INTRODUCTION

1. Basis Of Estimate

This cost estimate is based upon documents and quantities provided by LPA Design Studios, Inc.

2. Excluded Costs

The following cost items are excluded from this estimate.

1) Escalation is not included. Pricing good through the end of 2026.
2) Land purchase costs.
3) Off-site work, unless noted otherwise.
4) Costs of hazardous material surveys, abatement, and disposal, unless noted otherwise.
5) FF&E, unless noted otherwise.
6) Interim housing.

3. Clarifications

This estimate is based upon the following assumptions.

1) A competitive bid environment at subcontractor and GC level.
2) The use of prevailing wage labor rates.
3) We are assuming a traditional design -bid - build procurement methodology.
4) Unit costs are inclusive of General Conditions, General Requirements, Overhead and Profit, Bonds and Insurance and Design Contingency.
5) Softs costs are estimated at 33% per LPA Design Studios, Inc.

4. Typical Assumptions

This estimate is based upon the following assumptions.

1) Structural upgrades to buildings built before 1986 (Northridge earthquake), unless noted otherwise.
2) Asbestos abatement to buildings built before 1977 (Asbestos banned in construction), unless noted otherwise.
3) Safety door locks to buildings built before 2012 (Sandy Hook), unless noted otherwise.
4) Fire alarm replacement to fully addressable to buildings built before 2013 (Title 24), unless noted otherwise
4) LED Lighitng replacement to buildings built before 2013 (Title 24), unless noted otherwise
5) Grossing factors for new construction as follows:

One-story classroom:	1.33
One-story admin:	1.40
Two-story classroom:	1.50
Two-story admin:	1.60

5.01 DETAILED COST ESTIMATE

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MAIN SUMMARY

School Site	Site Area (SF)	Existing Building Area (SF)	New Building Area (SF)	Total TOTAL PROJECT COST (2026$)
Anderson ES	435,600	11,600	17,184	$ 36,634,000
Clegg ES	370,260	33,369	2,109	$ 37,644,000
Demille Language Academy	435,600	6,954	32,802	$ 56,434,000
Eastwood ES	435,600	7,798	27,704	$ 47,533,000
Finley Computer Science Magnet School	435,600	6,296	14,676	$ 34,212,000
Fryberger ES	435,600	30,692	8,937	$ 35,422,000
Hayden ES	335,412	26,561	25,078	$ 50,756,000
Land Early Learning Center	392,040	29,651	1,200	$ 21,463,000
Meairs ES	435,600	21,886	24,729	$ 45,930,000
Schmitt ES	435,600	15,455	-	$ 22,999,000
Schroeder College and Career Academy	435,600	24,408	22,131	$ 50,920,000
Sequoia Gate Magnet Academy	435,600	8,763	10,757	$ 34,462,000
Webber ES	348,480	5,308	19,254	$ 36,384,000
Willmore Language Academy	435,600	26,593	29,386	$ 64,085,000
Johnson MS	631,620	75,365	-	$ 62,112,000
Stacey MS	892,980	47,471	5,251	$ 58,637,000
Warner MS	653,400	34,679	-	$ 29,511,000
Central Kitchen (at Stacey MS)	892,980	8,882	-	$ 6,552,000
New Performing Arts Center at Webber ES	348,480	-	31,250	$ 51,169,000
TOTAL PROJECT COST (2026$)				$ 782,859,000

5.01 DETAILED COST ESTIMATE

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COMPREHENSIVE SUMMARY

Program Scope	Anderson ES	Clegg ES	Demille Language Academy	Eastwood ES	Finley Computer Science Magnet School	Fryberger ES	Hayden ES	Land Early Learning Center	Meairs ES	Schmitt ES	Schroeder College and Career Academy
A. Modernization of Existing Classrooms + Restrooms	$ 1,849,000	$ 10,631,000	$ 1,590,000	$ 1,067,000	$ 3,584,000	$ 8,622,000	$ 4,985,000	$ 5,890,000	$ 3,877,000	$ 5,162,000	$ 7,510,000
B. New Construction of ES Classrooms (Replace Portables)	$ 11,953,000	$ 2,082,000	$ 25,434,000	$ 18,301,000	$ 5,985,000	$ 7,742,000	$ 14,698,000	$ -	$ 21,291,000	$ -	$ 20,819,000
C. Specialty Program Classrooms (Flex Labs, STEAM/STEM, Science, Art, Innovation, CTE Pathways, Electives)	$ 3,480,000	$ 2,071,000	$ 1,739,000	$ 3,480,000	$ 3,480,000	$ 1,553,000	$ 3,480,000	$ -	$ 3,480,000	$ 2,075,000	$ 2,517,000
D. Multipurpose Room (MPR) & Food Service Improvements	$ 4,372,000	$ 3,630,000	$ 10,921,000	$ 7,175,000	$ 9,453,000	$ 6,224,000	$ 6,150,000	$ 1,763,000	$ 346,000	$ 2,538,000	$ 4,250,000
E. MS Gym and Locker Room Upgrades	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
F. Library	$ -	$ 454,000	$ -	$ -	$ -	$ 483,000	$ 529,000	$ -	$ 623,000	$ -	$ 483,000
G. Student Support & Counseling (Learning Resource Center)	$ 2,646,000	$ 2,341,000	$ 916,000	$ 2,715,000	$ 1,208,000	$ 1,682,000	$ 3,190,000	$ 635,000	$ 1,466,000	$ 1,208,000	$ 1,474,000
H. Wellspace (Wellness Center)	$ 507,000	$ 567,000	$ 1,358,000	$ 475,000	$ -	$ 604,000	$ 475,000	$ -	$ 475,000	$ -	$ -
I. Main Office and Administration Spaces	$ 231,000	$ 806,000	$ 1,094,000	$ 3,792,000	$ -	$ 938,000	$ 4,666,000	$ 6,073,000	$ 2,398,000	$ 370,000	$ 1,320,000
J. Safety and Security	$ 4,899,000	$ 4,916,000	$ 3,337,000	$ 1,634,000	$ 1,864,000	$ 2,300,000	$ 2,242,000	$ 3,191,000	$ 2,251,000	$ 3,421,000	$ 2,481,000
K. Outdoor Learning Environments & Quads (with Shade)	$ 2,474,000	$ 1,006,000	$ 2,155,000	$ 800,000	$ 1,341,000	$ 1,035,000	$ 1,279,000	$ 67,000	$ 1,006,000	$ 1,623,000	$ 2,869,000
L. Exterior Play Spaces, Playfields & Hardcourts	$ 2,284,000	$ 5,318,000	$ 5,838,000	$ 5,714,000	$ 4,822,000	$ 1,652,000	$ 5,979,000	$ 1,432,000	$ 5,810,000	$ 4,594,000	$ 3,056,000
M. Site Utilities and Infrastructure Upgrades	$ 1,178,000	$ 3,102,000	$ 1,901,000	$ 1,821,000	$ 1,900,000	$ 1,924,000	$ 2,509,000	$ 1,772,000	$ 2,434,000	$ 1,256,000	$ 3,614,000
N. Technology Equipment Infrastructure	$ 761,000	$ 720,000	$ 151,000	$ 559,000	$ 575,000	$ 663,000	$ 574,000	$ 640,000	$ 473,000	$ 752,000	$ 527,000
TOTAL PROJECT COST (2026$)	**$ 36,634,000**	**$ 37,644,000**	**$ 56,434,000**	**$ 47,533,000**	**$ 34,212,000**	**$ 35,422,000**	**$ 50,756,000**	**$ 21,463,000**	**$ 45,930,000**	**$ 22,999,000**	**$ 50,920,000**

5.01 DETAILED COST ESTIMATE

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Program Scope	Sequoia Gate Magnet Academy	Webber ES	Willmore Language Academy	Johnson MS	Stacey MS	Warner MS	Central Kitchen (at Stacey MS)	New Performing Arts Center at Webber ES	TOTAL
A. Modernization of Existing Classrooms + Restrooms	$ 1,898,000	$ 897,000	$ 10,651,000	$ 19,047,000	$ 15,386,000	$ 2,434,000	$ -	$ -	$ 105,080,000
B. New Construction of ES Classrooms (Replace Portables)	$ 5,915,000	$ 13,427,000	$ 16,906,000	$ -	$ -	$ -	$ -	$ -	$ 164,553,000
C. Specialty Program Classrooms (Flex Labs, STEAM/STEM, Science, Art, Innovation, CTE Pathways, Electives)	$ 3,480,000	$ 3,480,000	$ 3,480,000	$ 7,518,000	$ 6,521,000	$ 5,903,000	$ -	$ -	$ 57,737,000
D. Multipurpose Room (MPR) & Food Service Improvements	$ 6,934,000	$ 5,989,000	$ 7,290,000	$ 677,000	$ 7,269,000	$ 1,390,000	$ 5,569,000	$ 48,076,000	$ 140,016,000
E. MS Gym and Locker Room Upgrades	$ -	$ -	$ -	$ 7,426,000	$ 1,993,000	$ 5,479,000	$ -	$ -	$ 14,898,000
F. Library	$ -	$ -	$ 548,000	$ 3,083,000	$ 6,055,000	$ 3,283,000	$ -	$ -	$ 15,541,000
G. Student Support & Counseling (Learning Resource Center)	$ 1,208,000	$ 2,715,000	$ 5,583,000	$ 1,768,000	$ 1,944,000	$ -	$ -	$ -	$ 32,699,000
H. Wellspace (Wellness Center)	$ 644,000	$ 604,000	$ 1,358,000	$ 475,000	$ 642,000	$ -	$ -	$ -	$ 8,184,000
I. Main Office and Administration Spaces	$ -	$ 50,000	$ 3,223,000	$ 2,285,000	$ 2,113,000	$ -	$ -	$ -	$ 29,359,000
J. Safety and Security	$ 2,030,000	$ 1,659,000	$ 4,169,000	$ 4,155,000	$ 2,698,000	$ 2,634,000	$ 683,000	$ 1,861,000	$ 52,425,000
K. Outdoor Learning Environments & Quads (with Shade)	$ 1,815,000	$ 620,000	$ 898,000	$ 3,677,000	$ 2,925,000	$ 3,125,000	$ -	$ -	$ 28,715,000
L. Exterior Play Spaces, Playfields & Hardcourts	$ 8,385,000	$ 3,360,000	$ 5,634,000	$ 6,208,000	$ 4,932,000	$ 1,433,000	$ -	$ -	$ 76,451,000
M. Site Utilities and Infrastructure Upgrades	$ 1,412,000	$ 3,161,000	$ 3,771,000	$ 4,158,000	$ 5,134,000	$ 2,115,000	$ 300,000	$ 1,232,000	$ 44,694,000
N. Technology Equipment Infrastructure	$ 741,000	$ 422,000	$ 574,000	$ 1,635,000	$ 1,025,000	$ 1,715,000	$ -	$ -	$ 12,507,000
TOTAL PROJECT COST (2026$)	$ 34,462,000	$ 36,384,000	$ 64,085,000	$ 62,112,000	$ 58,637,000	$ 29,511,000	$ 6,552,000	$ 51,169,000	$ 782,859,000

5.01 DETAILED COST ESTIMATE

Westminster School District

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Anderson ES Cost Detail

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
A. Modernization of Existing Classrooms + Restrooms				**$ 1,390,000**	**$ 1,849,000**
Existing classrooms (MEP scope covered below, Low Voltage covered in Section O)					
Walls					
Repair and paint existing walls	2,335	sf	$ 10.80	$ 25,218	
Windows					
Replace existing windows	2,335	sf	$ 51.30	$ 120,000	
Doors					
Replace existing doors	2,335	sf	$ 24.30	$ 57,000	
Floors					
Replace existing floors	2,335	sf	$ 24.30	$ 57,000	
Ceilings					
Replace existing ceilings	2,335	sf	$ 47.25	$ 111,000	
Casework					
Replace casework	2,335	sf	$ 13.50	$ 31,523	
Restroom upgrades					
Moderate modernization	1,521	sf	$ 405.00	$ 616,005	
Building systems					
HVAC upgrades	2,335	sf	$ 67.50	$ 157,613	
Plumbing upgrades	2,335	sf	$ 24.30	$ 56,741	
EMS systems upgrades	2,335	sf	$ 10.80	$ 25,218	
Lighting and controls upgrades	2,335	sf	$ 43.20	$ 100,872	
Convenience power upgrades	2,335	sf	$ 13.50	$ 31,523	
B. New Construction of ES Classrooms (Replace Portables)				**$ 8,987,000**	**$ 11,953,000**
Preschool, TK and Kindergarten					
Classrooms, one story building	5,387	sf	$ 742.50	$ 3,999,476	
Site improvements surrounding building pad	5,387	sf	$ 56.70	$ 305,415	
Elementary school					
Remove portable classrooms	16	ea	$ 20,250.00	$ 324,000	
Classrooms, one story building	5,692	sf	$ 708.75	$ 4,034,489	
Site improvements surrounding building pad	5,692	sf	$ 56.70	$ 322,759	
C. Specialty Program Classrooms (Flex Labs, STEAM/STEM, Science, Art, Innovation, CTE Pathways, Electives)				**$ 2,616,000**	**$ 3,480,000**
Elementary STEM / Art Labs					
Lab classrooms, one story building	3,192	sf	$ 762.75	$ 2,434,698	
Site improvements surrounding building pad	3,192	sf	$ 56.70	$ 180,986	

Anderson ES Cost Detail

D. Multipurpose Room (MPR) & Food Service Improvements				**$ 3,287,000**	**$ 4,372,000**
Multipurpose Rooms					
Reconfigure	2,665	sf	$ 540.00	$ 1,440,000	
MPR, one story building	1,636	sf	$ 810.00	$ 1,326,000	
Site improvements surrounding building pad	1,636	sf	$ 56.70	$ 93,000	
Food Service					
Minor modernization	1,440	sf	$ 297.00	$ 428,000	
E. MS Gym and Locker Room Upgrades				**$ -**	**$ -**
No scope in this category					
F. Library				**$ -**	**$ -**
No scope in this category					
G. Student Support & Counseling (Learning Resource Center)				**$ 1,989,000**	**$ 2,646,000**
Learning Center					
Reconfigure	2,048	sf	$ 472.50	$ 967,680	
Student Services					
Classrooms, one story building	1,277	sf	$ 742.50	$ 948,024	
Site improvements surrounding building pad	1,277	sf	$ 56.70	$ 72,395	
H. Wellspace (Wellness Center)				**$ 381,000**	**$ 507,000**
Wellness Center					
Moderate modernization	1,024	sf	$ 371.25	$ 380,160	
I. Main Office and Administration Spaces				**$ 173,000**	**$ 231,000**
Administration					
Moderate modernization	240	sf	$ 303.75	$ 72,900	
Staff work rooms					
Moderate modernization	327	sf	$ 303.75	$ 99,326	
J. Safety and Security				**$ 3,683,000**	**$ 4,899,000**
Slurry and stripe existing parking lot	11,322	sf	$ 9.45	$ 107,000	
Resurface and repair existing parking lot	47,435	sf	$ 13.50	$ 641,000	
New parking lot	9,540	sf	$ 37.80	$ 361,000	
New concrete pedestrian paving	3,190	sf	$ 27.00	$ 87,000	
Covered walkways repair	10,663	sf	$ 151.88	$ 1,620,000	
Chain link / privacy fencing and gates	2,190	lf	$ 236.25	$ 518,000	
Rolling chain link gate	1	ea	$ 38,475.00	$ 39,000	

5.01 DETAILED COST ESTIMATE

Anderson ES Cost Detail

New exterior lighting for student safety	1	ls	$	67,500.00	$	68,000	
New safety locks to existing doors (electronic)	25	ea	$	2,497.50	$	63,000	
New emergency signs and posts	1	ls	$	43,875.00	$	44,000	
New marquee sign	1	ea	$	54,000.00	$	54,000	
Low voltage upgrades							
Fire alarm system	2,335	sf	$	13.50	$	31,523	
Emergency lighting	2,335	sf	$	4.05	$	9,457	
PA / emergency communication systems	2,335	sf	$	8.10	$	18,914	
Intrusion alarms	2,335	sf	$	4.05	$	10,000	
Security cameras	2,335	sf	$	4.73	$	11,033	
K. Outdoor Learning Environments & Quads (with Shade)					**$**	**1,860,000**	**$ 2,474,000**
New student quad	9,143	sf	$	50.63	$	463,000	enhancements only
New learning courts	29,543	sf	$	37.13	$	1,097,000	enhancements only
Shade structure	1,000	sf	$	249.75	$	249,750	
Landscape and irrigation updates, allowance	1	ls	$	50,000.00	$	50,000	
L. Exterior Play Spaces, Playfields & Hardcourts					**$**	**1,717,000**	**$ 2,284,000**
Preschool and Kindergarten Play Yard							
New rubber surfacing	1,200	sf	$	31.05	$	38,000	
Play apparatus	1	ea	$	168,750.00	$	169,000	
Shade structure	1,200	sf	$	249.75	$	300,000	
Minor upgrades to landscape/hardscape	6,570	sf	$	13.50	$	89,000	
New kinder play area	4,570	sf	$	43.20	$	197,424	
New fencing at kinder including gates	130	lf	$	202.50	$	26,325	
Elementary play yard and hardcourts							
Slurry and stripe existing hardcourts	17,316	sf	$	13.50	$	234,000	
New basketball courts and hoops	1	ea	$	12,150.00	$	13,000	
Repair playfields (sod)	137,507	sf	$	4.73	$	650,000	
M. Site Utilities and Infrastructure Upgrades					**$**	**885,000**	**$ 1,178,000**
Based on entire campus area, upgrade existing utilities;							
Natural gas service	435,600	sf	$	0.22	$	95,000	
Sanitary sewer service	435,600	sf	$	0.59	$	259,000	
Domestic and fire water service	435,600	sf	$	0.54	$	236,000	
Storm drain service	435,600	sf	$	0.68	$	295,000	
N. Technology Equipment Infrastructure					**$**	**572,000**	**$ 761,000**
Upgrade backbone, wireless access points, and switches	35,270	sf	$	16.20	$	572,000	
TOTAL PROJECT COSTS (2026$)					**$**	**27,538,000**	**$ 36,634,000**

Clegg ES Cost Detail

	Area	Unit		Unit Cost	Construction Cost Sub-Total		Total Project Cost 25% (x 1.33)
A. Modernization of Existing Classrooms + Restrooms					**$**	**7,993,000**	**$ 10,631,000**
Existing classrooms (MEP scope covered below, Low Voltage covered in Section O)							
Walls							
Repair and paint existing walls	14,318	sf	$	10.80	$	154,634	
Windows							
Replace existing windows	14,318	sf	$	51.30	$	735,000	
Doors							
Replace existing doors	14,318	sf	$	24.30	$	348,000	
Floors							
Replace existing floors	14,318	sf	$	24.30	$	348,000	
Ceilings							
Replace existing ceilings	14,318	sf	$	47.25	$	677,000	
Casework							
Replace casework	14,318	sf	$	13.50	$	193,293	
Exteriors							
Patch, repair and paint	33,369	sf	$	13.50	$	450,482	
Roofing							
Replace roofing	33,369	sf	$	47.25	$	1,576,685	
Restroom upgrades							
Moderate modernization	1,584	sf	$	405.00	$	641,520	
Reconfigure	180	sf	$	810.00	$	145,800	
Restroom, one story building	314	sf	$	1,350.00	$	423,225	
Site improvements surrounding building pad	314	sf	$	56.70	$	17,775	
Building systems							
HVAC upgrades	14,318	sf	$	67.50	$	966,465	
Plumbing upgrades	14,318	sf	$	24.30	$	347,927	
EMS systems upgrades	14,318	sf	$	10.80	$	154,634	
Lighting and controls upgrades	14,318	sf	$	43.20	$	618,538	
Convenience power upgrades	14,318	sf	$	13.50	$	193,293	
B. New Construction of ES Classrooms (Replace Portables)					**$**	**1,565,000**	**$ 2,082,000**
Preschool, TK and Kindergarten							
Classrooms, one story building	1,796	sf	$	742.50	$	1,333,159	
Site improvements surrounding building pad	1,796	sf	$	56.70	$	101,805	
Elementary school							
Demolish existing buildings	3,844	sf	$	33.75	$	129,735	
C. Specialty Program Classrooms (Flex Labs, STEAM/STEM, Science, Art, Innovation, CTE Pathways, Electives)					**$**	**1,557,000**	**$ 2,071,000**
Elementary STEM / Art Labs							
Reconfigure	3,844	sf	$	405.00	$	1,556,820	

5.01 DETAILED COST ESTIMATE

Clegg ES Cost Detail

D. Multipurpose Room (MPR) & Food Service Improvements					$	2,729,000	$ 3,630,000
Multipurpose Rooms							
Moderate modernization	4,464	sf	$	378.00	$	1,688,000	
Food Service							
Reconfigure	1,150	sf	$	742.50	$	854,000	
New kitchen equipment, allowance	1,150	sf	$	162.00	$	187,000	
E. MS Gym and Locker Room Upgrades					$	-	$ -
No scope in this category							
F. Library					$	341,000	$ 454,000
Elementary School Library							
Moderate modernization	900	sf	$	378.00	$	340,200	
G. Student Support & Counseling (Learning Resource Center)					$	1,760,000	$ 2,341,000
Learning Center							
Reconfigure	1,922	sf	$	472.50	$	908,145	
Student Services							
Moderate modernization	1,800	sf	$	371.25	$	668,250	
Reconfigure	387	sf	$	472.50	$	182,858	
H. Wellspace (Wellness Center)					$	426,000	$ 567,000
Wellness Center							
Reconfigure	900	sf	$	472.50	$	425,250	
I. Main Office and Administration Spaces					$	606,000	$ 806,000
Administration							
Moderate modernization	1,702	sf	$	303.75	$	516,983	
Restroom upgrades							
Moderate modernization	218	sf	$	405.00	$	88,290	
J. Safety and Security					$	3,696,000	$ 4,916,000
New parking lot	69,650	sf	$	37.80	$	2,633,000	
Repair concrete pedestrian paving	20,000	sf	$	16.88	$	338,000	
Chain link / privacy fencing and gates	25	lf	$	236.25	$	6,000	
New exterior lighting for student safety	1	ls	$	67,500.00	$	68,000	
New safety locks to existing doors (electronic)	29	ea	$	2,497.50	$	73,000	
New emergency signs and posts	1	ls	$	43,875.00	$	44,000	
Low voltage upgrades							
Fire alarm system	14,318	sf	$	13.50	$	193,293	
New fire alarm head end equipment, allowance	1	ls	$	40,500.00	$	40,500	
Emergency lighting	14,318	sf	$	4.05	$	57,988	
PA / emergency communication systems	14,318	sf	$	8.10	$	115,976	
Intrusion alarms	14,318	sf	$	4.05	$	58,000	
Security cameras	14,318	sf	$	4.73	$	67,653	

Clegg ES Cost Detail

K. Outdoor Learning Environments & Quads (with Shade)					$	756,000	$ 1,006,000
New learning courts	10,920	sf	$	37.13	$	406,000	enhancements only
Shade structure	1,000	sf	$	249.75	$	249,750	
Landscape and irrigation updates, allowance	1	ls	$	100,000.00	$	100,000	
L. Exterior Play Spaces, Playfields & Hardcourts					$	3,998,000	$ 5,318,000
Preschool and Kindergarten Play Yard							
New rubber surfacing	1,200	sf	$	31.05	$	38,000	
Play apparatus	1	ea	$	168,750.00	$	169,000	
Minor upgrades to landscape/hardscape	12,700	sf	$	13.50	$	172,000	
New kinder play area	2,200	sf	$	43.20	$	95,040	
New fencing at kinder including gates	56	lf	$	202.50	$	11,340	
Elementary play yard and hardcourts							
New rubber surfacing	10,000	sf	$	31.05	$	311,000	
Play apparatus	2	ea	$	222,750.00	$	446,000	
Resurface and repair hardcourts	55,900	sf	$	24.30	$	1,359,000	
New playfields	88,400	sf	$	13.50	$	1,193,400	
New backstop	1	ea	$	202,500.00	$	203,000	
M. Site Utilities and Infrastructure Upgrades					$	2,332,000	$ 3,102,000
Based on entire campus area, upgrade existing utilities;							
Natural gas service	370,260	sf	$	0.27	$	100,000	
Sanitary sewer service	370,260	sf	$	0.76	$	280,000	
Domestic and fire water service	370,260	sf	$	1.01	$	375,000	
Electrical mains and distribution	370,260	sf	$	2.04	$	754,000	
Storm drain service	370,260	sf	$	0.95	$	350,000	
Electrical capacity upgrades	1	ls	$	472,500.00	$	473,000	
N. Technology Equipment Infrastructure					$	541,000	$ 720,000
Upgrade backbone, wireless access points, and switches	33,369	sf	$	16.20	$	541,000	
TOTAL PROJECT COSTS (2026$)					$	28,298,000	$ 37,644,000

5.01 DETAILED COST ESTIMATE

Westminster School District

Facilities Masterplan Update 5/20/26

Demille Language Academy Cost Detail

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
A. Modernization of Existing Classrooms + Restrooms				**$ 1,195,000**	**$ 1,590,000**
Existing classrooms (MEP scope covered below, Low Voltage covered in Section O)					
Doors					
Replace existing doors	16,472	sf	$ 24.30	$ 401,000	
Exteriors					
Patch, repair and paint	6,954	sf	$ 13.50	$ 93,879	
Restroom upgrades					
Reconfigure	864	sf	$ 810.00	$ 699,840	
B. New Construction of ES Classrooms (Replace Portables)				**$ 19,123,000**	**$ 25,434,000**
Preschool, TK and Kindergarten					
Classrooms, one story building	16,160	sf	$ 742.50	$ 11,998,429	
Site improvements surrounding building pad	16,160	sf	$ 56.70	$ 916,244	
Elementary school					
Remove portable classrooms	17	ea	$ 20,250.00	$ 344,250	
Classrooms, one story building	7,661	sf	$ 708.75	$ 5,429,592	
Site improvements surrounding building pad	7,661	sf	$ 56.70	$ 434,367	
C. Specialty Program Classrooms (Flex Labs, STEAM/STEM, Science, Art, Innovation, CTE Pathways, Electives)				**$ 1,307,000**	**$ 1,739,000**
Elementary STEM / Art Labs					
Reconfigure	3,226	sf	$ 405.00	$ 1,306,530	
D. Multipurpose Room (MPR) & Food Service Improvements				**$ 8,211,000**	**$ 10,921,000**
Demolish existing buildings	1,170	sf	$ 33.75	$ 39,488	
Multipurpose Rooms					
MPR, one story building	6,384	sf	$ 810.00	$ 5,172,000	
Site improvements surrounding building pad	6,384	sf	$ 56.70	$ 362,000	
Food Service					
Food service, one story building	1,321	sf	$ 1,485.00	$ 1,962,000	
Site improvements surrounding building pad	1,321	sf	$ 56.70	$ 75,000	
New lunch shelter	2,400	sf	$ 249.75	$ 600,000	
E. MS Gym and Locker Room Upgrades				**$ -**	**$ -**
No scope in this category					
F. Library				**$ -**	**$ -**
No scope in this category					

Demille Language Academy Cost Detail

G. Student Support & Counseling (Learning Resource Center)				**$ 688,000**	**$ 916,000**
Learning Center					
Reconfigure	1,456	sf	$ 472.50	$ 687,960	
H. Wellspace (Wellness Center)				**$ 1,021,000**	**$ 1,358,000**
Wellness Center					
Classrooms, one story building	1,277	sf	$ 742.50	$ 948,024	
Site improvements surrounding building pad	1,277	sf	$ 56.70	$ 72,395	
I. Main Office and Administration Spaces				**$ 822,000**	**$ 1,094,000**
Administration					
Reconfigure	1,049	sf	$ 506.25	$ 531,056	
Restroom upgrades					
Reconfigure	359	sf	$ 810.00	$ 290,790	
J. Safety and Security				**$ 2,509,000**	**$ 3,337,000**
Resurface and repair existing parking lot	16,550	sf	$ 13.50	$ 224,000	
New parking lot	13,850	sf	$ 37.80	$ 524,000	
New access road	10,450	sf	$ 31.05	$ 325,000	
New concrete pedestrian paving	1,000	sf	$ 27.00	$ 27,000	
New covered walkways	6,680	sf	$ 151.88	$ 1,015,000	
Chain link / privacy fencing and gates	432	lf	$ 236.25	$ 103,000	
Rolling chain link gate	1	ea	$ 38,475.00	$ 39,000	
Decorative metal fencing and gates	114	lf	$ 398.25	$ 46,000	
New exterior lighting for student safety	1	ls	$ 67,500.00	$ 68,000	
New safety locks to existing doors (electronic)	21	ea	$ 2,497.50	$ 53,000	
New emergency signs and posts	1	ls	$ 43,875.00	$ 44,000	
Low voltage upgrades					
New fire alarm head end equipment, allowance	1	ls	$ 40,500.00	$ 40,500	
K. Outdoor Learning Environments & Quads (with Shade)				**$ 1,620,000**	**$ 2,155,000**
New learning courts	23,700	sf	$ 55.69	$ 1,320,000	enhancement + stage
Shade structure	1,000	sf	$ 249.75	$ 249,750	
Landscape and irrigation updates, allowance	1	ls	$ 50,000.00	$ 50,000	

5.01 DETAILED COST ESTIMATE

Demille Language Academy Cost Detail

L. Exterior Play Spaces, Playfields & Hardcourts						**$ 4,389,000**	**$**	**5,838,000**
Preschool and Kindergarten Play Yard								
New rubber surfacing	1,200	sf	$	31.05	$	38,000		
Play apparatus	1	ea	$	168,750.00	$	169,000		
Shade structure	1,200	sf	$	249.75	$	300,000		
New kinder play area	14,530	sf	$	43.20	$	627,696		
New fencing at kinder including gates	195	lf	$	202.50	$	39,488		
Elementary play yard and hardcourts								
New rubber surfacing	10,500	sf	$	31.05	$	327,000		
Play apparatus	2	ea	$	222,750.00	$	446,000		
Resurface and repair hardcourts	35,512	sf	$	24.30	$	863,000		
New hardcourts	16,300	sf	$	35.10	$	573,000		
New basketball courts and hoops	2	ea	$	12,150.00	$	25,000		
Perimeter CMU wall	3,152	sf	$	141.75	$	447,000		
Repair playfields (sod)	112,600	sf	$	4.73	$	533,000		
M. Site Utilities and Infrastructure Upgrades						**$ 1,429,000**	**$**	**1,901,000**
Based on entire campus area, upgrade existing utilities;								
Natural gas service	435,600	sf	$	0.22	$	95,000		
Sanitary sewer service	435,600	sf	$	0.76	$	330,000		
Domestic and fire water service	435,600	sf	$	0.54	$	236,000		
Storm drain service	435,600	sf	$	0.68	$	295,000		
Electrical capacity upgrades	1	ls	$	472,500.00	$	473,000		
N. Technology Equipment Infrastructure						**$ 113,000**	**$**	**151,000**
Upgrade backbone, wireless access points, and switches	6,954	sf	$	16.20	$	113,000		
TOTAL PROJECT COSTS (2026$)						**$ 42,426,000**	**$**	**56,434,000**

Westminster School District

Facilities Masterplan Update **5/20/26**

Eastwood ES Cost Detail

	Area	Unit		Unit Cost	Construction Cost Sub-Total		Total Project Cost 25% (x 1.33)
A. Modernization of Existing Classrooms + Restrooms					**$**	**802,000**	**$ 1,067,000**
Existing classrooms (MEP scope covered below, Low Voltage covered in Section O)							
Restroom upgrades							
Reconfigure	989	sf	$	810.00	$	801,090	
B. New Construction of ES Classrooms (Replace Portables)					**$**	**13,760,000**	**$ 18,301,000**
Preschool, TK and Kindergarten							
Classrooms, one story building	10,773	sf	$	742.50	$	7,998,953	
Site improvements surrounding building pad	10,773	sf	$	56.70	$	610,829	
Elementary school							
Remove portable classrooms	13	ea	$	20,250.00	$	263,250	
Classrooms, one story building	6,384	sf	$	708.75	$	4,524,660	
Site improvements surrounding building pad	6,384	sf	$	56.70	$	361,973	
C. Specialty Program Classrooms (Flex Labs, STEAM/STEM, Science, Art, Innovation, CTE Pathways, Electives)					**$**	**2,616,000**	**$ 3,480,000**
Elementary STEM / Art Labs							
Lab classrooms, one story building	3,192	sf	$	762.75	$	2,434,698	
Site improvements surrounding building pad	3,192	sf	$	56.70	$	180,986	
D. Multipurpose Room (MPR) & Food Service Improvements					**$**	**5,394,000**	**$ 7,175,000**
Multipurpose Rooms							
Moderate modernization	504	sf	$	378.00	$	191,000	
Reconfigure	2,964	sf	$	540.00	$	1,601,000	
MPR, one story building	1,756	sf	$	810.00	$	1,423,000	
Site improvements surrounding building pad	1,756	sf	$	56.70	$	100,000	
Food Service							
Reconfigure	1,131	sf	$	742.50	$	840,000	
New kitchen equipment, allowance	1,131	sf	$	162.00	$	184,000	
Food service, one story building	295	sf	$	1,485.00	$	438,000	
Site improvements surrounding building pad	295	sf	$	56.70	$	17,000	
New lunch shelter	2,400	sf	$	249.75	$	600,000	
E. MS Gym and Locker Room Upgrades					**$**	**-**	**$ -**
No scope in this category							
F. Library					**$**	**-**	**$ -**
No scope in this category							

5.01 DETAILED COST ESTIMATE

Eastwood ES Cost Detail

G. Student Support & Counseling (Learning Resource Center)						**$ 2,041,000**	**$**	**2,715,000**
Learning Center								
Classrooms, one story building	2,554	sf	$	742.50	$	1,896,048		
Site improvements surrounding building pad	2,554	sf	$	56.70	$	144,789		
H. Wellspace (Wellness Center)						**$ 357,000**	**$**	**475,000**
Wellness Center								
Moderate modernization	960	sf	$	371.25	$	356,400		
I. Main Office and Administration Spaces						**$ 2,851,000**	**$**	**3,792,000**
Administration								
Reconfigure	1,187	sf	$	506.25	$	600,919		
Admin, one story building	2,751	sf	$	742.50	$	2,043,000		
Site improvements surrounding building pad	2,751	sf	$	56.70	$	156,000		
Restroom upgrades								
Reconfigure	63	sf	$	810.00	$	51,030		
J. Safety and Security						**$ 1,228,000**	**$**	**1,634,000**
Slurry and stripe existing parking lot	7,407	sf	$	9.45	$	70,000		
Resurface and repair existing parking lot	46,043	sf	$	13.50	$	622,000		
Repair concrete pedestrian paving	15,000	sf	$	16.88	$	254,000		
Chain link / privacy fencing and gates	305	lf	$	236.25	$	73,000		
Rolling chain link gate	1	ea	$	38,475.00	$	39,000		
New exterior lighting for student safety	1	ls	$	67,500.00	$	68,000		
New safety locks to existing doors (electronic)	23	ea	$	2,497.50	$	58,000		
New emergency signs and posts	1	ls	$	43,875.00	$	44,000		
K. Outdoor Learning Environments & Quads (with Shade)						**$ 601,000**	**$**	**800,000**
New learning courts	8,100	sf	$	37.13	$	301,000	Enhancements only	
Shade structure	1,000	sf	$	249.75	$	249,750		
Landscape and irrigation updates, allowance	1	ls	$	50,000.00	$	50,000		
L. Exterior Play Spaces, Playfields & Hardcourts						**$ 4,296,000**	**$**	**5,714,000**
Preschool and Kindergarten Play Yard								
New rubber surfacing	4,862	sf	$	31.05	$	151,000		
Play apparatus	1	ea	$	168,750.00	$	169,000		
Shade structure	1,200	sf	$	249.75	$	300,000		
New kinder play area	15,600	sf	$	43.20	$	673,920		
New fencing at kinder including gates	154	lf	$	202.50	$	31,185		
Elementary play yard and hardcourts								
New rubber surfacing	10,750	sf	$	31.05	$	334,000		
Play apparatus	2	ea	$	222,750.00	$	446,000		
New hardcourts	41,500	sf	$	35.10	$	1,457,000		
New basketball courts and hoops	2	ea	$	12,150.00	$	25,000		
New ball walls	1	ea	$	27,000.00	$	27,000		
Repair playfields (sod)	144,000	sf	$	4.73	$	681,000		

Eastwood ES Cost Detail

M. Site Utilities and Infrastructure Upgrades						**$ 1,369,000**	**$**	**1,821,000**
Based on entire campus area, upgrade existing utilities;								
Natural gas service	435,600	sf	$	0.16	$	71,000		
Sanitary sewer service	435,600	sf	$	0.54	$	236,000		
Domestic and fire water service	435,600	sf	$	0.54	$	236,000		
Storm drain service	435,600	sf	$	0.81	$	353,000		
Electrical capacity upgrades	1	ls	$	472,500.00	$	473,000		
N. Technology Equipment Infrastructure						**$ 420,000**	**$**	**559,000**
Upgrade backbone, wireless access points, and switches	25,912	sf	$	16.20	$	420,000		
TOTAL PROJECT COSTS (2026$)						**$ 35,734,000**	**$**	**47,533,000**

5.01 DETAILED COST ESTIMATE

Westminster School District

Facilities Masterplan Update 5/20/26

Finley Computer Science Magnet School Cost Detail

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
A. Modernization of Existing Classrooms + Restrooms				**$ 2,694,000**	**$ 3,584,000**
Existing classrooms (MEP scope covered below, Low Voltage covered in Section O)					
Walls					
Replace existing walls	2,848	sf	$ 40.50	$ 116,000	
Windows					
Replace existing windows	2,848	sf	$ 51.30	$ 147,000	
Doors					
Replace existing doors	23,190	sf	$ 24.30	$ 564,000	
Floors					
Replace existing floors	2,848	sf	$ 24.30	$ 70,000	
Ceilings					
Replace existing ceilings	2,848	sf	$ 47.25	$ 135,000	
Casework					
Replace casework	2,848	sf	$ 13.50	$ 38,448	
Restroom upgrades					
Moderate modernization	168	sf	$ 405.00	$ 68,040	
Reconfigure	1,360	sf	$ 810.00	$ 1,101,600	
Building systems					
HVAC upgrades	2,848	sf	$ 67.50	$ 192,240	
Plumbing upgrades	2,848	sf	$ 24.30	$ 69,206	
EMS systems upgrades	2,848	sf	$ 10.80	$ 30,758	
Lighting and controls upgrades	2,848	sf	$ 43.20	$ 123,034	
Convenience power upgrades	2,848	sf	$ 13.50	$ 38,448	
B. New Construction of ES Classrooms (Replace Portables)				**$ 4,500,000**	**$ 5,985,000**
Preschool, TK and Kindergarten					
Demolish existing buildings	960	sf	$ 33.75	$ 32,400	
Classrooms, one story building	5,387	sf	$ 742.50	$ 3,999,476	
Site improvements surrounding building pad	5,387	sf	$ 56.70	$ 305,415	
Elementary school					
Remove portable classrooms	8	ea	$ 20,250.00	$ 162,000	
C. Specialty Program Classrooms (Flex Labs, STEAM/STEM, Science, Art, Innovation, CTE Pathways, Electives)				**$ 2,616,000**	**$ 3,480,000**
Elementary STEM / Art Labs					
Lab classrooms, one story building	3,192	sf	$ 762.75	$ 2,434,698	
Site improvements surrounding building pad	3,192	sf	$ 56.70	$ 180,986	

Finley Computer Science Magnet School Cost Detail

D. Multipurpose Room (MPR) & Food Service Improvements				**$ 7,107,000**	**$ 9,453,000**
Demolish existing buildings	3,600	sf	$ 33.75	$ 121,500	
Multipurpose Rooms					
MPR, one story building	4,722	sf	$ 810.00	$ 3,825,000	
Site improvements surrounding building pad	4,722	sf	$ 56.70	$ 268,000	
Food Service					
Food service, one story building	1,376	sf	$ 1,485.00	$ 2,044,000	
Site improvements surrounding building pad	1,376	sf	$ 56.70	$ 79,000	
New trash enclosure	1	ea	$ 168,750.00	$ 169,000	
New lunch shelter	2,400	sf	$ 249.75	$ 600,000	
E. MS Gym and Locker Room Upgrades				**$ -**	**$ -**
No scope in this category					
F. Library				**$ -**	**$ -**
No scope in this category					
G. Student Support & Counseling (Learning Resource Center)				**$ 908,000**	**$ 1,208,000**
Learning Center					
Reconfigure	1,920	sf	$ 472.50	$ 907,200	
H. Wellspace (Wellness Center)				**$ -**	**$ -**
No scope in this category					
I. Main Office and Administration Spaces				**$ -**	**$ -**
No scope in this category					
J. Safety and Security				**$ 1,401,000**	**$ 1,864,000**
Slurry and stripe existing parking lot	20,400	sf	$ 9.45	$ 193,000	
Resurface and repair existing parking lot	30,800	sf	$ 13.50	$ 416,000	
Chain link / privacy fencing and gates	2,184	lf	$ 236.25	$ 516,000	
New exterior lighting for student safety	1	ls	$ 67,500.00	$ 68,000	
New safety locks to existing doors (electronic)	26	ea	$ 2,497.50	$ 65,000	
New emergency signs and posts	1	ls	$ 43,875.00	$ 44,000	
Low voltage upgrades					
Fire alarm system	2,848	sf	$ 13.50	$ 38,448	
Emergency lighting	2,848	sf	$ 4.05	$ 11,534	
PA / emergency communication systems	2,848	sf	$ 8.10	$ 23,069	
Intrusion alarms	2,848	sf	$ 4.05	$ 12,000	
Security cameras	2,848	sf	$ 4.73	$ 13,457	
K. Outdoor Learning Environments & Quads (with Shade)				**$ 1,008,000**	**$ 1,341,000**
New learning courts	19,050	sf	$ 37.13	$ 708,000	enhancements only
Shade structure	1,000	sf	$ 249.75	$ 249,750	
Landscape and irrigation updates, allowance	1	ls	$ 50,000.00	$ 50,000	

5.01 DETAILED COST ESTIMATE

Finley Computer Science Magnet School Cost Detail

L. Exterior Play Spaces, Playfields & Hardcourts						**$ 3,625,000**	**$**	**4,822,000**
Preschool and Kindergarten Play Yard								
New rubber surfacing	1,200	sf	$	31.05	$	38,000		
Play apparatus	1	ea	$	168,750.00	$	169,000		
Shade structure	1,200	sf	$	249.75	$	300,000		
New kinder play area	14,665	sf	$	43.20	$	633,528		
New fencing at kinder including gates	175	lf	$	202.50	$	35,438		
Elementary play yard and hardcourts								
New rubber surfacing	9,300	sf	$	31.05	$	289,000		
Play apparatus	2	ea	$	222,750.00	$	446,000		
Slurry and stripe existing hardcourts	35,600	sf	$	13.50	$	481,000		
Repair playfields (sod)	260,950	sf	$	4.73	$	1,233,000		
M. Site Utilities and Infrastructure Upgrades						**$ 1,428,000**	**$**	**1,900,000**
Based on entire campus area, upgrade existing utilities;								
Natural gas service	435,600	sf	$	0.16	$	71,000		
Sanitary sewer service	435,600	sf	$	0.54	$	236,000		
Domestic and fire water service	435,600	sf	$	0.54	$	236,000		
Storm drain service	435,600	sf	$	0.95	$	412,000		
Electrical capacity upgrades	1	ls	$	472,500.00	$	473,000		
N. Technology Equipment Infrastructure						**$ 432,000**	**$**	**575,000**
Upgrade backbone, wireless access points, and switches	26,638	sf	$	16.20	$	432,000		
TOTAL PROJECT COSTS (2026$)						**$ 25,718,000**	**$**	**34,212,000**

Westminster School District

Facilities Masterplan Update **5/20/26**

Fryberger ES Cost Detail

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
A. Modernization of Existing Classrooms + Restrooms				**$ 6,482,000**	**$ 8,622,000**
Existing classrooms (MEP scope covered below, Low Voltage covered in Section O)					
Walls					
Repair and paint existing walls	14,886	sf	$ 10.80	$ 160,769	
Windows					
Replace existing windows	14,886	sf	$ 51.30	$ 764,000	
Doors					
Replace existing doors	14,886	sf	$ 24.30	$ 362,000	
Floors					
Replace existing floors	14,886	sf	$ 24.30	$ 362,000	
Ceilings					
Replace existing ceilings	14,886	sf	$ 47.25	$ 704,000	
Casework					
Replace casework	14,886	sf	$ 13.50	$ 200,961	
Restroom upgrades					
Moderate modernization	116	sf	$ 405.00	$ 46,980	
Reconfigure	1,863	sf	$ 810.00	$ 1,509,030	
Building systems					
HVAC upgrades	14,886	sf	$ 67.50	$ 1,004,805	
Plumbing upgrades	14,886	sf	$ 24.30	$ 361,730	
EMS systems upgrades	14,886	sf	$ 10.80	$ 160,769	
Lighting and controls upgrades	14,886	sf	$ 43.20	$ 643,075	
Convenience power upgrades	14,886	sf	$ 13.50	$ 200,961	
B. New Construction of ES Classrooms (Replace Portables)				**$ 5,821,000**	**$ 7,742,000**
Preschool, TK and Kindergarten					
Classrooms, one story building	7,182	sf	$ 742.50	$ 5,332,635	
Site improvements surrounding building pad	7,182	sf	$ 56.70	$ 407,219	
Elementary school					
Remove portable classrooms	4	ea	$ 20,250.00	$ 81,000	
C. Specialty Program Classrooms (Flex Labs, STEAM/STEM, Science, Art, Innovation, CTE Pathways, Electives)				**$ 1,167,000**	**$ 1,553,000**
Elementary STEM / Art Labs					
Reconfigure	2,880	sf	$ 405.00	$ 1,166,400	

5.01 DETAILED COST ESTIMATE

Fryberger ES Cost Detail

D. Multipurpose Room (MPR) & Food Service Improvements					**$**	**4,679,000**	**$ 6,224,000**
Multipurpose Rooms							
Moderate modernization	655	sf	$	378.00	$	248,000	
Reconfigure	2,499	sf	$	540.00	$	1,350,000	
MPR, one story building	1,365	sf	$	810.00	$	1,106,000	
Site improvements surrounding building pad	1,365	sf	$	56.70	$	78,000	
Food Service							
Reconfigure	767	sf	$	742.50	$	570,000	
New kitchen equipment, allowance	767	sf	$	162.00	$	125,000	
Food service, one story building	390	sf	$	1,485.00	$	579,000	
Site improvements surrounding building pad	390	sf	$	56.70	$	23,000	
New lunch shelter	2,400	sf	$	249.75	$	600,000	
E. MS Gym and Locker Room Upgrades					**$**	**-**	**$ -**
No scope in this category							
F. Library					**$**	**363,000**	**$ 483,000**
Elementary School Library							
Moderate modernization	960	sf	$	378.00	$	362,880	
G. Student Support & Counseling (Learning Resource Center)					**$**	**1,264,000**	**$ 1,682,000**
Learning Center							
Reconfigure	1,920	sf	$	472.50	$	907,200	
Student Services							
Moderate modernization	960	sf	$	371.25	$	356,400	
H. Wellspace (Wellness Center)					**$**	**454,000**	**$ 604,000**
Wellness Center							
Reconfigure	960	sf	$	472.50	$	453,600	
I. Main Office and Administration Spaces					**$**	**705,000**	**$ 938,000**
Administration							
Moderate modernization	2,226	sf	$	303.75	$	676,148	
Restroom upgrades							
Moderate modernization	70	sf	$	405.00	$	28,350	

Fryberger ES Cost Detail

J. Safety and Security					**$**	**1,729,000**	**$ 2,300,000**
Resurface and repair existing parking lot	65,120	sf	$	13.50	$	880,000	
Repair concrete pedestrian paving	2,500	sf	$	16.88	$	43,000	
Chain link / privacy fencing and gates	506	lf	$	236.25	$	120,000	
New exterior lighting for student safety	1	ls	$	67,500.00	$	68,000	
New safety locks to existing doors (electronic)	24	ea	$	2,497.50	$	60,000	
New emergency signs and posts	1	ls	$	43,875.00	$	44,000	
Low voltage upgrades							
Fire alarm system	14,886	sf	$	13.50	$	200,961	
Emergency lighting	14,886	sf	$	4.05	$	60,288	
PA / emergency communication systems	14,886	sf	$	8.10	$	120,577	
Intrusion alarms	14,886	sf	$	4.05	$	61,000	
Security cameras	14,886	sf	$	4.73	$	70,336	
K. Outdoor Learning Environments & Quads (with Shade)					**$**	**778,000**	**$ 1,035,000**
New learning courts	12,850	sf	$	37.13	$	478,000	Enhancements only
Shade structure	1,000	sf	$	249.75	$	249,750	
Landscape and irrigation updates, allowance	1	ls	$	50,000.00	$	50,000	
L. Exterior Play Spaces, Playfields & Hardcourts					**$**	**1,242,000**	**$ 1,652,000**
Preschool and Kindergarten Play Yard							
New rubber surfacing	1,200	sf	$	31.05	$	38,000	
Play apparatus	1	ea	$	168,750.00	$	169,000	
Shade structure	1,200	sf	$	249.75	$	300,000	
New kinder play area	6,250	sf	$	43.20	$	270,000	
New fencing at kinder including gates	129	lf	$	202.50	$	26,123	
Elementary play yard and hardcourts							
Resurface and repair hardcourts	4,450	sf	$	24.30	$	109,000	
Perimeter CMU wall	2,320	sf	$	141.75	$	329,000	
M. Site Utilities and Infrastructure Upgrades					**$**	**1,446,000**	**$ 1,924,000**
Based on entire campus area, upgrade existing utilities;							
Natural gas service	435,600	sf	$	0.16	$	71,000	
Sanitary sewer service	435,600	sf	$	0.65	$	283,000	
Domestic and fire water service	435,600	sf	$	0.74	$	324,000	
Electrical mains and distribution	435,600	sf	$	1.09	$	473,000	
Storm drain service	435,600	sf	$	0.68	$	295,000	
N. Technology Equipment Infrastructure					**$**	**498,000**	**$ 663,000**
Upgrade backbone, wireless access points, and switches	30,692	sf	$	16.20	$	498,000	
TOTAL PROJECT COSTS (2026$)					**$**	**26,626,000**	**$ 35,422,000**

5.01 DETAILED COST ESTIMATE

Westminster School District
Facilities Masterplan Update 5/20/26

Hayden ES Cost Detail

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
A. Modernization of Existing Classrooms + Restrooms				**$ 3,748,000**	**$ 4,985,000**
Existing classrooms (MEP scope covered below, Low Voltage covered in Section O)					
Walls					
Repair and paint existing walls	18,952	sf	$ 10.80	$ 204,682	
Doors					
Replace existing doors	18,952	sf	$ 24.30	$ 461,000	
Floors					
Replace existing floors	18,952	sf	$ 24.30	$ 461,000	
Casework					
Replace casework	18,952	sf	$ 13.50	$ 255,852	
Exteriors					
Patch, repair and paint	26,561	sf	$ 13.50	$ 358,574	
Roofing					
Patch and repair leaks, etc.	26,561	sf	$ 10.80	$ 286,859	
Restroom upgrades					
Moderate modernization	366	sf	$ 405.00	$ 148,230	
Reconfigure	1,055	sf	$ 810.00	$ 854,550	
Building systems					
Plumbing upgrades	18,952	sf	$ 24.30	$ 460,534	
Convenience power upgrades	18,952	sf	$ 13.50	$ 255,852	
B. New Construction of ES Classrooms (Replace Portables)				**$ 11,051,000**	**$ 14,698,000**
Preschool, TK and Kindergarten					
Classrooms, one story building	10,773	sf	$ 742.50	$ 7,998,953	
Site improvements surrounding building pad	10,773	sf	$ 56.70	$ 610,829	
Elementary school					
Remove portable classrooms	24	ea	$ 20,250.00	$ 486,000	
Classrooms, one story building	2,554	sf	$ 708.75	$ 1,809,864	
Site improvements surrounding building pad	2,554	sf	$ 56.70	$ 144,789	
C. Specialty Program Classrooms (Flex Labs, STEAM/STEM, Science, Art, Innovation, CTE Pathways, Electives)				**$ 2,616,000**	**$ 3,480,000**
Elementary STEM / Art Labs					
Lab classrooms, one story building	3,192	sf	$ 762.75	$ 2,434,698	
Site improvements surrounding building pad	3,192	sf	$ 56.70	$ 180,986	
D. Multipurpose Room (MPR) & Food Service Improvements				**$ 4,624,000**	**$ 6,150,000**
Multipurpose Rooms					
Reconfigure	2,508	sf	$ 540.00	$ 1,355,000	
MPR, one story building	1,368	sf	$ 810.00	$ 1,108,000	
Site improvements surrounding building pad	1,368	sf	$ 56.70	$ 78,000	
Food Service					
Reconfigure	712	sf	$ 742.50	$ 529,000	
New kitchen equipment, allowance	712	sf	$ 162.00	$ 116,000	
Food service, one story building	320	sf	$ 1,485.00	$ 475,000	
Site improvements surrounding building pad	320	sf	$ 56.70	$ 19,000	
New lunch shelter	2,400	sf	$ 249.75	$ 600,000	
Restroom upgrades					
Moderate modernization	849	sf	$ 405.00	$ 343,845	
E. MS Gym and Locker Room Upgrades				**$ -**	**$ -**
No scope in this category					
F. Library				**$ 397,000**	**$ 529,000**
Elementary School Library					
Moderate modernization	1,048	sf	$ 378.00	$ 396,144	
G. Student Support & Counseling (Learning Resource Center)				**$ 2,398,000**	**$ 3,190,000**
Learning Center					
Classrooms, one story building	2,554	sf	$ 742.50	$ 1,896,048	
Site improvements surrounding building pad	2,554	sf	$ 56.70	$ 144,789	
Student Services					
Moderate modernization	960	sf	$ 371.25	$ 356,400	
H. Wellspace (Wellness Center)				**$ 357,000**	**$ 475,000**
Wellness Center					
Moderate modernization	960	sf	$ 371.25	$ 356,400	
I. Main Office and Administration Spaces				**$ 3,508,000**	**$ 4,666,000**
Demolish existing buildings	1,600	sf	$ 33.75	$ 54,000	
Administration					
Admin, one story building	3,423	sf	$ 742.50	$ 2,542,000	
Site improvements surrounding building pad	3,423	sf	$ 56.70	$ 195,000	
Staff work rooms					
Admin, one story building	896	sf	$ 742.50	$ 666,000	
Site improvements surrounding building pad	896	sf	$ 56.70	$ 51,000	
J. Safety and Security				**$ 1,685,000**	**$ 2,242,000**
Resurface and repair existing parking lot	54,640	sf	$ 13.50	$ 738,000	
Chain link / privacy fencing and gates	350	lf	$ 236.25	$ 83,000	
New exterior lighting for student safety	1	ls	$ 67,500.00	$ 68,000	
New safety locks to existing doors (electronic)	23	ea	$ 2,497.50	$ 58,000	
New emergency signs and posts	1	ls	$ 43,875.00	$ 44,000	
Low voltage upgrades					
Fire alarm system	18,952	sf	$ 13.50	$ 255,852	
New fire alarm head end equipment, allowance	1	ls	$ 40,500.00	$ 40,500	
Emergency lighting	18,952	sf	$ 4.05	$ 76,756	
PA / emergency communication systems	18,952	sf	$ 8.10	$ 153,511	

5.01 DETAILED COST ESTIMATE

Hayden ES Cost Detail

Intrusion alarms	18,952	sf	$	4.05	$	77,000	
Security cameras	18,952	sf	$	4.73	$	89,548	
K. Outdoor Learning Environments & Quads (with Shade)					**$**	**961,000**	**$ 1,279,000**
New learning courts	17,800	sf	$	37.13	$	661,000	enhancements only
Shade structure	1,000	sf	$	249.75	$	249,750	
Landscape and irrigation updates, allowance	1	ls	$	50,000.00	$	50,000	
L. Exterior Play Spaces, Playfields & Hardcourts					**$**	**4,495,000**	**$ 5,979,000**
Preschool and Kindergarten Play Yard							
New rubber surfacing	1,200	sf	$	31.05	$	38,000	
Play apparatus	1	ea	$	168,750.00	$	169,000	
Shade structure	1,200	sf	$	249.75	$	300,000	
Minor upgrades to landscape/hardscape	16,460	sf	$	13.50	$	223,000	
New kinder play area	8,720	sf	$	43.20	$	376,704	
New fencing at kinder including gates	102	lf	$	202.50	$	20,655	
Elementary play yard and hardcourts							
New rubber surfacing	14,500	sf	$	31.05	$	451,000	
Play apparatus	2	ea	$	222,750.00	$	446,000	
Resurface and repair hardcourts	83,550	sf	$	24.30	$	2,031,000	
Repair playfields (sod)	92,892	sf	$	4.73	$	439,000	
M. Site Utilities and Infrastructure Upgrades					**$**	**1,886,000**	**$ 2,509,000**
Based on entire campus area, upgrade existing utilities;							
Natural gas service	335,412	sf	$	0.27	$	91,000	
Sanitary sewer service	335,412	sf	$	0.76	$	254,000	
Domestic and fire water service	335,412	sf	$	0.81	$	272,000	
Electrical mains and distribution	335,412	sf	$	1.36	$	456,000	
Storm drain service	335,412	sf	$	1.01	$	340,000	
Electrical capacity upgrades	1	ls	$	472,500.00	$	473,000	
N. Technology Equipment Infrastructure					**$**	**431,000**	**$ 574,000**
Upgrade backbone, wireless access points, and switches	26,561	sf	$	16.20	$	431,000	
TOTAL PROJECT COSTS (2026$)					**$**	**38,155,000**	**$ 50,756,000**

Westminster School District

Facilities Masterplan Update **5/20/26**

Land Early Learning Center Cost Detail

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
A. Modernization of Existing Classrooms + Restrooms				**$ 4,428,000**	**$ 5,890,000**
Existing classrooms (MEP scope covered below, Low Voltage covered in Section O)					
Structural upgrades					
Roof / wall connections	14,781	sf	$ 47.25	$ 698,402	
Walls					
Replace existing walls	14,781	sf	$ 40.50	$ 599,000	
Windows					
Repair existing windows	14,781	sf	$ 9.45	$ 139,680	
Doors					
Replace existing doors	14,781	sf	$ 24.30	$ 360,000	
Ceilings					
Repair existing ceilings	14,781	sf	$ 20.25	$ 299,315	
Exteriors					
Patch, repair and paint	29,651	sf	$ 13.50	$ 400,289	
Roofing					
Replace roofing	30,799	sf	$ 47.25	$ 1,455,253	
Restroom upgrades					
Moderate modernization	556	sf	$ 405.00	$ 225,180	
Reconfigure	63	sf	$ 810.00	$ 51,030	
Building systems					
Convenience power upgrades	14,781	sf	$ 13.50	$ 199,544	
B. New Construction of ES Classrooms (Replace Portables)				**$ -**	**$ -**
No scope in this category					
C. Specialty Program Classrooms (Flex Labs, STEAM/STEM, Science, Art, Innovation, CTE Pathways, Electives)				**$ -**	**$ -**
No scope in this category					
D. Multipurpose Room (MPR) & Food Service Improvements				**$ 1,325,000**	**$ 1,763,000**
Multipurpose Rooms					
Moderate modernization	2,831	sf	$ 378.00	$ 1,071,000	
Food Service					
Moderate modernization	578	sf	$ 438.75	$ 254,000	
E. MS Gym and Locker Room Upgrades				**$ -**	**$ -**
No scope in this category					
F. Library				**$ -**	**$ -**
No scope in this category					

5.01 DETAILED COST ESTIMATE

Land Early Learning Center Cost Detail

G. Student Support & Counseling (Learning Resource Center)					**$**	**477,000**	**$ 635,000**
Student Services							
Moderate modernization	1,283	sf	$	371.25	$	476,314	
H. Wellspace (Wellness Center)					**$**	**-**	**$ -**
No scope in this category							
I. Main Office and Administration Spaces					**$**	**4,566,000**	**$ 6,073,000**
Administration							
Moderate modernization	6,095	sf	$	303.75	$	1,851,356	
Reconfigure	3,464	sf	$	506.25	$	1,753,650	
Admin, one story building	1,200	sf	$	742.50	$	891,000	
Site improvements surrounding building pad	1,200	sf	$	56.70	$	69,000	
J. Safety and Security					**$**	**2,399,000**	**$ 3,191,000**
Resurface and repair existing parking lot	62,560	sf	$	13.50	$	845,000	
New parking lot	15,200	sf	$	37.80	$	575,000	
Repair concrete pedestrian paving	2,500	sf	$	16.88	$	43,000	
Chain link / privacy fencing and gates	1,030	lf	$	236.25	$	244,000	
New exterior lighting for student safety	1	ls	$	67,500.00	$	68,000	
New safety locks to existing doors (electronic)	12	ea	$	2,497.50	$	30,000	
New emergency signs and posts	1	ls	$	43,875.00	$	44,000	
Low voltage upgrades							
Fire alarm system	14,781	sf	$	13.50	$	199,544	
New fire alarm head end equipment, allowance	1	ls	$	40,500.00	$	40,500	
Emergency lighting	14,781	sf	$	4.05	$	59,863	
PA / emergency communication systems	14,781	sf	$	8.10	$	119,726	
Intrusion alarms	14,781	sf	$	4.05	$	60,000	
Security cameras	14,781	sf	$	4.73	$	69,840	
K. Outdoor Learning Environments & Quads (with Shade)					**$**	**50,000**	**$ 67,000**
Landscape and irrigation updates, allowance	1	ls	$	50,000.00	$	50,000	
L. Exterior Play Spaces, Playfields & Hardcourts					**$**	**1,076,000**	**$ 1,432,000**
Elementary play yard and hardcourts							
Resurface and repair hardcourts	25,750	sf	$	24.30	$	626,000	
New playfields	33,268	sf	$	13.50	$	449,118	
M. Site Utilities and Infrastructure Upgrades					**$**	**1,332,000**	**$ 1,772,000**
Based on entire campus area, upgrade existing utilities;							
Natural gas service	392,040	sf	$	0.16	$	64,000	
Sanitary sewer service	392,040	sf	$	0.54	$	212,000	
Domestic and fire water service	392,040	sf	$	0.54	$	212,000	
Storm drain service	392,040	sf	$	0.95	$	371,000	
Electrical capacity upgrades	1	ls	$	472,500.00	$	473,000	

Land Early Learning Center Cost Detail

N. Technology Equipment Infrastructure					**$**	**481,000**	**$ 640,000**
Upgrade backbone, wireless access points, and switches	29,651	sf	$	16.20	$	481,000	
TOTAL PROJECT COSTS (2026$)					**$**	**16,133,000**	**$ 21,463,000**

5.01 DETAILED COST ESTIMATE

Westminster School District

Facilities Masterplan Update 5/20/26

Meairs ES Cost Detail

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
A. Modernization of Existing Classrooms + Restrooms				**$ 2,915,000**	**$ 3,877,000**
Existing classrooms (MEP scope covered below, Low Voltage covered in Section O)					
Walls					
Repair and paint existing walls	14,279	sf	$ 10.80	$ 154,213	
Windows					
Replace existing windows	1,460	sf	$ 51.30	$ 75,000	
Doors					
Replace existing doors	14,279	sf	$ 24.30	$ 347,000	
Floors					
Replace existing floors	14,279	sf	$ 24.30	$ 347,000	
Ceilings					
Replace existing ceilings	1,460	sf	$ 47.25	$ 69,000	
Casework					
Replace casework	14,279	sf	$ 13.50	$ 192,767	
Exteriors					
Patch, repair and paint	1,460	sf	$ 13.50	$ 19,710	
Roofing					
Replace roofing	1,460	sf	$ 47.25	$ 68,985	
Restroom upgrades					
Moderate modernization	184	sf	$ 405.00	$ 74,520	
Reconfigure	980	sf	$ 810.00	$ 793,800	
Building systems					
HVAC upgrades	1,460	sf	$ 67.50	$ 98,550	
Plumbing upgrades	15,739	sf	$ 24.30	$ 382,458	
EMS systems upgrades	1,460	sf	$ 10.80	$ 15,768	
Lighting and controls upgrades	1,460	sf	$ 43.20	$ 63,072	
Convenience power upgrades	15,739	sf	$ 13.50	$ 212,477	
B. New Construction of ES Classrooms (Replace Portables)				**$ 16,008,000**	**$ 21,291,000**
Preschool, TK and Kindergarten					
Remove portable classrooms	11	ea	$ 20,250.00	$ 222,750	
Classrooms, one story building	19,751	sf	$ 742.50	$ 14,664,746	
Site improvements surrounding building pad	19,751	sf	$ 56.70	$ 1,119,853	
C. Specialty Program Classrooms (Flex Labs, STEAM/STEM, Science, Art, Innovation, CTE Pathways, Electives)				**$ 2,616,000**	**$ 3,480,000**
Elementary STEM / Art Labs					
Lab classrooms, one story building	3,192	sf	$ 762.75	$ 2,434,698	
Site improvements surrounding building pad	3,192	sf	$ 56.70	$ 180,986	
D. Multipurpose Room (MPR) & Food Service Improvements				**$ 260,000**	**$ 346,000**
Multipurpose Rooms					
Minor modernization	686	sf	$ 249.75	$ 172,000	
Restroom upgrades					
Moderate modernization	216	sf	$ 405.00	$ 87,480	
E. MS Gym and Locker Room Upgrades				**$ -**	**$ -**
No scope in this category					
F. Library				**$ 468,000**	**$ 623,000**
Elementary School Library					
Moderate modernization	1,236	sf	$ 378.00	$ 467,208	
G. Student Support & Counseling (Learning Resource Center)				**$ 1,102,000**	**$ 1,466,000**
Learning Center					
Reconfigure	1,920	sf	$ 472.50	$ 907,200	
Student Services					
Minor modernization	960	sf	$ 202.50	$ 194,400	
H. Wellspace (Wellness Center)				**$ 357,000**	**$ 475,000**
Wellness Center					
Moderate modernization	960	sf	$ 371.25	$ 356,400	
I. Main Office and Administration Spaces				**$ 1,803,000**	**$ 2,398,000**
Administration					
Reconfigure	681	sf	$ 506.25	$ 344,756	
Admin, one story building	1,786	sf	$ 742.50	$ 1,327,000	
Site improvements surrounding building pad	1,786	sf	$ 56.70	$ 102,000	
Restroom upgrades					
Moderate modernization	72	sf	$ 405.00	$ 29,160	
J. Safety and Security				**$ 1,692,000**	**$ 2,251,000**
Slurry and stripe existing parking lot	28,230	sf	$ 9.45	$ 267,000	
Resurface and repair existing parking lot	27,520	sf	$ 13.50	$ 372,000	
New concrete pedestrian paving	650	sf	$ 27.00	$ 18,000	
Repair concrete pedestrian paving	20,000	sf	$ 16.88	$ 338,000	
New covered walkways	1,650	sf	$ 202.50	$ 335,000	
Chain link / privacy fencing and gates	607	lf	$ 236.25	$ 144,000	
New exterior lighting for student safety	1	ls	$ 67,500.00	$ 68,000	
New safety locks to existing doors (electronic)	22	ea	$ 2,497.50	$ 55,000	
New emergency signs and posts	1	ls	$ 43,875.00	$ 44,000	
Low voltage upgrades					
Fire alarm system	1,460	sf	$ 13.50	$ 19,710	
Emergency lighting	1,460	sf	$ 4.05	$ 5,913	
PA / emergency communication systems	1,460	sf	$ 8.10	$ 11,826	
Intrusion alarms	1,460	sf	$ 4.05	$ 6,000	
Security cameras	1,460	sf	$ 4.73	$ 6,899	

5.01 DETAILED COST ESTIMATE

Meairs ES Cost Detail

K. Outdoor Learning Environments & Quads (with Shade)						**$ 756,000**	**$**	**1,006,000**
New learning courts	12,275	sf	$	37.13	$	456,000	enhancements only	
Shade structure	1,000	sf	$	249.75	$	249,750		
Landscape and irrigation updates, allowance	1	ls	$	50,000.00	$	50,000		
L. Exterior Play Spaces, Playfields & Hardcourts						**$ 4,368,000**	**$**	**5,810,000**
Preschool and Kindergarten Play Yard								
New rubber surfacing	1,200	sf	$	31.05	$	38,000		
Play apparatus	1	ea	$	168,750.00	$	169,000		
Shade structure	1,200	sf	$	249.75	$	300,000		
New kinder play area	25,470	sf	$	43.20	$	1,100,304		
New fencing at kinder including gates	43	lf	$	202.50	$	8,708		
Elementary play yard and hardcourts								
Resurface and repair hardcourts	45,930	sf	$	24.30	$	1,117,000		
New playfields	106,070	sf	$	13.50	$	1,431,945		
New backstop	1	ea	$	202,500.00	$	203,000		
M. Site Utilities and Infrastructure Upgrades						**$ 1,830,000**	**$**	**2,434,000**
Based on entire campus area, upgrade existing utilities;								
Natural gas service	435,600	sf	$	0.16	$	71,000		
Sanitary sewer service	435,600	sf	$	0.65	$	283,000		
Domestic and fire water service	435,600	sf	$	0.68	$	295,000		
Electrical mains and distribution	435,600	sf	$	0.68	$	296,000		
Storm drain service	435,600	sf	$	0.95	$	412,000		
Electrical capacity upgrades	1	ls	$	472,500.00	$	473,000		
N. Technology Equipment Infrastructure						**$ 355,000**	**$**	**473,000**
Upgrade backbone, wireless access points, and switches	21,886	sf	$	16.20	$	355,000		
TOTAL PROJECT COSTS (2026$)						**$ 34,528,000**	**$**	**45,930,000**

Westminster School District

Facilities Masterplan Update **5/20/26**

Schmitt ES Cost Detail

	Area	Unit		Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
A. Modernization of Existing Classrooms + Restrooms					**$ 3,881,000**	**$ 5,162,000**
Existing classrooms (MEP scope covered below, Low Voltage covered in Section O)						
Structural upgrades						
Roof / wall connections	3,000	sf	$	47.25	$ 141,750	
Walls						
Replace existing walls	3,000	sf	$	40.50	$ 122,000	
Windows						
Replace existing windows	3,000	sf	$	51.30	$ 154,000	
Doors						
Replace existing doors	3,000	sf	$	24.30	$ 73,000	
Floors						
Replace existing floors	3,000	sf	$	24.30	$ 73,000	
Ceilings						
Replace existing ceilings	3,000	sf	$	47.25	$ 142,000	
Casework						
Replace casework	3,000	sf	$	13.50	$ 40,500	
Roofing						
Replace roofing	34,827	sf	$	47.25	$ 1,645,576	
Restroom upgrades						
Moderate modernization	592	sf	$	405.00	$ 239,760	
Reconfigure	952	sf	$	810.00	$ 771,120	
Building systems						
HVAC upgrades	3,000	sf	$	67.50	$ 202,500	
Plumbing upgrades	3,000	sf	$	24.30	$ 72,900	
EMS systems upgrades	3,000	sf	$	10.80	$ 32,400	
Lighting and controls upgrades	3,000	sf	$	43.20	$ 129,600	
Convenience power upgrades	3,000	sf	$	13.50	$ 40,500	
B. New Construction of ES Classrooms (Replace Portables)					**$ -**	**$ -**
No scope in this category						
C. Specialty Program Classrooms (Flex Labs, STEAM/STEM, Science, Art, Innovation, CTE Pathways, Electives)					**$ 1,560,000**	**$ 2,075,000**
Remove portable classrooms	5	ea	$	20,250.00	$ 101,250	
Elementary STEM / Art Labs						
Reconfigure	3,600	sf	$	405.00	$ 1,458,000	

5.01 DETAILED COST ESTIMATE

Schmitt ES Cost Detail

D. Multipurpose Room (MPR) & Food Service Improvements						**$ 1,908,000**	**$**	**2,538,000**
Multipurpose Rooms								
Moderate modernization	3,365	sf	$	378.00	$	1,272,000		
Food Service								
Moderate modernization	1,275	sf	$	438.75	$	560,000		
Restroom upgrades								
Moderate modernization	187	sf	$	405.00	$	75,735		
E. MS Gym and Locker Room Upgrades						**$ -**	**$**	**-**
No scope in this category								
F. Library						**$ -**	**$**	**-**
No scope in this category								
G. Student Support & Counseling (Learning Resource Center)						**$ 908,000**	**$**	**1,208,000**
Learning Center								
Reconfigure	1,920	sf	$	472.50	$	907,200		
H. Wellspace (Wellness Center)						**$ -**	**$**	**-**
No scope in this category								
I. Main Office and Administration Spaces						**$ 278,000**	**$**	**370,000**
Administration								
Reconfigure	480	sf	$	506.25	$	243,000		
Restroom upgrades								
Moderate modernization	84	sf	$	405.00	$	34,020		
J. Safety and Security						**$ 2,572,000**	**$**	**3,421,000**
Slurry and stripe existing parking lot	61,200	sf	$	9.45	$	579,000		
New parking lot	26,430	sf	$	37.80	$	1,000,000		
Repair concrete pedestrian paving	20,000	sf	$	16.88	$	338,000		
Chain link / privacy fencing and gates	1,575	lf	$	236.25	$	373,000		
New exterior lighting for student safety	1	ls	$	67,500.00	$	68,000		
New safety locks to existing doors (electronic)	26	ea	$	2,497.50	$	65,000		
New emergency signs and posts	1	ls	$	43,875.00	$	44,000		
Low voltage upgrades								
Fire alarm system	3,000	sf	$	13.50	$	40,500		
Emergency lighting	3,000	sf	$	4.05	$	12,150		
PA / emergency communication systems	3,000	sf	$	8.10	$	24,300		
Intrusion alarms	3,000	sf	$	4.05	$	13,000		
Security cameras	3,000	sf	$	4.73	$	14,175		

Schmitt ES Cost Detail

K. Outdoor Learning Environments & Quads (with Shade)						**$ 1,220,000**	**$**	**1,623,000**
New learning courts	24,780	sf	$	37.13	$	920,000	enhancements only	
Shade structure	1,000	sf	$	249.75	$	249,750		
Landscape and irrigation updates, allowance	1	ls	$	50,000.00	$	50,000		
L. Exterior Play Spaces, Playfields & Hardcourts						**$ 3,454,000**	**$**	**4,594,000**
Preschool and Kindergarten Play Yard								
New rubber surfacing	1,200	sf	$	31.05	$	38,000		
Play apparatus	1	ea	$	168,750.00	$	169,000		
Shade structure	1,200	sf	$	249.75	$	300,000		
Minor upgrades to landscape/hardscape	7,010	sf	$	13.50	$	95,000		
New kinder play area	2,990	sf	$	43.20	$	129,168		
Elementary play yard and hardcourts								
New rubber surfacing	10,715	sf	$	31.05	$	333,000		
Play apparatus	2	ea	$	222,750.00	$	446,000		
Shade structure	2,400	sf	$	249.75	$	600,000		
Resurface and repair hardcourts	29,910	sf	$	24.30	$	727,000		
Repair playfields (sod)	130,240	sf	$	4.73	$	616,000		
M. Site Utilities and Infrastructure Upgrades						**$ 944,000**	**$**	**1,256,000**
Based on entire campus area, upgrade existing utilities;								
Natural gas service	435,600	sf	$	0.16	$	71,000		
Sanitary sewer service	435,600	sf	$	0.65	$	283,000		
Domestic and fire water service	435,600	sf	$	0.68	$	295,000		
Storm drain service	435,600	sf	$	0.68	$	295,000		
N. Technology Equipment Infrastructure						**$ 565,000**	**$**	**752,000**
Upgrade backbone, wireless access points, and switches	34,827	sf	$	16.20	$	565,000		
TOTAL PROJECT COSTS (2026$)						**$ 17,288,000**	**$**	**22,999,000**

5.01 DETAILED COST ESTIMATE

Westminster School District

Facilities Masterplan Update 5/20/26

Schroeder College and Career Academy Cost Detail

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
A. Modernization of Existing Classrooms + Restrooms				**$ 5,646,000**	**$ 7,510,000**
Existing classrooms (MEP scope covered below, Low Voltage covered in Section O)					
Walls					
Repair and paint existing walls	11,240	sf	$ 10.80	$ 121,392	
Windows					
Replace existing windows	11,240	sf	$ 51.30	$ 577,000	
Doors					
Replace existing doors	11,240	sf	$ 24.30	$ 274,000	
Floors					
Replace existing floors	11,240	sf	$ 24.30	$ 274,000	
Ceilings					
Replace existing ceilings	11,240	sf	$ 47.25	$ 532,000	
Casework					
Replace casework	11,240	sf	$ 13.50	$ 151,740	
Exteriors					
Patch, repair and paint	25,368	sf	$ 13.50	$ 342,468	
Roofing					
Replace roofing	25,368	sf	$ 47.25	$ 1,198,638	
Restroom upgrades					
Moderate modernization	948	sf	$ 405.00	$ 383,940	
Building systems					
HVAC upgrades	11,240	sf	$ 67.50	$ 758,700	
Plumbing upgrades	11,240	sf	$ 24.30	$ 273,132	
EMS systems upgrades	11,240	sf	$ 10.80	$ 121,392	
Lighting and controls upgrades	11,240	sf	$ 43.20	$ 485,568	
Convenience power upgrades	11,240	sf	$ 13.50	$ 151,740	
B. New Construction of ES Classrooms (Replace Portables)				**$ 15,653,000**	**$ 20,819,000**
Preschool, TK and Kindergarten					
Classrooms, one story building	14,364	sf	$ 742.50	$ 10,665,270	
Site improvements surrounding building pad	14,364	sf	$ 56.70	$ 814,439	
Elementary school					
Remove portable classrooms	13	ea	$ 20,250.00	$ 263,250	
Classrooms, one story building	5,107	sf	$ 708.75	$ 3,619,728	
Site improvements surrounding building pad	5,107	sf	$ 56.70	$ 289,578	

Schroeder College and Career Academy Cost Detail

C. Specialty Program Classrooms (Flex Labs, STEAM/STEM, Science, Art, Innovation, CTE Pathways, Electives)					**$ 1,892,000**	**$ 2,517,000**
Elementary STEM / Art Labs						
Reconfigure	1,440	sf	$ 405.00	$ 583,200		
Lab classrooms, one story building	1,596	sf	$ 762.75	$ 1,217,349		
Site improvements surrounding building pad	1,596	sf	$ 56.70	$ 90,493		
D. Multipurpose Room (MPR) & Food Service Improvements					**$ 3,195,000**	**$ 4,250,000**
Multipurpose Rooms						
Moderate modernization	918	sf	$ 378.00	$ 348,000		
Reconfigure	2,244	sf	$ 540.00	$ 1,212,000		
MPR, one story building	1,064	sf	$ 810.00	$ 862,000		
Site improvements surrounding building pad	1,064	sf	$ 56.70	$ 61,000		
Food Service						
Reconfigure	699	sf	$ 742.50	$ 520,000		
New kitchen equipment, allowance	699	sf	$ 162.00	$ 114,000		
Restroom upgrades						
Moderate modernization	192	sf	$ 405.00	$ 77,760		
E. MS Gym and Locker Room Upgrades					**$ -**	**$ -**
No scope in this category						
F. Library					**$ 363,000**	**$ 483,000**
Elementary School Library						
Moderate modernization	960	sf	$ 378.00	$ 362,880		
G. Student Support & Counseling (Learning Resource Center)					**$ 1,108,000**	**$ 1,474,000**
Learning Center						
Reconfigure	1,590	sf	$ 472.50	$ 751,275		
Student Services						
Moderate modernization	960	sf	$ 371.25	$ 356,400		
H. Wellspace (Wellness Center)					**$ -**	**$ -**
No scope in this category						
I. Main Office and Administration Spaces					**$ 992,000**	**$ 1,320,000**
Administration						
Moderate modernization	3,077	sf	$ 303.75	$ 934,639		
Restroom upgrades						
Moderate modernization	140	sf	$ 405.00	$ 56,700		
J. Safety and Security					**$ 1,865,000**	**$ 2,481,000**
Slurry and stripe existing parking lot	47,600	sf	$ 9.45	$ 450,000		
New drop-off area	5,250	sf	$ 40.50	$ 213,000		
New access road	3,415	sf	$ 31.05	$ 107,000		
Repair concrete pedestrian paving	20,000	sf	$ 16.88	$ 338,000		
Chain link / privacy fencing and gates	286	lf	$ 236.25	$ 68,000		

5.01 DETAILED COST ESTIMATE

Schroeder College and Career Academy Cost Detail

Rolling chain link gate	1	ea	$	38,475.00	$	39,000	
Decorative metal fencing and gates	130	lf	$	398.25	$	52,000	
New exterior lighting for student safety	1	ls	$	67,500.00	$	68,000	
New safety locks to existing doors (electronic)	23	ea	$	2,497.50	$	58,000	
New emergency signs and posts	1	ls	$	43,875.00	$	44,000	
Low voltage upgrades							
Fire alarm system	11,240	sf	$	13.50	$	151,740	
New fire alarm head end equipment, allowance	1	ls	$	40,500.00	$	40,500	
Emergency lighting	11,240	sf	$	4.05	$	45,522	
PA / emergency communication systems	11,240	sf	$	8.10	$	91,044	
Intrusion alarms	11,240	sf	$	4.05	$	46,000	
Security cameras	11,240	sf	$	4.73	$	53,109	
K. Outdoor Learning Environments & Quads (with Shade)					**$**	**2,157,000**	**$ 2,869,000**
New learning courts	25,000	sf	$	74.25	$	1,857,000	enhancements only
Shade structure	1,000	sf	$	249.75	$	249,750	
Landscape and irrigation updates, allowance	1	ls	$	50,000.00	$	50,000	
L. Exterior Play Spaces, Playfields & Hardcourts					**$**	**2,297,000**	**$ 3,056,000**
Preschool and Kindergarten Play Yard							
New rubber surfacing	1,200	sf	$	31.05	$	38,000	
Play apparatus	1	ea	$	168,750.00	$	169,000	
Shade structure	1,200	sf	$	249.75	$	300,000	
New kinder play area	18,340	sf	$	43.20	$	792,288	
New fencing at kinder including gates	204	lf	$	202.50	$	41,310	
Elementary play yard and hardcourts							
Resurface and repair hardcourts	13,490	sf	$	24.30	$	328,000	
Re-seed playfields (hydro seed)	94,140	sf	$	2.36	$	223,000	
New backstop	2	ea	$	202,500.00	$	405,000	
M. Site Utilities and Infrastructure Upgrades					**$**	**2,717,000**	**$ 3,614,000**
Based on entire campus area, upgrade existing utilities;							
Natural gas service	435,600	sf	$	0.16	$	71,000	
Sanitary sewer service	435,600	sf	$	0.65	$	283,000	
Domestic and fire water service	435,600	sf	$	0.68	$	295,000	
Electrical mains and distribution	435,600	sf	$	2.71	$	1,183,000	
Storm drain service	435,600	sf	$	0.95	$	412,000	
Electrical capacity upgrades	1	ls	$	472,500.00	$	473,000	
N. Technology Equipment Infrastructure					**$**	**396,000**	**$ 527,000**
Upgrade backbone, wireless access points, and switches	24,408	sf	$	16.20	$	396,000	
TOTAL PROJECT COSTS (2026$)					**$**	**38,279,000**	**$ 50,920,000**

Westminster School District

Facilities Masterplan Update **5/20/26**

Sequoia Gate Magnet Academy Cost Detail

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
A. Modernization of Existing Classrooms + Restrooms				**$ 1,427,000**	**$ 1,898,000**
Existing classrooms (MEP scope covered below, Low Voltage covered in Section O)					
Restroom upgrades					
Reconfigure	1,761	sf	$ 810.00	$ 1,426,410	
B. New Construction of ES Classrooms (Replace Portables)				**$ 4,447,000**	**$ 5,915,000**
Preschool, TK and Kindergarten					
Remove portable classrooms	7	ea	$ 20,250.00	$ 141,750	
Classrooms, one story building	5,387	sf	$ 742.50	$ 3,999,476	
Site improvements surrounding building pad	5,387	sf	$ 56.70	$ 305,415	
C. Specialty Program Classrooms (Flex Labs, STEAM/STEM, Science, Art, Innovation, CTE Pathways, Electives)				**$ 2,616,000**	**$ 3,480,000**
Elementary STEM / Art Labs					
Lab classrooms, one story building	3,192	sf	$ 762.75	$ 2,434,698	
Site improvements surrounding building pad	3,192	sf	$ 56.70	$ 180,986	
D. Multipurpose Room (MPR) & Food Service Improvements				**$ 5,213,000**	**$ 6,934,000**
Multipurpose Rooms					
Reconfigure	2,600	sf	$ 540.00	$ 1,404,000	
MPR, one story building	2,179	sf	$ 810.00	$ 1,765,000	
Site improvements surrounding building pad	2,179	sf	$ 56.70	$ 124,000	
Food Service					
Reconfigure	1,458	sf	$ 742.50	$ 1,083,000	
New kitchen equipment, allowance	1,458	sf	$ 162.00	$ 237,000	
New lunch shelter	2,400	sf	$ 249.75	$ 600,000	
E. MS Gym and Locker Room Upgrades				**$ -**	**$ -**
No scope in this category					
F. Library				**$ -**	**$ -**
No scope in this category					
G. Student Support & Counseling (Learning Resource Center)				**$ 908,000**	**$ 1,208,000**
Learning Center					
Reconfigure	1,920	sf	$ 472.50	$ 907,200	
H. Wellspace (Wellness Center)				**$ 484,000**	**$ 644,000**
Wellness Center					
Reconfigure	1,024	sf	$ 472.50	$ 483,840	

5.01 DETAILED COST ESTIMATE

Sequoia Gate Magnet Academy Cost Detail

I. Main Office and Administration Spaces					$	-	$ -
No scope in this category							
J. Safety and Security					$	1,526,000	$ 2,030,000
Resurface and repair existing parking lot	46,176	sf	$	16.88	$	780,000	adds in new lighting
New drop-off area	6,480	sf	$	40.50	$	263,000	
Repair concrete pedestrian paving	7,500	sf	$	16.88	$	127,000	
Chain link / privacy fencing and gates	734	lf	$	236.25	$	174,000	
New exterior lighting for student safety	1	ls	$	67,500.00	$	68,000	
New safety locks to existing doors (electronic)	28	ea	$	2,497.50	$	70,000	
New emergency signs and posts	1	ls	$	43,875.00	$	44,000	
K. Outdoor Learning Environments & Quads (with Shade)					$	1,364,000	$ 1,815,000
New learning courts	28,637	sf	$	37.13	$	1,064,000	enhancements only
Shade structure	1,000	sf	$	249.75	$	249,750	
Landscape and irrigation updates, allowance	1	ls	$	50,000.00	$	50,000	
L. Exterior Play Spaces, Playfields & Hardcourts					$	6,304,000	$ 8,385,000
Preschool and Kindergarten Play Yard							
New rubber surfacing	2,400	sf	$	31.05	$	75,000	
Play apparatus	2	ea	$	168,750.00	$	338,000	
Shade structure	2,400	sf	$	249.75	$	600,000	
Minor upgrades to landscape/hardscape	14,866	sf	$	13.50	$	201,000	
New kinder play area	9,720	sf	$	43.20	$	419,904	
New fencing at kinder including gates	145	lf	$	202.50	$	29,363	
Elementary play yard and hardcourts							
New rubber surfacing	10,610	sf	$	31.05	$	330,000	
Play apparatus	2	ea	$	222,750.00	$	446,000	
Resurface and repair hardcourts	56,620	sf	$	24.30	$	1,376,000	
New playfields	169,280	sf	$	13.50	$	2,285,280	
New backstop	1	ea	$	202,500.00	$	203,000	
M. Site Utilities and Infrastructure Upgrades					$	1,061,000	$ 1,412,000
Based on entire campus area, upgrade existing utilities;							
Natural gas service	435,600	sf	$	0.16	$	71,000	
Sanitary sewer service	435,600	sf	$	0.65	$	283,000	
Domestic and fire water service	435,600	sf	$	0.68	$	295,000	
Storm drain service	435,600	sf	$	0.95	$	412,000	
N. Technology Equipment Infrastructure					$	557,000	$ 741,000
Upgrade backbone, wireless access points, and switches	34,326	sf	$	16.20	$	557,000	
TOTAL PROJECT COSTS (2026$)					$	25,906,000	$ 34,462,000

Westminster School District

Facilities Masterplan Update 5/20/26

Webber ES Cost Detail

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
A. Modernization of Existing Classrooms + Restrooms				$ 674,000	$ 897,000
Existing classrooms (MEP scope covered below, Low Voltage covered in Section O)					
Restroom upgrades					
Reconfigure	832	sf	$ 810.00	$ 673,920	
B. New Construction of ES Classrooms (Replace Portables)				$ 10,095,000	$ 13,427,000
Preschool, TK and Kindergarten					
Classrooms, one story building	10,773	sf	$ 742.50	$ 7,998,953	
Site improvements surrounding building pad	10,773	sf	$ 56.70	$ 610,829	
Elementary school					
Remove portable classrooms	14	ea	$ 20,250.00	$ 283,500	
Classrooms, one story building	1,569	sf	$ 708.75	$ 1,112,312	
Site improvements surrounding building pad	1,569	sf	$ 56.70	$ 88,985	
C. Specialty Program Classrooms (Flex Labs, STEAM/STEM, Science, Art, Innovation, CTE Pathways, Electives)				$ 2,616,000	$ 3,480,000
Elementary STEM / Art Labs					
Lab classrooms, one story building	3,192	sf	$ 762.75	$ 2,434,698	
Site improvements surrounding building pad	3,192	sf	$ 56.70	$ 180,986	
D. Multipurpose Room (MPR) & Food Service Improvements				$ 4,503,000	$ 5,989,000
Multipurpose Rooms					
Reconfigure	3,247	sf	$ 540.00	$ 1,754,000	
Food Service					
Food service, one story building	1,166	sf	$ 1,485.00	$ 1,731,000	
Site improvements surrounding building pad	1,166	sf	$ 56.70	$ 67,000	
New trash enclosure	1	ea	$ 168,750.00	$ 169,000	
New lunch shelter	2,400	sf	$ 249.75	$ 600,000	
Restroom upgrades					
Reconfigure	224	sf	$ 810.00	$ 181,440	
E. MS Gym and Locker Room Upgrades				$ -	$ -
No scope in this category					
F. Library				$ -	$ -
No scope in this category					

5.01 DETAILED COST ESTIMATE

Webber ES Cost Detail

G. Student Support & Counseling (Learning Resource Center)					**$**	**2,041,000**	**$ 2,715,000**
Learning Center							
Classrooms, one story building	2,554	sf	$	742.50	$	1,896,048	
Site improvements surrounding building pad	2,554	sf	$	56.70	$	144,789	
H. Wellspace (Wellness Center)					**$**	**454,000**	**$ 604,000**
Wellness Center							
Reconfigure	960	sf	$	472.50	$	453,600	
I. Main Office and Administration Spaces					**$**	**37,000**	**$ 50,000**
Restroom upgrades							
Reconfigure	45	sf	$	810.00	$	36,450	
J. Safety and Security					**$**	**1,247,000**	**$ 1,659,000**
Slurry and stripe existing parking lot	21,330	sf	$	9.45	$	202,000	
Resurface and repair existing parking lot	17,770	sf	$	13.50	$	240,000	
New drop-off area	3,450	sf	$	40.50	$	140,000	
New access road	2,880	sf	$	31.05	$	90,000	
New concrete pedestrian paving	1,000	sf	$	27.00	$	27,000	
Repair concrete pedestrian paving	10,000	sf	$	16.88	$	169,000	
Chain link / privacy fencing and gates	560	lf	$	236.25	$	133,000	
Decorative metal fencing and gates	223	lf	$	398.25	$	89,000	
New exterior lighting for student safety	1	ls	$	67,500.00	$	68,000	
New safety locks to existing doors (electronic)	18	ea	$	2,497.50	$	45,000	
New emergency signs and posts	1	ls	$	43,875.00	$	44,000	
K. Outdoor Learning Environments & Quads (with Shade)					**$**	**466,000**	**$ 620,000**
New learning courts	4,470	sf	$	37.13	$	166,000	enhancements only
Shade structure	1,000	sf	$	249.75	$	249,750	
Landscape and irrigation updates, allowance	1	ls	$	50,000.00	$	50,000	
L. Exterior Play Spaces, Playfields & Hardcourts					**$**	**2,526,000**	**$ 3,360,000**
Preschool and Kindergarten Play Yard							
New rubber surfacing	1,200	sf	$	31.05	$	38,000	
Play apparatus	1	ea	$	168,750.00	$	169,000	
Minor upgrades to landscape/hardscape	1,200	sf	$	13.50	$	17,000	
New kinder play area	12,430	sf	$	43.20	$	536,976	
New fencing at kinder including gates	153	lf	$	202.50	$	30,983	
Elementary play yard and hardcourts							
New hardcourts	38,025	sf	$	35.10	$	1,335,000	
Repair playfields (sod)	84,340	sf	$	4.73	$	399,000	

Webber ES Cost Detail

M. Site Utilities and Infrastructure Upgrades					**$**	**2,376,000**	**$ 3,161,000**
Based on entire campus area, upgrade existing utilities;							
Natural gas service	348,480	sf	$	0.27	$	95,000	
Sanitary sewer service	348,480	sf	$	0.65	$	226,000	
Domestic and fire water service	348,480	sf	$	0.88	$	306,000	
Electrical mains and distribution	348,480	sf	$	2.71	$	946,000	
Storm drain service	348,480	sf	$	0.95	$	330,000	
Electrical capacity upgrades	1	ls	$	472,500.00	$	473,000	
N. Technology Equipment Infrastructure					**$**	**317,000**	**$ 422,000**
Upgrade backbone, wireless access points, and switches	19,529	sf	$	16.20	$	317,000	
TOTAL PROJECT COSTS (2026$)					**$**	**27,351,000**	**$ 36,384,000**

5.01 DETAILED COST ESTIMATE

Westminster School District
Facilities Masterplan Update 5/20/26

Willmore Language Academy Cost Detail

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
A. Modernization of Existing Classrooms + Restrooms				**$ 8,008,000**	**$ 10,651,000**
Existing classrooms (MEP scope covered below, Low Voltage covered in Section O)					
Walls					
Replace existing walls	832	sf	$ 40.50	$ 34,000	
Repair and paint existing walls	16,902	sf	$ 10.80	$ 182,542	
Windows					
Replace existing windows	17,734	sf	$ 51.30	$ 910,000	
Doors					
Replace existing doors	17,734	sf	$ 24.30	$ 431,000	
Floors					
Replace existing floors	17,734	sf	$ 24.30	$ 431,000	
Ceilings					
Replace existing ceilings	17,734	sf	$ 47.25	$ 838,000	
Casework					
Replace casework	17,734	sf	$ 13.50	$ 239,409	
Exteriors					
Patch, repair and paint	26,593	sf	$ 13.50	$ 359,006	
Roofing					
Replace roofing	26,593	sf	$ 47.25	$ 1,256,519	
Restroom upgrades					
Moderate modernization	1,238	sf	$ 405.00	$ 501,390	
Building systems					
HVAC upgrades	17,734	sf	$ 67.50	$ 1,197,045	
Plumbing upgrades	17,734	sf	$ 24.30	$ 430,936	
EMS systems upgrades	17,734	sf	$ 10.80	$ 191,527	
Lighting and controls upgrades	17,734	sf	$ 43.20	$ 766,109	
Convenience power upgrades	17,734	sf	$ 13.50	$ 239,409	
B. New Construction of ES Classrooms (Replace Portables)				**$ 12,711,000**	**$ 16,906,000**
Preschool, TK and Kindergarten					
Classrooms, one story building	12,569	sf	$ 742.50	$ 9,332,111	
Site improvements surrounding building pad	12,569	sf	$ 56.70	$ 712,634	
Elementary school					
Remove portable classrooms	13	ea	$ 20,250.00	$ 263,250	
Classrooms, one story building	3,139	sf	$ 708.75	$ 2,224,625	
Site improvements surrounding building pad	3,139	sf	$ 56.70	$ 177,970	
C. Specialty Program Classrooms (Flex Labs, STEAM/STEM, Science, Art, Innovation, CTE Pathways, Electives)				**$ 2,616,000**	**$ 3,480,000**
Elementary STEM / Art Labs					
Lab classrooms, one story building	3,192	sf	$ 762.75	$ 2,434,698	
Site improvements surrounding building pad	3,192	sf	$ 56.70	$ 180,986	
D. Multipurpose Room (MPR) & Food Service Improvements				**$ 5,481,000**	**$ 7,290,000**
Multipurpose Rooms					
Moderate modernization	504	sf	$ 378.00	$ 191,000	
Reconfigure	2,868	sf	$ 540.00	$ 1,549,000	
MPR, one story building	1,639	sf	$ 810.00	$ 1,328,000	
Site improvements surrounding building pad	1,639	sf	$ 56.70	$ 93,000	
Food Service					
Reconfigure	456	sf	$ 742.50	$ 339,000	
New kitchen equipment, allowance	456	sf	$ 162.00	$ 74,000	
Food service, one story building	746	sf	$ 1,485.00	$ 1,108,000	
Site improvements surrounding building pad	746	sf	$ 56.70	$ 43,000	
New lunch shelter	2,400	sf	$ 249.75	$ 600,000	
Restroom upgrades					
Reconfigure	192	sf	$ 810.00	$ 155,520	
E. MS Gym and Locker Room Upgrades				**$ -**	**$ -**
No scope in this category					
F. Library				**$ 412,000**	**$ 548,000**
Elementary School Library					
Moderate modernization	1,088	sf	$ 378.00	$ 411,264	
G. Student Support & Counseling (Learning Resource Center)				**$ 4,197,000**	**$ 5,583,000**
Learning Center					
Classrooms, one story building	2,554	sf	$ 742.50	$ 1,896,048	
Site improvements surrounding building pad	2,554	sf	$ 56.70	$ 144,789	
Student Services					
Classrooms, one story building	2,697	sf	$ 742.50	$ 2,002,701	
Site improvements surrounding building pad	2,697	sf	$ 56.70	$ 152,934	
H. Wellspace (Wellness Center)				**$ 1,021,000**	**$ 1,358,000**
Wellness Center					
Classrooms, one story building	1,277	sf	$ 742.50	$ 948,024	
Site improvements surrounding building pad	1,277	sf	$ 56.70	$ 72,395	
I. Main Office and Administration Spaces				**$ 2,423,000**	**$ 3,223,000**
Administration					
Moderate modernization	638	sf	$ 303.75	$ 193,793	
Reconfigure	1,812	sf	$ 506.25	$ 917,325	
Admin, one story building	1,575	sf	$ 742.50	$ 1,170,000	
Site improvements surrounding building pad	1,575	sf	$ 56.70	$ 90,000	
Restroom upgrades					
Reconfigure	63	sf	$ 810.00	$ 51,030	

5.01 DETAILED COST ESTIMATE

Willmore Language Academy Cost Detail

J. Safety and Security					$	3,134,000	$	4,169,000
Resurface and repair existing parking lot	75,485	sf	$	13.50	$	1,020,000		
New parking lot	14,930	sf	$	37.80	$	565,000		
Repair concrete pedestrian paving	20,000	sf	$	16.88	$	338,000		
Chain link / privacy fencing and gates	1,645	lf	$	236.25	$	389,000		
New exterior lighting for student safety	1	ls	$	67,500.00	$	68,000		
New safety locks to existing doors (electronic)	23	ea	$	2,497.50	$	58,000		
New emergency signs and posts	1	ls	$	43,875.00	$	44,000		
Low voltage upgrades								
Fire alarm system	17,734	sf	$	13.50	$	239,409		
New fire alarm head end equipment, allowance	1	ls	$	40,500.00	$	40,500		
Emergency lighting	17,734	sf	$	4.05	$	71,823		
PA / emergency communication systems	17,734	sf	$	8.10	$	143,645		
Intrusion alarms	17,734	sf	$	4.05	$	72,000		
Security cameras	17,734	sf	$	4.73	$	83,793		
K. Outdoor Learning Environments & Quads (with Shade)					$	675,000	$	898,000
New learning courts	5,040	sf	$	74.25	$	375,000		
Shade structure	1,000	sf	$	249.75	$	249,750		
Landscape and irrigation updates, allowance	1	ls	$	50,000.00	$	50,000		
L. Exterior Play Spaces, Playfields & Hardcourts					$	4,236,000	$	5,634,000
Preschool and Kindergarten Play Yard								
New fencing at kinder including gates	61	lf	$	202.50	$	12,353		
Elementary play yard and hardcourts								
New hardcourts	98,160	sf	$	35.10	$	3,446,000		
New basketball courts and hoops	2	ea	$	12,150.00	$	25,000		
New ball walls	2	ea	$	27,000.00	$	54,000		
Repair playfields (sod)	104,570	sf	$	4.73	$	495,000		
New backstop	1	ea	$	202,500.00	$	203,000		
M. Site Utilities and Infrastructure Upgrades					$	2,835,000	$	3,771,000
Based on entire campus area, upgrade existing utilities;								
Natural gas service	435,600	sf	$	0.16	$	71,000		
Sanitary sewer service	435,600	sf	$	0.65	$	283,000		
Domestic and fire water service	435,600	sf	$	0.88	$	383,000		
Electrical mains and distribution	435,600	sf	$	2.71	$	1,183,000		
Storm drain service	435,600	sf	$	1.01	$	442,000		
Electrical capacity upgrades	1	ls	$	472,500.00	$	473,000		
N. Technology Equipment Infrastructure					$	431,000	$	574,000
Upgrade backbone, wireless access points, and switches	26,593	sf	$	16.20	$	431,000		
TOTAL PROJECT COSTS (2026$)					$	48,178,000	$	64,085,000

Westminster School District

Facilities Masterplan Update 5/20/26

Johnson MS Cost Detail

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
A. Modernization of Existing Classrooms + Restrooms				$ 14,321,000	$ 19,047,000
Existing classrooms (MEP scope covered below, Low Voltage covered in Section O)					
Walls					
Repair and paint existing walls	29,085	sf	$ 10.80	$ 314,118	
Windows					
Replace existing windows	29,085	sf	$ 51.30	$ 1,493,000	
Doors					
Replace existing doors	29,085	sf	$ 24.30	$ 707,000	
Floors					
Replace existing floors	29,085	sf	$ 24.30	$ 707,000	
Ceilings					
Replace existing ceilings	29,085	sf	$ 47.25	$ 1,375,000	
Casework					
Replace casework	29,085	sf	$ 13.50	$ 392,648	
Exteriors					
Patch, repair and paint	75,845	sf	$ 13.50	$ 1,023,908	
Roofing					
Patch and repair leaks, etc.	25,247	sf	$ 10.80	$ 272,668	
Replace roofing	50,598	sf	$ 47.25	$ 2,390,756	
Restroom upgrades					
Moderate modernization	2,497	sf	$ 405.00	$ 1,011,285	
Building systems					
HVAC upgrades	29,085	sf	$ 67.50	$ 1,963,238	
Plumbing upgrades	29,085	sf	$ 24.30	$ 706,766	
EMS systems upgrades	29,085	sf	$ 10.80	$ 314,118	
Lighting and controls upgrades	29,085	sf	$ 43.20	$ 1,256,472	
Convenience power upgrades	29,085	sf	$ 13.50	$ 392,648	
B. New Construction of ES Classrooms (Replace Portables)				$ -	$ -
No scope in this category					
C. Specialty Program Classrooms (Flex Labs, STEAM/STEM, Science, Art, Innovation, CTE Pathways, Electives)				$ 5,652,000	$ 7,518,000
Music Lab classroom					
Minor modernization	1,554	sf	$ 162.00	$ 251,748	
Moderate modernization	1,079	sf	$ 243.00	$ 262,197	
Middle School Elective Classrooms / VAPA					
Minor modernization	6,066	sf	$ 202.50	$ 1,228,365	
Moderate modernization	8,336	sf	$ 337.50	$ 2,813,400	
Reconfigure	1,804	sf	$ 607.50	$ 1,095,930	

5.01 DETAILED COST ESTIMATE

Johnson MS Cost Detail

D. Multipurpose Room (MPR) & Food Service Improvements					**$**	**509,000**	**$ 677,000**
Food Service							
Moderate modernization	869	sf	$	438.75	$	382,000	
Restroom upgrades							
Moderate modernization	312	sf	$	405.00	$	126,360	
E. MS Gym and Locker Room Upgrades					**$**	**5,583,000**	**$ 7,426,000**
PE / fitness rooms							
Minor modernization	1,428	sf	$	141.75	$	202,419	
Gymnasium							
Minor modernization	16,199	sf	$	168.75	$	2,733,581	
Locker rooms							
Moderate modernization	4,854	sf	$	405.00	$	1,965,870	
Restroom upgrades							
Moderate modernization	1,680	sf	$	405.00	$	680,400	
F. Library					**$**	**2,318,000**	**$ 3,083,000**
Middle School and High School Library							
Moderate modernization	6,131	sf	$	378.00	$	2,317,518	
G. Student Support & Counseling (Learning Resource Center)					**$**	**1,329,000**	**$ 1,768,000**
Learning Center							
Reconfigure	1,713	sf	$	472.50	$	809,393	
Student Services							
Moderate modernization	1,398	sf	$	371.25	$	519,008	
H. Wellspace (Wellness Center)					**$**	**357,000**	**$ 475,000**
Wellness Center							
Moderate modernization	960	sf	$	371.25	$	356,400	
I. Main Office and Administration Spaces					**$**	**1,718,000**	**$ 2,285,000**
Administration							
Moderate modernization	5,458	sf	$	303.75	$	1,657,868	
Restroom upgrades							
Moderate modernization	148	sf	$	405.00	$	59,940	

Johnson MS Cost Detail

J. Safety and Security					**$**	**3,124,000**	**$ 4,155,000**
Resurface and repair existing parking lot	77,640	sf	$	13.50	$	1,049,000	
Repair concrete pedestrian paving	30,000	sf	$	16.88	$	507,000	
Chain link / privacy fencing and gates	1,199	lf	$	236.25	$	284,000	
New exterior lighting for student safety	1	ls	$	67,500.00	$	68,000	
New safety locks to existing doors (electronic)	52	ea	$	2,497.50	$	130,000	
New emergency signs and posts	1	ls	$	43,875.00	$	44,000	
Low voltage upgrades							
Fire alarm system	29,085	sf	$	13.50	$	392,648	
New fire alarm head end equipment, allowance	1	ls	$	40,500.00	$	40,500	
Emergency lighting	29,085	sf	$	4.05	$	117,794	
PA / emergency communication systems	29,085	sf	$	8.10	$	235,589	
Intrusion alarms	29,085	sf	$	4.05	$	118,000	
Security cameras	29,085	sf	$	4.73	$	137,427	
K. Outdoor Learning Environments & Quads (with Shade)					**$**	**2,764,000**	**$ 3,677,000**
New student quad	21,480	sf	$	50.63	$	1,088,000	enhancements only
New learning courts	28,960	sf	$	37.13	$	1,076,000	enhancements only
Shade structure	2,000	sf	$	249.75	$	499,500	
Landscape and irrigation updates, allowance	1	ls	$	100,000.00	$	100,000	
L. Exterior Play Spaces, Playfields & Hardcourts					**$**	**4,667,000**	**$ 6,208,000**
Middle school hardcourts and playfield							
Resurface and repair hardcourts	72,425	sf	$	24.30	$	1,760,000	
New playfields	200,260	sf	$	13.50	$	2,703,510	
New backstop	1	ea	$	202,500.00	$	203,000	
M. Site Utilities and Infrastructure Upgrades					**$**	**3,126,000**	**$ 4,158,000**
Based on entire campus area, upgrade existing utilities;							
Natural gas service	631,620	sf	$	0.14	$	86,000	
Sanitary sewer service	631,620	sf	$	0.54	$	342,000	
Domestic and fire water service	631,620	sf	$	0.54	$	342,000	
Electrical mains and distribution	631,620	sf	$	2.04	$	1,286,000	
Storm drain service	631,620	sf	$	0.95	$	597,000	
Electrical capacity upgrades	1	ls	$	472,500.00	$	473,000	
N. Technology Equipment Infrastructure					**$**	**1,229,000**	**$ 1,635,000**
Upgrade backbone, wireless access points, and switches	75,845	sf	$	16.20	$	1,229,000	
TOTAL PROJECT COSTS (2026$)					**$**	**46,695,000**	**$ 62,112,000**

5.01 DETAILED COST ESTIMATE

Westminster School District

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Stacey MS Cost Detail

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
A. Modernization of Existing Classrooms + Restrooms				**$ 11,568,000**	**$ 15,386,000**
Existing classrooms (MEP scope covered below, Low Voltage covered in Section O)					
Walls					
Repair and paint existing walls	23,418	sf	$ 10.80	$ 252,914	
Windows					
Replace existing windows	23,418	sf	$ 51.30	$ 1,202,000	
Doors					
Replace existing doors	23,418	sf	$ 24.30	$ 570,000	
Floors					
Replace existing floors	23,418	sf	$ 24.30	$ 570,000	
Ceilings					
Replace existing ceilings	23,418	sf	$ 47.25	$ 1,107,000	
Casework					
Replace casework	23,418	sf	$ 13.50	$ 316,143	
Exteriors					
Patch, repair and paint	47,471	sf	$ 13.50	$ 640,859	
Roofing					
Replace roofing	47,471	sf	$ 47.25	$ 2,243,005	
Restroom upgrades					
Moderate modernization	2,308	sf	$ 405.00	$ 934,740	
Building systems					
HVAC upgrades	23,418	sf	$ 67.50	$ 1,580,715	
Plumbing upgrades	23,418	sf	$ 24.30	$ 569,057	
EMS systems upgrades	23,418	sf	$ 10.80	$ 252,914	
Lighting and controls upgrades	23,418	sf	$ 43.20	$ 1,011,658	
Convenience power upgrades	23,418	sf	$ 13.50	$ 316,143	
B. New Construction of ES Classrooms (Replace Portables)				**$ -**	**$ -**
No scope in this category					
C. Specialty Program Classrooms (Flex Labs, STEAM/STEM, Science, Art, Innovation, CTE Pathways, Electives)				**$ 4,903,000**	**$ 6,521,000**
Middle School Elective Classrooms / VAPA					
Minor modernization	16,060	sf	$ 202.50	$ 3,252,150	
Moderate modernization	4,890	sf	$ 337.50	$ 1,650,375	

Stacey MS Cost Detail

D. Multipurpose Room (MPR) & Food Service Improvements				**$ 5,465,000**	**$ 7,269,000**
Multipurpose Rooms					
Moderate modernization	6,008	sf	$ 378.00	$ 2,272,000	
Food Service					
Moderate modernization	416	sf	$ 438.75	$ 183,000	
Reconfigure	2,189	sf	$ 742.50	$ 1,626,000	
New kitchen equipment, allowance	2,189	sf	$ 162.00	$ 355,000	
New lunch shelter	3,600	sf	$ 249.75	$ 900,000	
Restroom upgrades					
Moderate modernization	318	sf	$ 405.00	$ 128,790	
E. MS Gym and Locker Room Upgrades				**$ 1,498,000**	**$ 1,993,000**
PE / fitness rooms					
Moderate modernization	1,476	sf	$ 189.00	$ 278,964	
Locker rooms					
Moderate modernization	3,008	sf	$ 405.00	$ 1,218,240	
F. Library				**$ 4,552,000**	**$ 6,055,000**
Middle School and High School Library					
Library, one story building	5,251	sf	$ 810.00	$ 4,253,642	
Site improvements surrounding building pad	5,251	sf	$ 56.70	$ 297,755	
G. Student Support & Counseling (Learning Resource Center)				**$ 1,461,000**	**$ 1,944,000**
Learning Center					
Reconfigure	1,770	sf	$ 472.50	$ 836,325	
Student Services					
Moderate modernization	1,680	sf	$ 371.25	$ 623,700	
H. Wellspace (Wellness Center)				**$ 482,000**	**$ 642,000**
Wellness Center					
Reconfigure	1,020	sf	$ 472.50	$ 481,950	
I. Main Office and Administration Spaces				**$ 1,588,000**	**$ 2,113,000**
Administration					
Moderate modernization	4,178	sf	$ 303.75	$ 1,269,068	
Restroom upgrades					
Moderate modernization	786	sf	$ 405.00	$ 318,330	

5.01 DETAILED COST ESTIMATE

Stacey MS Cost Detail

J. Safety and Security						$	2,028,000	$ 2,698,000
Resurface and repair existing parking lot	29,615	sf	$	13.50	$	400,000		
Repair concrete pedestrian paving	30,000	sf	$	16.88	$	507,000		
Chain link / privacy fencing and gates	50	lf	$	236.25	$	12,000	replacing 2 gates	
New exterior lighting for student safety	1	ls	$	67,500.00	$	68,000		
New safety locks to existing doors (electronic)	60	ea	$	2,497.50	$	150,000		
New emergency signs and posts	1	ls	$	43,875.00	$	44,000		
Low voltage upgrades								
Fire alarm system	23,418	sf	$	13.50	$	316,143		
New fire alarm head end equipment, allowance	1	ls	$	40,500.00	$	40,500		
Emergency lighting	23,418	sf	$	4.05	$	94,843		
PA / emergency communication systems	23,418	sf	$	8.10	$	189,686		
Intrusion alarms	23,418	sf	$	4.05	$	95,000		
Security cameras	23,418	sf	$	4.73	$	110,650		
K. Outdoor Learning Environments & Quads (with Shade)						$	2,199,000	$ 2,925,000
New student quad	6,340	sf	$	101.25	$	642,000		
New learning courts	25,760	sf	$	37.13	$	957,000	enhancements only	
Shade structure	2,000	sf	$	249.75	$	499,500		
Landscape and irrigation updates, allowance	1	ls	$	100,000.00	$	100,000		
L. Exterior Play Spaces, Playfields & Hardcourts						$	3,708,000	$ 4,932,000
Middle school hardcourts and playfield								
Shade structure	2,400	sf	$	249.75	$	600,000		
Resurface and repair hardcourts	44,195	sf	$	24.30	$	1,074,000		
Repair playfields (sod)	387,350	sf	$	4.73	$	1,831,000		
New backstop	1	ea	$	202,500.00	$	203,000		
M. Site Utilities and Infrastructure Upgrades						$	3,860,000	$ 5,134,000
Based on entire campus area, upgrade existing utilities;								
Natural gas service	892,980	sf	$	0.11	$	97,000		
Sanitary sewer service	892,980	sf	$	0.43	$	386,000		
Domestic and fire water service	892,980	sf	$	0.54	$	483,000		
Electrical mains and distribution	892,980	sf	$	2.04	$	1,818,000		
Storm drain service	892,980	sf	$	0.68	$	603,000		
Electrical capacity upgrades	1	ls	$	472,500.00	$	473,000		
N. Technology Equipment Infrastructure						$	770,000	$ 1,025,000
Upgrade backbone, wireless access points, and switches	47,471	sf	$	16.20	$	770,000		
TOTAL PROJECT COSTS (2026$)						$	44,080,000	$ 58,637,000

Westminster School District
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Warner MS Cost Detail

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
A. Modernization of Existing Classrooms + Restrooms				$ 1,830,000	$ 2,434,000
Existing classrooms (MEP scope covered below, Low Voltage covered in Section O)					
Roofing					
Patch and repair leaks, etc.	79,524	sf	$ 10.80	$ 858,859	
Restroom upgrades					
Moderate modernization	1,244	sf	$ 405.00	$ 503,820	
Reconfigure	576	sf	$ 810.00	$ 466,560	
B. New Construction of ES Classrooms (Replace Portables)				$ -	$ -
No scope in this category					
C. Specialty Program Classrooms (Flex Labs, STEAM/STEM, Science, Art, Innovation, CTE Pathways, Electives)				$ 4,438,000	$ 5,903,000
Remove portable classrooms	5	ea	$ 20,250.00	$ 101,250	
Music Lab classroom					
Moderate modernization	1,678	sf	$ 243.00	$ 407,754	
Middle School Elective Classrooms / VAPA					
Minor modernization	13,858	sf	$ 202.50	$ 2,806,245	
Reconfigure	1,848	sf	$ 607.50	$ 1,122,660	
D. Multipurpose Room (MPR) & Food Service Improvements				$ 1,045,000	$ 1,390,000
Food Service					
Moderate modernization	2,150	sf	$ 438.75	$ 944,000	
Restroom upgrades					
Moderate modernization	248	sf	$ 405.00	$ 100,440	
E. MS Gym and Locker Room Upgrades				$ 4,119,000	$ 5,479,000
PE / fitness rooms					
Minor modernization	1,320	sf	$ 141.75	$ 187,110	
Gymnasium					
Minor modernization	17,971	sf	$ 168.75	$ 3,032,606	
Locker rooms					
Minor modernization	3,212	sf	$ 118.13	$ 379,418	lockers only
Restroom upgrades					
Moderate modernization	1,282	sf	$ 405.00	$ 519,210	
F. Library				$ 2,468,000	$ 3,283,000
Middle School and High School Library					
Moderate modernization	6,528	sf	$ 378.00	$ 2,467,584	

5.01 DETAILED COST ESTIMATE

Warner MS Cost Detail

G. Student Support & Counseling (Learning Resource Center)					**$ -**	**$ -**
No scope in this category						
H. Wellspace (Wellness Center)					**$ -**	**$ -**
No scope in this category						
I. Main Office and Administration Spaces					**$ -**	**$ -**
No scope in this category						
J. Safety and Security					**$ 1,980,000**	**$ 2,634,000**
Resurface and repair existing parking lot	74,480	sf	$	13.50	$ 1,006,000	
Repair concrete pedestrian paving	15,000	sf	$	16.88	$ 254,000	
Chain link / privacy fencing and gates	1,675	lf	$	236.25	$ 396,000	
Decorative metal fencing and gates	198	lf	$	398.25	$ 79,000	
New exterior lighting for student safety	1	ls	$	67,500.00	$ 68,000	
New safety locks to existing doors (electronic)	53	ea	$	2,497.50	$ 133,000	
New emergency signs and posts	1	ls	$	43,875.00	$ 44,000	
K. Outdoor Learning Environments & Quads (with Shade)					**$ 2,349,000**	**$ 3,125,000**
New student quad	15,915	sf	$	50.63	$ 806,000	Enhancements only
New learning courts	25,391	sf	$	37.13	$ 943,000	Enhancements only
Shade structure	2,000	sf	$	249.75	$ 499,500	
Landscape and irrigation updates, allowance	1	ls	$	100,000.00	$ 100,000	
L. Exterior Play Spaces, Playfields & Hardcourts					**$ 1,077,000**	**$ 1,433,000**
Middle school hardcourts and playfield						
Repair playfields (sod)	227,860	sf	$	4.73	$ 1,077,000	
M. Site Utilities and Infrastructure Upgrades					**$ 1,590,000**	**$ 2,115,000**
Based on entire campus area, upgrade existing utilities;						
Natural gas service	653,400	sf	$	0.16	$ 106,000	
Sanitary sewer service	653,400	sf	$	0.65	$ 424,000	
Domestic and fire water service	653,400	sf	$	0.68	$ 442,000	
Storm drain service	653,400	sf	$	0.95	$ 618,000	
N. Technology Equipment Infrastructure					**$ 1,289,000**	**$ 1,715,000**
Upgrade backbone, wireless access points, and switches	79,524	sf	$	16.20	$ 1,289,000	
TOTAL PROJECT COSTS (2026$)					**$ 22,184,000**	**$ 29,511,000**

Westminster School District

Facilities Masterplan Update **5/20/26**

Central Kitchen (at Stacey MS) Cost Detail

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
A. Modernization of Existing Classrooms + Restrooms				**$ -**	**$ -**
No scope in this category					
B. New Construction of ES Classrooms (Replace Portables)				**$ -**	**$ -**
No scope in this category					
C. Specialty Program Classrooms (Flex Labs, STEAM/STEM, Science, Art, Innovation, CTE Pathways, Electives)				**$ -**	**$ -**
No scope in this category					
D. Multipurpose Room (MPR) & Food Service Improvements				**$ 4,187,000**	**$ 5,569,000**
Food Service					
Moderate modernization	8,257	sf	$ 438.75	$ 3,623,000	
Reconfigure	625	sf	$ 742.50	$ 465,000	
Restroom upgrades					
Moderate modernization	242	sf	$ 405.00	$ 98,010	
E. MS Gym and Locker Room Upgrades				**$ -**	**$ -**
No scope in this category					
F. Library				**$ -**	**$ -**
No scope in this category					
G. Student Support & Counseling (Learning Resource Center)				**$ -**	**$ -**
No scope in this category					
H. Wellspace (Wellness Center)				**$ -**	**$ -**
No scope in this category					
I. Main Office and Administration Spaces				**$ -**	**$ -**
No scope in this category					
J. Safety and Security				**$ 513,000**	**$ 683,000**
Resurface and repair existing parking lot	37,610	sf	$ 13.50	$ 508,000	
New safety locks to existing doors (electronic)	2	ea	$ 2,497.50	$ 5,000	
K. Outdoor Learning Environments & Quads (with Shade)				**$ -**	**$ -**
No scope in this category					

Central Kitchen (at Stacey MS) Cost Detail

L. Exterior Play Spaces, Playfields & Hardcourts					**$ -**	**$ -**
No scope in this category						
M. Site Utilities and Infrastructure Upgrades					**$ 225,000**	**$ 300,000**
Generator, allowance	1	ls	$	225,000.00	$ 225,000	
N. Technology Equipment Infrastructure					**$ -**	**$ -**
No scope in this category						
TOTAL PROJECT COSTS (2026$)					**$ 4,925,000**	**$ 6,552,000**

Westminster School District

Facilities Masterplan Update **5/20/26**

New Performing Arts Center at Webber ES Cost Detail

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
A. Modernization of Existing Classrooms + Restrooms				**$ -**	**$ -**
No scope in this category					
B. New Construction of ES Classrooms (Replace Portables)				**$ -**	**$ -**
No scope in this category					
C. Specialty Program Classrooms (Flex Labs, STEAM/STEM, Science, Art, Innovation, CTE Pathways, Electives)				**$ -**	**$ -**
No scope in this category					
D. Multipurpose Room (MPR) & Food Service Improvements				**$ 36,147,000**	**$ 48,076,000**
New Performing Arts Center (450 seats)					
PAC, two-story building	31,250	sf	$ 1,100.00	$ 34,375,000	
Site improvements surrounding building pad	31,250	sf	$ 56.70	$ 1,772,000	
E. MS Gym and Locker Room Upgrades				**$ -**	**$ -**
No scope in this category					
F. Library				**$ -**	**$ -**
No scope in this category					
G. Student Support & Counseling (Learning Resource Center)				**$ -**	**$ -**
No scope in this category					
H. Wellspace (Wellness Center)				**$ -**	**$ -**
No scope in this category					
I. Main Office and Administration Spaces				**$ -**	**$ -**
No scope in this category					
J. Safety and Security				**$ 1,399,000**	**$ 1,861,000**
New parking lot	16,000	sf	$ 37.80	$ 605,000	
New concrete pedestrian paving	12,500	sf	$ 27.00	$ 338,000	
Entry plaza upgrades	7,500	sf	$ 60.75	$ 456,000	
K. Outdoor Learning Environments & Quads (with Shade)				**$ -**	**$ -**
No scope in this category					
L. Exterior Play Spaces, Playfields & Hardcourts				**$ -**	**$ -**
No scope in this category					

New Performing Arts Center at Webber ES Cost Detail

M. Site Utilities and Infrastructure Upgrades					**$**	**926,000**	**$**	**1,232,000**
Based on entire campus area, upgrade existing utilities;								
Sanitary sewer service	60,000	sf	$	3.24	$	195,000		
Domestic and fire water service	60,000	sf	$	2.70	$	162,000		
Electrical mains and distribution	60,000	sf	$	5.43	$	326,000		
Storm drain service	60,000	sf	$	4.05	$	243,000		
N. Technology Equipment Infrastructure					**$**	**-**	**$**	**-**
No scope in this category								
TOTAL PROJECT COSTS (2026$)					**$**	**38,472,000**	**$**	**51,169,000**

5.02 EDUCATIONAL SPECIFICATIONS (2019-2024 5-YEAR FMP)



5

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

Future Ready Classrooms

5

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:

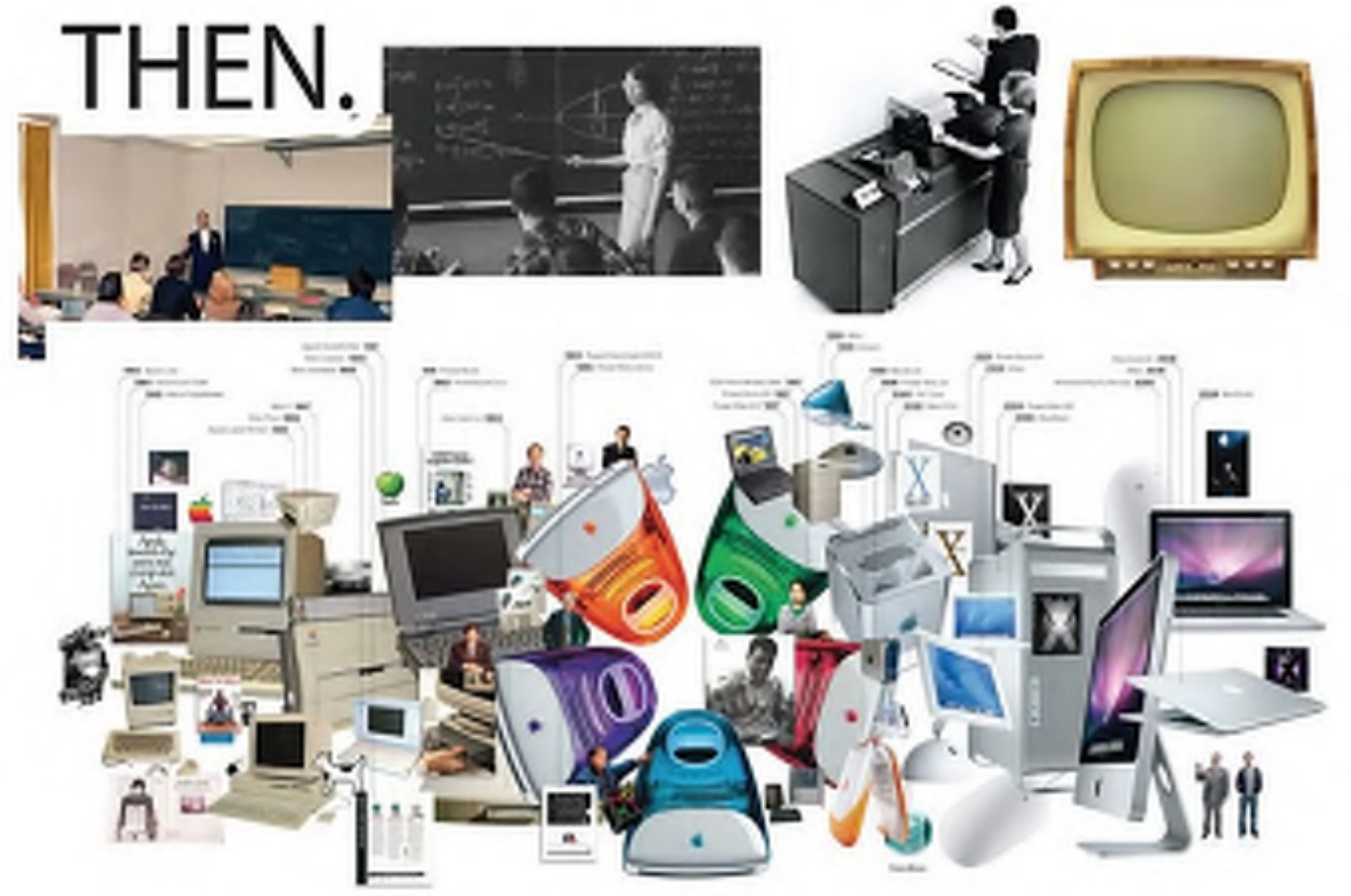
- Most students in the 21st century will be taught in buildings built in the 20th century;
- Change is constant, and learning environments must adapt with changes in learning styles;
- "Future Ready" learning isn't about educating the students, it's about engaging today's students through "Future Ready" 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.

5.02 EDUCATIONAL SPECIFICATIONS (2019-2024 5-YEAR FMP)



5.02 EDUCATIONAL SPECIFICATIONS (2019-2024 5-YEAR FMP)

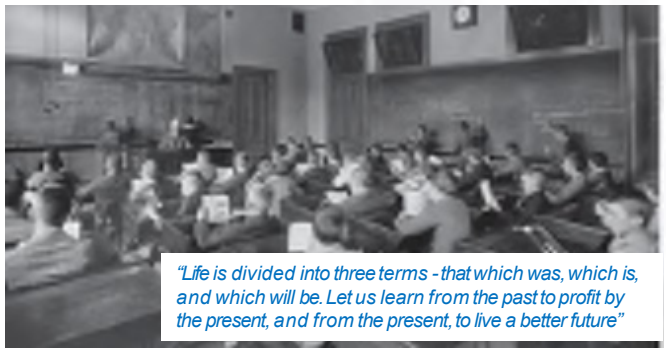


THEN.

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"



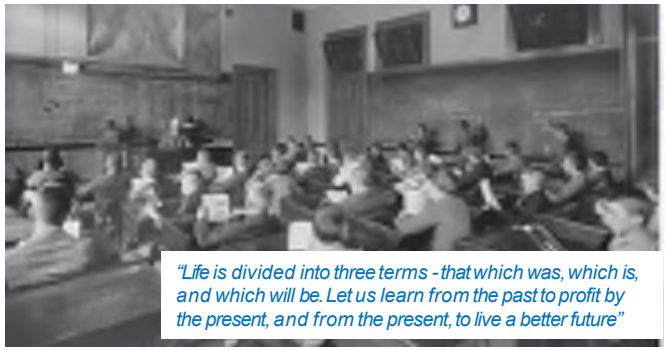


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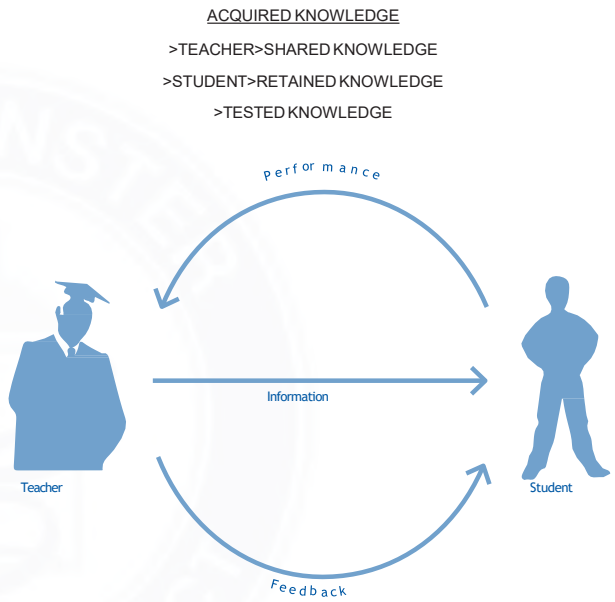


UP TO NOW

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.





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.

NOW.

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.



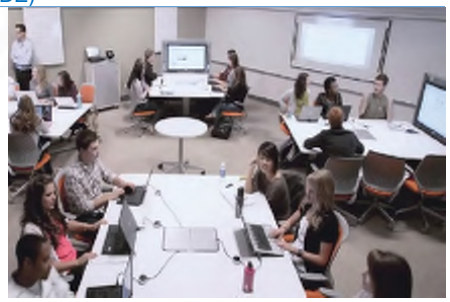
LEARNING MODEL: STUDENT-CENTERED (MULTI-MODE)



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.

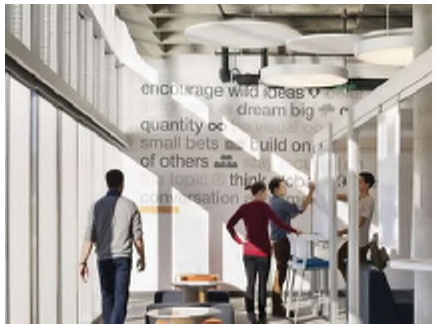
Building as a Learning Tool (BLT)



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

NEXT...

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.

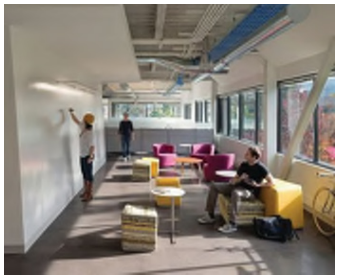
Future Ready learning is catalyzed and informed by:

- **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.

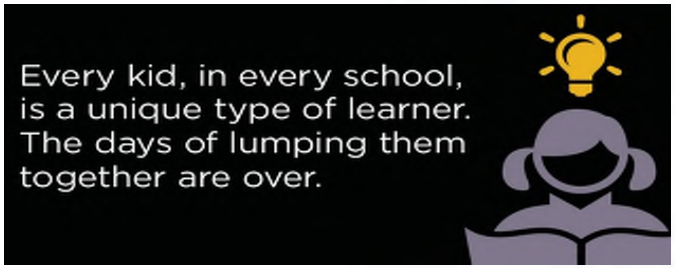






Features of Future Ready Learning

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.

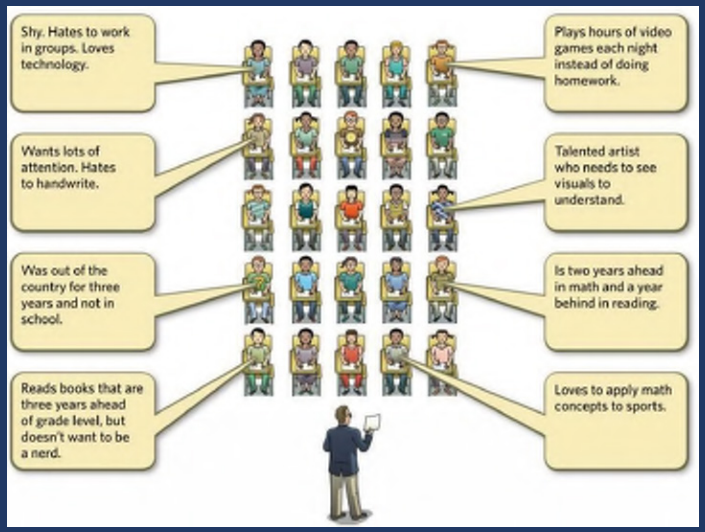
In Future Ready learning, the education system should help every student gain the knowledge and skills necessary to thrive in a dynamic, global world by helping all students develop the academic, professional and entrepreneurial competencies that the modern economy demands. In addition, students should 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

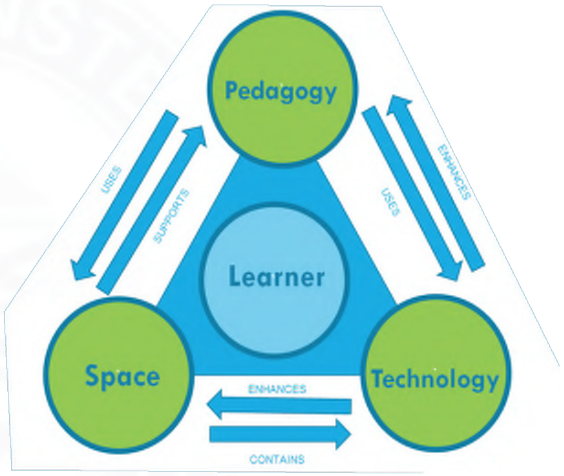
Future Ready Learning Spaces

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.

5.02 EDUCATIONAL SPECIFICATIONS (2019-2024 5-YEAR FMP)



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

Adapting Facilities

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

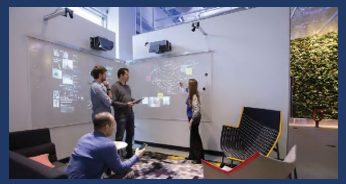
The District has a vision provide learning spaces that support anyplace, anytime learning. Modernization efforts will leave much of the existing structures in place, while enhancing aged building infrastructure, including technology (where required), electrical service, mechanical systems, lighting,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

5.02 EDUCATIONAL SPECIFICATIONS (2019-2024 5-YEAR FMP)



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

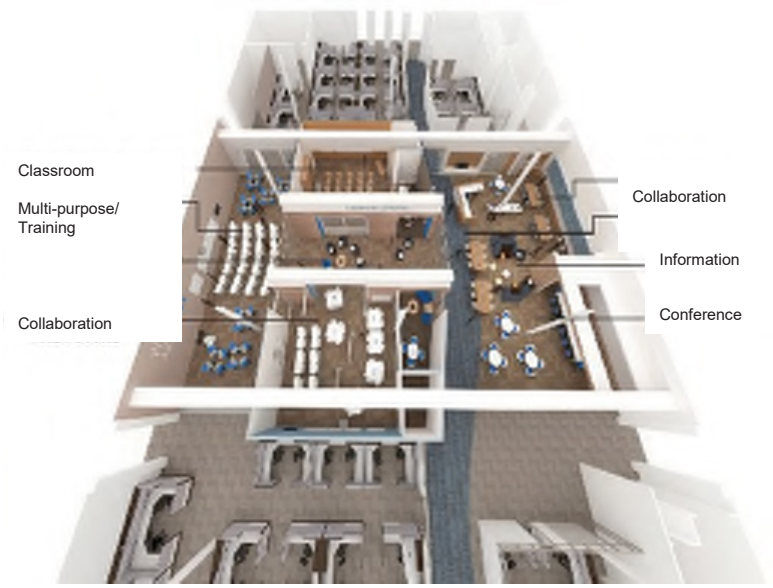

IMMERSIVE LEARNING


TECHNOLOGY INSPIRED


OUTDOOR LEARNING

Personalized Learning Communities

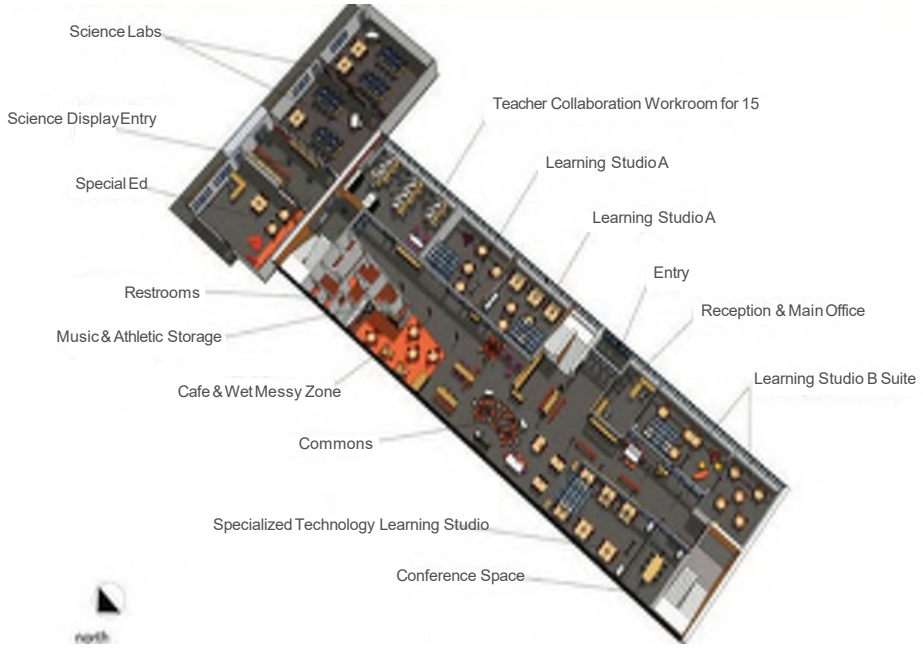
Example



FUTURE READY
PERSONALIZED LEARNING COMMUNITIES

Personalized Learning Communities

Example



FUTURE READY
PERSONALIZED LEARNING COMMUNITIES

Future Ready Classrooms



Future Ready Classrooms

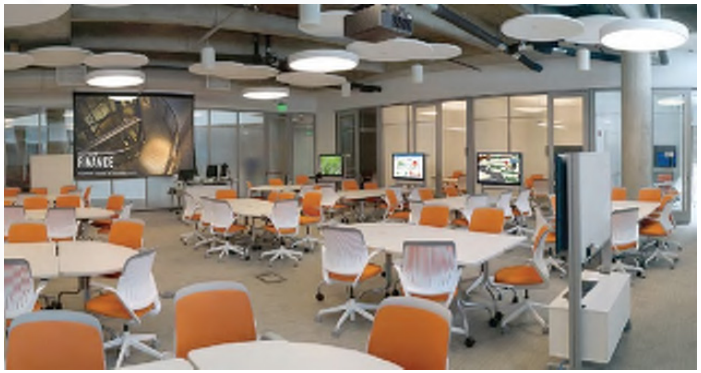
Future Ready Learning

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







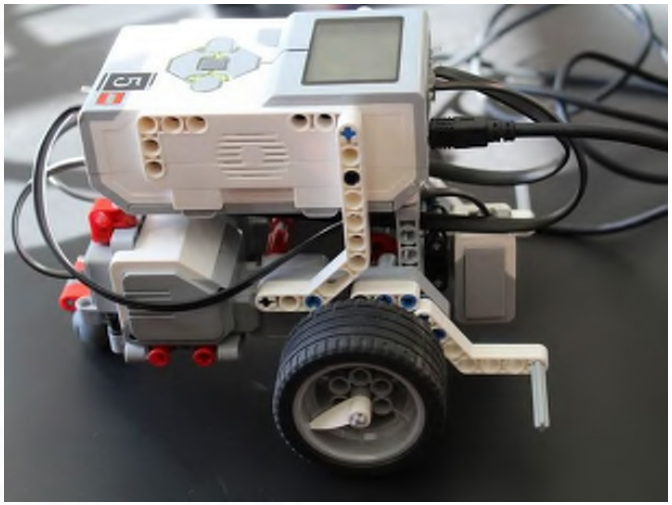
Technology

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.







Technology

Educational Technology

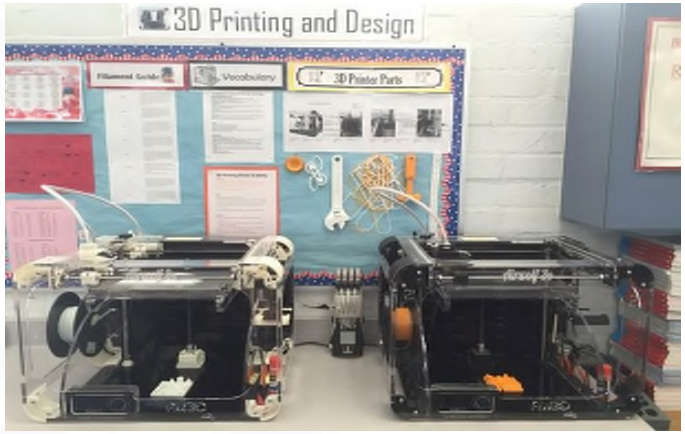
Westminster School District's 1:1 Chromebook Initiative for All

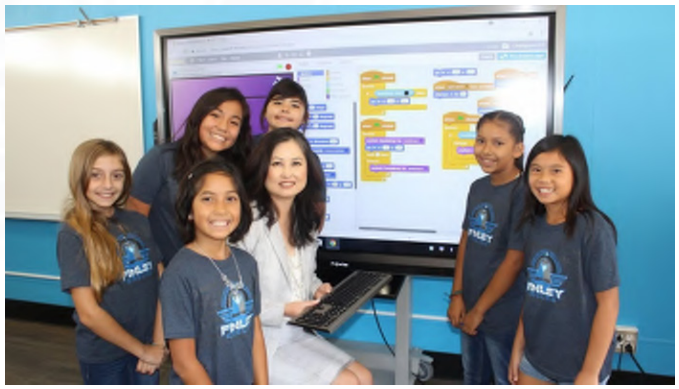
K–8th Grade students

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.





5.02 EDUCATIONAL SPECIFICATIONS (2019-2024 5-YEAR FMP)



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

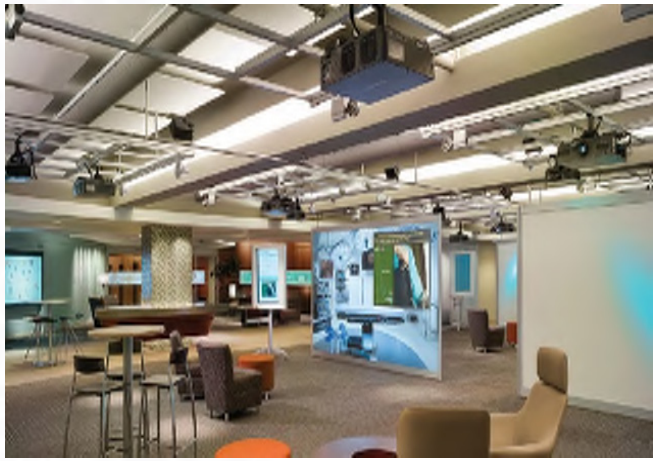
What is an Educational Specification?

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

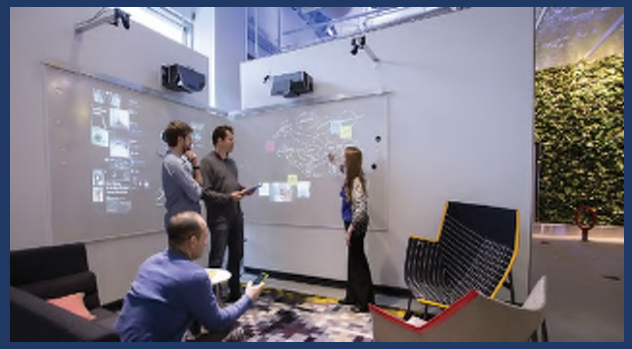
The District would like to incorporate innovation in all spaces – regardless of whether they are new or existing.

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.





5.02 EDUCATIONAL SPECIFICATIONS (2019-2024 5-YEAR FMP)

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

Elementary School

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

Elementary School

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

Elementary School

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

Elementary School

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'	

Elementary School

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	-	

Elementary School

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

5.03 DISTRICT-WIDE INVENTORY & EXISTING CLASSROOM CAPACITY

WESTMINSTER SCHOOL DISTRICT: EXISTING PROPERTY INVENTORY DATA

SCHOOL NAME	BUILDING #	DSA #	YEAR BUILT	YEAR MOD.	CONSTRUCTION TYPE	BUILDING TYPE	BUILDING NAME	ROOM #	ROOM USE	NON-INSTRUCT.	INSTRUCT.	CAPACITY	TOTAL	Does this school have any of the following? (Yes/No) MPR / CAFETERIA	LIBRARY	KITCHEN
ANDERSON ELEMENTARY SCHOOL										**16,282**	**35,286**	**820**	**51,568**	**YES**	**YES**	**YES**
Address: 8902 Hewitt Place, Garden Grove, CA 92844																
Site Acreage 10																
Grades Served: PK-6																
No. of Portables 17																
Year of Portables Installed 1990, 1997, 2001, 2004, 2005, 2007																
Age of Portables: 35-18 years																
Enrollment # 432																
Year Built 1,961																
Permanent Building SF 29,512																
Portable Building SF 17,913																
	1	#20515 / #04-120769	1961	2022 - FIRE ALARM ONLY	C-MASONRY	PERMANENT	MULTI-PURPOSE ROOM			4,586			**4,586**	X		X
	2	#20515 / #04-120769	1961	2022	C-MASONRY	PERMANENT	ADMINISTRATION			1,668			**1,668**			
	3	#20515 / #04-120769	1961	2022	C-MASONRY	PERMANENT	BUILDING A1			1,376	2,048	75	**3,424**			
								A1	FACULTY LOUNGE	1,024		25				
								A2	TRANSITIONAL KINDERGARTEN CLASSROOM		1,024	25				
								A3	TRANSITIONAL KINDERGARTEN CLASSROOM		1,024	25				
	4	#20515 / #04-120769	1961	2022	C-MASONRY	PERMANENT	BUILDING A2			637	2,048	50	**2,685**			
								A4	PRESCHOOL CLASSROOM		1,024	25				
								A5	PRESCHOOL CLASSROOM		1,024	25				
	5	#20515 / #04-120769	1961	2022	C-MASRONRY	PERMANENT	BUILDING A3			-	3,072	75	**3,072**			
								A6	KINDERGARTEN CLASSROOM		1,024	25				
								A7	KINDERGARTEN CLASSROOM		1,024	25				
								A8	FIRST GRADE CLASSROOM		1,024	25				
	6	#20515 / #04-120769	1961	2022	C-MASONRY	PERMANENT	BUILDING B1			352	3,104	75	**3,456**			
								B1	FIRST GRADE CLASSROOM		1,056	25				
								B2	PRIMARY SUPPORT TEACHER		1,024	25				
								B3	RESOURCE SPECIALIST PROGRAM		1,024	25				
	7	#20515 / #04-120769	1961	2022	C-MASONRY	PERMANENT	BUILDING B2			637	2,048	50	**2,685**			
								B4	UPPER SUPPORT TEACHER		1,024	25				
								B5	RESOURCE SPECIALIST PROGRAM		1,024	25				
	8	#20515 / #04-120769	1961	2022	C-MASONRY	PERMANENT	BUILDING B3			-	3,072	75	**3,072**			
								B6	FOURTH GRADE CLASSROOM		1,024	25				
								B7	SECOND GRADE CLASSROOM		1,024	25				
								B8	SECOND GRADE CLASSROOM		1,024	25				
	9	#20515 / #04-120769	1961	2022	C-MASONRY	PERMANENT	BUILDING B4			1,136	1,024	25	**2,160**		X	
								B9	THIRD GRADE CLASSROOM		1,024	25				
								B10	LIBRARY	1,056						
	10	#20515 / #04-120769	1961	2022	C-MASONRY	PERMANENT	BUILDING K			468	2,236	50	**2,704**			
								K1	KINDERGARTEN CLASSROOM		1,118	25				
								K2	TRANSITIONAL KINDERGARTEN CLASSROOM		1,118	25				
	11	#04-107208 / #04-120769	2004	2022 - FIRE ALARM ONLY	D-WOOD	PORTABLE	BUILDING K3			360	1,080	9	**1,440**			
								K3	SDC MODERATE SEVERE CLASSROOM		1,080	9				
	12	#04-120769	1990	2022 - FIRE ALARM ONLY	D-WOOD	PORTABLE	BUILDING K4			96	864	9	**960**			
								K4	SDC MODERATE SEVERE CLASSROOM		864	9				
	13	#04-120769	1990	2022 - FIRE ALARM ONLY	D-WOOD	PORTABLE	BUILDING K5			96	864	9	**960**			
								K5	SDC MODERATE SEVERE CLASSROOM		864	9				
	14	#04-109172 / #04-120769	2005	2022 - FIRE ALARM ONLY	D-WOOD	PORTABLE	BUILDING R1-R2			247	2,306	18	**2,553**			
								R1	SDC MODERATE SEVERE CLASSROOM		1,153	9				
								R2	SDC MODERATE SEVERE CLASSROOM		1,153	9				
	15	#04-120769	1997	2022 - FIRE ALARM ONLY	S-METAL	PORTABLE	BUILDING R3-R4				1,920	50	**1,920**			
								R3	SERVICE PROVIDER ROOM		960	25				
								R4	SPEECH		960	25				

5.03 DISTRICT-WIDE INVENTORY & EXISTING CLASSROOM CAPACITY

SCHOOL NAME	BUILDING #	DSA #	YEAR BUILT	YEAR MOD.	CONSTRUCTION TYPE	BUILDING TYPE	BUILDING NAME	ROOM #	ROOM USE	NON-INSTRUCT.	INSTRUCT.	CAPACITY	TOTAL	Does this school have any of the following? (Yes/No) MPR / CAFETERIA	LIBRARY	KITCHEN
	16	#04-108695 / #04-120769	2007	2022 - FIRE ALARM ONLY	S-METAL	PORTABLE	BUILDING R5-R7				2,880	75	2,880			
								R5	MUSIC ROOM / EXTENDED SCHOOL PROGRAM		960	25				
								R6	MUSIC ROOM / PRIDE		960	25				
								R7	SPEECH		960	25				
	17	#04-107208 / #04-120769	2001	2022 - FIRE ALARM ONLY	S-METAL	PORTABLE	BUILDING P1			480	960	25	1,440			
								P1	THIRD GRADE CLASSROOM		960	25				
	18	#04-107208 / #04-120769	2004	2022 - FIRE ALARM ONLY	D-WOOD	PORTABLE	BUILDING P2-P7				5,760	150	5,760			
								P2	SIXTH GRADE CLASSROOM		960	25				
								P3	FIFTH GRADE CLASSROOM		960	25				
								P4	FIFTH GRADE CLASSROOM		960	25				
								P5	4TH-5TH GRADE COMBO CLASSROOM		960	25				
								P6	SIXTH GRADE CLASSROOM		960	25				
								P7	COUNSELOR		960	25				
	19	#04-101279	1997	N/A	S-METAL	SHELTER	LUNCH SHELTER			1,200			1,200			
	20	N/A	1961	N/A	D-WOOD	WALKWAYS	COVERED WALKWAYS			2,943			2,943			
ADA CLEGG ELEMENTARY SCHOOL										**14,974**	**26,412**	**659**	**41,386**	**YES**	**YES**	**YES**
Address: 6311 Larchwood Dr, Huntington Beach, CA 92647														**SHARED WITH STACEY**		
Site Acreage 8.5																
Grades Served: PK-5																
No. of Portables 0																
Year of Portables Installed N/A																
Age of Portables: N/A																
Enrollment # 434																
Year Built 1,965																
Permanent Building SF 40,186																
Portable Building SF -																
	1	#104349	2002	N/A	C-MASONRY	PERMANENT	ADMINISTRATION			1,928			1,928			
	2	#124283 / #04-59216	1965	2000	C-MASONRY	PERMANENT	MULTIPURPOSE ROOM (SHARED WITH STACEY)			7,870			7,870	X		X
	3	#124283 / #04-107164	1965	2006	C-MASONRY	PERMANENT	BUILDING A			540	3,840	100	4,380			
								A1	PRESCHOOL CLASSROOM		960	25				
								A2	TRANSITIONAL KINDERGARTEN CLASSROOM		960	25				
								A3	KINDERGARTEN CLASSROOM		960	25				
								A4	KINDERGARTEN CLASSROOM		960	25				
	4	#124283 / #04-107164	1965	2006	C-MASONRY	PERMANENT	BUILDING B			-	3,840	100	3,840			
								B1	STEM LAB		960	25				
								B2	COUNSELOR		960	25				
								B3	FIFTH GRADE CLASSROOM		960	25				
								B4	FOURTH GRADE CLASSROOM		960	25				
	5	#124283 / #04-107164	1965	2006	C-MASONRY	PERMANENT	BUILDING C			540	3,840	100	4,380			
								C1	FIFTH GRADE CLASSROOM		960	25				
								C2	UPPER SUPPORT TEACHER		960	25				
								C3	SPEECH		960	25				
								C4	FIFTH GRADE CLASSROOM		960	25				
	6	#04-107164 / #04-115324	2006	2018	C-MASONRY	PERMANENT	BUILDING D			540	3,840	100	4,380			
								D1	SECOND GRADE CLASSROOM		960	25				
								D2	EXTENDED SCHOOL PROGRAM (AFTER-SCHOOL)		960	25				
								D3	THIRD GRADE CLASSROOM		960	25				
								D4	SECOND GRADE CLASSROOM		960	25				
	7	#04-107164 / #04-115324	2006	2018	C-MASONRY	PERMANENT	BUILDING E			-	3,840	100	3,840			
								E1	3RD-4TH GRADE COMBO CLASSROOM		960	25				
								E2	PRIMARY SUPPORT TEACHER		960	25				
								E3	FIRST GRADE CLASSROOM		960	25				
								E4	THIRD GRADE CLASSROOM		960	25				
	8	#04-107164 / #04-115324	2006	2018	C-MASONRY	PERMANENT	BUILDING F			1,500	2,880	75	4,380		X	
								F1	FOURTH GRADE CLASSROOM		960	25				
								F2	FIRST GRADE CLASSROOM		960	25				
								F3	LIBRARY	960						
								F4	RESOURCE SPECIALIST PROGRAM		960	25				

5.03 DISTRICT-WIDE INVENTORY & EXISTING CLASSROOM CAPACITY

SCHOOL NAME	BUILDING #	DSA #	YEAR BUILT	YEAR MOD.	CONSTRUCTION TYPE	BUILDING TYPE	BUILDING NAME	ROOM #	ROOM USE	NON-INSTRUCT.	INSTRUCT.	CAPACITY	TOTAL	Does this school have any of the following? (Yes/No) MPR / CAFETERIA	LIBRARY	KITCHEN
	9	#124283 / #04-107164	1965	2006	C-MASONRY	PERMANENT	BUILDING K			856	4,332	84	5,188			
								K1	MUSIC		930	25				
								K2	SDC MODERATE SEVERE CLASSROOM		1,002	9				
								K3	1ST-2ND GRADE CLASSROOM		1,200	25				
								K4	TRANSITIONAL KINDERGARTEN CLASSROOM		1,200	25				
	10	N/A	1999	N/A	S-METAL	SHELTER	LUNCH SHELTER			1,200			1,200			
DEMILLE ELEMENTARY SCHOOL											**29,776**	**750**	**45,307**	**YES**	**YES**	**YES**
Address: 15400 Van Buren St, Midway City, CA 92655 Site Acreage 10 Grades Served: PK-6 No. of Portables 15 Year of Portables Installed 1990,1996-1997,1999 Age of Portables: 26-35 years Enrollment # 541 Year Built 1959 Permanent Building SF 23,475 Portable Building SF 15,840																
	1	#16663 / 04-101380	1959	2023	C-MASONRY	PERMANENT	ADMINISTRATION BUILDING			1,210			1,210			
	2	#16663 / 04-101380	1959	2023	C-MASONRY	PERMANENT	MULTI-PURPOSE ROOM			4,593			4,593	X		X
	3	#16663 / 04-101380	1959	2023	C-MASONRY	PERMANENT	KINDERGARTEN CLASSROOMS			528	3,216	75	3,744			
								K1	TRANSITIONAL KINDERGARTEN CLASSROOM		1,144	25				
								K2	TRANSITIONAL KINDERGARTEN CLASSROOM		1,036	25				
								K3	TRANSITIONAL KINDERGARTEN CLASSROOM		1,036	25				
	4	#16663 / 04-101380	1959	2023	C-MASONRY	PERMANENT	CLASSROOM BUILDING 1			1,120	1,120	25	1,120		X	
								3	LIBRARY	1,120						
								4	RESOURCE SPECIALIST PROGRAM		1,120	25				
	5	#16663 / 04-101380	1959	2023	C-MASONRY	PERMANENT	CLASSROOM BUILDING 2				2,240	50	2,240			
								5	TRANSITIONAL KINDERGARTEN CLASSROOM		1,120	25				
								6	KINDERGARTEN CLASSROOM		1,120	25				
	6	#16663 / 04-101380	1959	2023	C-MASONRY	PERMANENT	CLASSROOM BUILDING 3			630	2,240	50	2,870			
								7	KINDERGARTEN CLASSROOM		1,120	25				
								8	KINDERGARTEN CLASSROOM		1,120	25				
	7	#16663 / 04-101380	1959	2023	C-MASONRY	PERMANENT	CLASSROOM BUILDING 4			1,456	1,120	50	2,576			
								9	FACULTY LOUNGE	1,120		25				
								10	FIFTH GRADE CLASSROOM		1,120	25				
	8	#16663 / 04-101380	1959	2023	C-MASONRY	PERMANENT	CLASSROOM BUILDING 5				2,240	50	2,240			
								11	SIXTH GRADE CLASSROOM		1,120	25				
								12	SIXTH GRADE CLASSROOM		1,120	25				
	9	#16663 / 04-101380	1959	2023	C-MASONRY	PERMANENT	CLASSROOM BUILDING 6			642	2,240	50	2,882			
								13	SIXTH GRADE CLASSROOM		1,120	25				
								14	FOURTH GRADE CLASSROOM		1,120	25				
	10	#100889	1999	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE 15	PT15	SECOND GRADE CLASSROOM		960	25	960			
	11	#100889	1999	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE 16	P16	PRIMARY SUPPORT / UPPER SUPPORT TEACHER ROOM		960	25	960			
	12	#67522	1999	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE 17	P17	SECOND GRADE CLASSROOM		960	25	960			
	13	#67522	1997	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE 18	P18	SECOND GRADE CLASSROOM		960	25	960			
	14	#67522	1997	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE 19	P19	FIRST GRADE CLASSROOM		960	25	960			
	15	#67522	1990	2023 FIRE ALARM ONLY	D-WOOD	PORTABLE	PORTABLE 20	P20	FIRST GRADE CLASSROOM		960	25	960			
	16	#52959	1990	2023 FIRE ALARM ONLY	D-WOOD	PORTABLE	PORTABLE 21			-	1,920	50	1,920			
								P21	KINDERGARTEN CLASSROOM		960	25				
								P21A	EXTENDED SCHOOL PROGRAM		960	25				
	17	#52959	1990	2023 FIRE ALARM ONLY	D-WOOD	PORTABLE	PORTABLE 22	P22	PRESCHOOL CLASSROOM		960	25	960			
	18	#52959	1996	2023 FIRE ALARM ONLY	D-WOOD	PORTABLE	PORTABLE 23	P23	THIRD GRADE CLASSROOM		960	25	960			
	19	#66017	1996	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE 24	P24	THIRD GRADE CLASSROOM		960	25	960			
	20	#66017	1996	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE 25	P25	THIRD GRADE CLASSROOM		960	25	960			
	22	#66017	1996	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE 26	P26	FOURTH GRADE CLASSROOM		960	25	960			
	23	#100889	1999	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE 27	P27	FOURTH GRADE CLASSROOM		960	25	960			
	24	#100889	1999	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE 28	P28	FIFTH GRADE CLASSROOM		960	25	960			
	25	#66394	1997	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE 29	P29	FIFTH GRADE CLASSROOM		960	25	960			
	26	#100889	1999	N/A	S-METAL	PORTABLE	RESTROOM PORTABLES			480			480			
	27	N/A	1959	N/A	D-WOOD	WALKWAYS	COVERED WALKWAYS			5,992			5,992			

5.03 DISTRICT-WIDE INVENTORY & EXISTING CLASSROOM CAPACITY

SCHOOL NAME	BUILDING #	DSA #	YEAR BUILT	YEAR MOD.	CONSTRUCTION TYPE	BUILDING TYPE	BUILDING NAME	ROOM #	ROOM USE	NON-INSTRUCT.	INSTRUCT.	CAPACITY	TOTAL	Does this school have any of the following? (Yes/No) MPR / CAFETERIA	LIBRARY	KITCHEN
EASTWOOD ELEMENTARY SCHOOL										**14,823**	**27,324**	**689**	**42,147**	**YES**	**YES**	**YES**
Address: 13552 University St, Westminster, CA 92683																
Site Acreage 10																
Grades Served: TK-6																
No. of Portables 12																
Year of Portables Installed 1994, 1996, 1998, 2000																
Age of Portables: 25-31 years																
Enrollment # 534																
Year Built 1964																
Permanent Building SF 26,510																
Portable Building SF 12,000																
	1	#04-101553 / #04-121953	1964	2024	C-MASONRY	PERMANENT	ADMINISTRATION			1,849			**1,849**			
	2	#04-101553 / #04-121953	1964	2024 FIRE ALARM ONLY	C-MASONRY	PERMANENT	MULTI-PURPOSE ROOM			4,598			**4,598**	X		X
	3	#04-101553 / #04-121953	1964	2024	C-MASONRY	PERMANENT	BUILDING K			420	2,364	50	**2,784**			
								K1	TRANSITIONAL KINDERGARTEN CLASSROOM		1,182	25				
								K2	TRANSITIONAL KINDERGARTEN CLASSROOM		1,182	25				
	4	#04-101553 / #04-121953	1964	2024	C-MASONRY	PERMANENT	CLASSROOM BUILDING A-B			1,920	6,720	163	**8,640**		X	
								A1	SDC MILD MODERATE CLASSROOM (K)		960	13				
								A2	KINDERGARTEN CLASSROOM		960	25				
								A3	FIRST GRADE CLASSROOM		960	25				
								A4	FIRST GRADE CLASSROOM		960	25				
								B1	LIBRARY	960						
								B2	THIRD GRADE CLASSROOM		960	25				
								B3	THIRD GRADE CLASSROOM		960	25				
								B4	2ND-3RD GRADE COMBO CLASSROOM		960	25				
	5	#04-101553 / #04-121953	1964	2024	C-MASONRY	PERMANENT	CLASSROOM BUILDING C-D			959	7,680	188	**8,639**			
								C1	SDC MILD MODERATE CLASSROOM (2ND-3RD)		960	13				
								C2	SECOND GRADE CLASSROOM		960	25				
								C3	SECOND GRADE CLASSROOM		960	25				
								C4	RESOURCE SPECIALIST PROGAM		960	25				
								D1	FIFTH GRADE CLASSROOM		960	25				
								D2	FIFTH GRADE CLASSROOM		960	25				
								D3	FIFTH GRADE CLASSROOM		960	25				
								D4	UPPER SUPPORT TEACHER		960	25				
	6	#61416 / #04-121953	1994	2024 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE BUILDING E				4,800	113	**4,800**			
								E1	SDC MILD MODERATE CLASSROOM (4TH-5TH)		960	13				
								E2	FOURTH GRADE CLASSROOM		960	25				
								E3	FOURTH GRADE CLASSROOM		960	25				
								E4	SIXTH GRADE CLASSROOM		960	25				
								E5	SIXTH GRADE CLASSROOM		960	25				
	7	#04-121968 / #04-121953	1994	2024 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE RESTROOM			480			**480**			
	8	#66279 / #04-121953	1998	2024 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE R1	R1	INFORMATION TECHNOLOGY ASSISTANT	960		25	**960**			
	9	#66279 / #04-121953	1996	2024 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE R2	R2	K-1ST GRADE COMBO CLASSROOM		960	25	**960**			
	10	#66279 / #04-121953	1996	2024 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE R3	R3	KINDERGARTEN CLASSROOM		960	25	**960**			
	11	#66279 / #04-121953	1996	2024 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE R4	R4	PRIMARY SUPPORT TEACHER		960	25	**960**			
	12	#66279 / #04-121953	1996	2024 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE R5	R4	VISUAL AND PERFORMING ARTS		960	25	**960**			
	13	#100561 / #04-121953	1998	2024 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE R6	R6	EXTENDED SCHOOL PROGRAM		960	25	**960**			
	14	#100561 / #04-121953	2000	2024 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE R7	R7	EXTENDED SCHOOL PROGRAM		960	25	**960**			
	15	#101279	1999	N/A	S-METAL	SHELTER	LUNCH SHELTER			1,200			**1,200**			
	16	N/A	1964	N/A	D-WOOD	WALKWAYS	D-WOOD			2,437			**2,437**			

5.03 DISTRICT-WIDE INVENTORY & EXISTING CLASSROOM CAPACITY

SCHOOL NAME	BUILDING #	DSA #	YEAR BUILT	YEAR MOD.	CONSTRUCTION TYPE	BUILDING TYPE	BUILDING NAME	ROOM #	ROOM USE	NON-INSTRUCT.	INSTRUCT.	CAPACITY	TOTAL	Does this school have any of the following? (Yes/No) MPR / CAFETERIA	LIBRARY	KITCHEN
FINLEY ELEMENTARY SCHOOL										**20,101**	**25,464**	**702**	**45,565**	**YES**	**YES**	**YES**
Address: 13521 Edwards St, Westminster, CA 92683																
Site Acreage 10																
Grades Served: K-6																
No. of Portables 8																
Year of Portables Installed 1996,1997,1998, 2001, 2002																
Age of Portables: 24-30 years																
Enrollment # 314																
Year Built 1958																
Permanent Building SF 30,237																
Portable Building SF 8,640																
	1	#15054 / #04-121814	1961	2024	C-MASONRY	PERMANENT	ADMINISTRATION			1,199			**1,199**			
	2	#15054 / #04-121814	1961	2024 FIRE ALARM ONLY	C-MASONRY	PERMANENT	MULTI-PURPOSE ROOM			3,600			**3,600**	X		X
	3	#15054 / #04-121814	1957	2024	C-MASONRY	PERMANENT	CLASSROOM BUILDING 1-3			455	3,384	75	**3,839**			
								R1	TRANSITIONAL KINDERGARTEN CLASSROOM		1,186	25				
								R2	TRANSITIONAL KINDERGARTEN CLASSROOM		1,238	25				
								R3	KINDERGARTEN CLASSROOM		960	25				
	4	#15054 / #04-121814	1957	2024	C-MASONRY	PERMANENT	CLASSROOM BUILDING 4-6			960	2,880	75	**3,840**			
								R4	KINDERGARTEN CLASSROOM		960	25				
								R5	FIRST GRADE CLASSROOM		960	25				
								R6	FIRST GRADE CLASSROOM		960	25				
	5	#15054 / #04-121814	1957	2024	C-MASONRY	PERMANENT	CLASSROOM BUILDING 7-10			959	2,880	59	**3,839**			
								R8	2ND-3RD GRADE COMBO CLASSROOM		960	25				
								R9	SECOND GRADE CLASSROOM		960	25				
								R10	SDC MODERATE SEVERE CLASSROOM (K)		960	9				
	6	#15054 / #04-121814	1957	2024	C-MASONRY	PERMANENT	CLASSROOM BUILDING 11-14			960	2,880	84	**3,840**			
								R11	FACULTY LOUNGE	960		25				
								R12	FOURTH GRADE CLASSROOM		960	25				
								R13	THIRD GRADE CLASSROOM		960	25				
								R14	SDC MODERATE SEVERE CLASSROOM (PK)		960	9				
	7	#15054 / #04-121814	1957	2024	C-MASONRY	PERMANENT	CLASSROOM BUILDING 15-17			2,400	960	50	**3,360**		X	
								R15	STEAM LAB		960	25				
								R16	CONFERENCE ROOM	960		25				
								R17	LIBRARY	960						
	8	#15054 / #04-121814	1957	2024	C-MASONRY	PERMANENT	CLASSROOM BUILDING 18-20			480	2,880	75	**3,360**			
								R18	UPPER SUPPORT TEACHER		960	25				
								R19	4TH-5TH GRADE COMBO CLASSROOM		960	25				
								R20	RESOURCE SPECIALIST PROGRAM		960	25				
	9	#15054 / #04-121814	1957	2024	C-MASONRY	PERMANENT	CLASSROOM BUILDING 21-23			1,440	1,920	59	**3,360**			
								R21	FIFTH GRADE CLASSROOM		960	25				
								R22	OPEN CLASSROOM	960		25				
								R23	SDC MODERATE SEVERE CLASSROOM (3RD-5TH)		960	9				
	10	#66162 / #04-121814	1996	2024 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE BUILDINGS 24-26			-	2,880	75	**2,880**			
								R24	PRIDE ROOM		960	25				
								R25	EXTENDED SCHOOL PROGRAM		960	25				
								R26	MUSIC ROOM		960	25				
	11	#65965 / #67522/ #04-121814	1997	2024 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE BUILDINGS 27-28			-	1,920	50	**1,920**			
								R27	PRIMARY SUPPORT TEACHER		960	25				
								R28	COUNSELOR		960	25				
	12	#100561 / #04-121814	1998	2024 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE BUILDING 29	R29	SPEECH		960	25	**960**			
	13	#04-121814	2001	2024 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE BUILDINGS 30-31			960	960	50	**1,920**			
								R30	PARENT CENTER	960		25				
								R31	PRESCHOOL CLASSROOM		960	25				
	14	#104123 / #04-121814	2002	2024 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE BUILDING 32	R32	PRESCHOOL CLASSROOM		960	25	**960**			
	15		1957	N/A	D-WOOD	WALKWAYS	COVERED WALKWAYS			5,688			**5,688**			
	16	#104123	2002	N/A	S-METAL	SHELTER	LUNCH SHELTER			1,000			**1,000**			

5.03 DISTRICT-WIDE INVENTORY & EXISTING CLASSROOM CAPACITY

SCHOOL NAME	BUILDING #	DSA #	YEAR BUILT	YEAR MOD.	CONSTRUCTION TYPE	BUILDING TYPE	BUILDING NAME	ROOM #	ROOM USE	NON-INSTRUCT.	INSTRUCT.	CAPACITY	TOTAL	Does this school have any of the following? (Yes/No) MPR / CAFETERIA	LIBRARY	KITCHEN
FRYBERGER ELEMENTARY SCHOOL										**16,756**	**20,803**	**561**	**40,439**	**YES**	**YES**	**YES**
Address: 6952 Hood Dr., Westminster, CA 92683-2122																
Site Acreage 10																
Grades Served: PK-5																
No. of Portables 4																
Year of Portables Installed 1998, 1999																
Age of Portables: 27-28 yrs																
Enrollment # 312																
Year Built 1964																
Permanent Building SF 30,869																
Portable Building SF 3,840																
	1	#101552 / #04-117760	1964	2019 FIRE ALARM ONLY	C-MASONRY	PERMANENT	ADMINISTRATION			1,850			**1,850**			
	2	#101552 / #04-117760	1964	2019	C-MASONRY	PERMANENT	BUILDING A			1,860	6,720	163	**8,580**		X	
								A1	INNOVATION LABS		960	25				
								A2	RESOURCE SPECIALIST PROGRAM		960	25				
								A3	SPEECH		960	25				
								A4	PRIMARY SUPPORT TEACHER ROOMS		960	25				
								A5	FOURTH GRADE CLASSROOM		960	25				
								A6	SECOND GRADE CLASSROOM		960	25				
								A7	SDC MILD MODERATE CLASSROOM		960	13				
								A8	LIBRARY	960						
	3	#101552 / #04-117760	1964	2019	C-MASONRY	PERMANENT	BUILDING B			960	7,680	188	**8,640**			
								B1	FIRST GRADE CLASSROOM		960	25				
								B2	THIRD GRADE CLASSROOM		960	25				
								B3	SECOND GRADE CLASSROOM		960	25				
								B4	SECOND GRADE CLASSROOM		960	25				
								B5	UPPER SUPPORT TEACHER ROOM		960	25				
								B6	FOURTH GRADE CLASSROOM		960	25				
								B7	FIFTH GRADE CLASSROOM		960	25				
								B8	SDC MILD MODERATE CLASSROOM		960	13				
	4	#101552 / #04-117760	1964	2019	C-MASONRY	PERMANENT	BUILDING C			960	3,840	60	**4,800**			
								C1	FIRST GRADE CLASSROOM		960	25				
								C2	SDC MODERATE SEVERE CLASSROOM		960	9				
								C3	SDC MILD MODERATE CLASSROOM		960	13				
								C4	SDC MILD MODERATE CLASSROOM		960	13				
	5	#101552 / #04-117760	1964	2019	C-MASONRY	PERMANENT	BUILDING K			377	2,563	50	**2,940**			
								K1	OPEN CLASSROOM		1,281	25				
								K2	KINDERGARTEN CLASSROOM		1,282	25				
	6	#101552 / #04-117760	1964	2019 FIRE ALARM ONLY	C-MASONRY	PERMANENT	MULITPURPOSE ROOM			4,059			**4,059**	X		X
	7	#100561 / #04-117760	1998-1999	2019 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE BUILDINGS D1-D4			960		100	**3,840**			
								D1	OPEN CLASSROOM	960		25				
								D2	MUSIC ROOM		960	25				
								D3	PRESCHOOL CALSSROOM		960	25				
								D4	MUSIC ROOM		960	25				
	8	N/A	1964	N/A	D-WOOD	WALKWAYS	COVERED WALKWAYS			4,730			**4,730**			
	9	#100564	1998	N/A	S-METAL	SHELTER	LUNCH SHELTER			1,000			**1,000**			

5.03 DISTRICT-WIDE INVENTORY & EXISTING CLASSROOM CAPACITY

SCHOOL NAME	BUILDING #	DSA #	YEAR BUILT	YEAR MOD.	CONSTRUCTION TYPE	BUILDING TYPE	BUILDING NAME	ROOM #	ROOM USE	NON-INSTRUCT.	INSTRUCT.	CAPACITY	TOTAL	Does this school have any of the following? (Yes/No) MPR / CAFETERIA	LIBRARY	KITCHEN
HAYDEN ELEMENTARY SCHOOL										**20,424**	**36,394**	**964**	**56,819**	**YES**	**YES**	**YES**
Address: 14782 Eden St., Midway City, CA 92655-1108																
Site Acreage 7.7																
Grades Served: TK-5																
No. of Portables 24																
Year of Portables Installed 1989, 1992, 1996, 1997, 2001, 2002, 2003, 2004, 2006																
Age of Portables: 20-37																
Enrollment # 505																
Year Built 1961																
Permanent Building SF 43,388																
Portable Building SF 17,280																
	1	#100993 / #04-117762	1961	2019	C-MASONRY	PERMANENT	ADMINISTRATION			**1,600**			**1,600**			
	2	#59424 / #04-117762	1992, 1997,	2019 FIRE ALARM ONLY	D-WOOD	PORTABLE	BUILDING A			1,440	7,680	200	**9,120**			
								A1	KINDERGARTEN CLASSROOM		960	25				
								A2	EXTENDED SCHOOL PROGRAM		960	25				
								A3	RESOURCE SPECIALIST PROGRAM		960	25				
								A4	PRIMARY SUPPORT TEACHER ROOM		960	25				
								A7	MUSIC ROOM		960	25				
								A8	MUSIC ROOM		960	25				
								A9	MUSIC ROOM		960	25				
								A10	MUSIC ROOM		960	25				
	3	#100993 / #04-117762	1961	2019	C-MASONRY	PERMANENT	BUILDING B			2,616	1,920	75	**4,536**		X	
								B1	LIBRARY	1,048						
								B2	FACULTY WORKROOM	960		25				
								B3	KINDERGARTEN CLASSROOM		960	25				
								B4	KINDERGARTEN CLASSROOM		960	25				
	4	#100993 / #04-117762	1961	2019	C-MASONRY	PERMANENT	BUILDING C			480	7,680	188	**8,160**			
								C1	FIRST GRADE CLASSROOM		960	25				
								C2	SDC MILD MODERATE CLASSROOM		960	13				
								C3	FIRST GRADE CLASSROOM		960	25				
								C4	SECOND GRADE CLASSROOM		960	25				
								C5	INNOVATION LAB		960	25				
								C6	SECOND GRADE CLASSROOM		960	25				
								C7	FIRST GRADE CLASSROOM		960	25				
								C8	THIRD GRADE CLASSROOM		960	25				
	5	#100993 / #04-117762	1961	2019	C-MASONRY	PERMANENT	BUILDING D			1,398	6,720	188	**8,118**			
								D1	FACULTY LOUNGE	960		25				
								D2	SDC MILD MODERATE CLASSROOM		960	13				
								D3	FIFTH GRADE CLASSROOM		960	25				
								D4	SECOND GRADE CLASSROOM		960	25				
								D5	COUNSELOR		960	25				
								D6	THIRD GRADE CLASSROOM		960	25				
								D7	RESOURCE SPECIALIST PROGRAM		960	25				
								D8	MUSIC ROOM		960	25				
	6	#100993 / #04-117762	1961	2019	C-MASONRY	PERMANENT	BUILDING E			480	3,840	100	**4,320**			
								E1	EXTENDED SCHOOL PROGRAM		960	25				
								E2	FIFTH GRADE CLASSROOM		960	25				
								E3	FIFTH GRADE CLASSROOM		960	25				
								E4	UPPER SUPPORT TEACHER ROOM		960	25				
	7	#65964 / #04-117762	1996	2019 FIRE ALARM ONLY	S-METAL	PORTABLE	BUILDING F			1,440	3,840	125	**5,280**			
								F1	CONFERENCE ROOM	960		25				
								F2	FOURTH GRADE CLASSROOM		960	25				
								F3	FOURTH GRADE CLASSROOM		960	25				
								F4	EXTENDED SCHOOL PROGRAM		960	25				
								F5	FOURTH GRADE CLASSROOM		960	25				
	8	#100993 / #04-117762	1961	2019	C-MASONRY	PERMANENT	BUILDING K			498	2,508	50	**3,006**			
								K1	PRESCHOOL CLASSROOM		1,254	25				
								K2	TRANSITIONAL KINDERGARTEN CLASSROOM		1,254	25				
	9	#107937 / #04-117762	2006	2019 FIRE ALARM ONLY	S-METAL	PORTABLE	BUILDING K3-K4			674	2,206	38	**2,880**			
								K3	SDC MILD MODERATE CLASSROOM (TK/K)		1,100	13				
								K4	TRANSITIONAL KINDERGARTEN CLASSROOM		1,106	25				

5.03 DISTRICT-WIDE INVENTORY & EXISTING CLASSROOM CAPACITY

SCHOOL NAME	BUILDING #	DSA #	YEAR BUILT	YEAR MOD.	CONSTRUCTION TYPE	BUILDING TYPE	BUILDING NAME	ROOM #	ROOM USE	NON-INSTRUCT.	INSTRUCT.	CAPACITY	TOTAL	Does this school have any of the following? (Yes/No) MPR / CAFETERIA	LIBRARY	KITCHEN
	10	#100993 / #04-117762	1961	2019 FIRE ALARM ONLY	C-MASONRY	PERMANENT	MULTIPURPOSE ROOM			4,528			**4,528**	X		X
	11	N/A	1961	N/A	D-WOOD	WALKWAYS	COVERED WALKWAYS			3,856			**3,856**			
	12	#20407	1993	N/A	D-WOOD	SHELTER	LUNCH SHELTER			1,415			**1,415**			
LAND EARLY LEARNING CENTER										**18,434**	**13,326**	**388**	**31,760**	**YES**	**NO**	**YES**
Address: 15151 Temple Street, Westminster, CA 92683-6230																
Site Acreage 9																
Grades Served: IN-PK																
No. of Portables 1																
Year of Portables Installed 2005																
Age of Portables: 21																
Enrollment # 448																
Year Built 1969																
Permanent Building SF 30,800																
Portable Building SF 960																
	1	#31064/ #04-111509	1969	2016	C-MASONRY	PERMANENT	MAIN BUILDING			17,474	13,326	363	**30,800**	X		X
								1	INFANT PRESCHOOL CLASSROOM		975	25				
								2	INFANT PRESCHOOL CLASSROOM		975	25				
								3	INFANT PRESCHOOL CLASSROOM		975	25				
								4	INFANT PRESCHOOL CLASSROOM		975	25				
								5	PRESCHOOL CLASSROOM		975	25				
								6	PRESCHOOL CLASSROOM		975	25				
								7	PRESCHOOL CLASSROOM		975	25				
								8	PRESCHOOL CLASSROOM		975	25				
								9	OFFICE	975		25				
								10	LEARNING LINKS ROOM		975	25				
								11	OFFICE	975		25				
								12	PRESCHOOL CLASSROOM		975	25				
								13	SDC MILD MODERATE CLASSROOM (PK)		1,626	13				
								14	PRESCHOOL CLASSROOM		975	25				
								15	PRESCHOOL CLASSROOM		975	25				
	2	#04-111509	2005	N/A	S-METAL	PORTABLE	STUDENT SERVICES BUILDING		OFFICE	960		25	**960**			
MEAIRS ELEMENTARY SCHOOL										**19,181**	**27,256**	**732**	**47,397**	**YES**	**YES**	**YES**
Address: 8441 Trask Avenue, Garden Grove, CA 92844-1811																
Site Acreage 10																
Grades Served: TK-5																
No. of Portables 14																
Year of Portables Installed 1997, 1998, 1990, 1992, 1996, 2002, 2003, 2004																
Age of Portables: 22-29 years																
Enrollment # 374																
Year Built 1949																
Permanent Building SF 27,030																
Portable Building SF 17,279																
	1	#101245 / #04-117761	1953	2022	D-WOOD	PERMANENT	ADMINISTRATION			1,496			**1,496**			
	2	#101245 / #04-117761	1957	2022	D-WOOD	PERMANENT	BUILDING A			1,800	2,880	60	**4,680**			
								A1	SDC MILD MODERATE CLASSROOM (PK)		960	13				
								A2	FACULTY LOUNGE	960		25				
								A3	SDC MILD MODERATE CLASSROOM (K)		960	13				
								A4	SDC MODERATE SEVERE (AUTISM)		960	9				
	3	#101245 / #04-117761	1957	2022	D-WOOD	PERMANENT	BUILDING B			480	3,840	100	**4,320**			
								B1	FOURTH GRADE CLASSROOM		960	25				
								B2	2ND-3RD GRADE COMBO CLASSROOM		960	25				
								B3	THIRD GRADE CLASSROOM		960	25				
								B4	SECOND GRADE CLASSROOM		960	25				
	4	#65965 / #04-117761	1997	2022 FIRE ALARM ONLY	S-METAL	PORTABLE	BUILDING B5	B5	BOUTIQUE ROOM	960		25	**960**			
	5	#101245 / #04-117761	1957	2022	D-WOOD	PERMANENT	BUILDING C			480	3,840	100	**4,320**			
								C1	SECOND GRADE CLASSROOM		960	25				
								C2	FIRST GRADE CLASSROOM		960	25				
								C3	FIRST GRADE CLASSROOM		960	25				
								C4	FIFTH GRADE CLASSROOM		960	25				

5.03 DISTRICT-WIDE INVENTORY & EXISTING CLASSROOM CAPACITY

SCHOOL NAME	BUILDING #	DSA #	YEAR BUILT	YEAR MOD.	CONSTRUCTION TYPE	BUILDING TYPE	BUILDING NAME	ROOM #	ROOM USE	NON-INSTRUCT.	INSTRUCT.	CAPACITY	TOTAL	Does this school have any of the follo (Yes/No) MPR / CAFETERIA	LIBRARY	KIT
	6	#101245 / #04-117761	1957	2022	D-WOOD	PERMANENT	BUILDING D			480	3,840	72	**4,320**			
								D1	FIFTH GRADE CLASSROOM		960	25				
								D2	INTERVENTION		960	25				
								D3	SDC MODERATE SEVERE (AUTISM)		960	9				
								D4	SDC MILD MODERATE CLASSROOM (PK)		960	13				
	7	#101245 / #04-117761	1998	2022 FIRE ALARM ONLY	S-METAL	PORTABLE	BUILDING K			453	2,426	50	**2,879**			
								K1	TRANSITIONAL KINDERGARTEN CLASSROOM		1,213	25				
								K2	TRANSITIONAL KINDERGARTEN CLASSROOM		1,213	25				
	8	#104351 / #04-117761	2002-2003	2022 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE BUILDING K3-K4			-	2,400	50	**3,360**			
								K3	KINDERGARTEN CLASSROOM		1,440	25				
								K4	EXTENDED SCHOOL PROGRAM		960	25				
	9	#104351 / #04-117761	2002	2022 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE RESTROOMS			480			**480**			
	10	#101245 / #04-117761	1957	2022	D-WOOD	PERMANENT	LIBRARY AND COMPUTER LAB			1,570	1,310	25	**2,880**		X	
								L1	LIBRARY	1,236						
								L2	PRESCHOOL CLASSROOM		1,310	25				
	11	#101245 / #04-117761	1957	2022 FIRE ALARM ONLY	D-WOOD	PERMANENT	MULTIPURPOSE ROOM			5,014			**5,014**	X		
	12	#53919 / #04-117761	1990-1998	2022 FIRE ALARM ONLY	S-METAL	PORTABLE	BUILDING E1-E5			1,920	2,880	125	**4,800**			
								E1	FOURTH GRADE CLASSROOM		960	25				
								E2	SPEECH		960	25				
								E3	PROFESSIONAL DEVELOPMENT	960		25				
								E4	KINDERGARTEN CLASSROOM		960	25				
								E5	BOUTIQUE ROOM	960		25				
	13	#66279 / #04-117761	1996	2022 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE BUILDING F1-F5			960	3,840	125	**4,800**			
								F1	RESOURCE SPECIALIST PROGRAM		960	25				
								F2	COUNSELOR		960	25				
								F3	PARENTS TEACHER ASSOCIATION	960		25				
								F4	MUSIC ROOM		960	25				
								F5	INTERVENTION		960	25				
	14	N/A	1957	N/A	D-WOOD	WALKWAYS	COVERED WALKWAYS			2,088			**2,088**			
	15	#104351	2003	N/A	S-METAL	SHELTER	LUNCH SHELTER			1,000			**1,000**			
SCHMITT ELEMENTARY SCHOOL										**30,176**	**29,112**	**939**	**59,288**	**YES**	**YES**	**Y**
Address: 7200 Trask Avenue, Westminster CA 92683-2626																
Site Acreage 10																
Grades Served: TK-5																
No. of Portables 20																
Year of Portables Installed 1990, 1996, 1998, 1999, 2001, 2002, 2004																
Age of Portables: 22-36 years																
Enrollment # 313																
Year Built 1957																
Permanent Building SF 31,228																
Portable Building SF 21,360																
	1	#14357 / #04-121817	1956	2023	C-MASONRY	PERMANENT	ADMINISTRATION + KINDERGARTEN CLASSROOM			1,624	2,696	50	**4,320**			
								K1	KINDERGARTEN CLASSROOM		1,366	25				
								K2	TK/K COMBO CLASSROOM		1,330	25				
	2	#14357 /#04-121817	1956	2023	C-MASONRY	PERMANENT	BUILDING A			3,840	4,800	188	**8,640**			
								3	SDC MILD MODERATE CLASSROOM		960	13				
								4	OPEN CLASSROOM	960		25				
								5	PRESCHOOL CLASSROOM		960	25				
								6	OPEN CLASSROOM	960		25				
								7	FACULTY WORKROOM	960		25				
								8	INTERVENTION		960	25				
								9	FIRST GRADE CLASSROOM		960	25				
								10	THIRD GRADE CLASSROOM		960	25				

5.03 DISTRICT-WIDE INVENTORY & EXISTING CLASSROOM CAPACITY

SCHOOL NAME	BUILDING #	DSA #	YEAR BUILT	YEAR MOD.	CONSTRUCTION TYPE	BUILDING TYPE	BUILDING NAME	ROOM #	ROOM USE	NON-INSTRUCT.	INSTRUCT.	CAPACITY	TOTAL	Does this school have any of the following? (Yes/No) MPR / CAFETERIA	LIBRARY	KITCHEN
	3	#14357 / #04-121817	1956	2023	C-MASONRY	PERMANENT	BUILDING B			1,920	6,720	176	**8,640**			
								11	FACULTY LOUNGE	960		25				
								12	SECOND / THIRD GRADE CLASSROOM		960	25				
								13	SECOND GRADE CLASSROOM		960	25				
								14	PRIMARY SUPPORT TEACHER ROOM		960	25				
								15	SDC MILD MODERATE CLASSROOM		960	13				
								16	SDC MILD MODERATE CLASSROOM		960	13				
								17	FIFTH GRADE CLASSROOM		960	25				
								18	FOURTH GRADE CLASSROOM		960	25				
	4	#04-107165 / #04-121817	2005	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	BUILDING D (MODULAR)				3,600	100	**3,600**			
								21	PSYCHOLOGIST OFFICE		900	25				
								22	FIFTH GRADE CLASSROOM		900	25				
								25	RESOURCE SPECIALIST PROGRAM		900	25				
								26	UPPER SUPPORT TEACHER		900	25				
	5	#25423 / #04-121817	1956	2023	C-MASONRY	PERMANENT	BUILDING C			2,144	2,656	100	**4,800**		X	
									RESOURCE SPECIALIST PROGRAM		736	25				
								19	LIBRARY	960						
								20	FOURTH GRADE CLASSROOM		960	25				
								23	INFORMATION TECHNOLOGY ASSISTANT	960		25				
								24	SPEECH		960	25				
	6	#14357 /#04-121817	1956	2023 FIRE ALARM ONLY	C-MASONRY	PERMANENT	MULTIPURPOSE ROOM			4,828			**4,828**	X		X
	7	#04-107165 / #04-121817	2005	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE 25	25	CALIFORNIA CHILDREN SERVICES	960		25	**960**			
	8	#04-107165 / #04-121817	2005	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE 26	26	CALIFORNIA CHILDREN SERVICES	960		25	**960**			
	9	#04-65233 / #04-121817	1996	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE 27	27	COUNSELOR		960	25	**960**			
	10	#04-66162 / #04-121817	1996	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE 28	28	RESOURCE SPECIALIST PROGRAM		960	25	**960**			
	11	#04-66162 / #04-121817	1996	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE 29	29	PHYSICAL EDUCATION ROOM	960		25	**960**			
	12	#04-66162 / #04-121817	1996	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE 30	30	MUSIC ROOM		960	25	**960**			
	13	#04-66162 / #04-121817	1997	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE 31	31	MUSIC ROOM		960	25	**960**			
	14	#04-101055	1990	N/A	S-METAL	PORTABLE	PORTABLE 32	32	STORAGE ROOM	960		25	**960**			
	15	#04-107165	2001	N/A	S-METAL	PORTABLE	PORTABLE 33	33	PRIDE ROOM		960	25	**960**			
	16	#04-100927 / #04-121817	1999	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE 34	34	PRIDE ROOM		960	25	**960**			

5.03 DISTRICT-WIDE INVENTORY & EXISTING CLASSROOM CAPACITY

SCHOOL NAME	BUILDING #	DSA #	YEAR BUILT	YEAR MOD.	CONSTRUCTION TYPE	BUILDING TYPE	BUILDING NAME	ROOM #	ROOM USE	NON-INSTRUCT.	INSTRUCT.	CAPACITY	TOTAL	Does this school have any of the following? (Yes/No) MPR / CAFETERIA	LIBRARY	KITCHEN
	17	#04-100927 / #04-121817	1999	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE 35	35	PRIDE ROOM		960	25	**960**			
	18	#04-100927 / #04-121817	1999	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE 36	36	EXTENDED SCHOOL PROGRAM		960	25	**960**			
	19	#04-1005651 / #04-121817	1998	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE 37	37	PRIDE ROOM		960	25	**960**			
	20	#04-1005651 / #04-121817	1998	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE 38	38	OFFICE	960			**960**			
	21	#04-107165 / #04-121817	2004	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE 39	39	OFFICE	960			**960**			
	22	#04-107165 / #04-121817	2004	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE 40	40	CALIFORNIA CHILDREN SERVICES	960			**960**			
	23	#04-107165 / #04-121817	2004	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE 43	43	CALIFORNIA CHILDREN SERVICES	960			**960**			
	24	#04-107165 / #04-121817	2004	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE 44	44	CALIFORNIA CHILDREN SERVICES	960			**960**			
	25	#04-103994 / #04-121817	2002	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE TOILET			480			**480**			
	26	N/A	1956	N/A	D-WOOD	WALKWAYS	COVERED WALKWAYS			5,700			**5,700**			
	27	N/A	1999	N/A	S-METAL	SHELTER	LUNCH SHELTER			1,000			**1,000**			
SCHROEDER ELEMENTARY SCHOOL										**15,771**	**27,304**	**701**	**43,075**	**YES**	**YES**	**YES**
Address:	15151 Columbia Lane, Huntington Beach, CA 92647-2507															
Site Acreage	10															
Grades Served:	TK-6															
No. of Portables	14															
Year of Portables Installed	1989, 1990, 1997, 1998, 2004															
Age of Portables:	22-37															
Enrollment #	479															
Year Built	1962															
Permanent Building SF	23,819															
Portable Building SF	12,480															
	1	#04-22220 / #04-101569	1962	2000	C-MASONRY	PERMANENT	ADMINISTRATION			2,015			**2,015**			
	2	#04-100474	1998	N/A	S-METAL	PORTABLE	BUILDING AA1		EXTENDED SCHOOL PROGRAM		960	25	**960**			
	3	#04-100474	1998	N/A	S-METAL	PORTABLE	BUILDING AA2		THIRD GRADE CLASSROOM		960	25	**960**			
	4	#04-100474	1998	N/A	S-METAL	PORTABLE	BUILDING AA3		FIRST GRADE CLASSROOM		960	25	**960**			
	5	#04-666394	1997	N/A	S-METAL	PORTABLE	BUILDING AA4		SECOND GRADE CLASSROOM		960	25	**960**			
	6	#04-666394	1997	N/A	S-METAL	PORTABLE	BUILDING AA5		COUNSELOR		960	25	**960**			

5.03 DISTRICT-WIDE INVENTORY & EXISTING CLASSROOM CAPACITY

SCHOOL NAME	BUILDING #	DSA #	YEAR BUILT	YEAR MOD.	CONSTRUCTION TYPE	BUILDING TYPE	BUILDING NAME	ROOM #	ROOM USE	NON-INSTRUCT.	INSTRUCT.	CAPACITY	TOTAL	Does this school have any of the following? (Yes/No) MPR / CAFETERIA	LIBRARY	KITCHEN
	7	#04-666394	1997	N/A	S-METAL	PORTABLE	BUILDING AA6		SECOND GRADE CLASSROOM		960	25	**960**			
	8	#04-666394	2004	N/A	S-METAL	PORTABLE	BUILDING AA7		THIRD GRADE CLASSROOM		960	25	**960**			
	9	#04-22220 / #04-101569	1962	2000	C-MASONRY	PERMANENT	BUILDING A			456	3,840	88	**4,296**			
								A1	SDC MILD MODERATE CLASSROOM (PK)		960	13				
								A2	KINDERGARTEN CLASSROOM		960	25				
								A3	KINDERGARTEN CLASSROOM		960	25				
								A4	KINDERGARTEN CLASSROOM		960	25				
	10	#04-22220 / #04-101569	1962	2000	C-MASONRY	PERMANENT	BUILDING B			480	3,840	88	**4,320**			
								B4	CREATION STATION ROOM		960	25				
								B2	FIRST GRADE CLASSROOM		960	25				
								B3	SDC MILD MODERATE CLASSROOM (K)		960	13				
								B1	SECOND GRADE CLASSROOM		960	25				
	11	#04-22220 / #04-101569	1962	2000	C-MASONRY	PERMANENT	BUILDING C			2,376	1,920	75	**4,296**		X	
								C1	LIBRARY	960						
								C2	MUSIC ROOM		960	25				
								C3	RESOURCE SPECIALIST PROGRAM		960	25				
								C4	FACULTY LOUNGE	960		25				
	12	#04-22220 / #04-101569	1962	2000	C-MASONRY	PERMANENT	BUILDING D			480	2,880	75	**3,360**			
								D1	FOURTH GRADE CLASSROOM		960	25				
								D2	FIFTH GRADE CLASSROOM		960	25				
								D3	SIXTH GRADE CLASSROOM		960	25				
	13	#04-22220 / #04-101569	1962	2000	C-MASONRY	PERMANENT	BUILDING K1			286	1,304	25	**1,590**			
								K1	TRANSITIONAL KINDERGARTEN CLASSROOM		1,304	25				
	14	#04-22220 / #04-101569	1998	2000	S-METAL	PORTABLE	BUILDING K2			400	1,040	25	**1,440**			
								K2	TRANSITIONAL KINDERGARTEN CLASSROOM		1,040	25				
	15	#04-22220 / #04-101569	1962	2000	C-MASONRY	PERMANENT	MPR BUILDING			3,942			**3,942**	X		X
	16	#04-102543	1997	N/A	S-METAL	PORTABLE	PORTABLE BUILDING E1		TEACHER ON SPECIAL ASSIGNMENT		960	25	**960**			
	17	#04-102543	1997	N/A	S-METAL	PORTABLE	PORTABLE BUILDING E2		SIXTH GRADE CLASSROOM		960	25	**960**			
	18	#66016	1997	N/A	S-METAL	PORTABLE	PORTABLE BUILDING E3		FIFTH GRADE CLASSROOM		960	25	**960**			
	19	#66016	1989	N/A	D-WOOD	PORTABLE	PORTABLE BUILDING E4		FIFTH GRADE CLASSROOM		960	25	**960**			
	20	#66016	1990	N/A	D-WOOD	PORTABLE	PORTABLE BUILDING E5		FOURTH GRADE CLASSROOM		960	25	**960**			
	21	#67522	1997	N/A	S-METAL	PORTABLE	PORTABLE BUILDING E6		UPPER SUPPORT TEACHER		960	25	**960**			
	22	N/A	1962	N/A	D-WOOD	WALKWAYS	COVERED WALKWAYS			4,270			**4,270**			
	23	#04-102543	2004	N/A	S-METAL	SHELTER	LUNCH SHELTER			1,066			**1,066**			
SEQUOIA ELEMENTARY SCHOOL										**18,781**	**24,529**	**650**	**43,113**	**YES**	**YES**	**YES**
Address: 5900 Iroquois Road, Westminster, CA 92683-2460																
Site Acreage 10																
Grades Served: TK-6																
No. of Portables 7																
Year of Portables Installed 1996, 1999 ,2006, 2006																
Age of Portables: 20-30 years																
Enrollment # 424																
Year Built 1962																
Permanent Building SF 31,057																
Portable Building SF 6,720																
	1	#101501 / #04-121952	1962	2023	C-MASONRY	PERMANENT	ADMINISTRATION			1,636			**1,636**			
	2	#101501 / #04-121952	1962	2023	C-MASONRY	PERMANENT	BUILDING A1-A3			154	3,270	75	**3,424**			
								A1	FIRST GRADE CLASSROOM		1,024	25				
								A2	FIRST GRADE CLASSROOM		1,024	25				
								A3	1ST-2ND GRADE COMBO CLASSROOM		1,024	25				
	3	#101501 / #04-121952	1962	2023	C-MASONRY	PERMANENT	BUILDING A4-A5			624	2,048	50	**2,672**			
								A4	TRANSITIONAL KINDERGARTEN CLASSROOM		1,024	25				
								A5	FIRST GRADE CLASSROOM		1,024	25				
	4	#101501 / #04-121952	1962	2023	C-MASONRY	PERMANENT	BUILDING A6-A8				3,072	75	**3,072**			
								A6	KINDERGARTEN CLASSROOM		1,024	25				
								A7	THIRD GRADE CLASSROOM		1,024	25				
								A8	3RD-4TH GRADE COMBO CLASSROOM		1,024	25				
	5	#101501 / #04-121952	1962	2023	C-MASONRY	PERMANENT	BUILDING B1-B3			352	3,072	75	**3,226**			
								B1	SIXTH GRADE CLASSROOM		1,024	25				
								B2	SIXTH GRADE CLASSROOM		1,024	25				
								B3	FIFTH GRADE CLASSROOM		1,024	25				

5.03 DISTRICT-WIDE INVENTORY & EXISTING CLASSROOM CAPACITY

SCHOOL NAME	BUILDING #	DSA #	YEAR BUILT	YEAR MOD.	CONSTRUCTION TYPE	BUILDING TYPE	BUILDING NAME	ROOM #	ROOM USE	NON-INSTRUCT.	INSTRUCT.	CAPACITY	TOTAL	Does this school have any of the following? (Yes/No) MPR / CAFETERIA	LIBRARY	KITCHEN
	6	#101501 / #04-121952	1962	2023	C-MASONRY	PERMANENT	BUILDING B4-B5			624	2,048	50	**2,672**			
								B4	FIFTH GRADE CLASSROOM		1,024	25				
								B5	FOURTH GRADE CLASSROOM		1,024	25				
	7	#101501 / #04-121952	1962	2023	C-MASONRY	PERMANENT	MEDIA CENTER BUILDING			1,126	1,056	25	**2,182**		X	
								L1	LIBRARY	1,056						
								L2	INNOVATION LABS		1,056	25				
	8	#101501 / #04-121952	1962	2023	C-MASONRY	PERMANENT	BUILDING C			1,920	2,880	75	**4,800**			
								C1	FACULTY LOUNGE	960						
								C2	PRIMARY TEACHER SUPPORT		960	25				
								C3	PRESCHOOL CLASSROOM		960	25				
								C4	PRESCHOOL CLASSROOM		960	25				
	9	#101501 / #04-121952	1962	2023	C-MASONRY	PERMANENT	BUILDING K			453	2,283	50	**2,736**			
								K1	TRANSITIONAL KINDERGARTEN CLASSROOM		1,141	25				
								K2	KINDERGARTEN CLASSROOM		1,142	25				
	10	#100927 / #04-121952	1999	2023 FIRE ALARM ONLY	D-WOOD	PORTABLE	PORTABLE BUILDING R1	R1	EXTENDED SCHOOL PROGRAM		960	25	**960**			
	11	#100927 / #04-121952	1999	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE BUILDING R2	R2	WELL SPACE		960	25	**960**			
	12	#100927 / #04-121952	1999	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE BUILDING R3	R3	PROFESSIONAL DEVELOPMENT	960		25	**960**			
	13	#100927 / #04-121952	1996	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE BUILDING R4	R4	OPEN CLASSROOM	960		25	**960**			
	14	#100927 / #04-121952	2006	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE BUILDING R5	R5	RESOURCE SPECIALIST PROGRAM		960	25	**960**			
	15	#100927 / #04-121952	2009	2023 FIRE ALARM ONLY	D-WOOD	PORTABLE	PORTABLE BUILDING R6	R6	MUSIC ROOM		960	25	**960**			
	16	#100927 / #04-121952	2009	2023 FIRE ALARM ONLY	D-WOOD	PORTABLE	PORTABLE BUILDING R7	R7	MUSIC ROOM		960	25	**960**			
	17	#100927 / #04-121952	1962	2023 FIRE ALARM ONLY	C-MASONRY	PERMANENT	MULTI-PURPOSE ROOM			4,636			**4,636**	X		X
	18	N/A	1962	N/A	D-WOOD	WALKWAYS	COVERED WALKWAYS			4,270			**4,270**			
	19	#101501	2004	N/A	S-METAL	SHELTER	LUNCH SHELTER			1,066			**1,066**			
WEBBER ELEMENTARY SCHOOL										**12,679**	**24,528**	**561**	**37,207**	**YES**	**YES**	**YES**
Address: 14142 Hoover Street, Westminster, CA 92683-4312																
Site Acreage 8																
Grades Served: TK-6																
No. of Portables 14																
Year of Portables Installed 1990, 1996, 1997, 1998, 2001																
Age of Portables: 25-36																
Enrollment # 309																
Year Built 1957																
Permanent Building SF 19,475																
Portable Building SF 13,440																
	1	#14160 / #04-121818	1957	2023	C-MASONRY	PERMANENT	ADMINISTRATION			1,508			**1,508**			
	2	#14160 / #04-121818	1957	2023	C-MASONRY	PERMANENT	BUILDING A			780	3,840	68	**4,620**			
								A1	FACULTY LOUNGE		960	25				
								A2	KINDERGARTEN CLASSROOM		960	25				
								A3	SDC MODERATE SEVERE CLASSROOM (PK AUTISM)		960	9				
								A4	SDC MODERATE SEVERE CLASSROOM (PK AUTISM)		960	9				
	3	#14160 / #04-121818	1957	2023	C-MASONRY	PERMANENT	BUILDING B			780	3,840	100	**4,620**			
								B1	FOURTH GRADE CLASSROOM		960	25				
								B2	UPPER SUPPORT TEACHER		960	25				
								B3	3RD-4TH GRADE COMBO CLASSROOM		960	25				
								B4	1ST-2ND GRADE COMBO CLASSROOM		960	25				
	4	#14160 / #04-121818	1957	2023	C-MASONRY	PERMANENT	BUILDING C			960	2,880	43	**3,840**		X	
								C1	LIBRARY	960						
								C2	MUSIC		960	25				
								C3	SDC MODERATE SEVERE CLASSROOM		960	9				
								C4	SDC MODERATE SEVERE CLASSROOM		960	9				
	5	#14160 / #04-121818	1957	2023	C-MASONRY	PERMANENT	BUILDING K1			216	1,200	25	**1,416**			
								K1	PRESCHOOL CLASSROOM		1,200	25				
	6	#100562 / #04-121818	1998	2023 FIRE ALARM AND ROOFING	S-METAL	PORTABLE	BUILDING K2			400	1,040	25	**1,440**			
								K2	TRANSITIONAL KINDERGARTEN CLASSROOM		1,040	25				
	7	#14160 / #04-121818	1957	2023 FIRE ALARM AND ROOFING	C-MASONRY	PERMANENT	MULTI-PURPOSE ROOM			3,263	208		**3,471**	X		X
	8	#53920 / #04-121818	1990	2023 FIRE ALARM AND ROOFING	D-WOOD	PORTABLE	PORTABLE BUILDING D1	D1	THIRD GRADE CLASSROOM		960	25	**960**			
	9	#53920 / #04-121818	1990	2023 FIRE ALARM AND ROOFING	D-WOOD	PORTABLE	PORTABLE BUILDING D2	D2	COUNSELOR		960	25	**960**			
	10	#53920 / #04-121818	1990	2023 FIRE ALARM AND ROOFING	D-WOOD	PORTABLE	PORTABLE BUILDING D3	D3	5TH-6TH GRADE COMBO CLASSROOM		960	25	**960**			
	11	#53920 / #04-121818	1990	2023 FIRE ALARM AND ROOFING	D-WOOD	PORTABLE	PORTABLE BUILDING D4	D4	PRIDE ROOM		960	25	**960**			
	12	#58170 / #04-121818	1992	2023 FIRE ALARM AND ROOFING	D-WOOD	PORTABLE	PORTABLE BUILDING E1	E1	PYSCHOLOGIST		960	25	**960**			
	13	#58170 / #04-121818	1992	2023 FIRE ALARM AND ROOFING	D-WOOD	PORTABLE	PORTABLE BUILDING E2	E2	EXTENDED SCHOOL PROGRAM		960	25	**960**			

5.03 DISTRICT-WIDE INVENTORY & EXISTING CLASSROOM CAPACITY

SCHOOL NAME	BUILDING #	DSA #	YEAR BUILT	YEAR MOD.	CONSTRUCTION TYPE	BUILDING TYPE	BUILDING NAME	ROOM #	ROOM USE	NON-INSTRUCT.	INSTRUCT.	CAPACITY	TOTAL	Does this school have any of the following? (Yes/No) MPR / CAFETERIA	LIBRARY	KITCHEN
	14	#65963 / #04-121818	1996	2023 FIRE ALARM AND ROOFING	S-METAL	PORTABLE	PORTABLE BUILDING E3	E3	RESOURCE SPECIALIST PROGRAM		960	25	**960**			
	15	#65963 / #04-121818	1996	2023 FIRE ALARM AND ROOFING	S-METAL	PORTABLE	PORTABLE BUILDING E4	E4	FIFTH GRADE CLASSROOM		960	25	**960**			
	16	#04-100474 / #04-121818	1997	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE BUILDING F1	F1	SECOND GRADE CLASSROOM		960	25	**960**			
	17	#04-100474 / #04-121818	2001	2023 FIRE ALARM ONLY	S-METAL	PORTABLE	PORTABLE BUILDING F2	F2	FIRST GRADE CLASSROOM		960	25	**960**			
	18	#04-100474	1996	N/A	S-METAL	PORTABLE	PORTABLE BUILDING F3	F3	SIXTH GRADE CLASSROOM		960	25	**960**			
	19	#04-100474	1996	N/A	D-WOOD	PORTABLE	PORTABLE BUILDING F4	F4	PRIMARY SUPPORT TEACHER		960	25	**960**			
	20	#04-118379 / #04-121818	2020	2023 FIRE ALARM AND ROOFING	S-METAL	PORTABLE	PORTABLE RESTROOMS			480			**480**			
	21	N/A	1957	N/A	D-WOOD	WALKWAYS	COVERED WALKWAYS			3,092			**3,092**			
	22	#04-100562	1998	N/A	S-METAL	SHELTER	LUNCH SHELTER			1,200			**1,200**			
WILLMORE ELEMENTARY SCHOOL										**14,094**	**29,324**	**693**	**43,418**	**YES**	**YES**	**YES**
Address: 7122 Maple Street, Westminster, CA 92683-5021 Site Acreage 10 Grades Served: TK-6 No. of Portables 13 Year of Portables Installed 1989, 1990, 1991, 1997 Age of Portables: 29-37 years Enrollment # 476 Year Built 1965 Permanent Building SF 26,595 Portable Building SF 12,960																
	1	#25452 / #04-101416	1965	2000	C-MASONRY	PERMANENT	ADMINISTRATION BUILDING			1,875			**1,875**			
	2	#25452 / #04-101416	1966	2000	C-MASONRY	PERMANENT	BUILDING A-B			1,970	6,670	118	**8,640**		X	
								A2	SDC MODERATE SEVERE CLASSROOM		960	9				
								A3	SDC MODERATE SEVERE CLASSROOM		960	9				
								A4	SECOND GRADE CLASSROOM		960	25				
								B1	LIBRARY	1,088						
								B2	FIRST GRADE CLASSROOM		960	25				
								B3	FIRST GRADE CLASSROOM		960	25				
								B4	SECOND GRADE CLASSROOM		960	25				
	3	#25452 / #04-101416	1967	2000	C-MASONRY	PERMANENT	BUILDING C-D			900	7,680	200	**8,580**			
								C1	INNOVATION LAB		960	25				
								C2	INTERVENTION		960	25				
								C3	RESOURCE SPECIALIST PROGRAM		960	25				
								C4	FOURTH GRADE CLASSROOM		960	25				
								D1	THIRD GRADE CLASSROOM		960	25				
								D2	THIRD GRADE CLASSROOM		960	25				
								D3	FIFTH GRADE CLASSROOM		960	25				
								D4	SIXTH GRADE CLASSROOM		960	25				
	4	#25452 / #04-101416	1965	2000	C-MASONRY	PERMANENT	BUILDING K			348	2,494	50	**2,842**			
								K1	TRANSITIONAL KINDERGARTEN CLASSROOM		1,247	25				
								K2	TRANSITIONAL KINDERGARTEN CLASSROOM		1,247	25				
	5	#25452 / #04-101416	1965	20000	C-MASONRY	PERMANENT	MULTI-PURPOSE ROOM			4,658			**4,658**	X		X
	6	#60918	1989	N/A	D-WOOD	PORTABLE	PORTABLE BUILDING E1	E1	FOURTH GRADE CLASSROOM		960	25	**960**			
	7	#60918	1990	N/A	D-WOOD	PORTABLE	PORTABLE BUILDING E2	E2	FOURTH GRADE CLASSROOM		960	25	**960**			
	8	#60918	1990	N/A	D-WOOD	PORTABLE	PORTABLE BUILDING E3	E3	FIFTH GRADE CLASSROOM		960	25	**960**			
	9	#60918	1991	N/A	S-METAL	PORTABLE	PORTABLE BUILDING E4	E4	FIFTH GRADE CLASSROOM		960	25	**960**			
	10	#60918	1991	N/A	S-METAL	PORTABLE	PORTABLE BUILDING E5	E5	SIXTH GRADE CLASSROOM		960	25	**960**			
	11	#04-102558	1997	N/A	S-METAL	PORTABLE	PORTABLE BUILDING F1	F1	TRANSITIONAL KINDERGARTEN CLASSROOM		960	25	**960**			
	12	#04-102558	1997	N/A	S-METAL	PORTABLE	PORTABLE BUILDING F2	F2	PRESCHOOL CLASSROOM		960	25	**960**			
	13	#04-102558	1997	N/A	S-METAL	PORTABLE	PORTABLE BUILDING F3	F3	PRESCHOOL CLASSROOM		960	25	**960**			
	14	#04-102558	1997	N/A	S-METAL	PORTABLE	PORTABLE BUILDING F4	F4	MUSIC ROOM		960	25	**960**			
	15	#04-102558	1997	N/A	S-METAL	PORTABLE	PORTABLE BUILDING F5	F5	KINDERGARTEN CLASSROOM		960	25	**960**			
	16	#04-102558	1997	N/A	S-METAL	PORTABLE	PORTABLE BUILDING F6	F6	KINDERGARTEN CLASSROOM		960	25	**960**			
	17	#04-102558	2001	N/A	S-METAL	PORTABLE	PORTABLE BUILDING F7	F7	KINDERGARTEN CLASSROOM		960	25	**960**			
	18	#04-102558	2002	N/A	S-METAL	PORTABLE	PORTABLE BUILDING F8	F8	FIRST GRADE CLASSROOM		960	25	**960**			
	19	#04-102558	2002	N/A	S-METAL	PORTABLE	PORTABLE RESTROOMS			480			**480**			
	20	N/A	1965	N/A	D-WOOD	WALKWAYS	COVERED WALKWAYS			3,863			**3,863**			

5.03 DISTRICT-WIDE INVENTORY & EXISTING CLASSROOM CAPACITY

SCHOOL NAME	BUILDING #	DSA #	YEAR BUILT	YEAR MOD	CONSTRUCTION TYPE	BUILDING TYPE	BUILDING NAME	ROOM #	ROOM USE	NON-INSTRUCT.	INSTRUCT.	CAPACITY	TOTAL	Does this school have any of the following? (Yes/No) MPR / CAFETERIA	LIBRARY	KITCHEN	AUD / PAC	ATHLETIC FACILITES	CTE FACILITIES	GYM
JOHNSON MIDDLE SCHOOL												**925**	**104,073**	**NO (ASSUMING SHARED WITH GYM)**	**YES**	**YES**	**NO**	**YES**	**NO**	**YES**
Address: 13603 Edwards Street, Westminster, CA 92683-3006																				
Site Acreage 14.5																				
Grades Served: 6th-8th																				
No. of Portables 1																				
Year of Portables Installed 2006																				
Age of Portables: 20																				
Enrollment # 505																				
Year Built 1959																				
Permanent Building SF 90,024																				
Portable Building SF 480																				
	1	#04-17214 / #04-100704	1958	1999	C-MASONRY	PERMANENT	ADMINISTRATION BUILDING			3,340			**3,340**							
	2	#04-107938	2006	N/A	C-MASONRY	PORTABLE	PORTABLE RESTROOMS			480			**480**							
	3	#04-17214 / #04-100704	1958	1999	C-MASONRY	PERMANENT	BUILDING C1			480	2,880	77	**3,360**							
								1A	E-SPORTS ROOM		960	27								
								1B	SOCIAL STUDIES CLASSROOM		960	25								
								1C	ENGLISH LANGUAGE ART CLASSROOM		960	25								
	4	#04-17214 / #04-100704	1958	1999	C-MASONRY	PERMANENT	BUILDING C2			1,440	1,920	67	**3,360**							
								2A	OPEN CLASSROOM	960		27								
								2B	ENGLISH LANGUAGE ART CLASSROOM		960	27								
								2C	SDC MILD MODERATE CLASSROOM		960	13								
	5	#04-17214 / #04-100704	1958	1999	C-MASONRY	PERMANENT	BUILDING C3			480	2,880	81	**3,360**							
								3A	ENGLISH LANGUAGE ARTS CLASSROOM		960	27								
								3B	MATH CLASSROOM		960	27								
								3C	OT LAB		960	27								
	6	#04-17214 / #04-100704	1958	1999	C-MASONRY	PERMANENT	BUILDING C4			1,440	1,920	81	**3,360**							
								4A	ENGLISH LANGUAGE ART CLASSROOM		960	27								
								4B	OPEN CLASSROOM	960		27								
								4C	ASSOCIATED STUDENT BODY LEADERSHIP ROOM		960	27								
	7	#04-17214 / #04-100704	1958	1999	C-MASONRY	PERMANENT	BUILDING C5			2,758	1,322	13	**4,080**							
								5A	FACULTY LOUNGE	1,713										
								5B	SDC MILD MODERATE CLASSROOM		1,322	13								
	8	#04-17214 / #04-100704	1958	1999	C-MASONRY	PERMANENT	BUILDING C6			480	2,880	18	**3,360**							
								6A	SDC MODERATE SEVERE CLASSROOM		960	9								
								6B-C	SDC MODERATE SEVERE CLASSROOM		1,920	9								
	9	#04-17214 / #04-100704	1958	1999	C-MASONRY	PERMANENT	BUILDING C7			480	2,880	81	**3,360**							
								7A	HOMESCHOOL CLASSROOM		960	27								
								7B	RESOURCE SPECIALIST PROGRAM		960	27								
								7C	PRIDE ROOM		960	27								
	10	#04-17214 / #04-100704	1958	1999	C-MASONRY	PERMANENT	BUILDING C8			480	2,880	79	**3,360**							
								8A	MATH CLASSROOM		960	27								
								8B	ENGLISH LANGUAGE ART CLASSROOM		960	25								
								8C	SOCIAL STUDIES CLASSROOM		960	27								
	11	#04-17214 / #04-100704	1958	1999	C-MASONRY	PERMANENT	BUILDING C9			1,440	1,920	81	**3,360**							
								9A	PANTRY AREA	960		27								
								9B	MATH CLASSROOM		960	27								
								9C	MATH CLASSROOM		960	27								
	12	#04-17214 / #04-100704	1958	1999	C-MASONRY	PERMANENT	BUILDING C10			1,511	2,629	81	**4,140**							
								10A	DISTRICT NURSE	1,097		27								
								10B	WOOD SHOP CLASSROOM		1,821	27								
								10C	RESOURCE SPECIALIST PROGRAM		808	27								

5.03 DISTRICT-WIDE INVENTORY & EXISTING CLASSROOM CAPACITY

SCHOOL NAME	BUILDING #	DSA #	YEAR BUILT	YEAR MOD	CONSTRUCTION TYPE	BUILDING TYPE	BUILDING NAME	ROOM #	ROOM USE	NON-INSTRUCT.	INSTRUCT.	CAPACITY	TOTAL	Does this school have any of the following? (Yes/No) MPR / CAFETERIA	LIBRARY	KITCHEN	AUD / PAC	ATHLETIC FACILITES	CTE FACILITIES	GYM
	13	#04-111636	2013	N/A	A-STEEL	PERMANENT	SCICENCE BUILDING (FIRST FLOOR)			3,537	5,223	108	**8,760**							
								11A	SCIENCE CLASSROOM		1,615	27								
								11B	VAPA ROOM		1,804	27								
								11C	OPEN CLASSROOM	1,564		27								
								11D	ENGLISH LANGUAGE ART CLASSROOM		1,804	27								
	14	#04-111636	2013	N/A	A-STEEL	PERMANENT	SCICENCE BUILDING (SECOND FLOOR)			1,888	6,592	104	**8,480**							
								11E	SCIENCE CLASSROOM		1,648	27								
								11F	SOCIAL STUDIES CLASSROOM		1,648	25								
								11G	SCIENCE CLASSROOM		1,648	25								
								11H	MATH CLASSROOM		1,648	27								
	15	#04-111636	2013	N/A	A-STEEL	PERMANENT	GYMNASIUM + BAND			17,552	2,982	54	**20,534**					X		X
								G114	FITNESS ROOM		1,428	27								
								G115	BAND ROOM		1,554	27								
	16	#04-17214 / #04-100704	1958	1999	C-MASONRY	PERMANENT	LIBRARY + KITCHEN			8,392			**8,392**		X	X				
	17	#04-17214 / #04-100704	1958	1999	C-MASONRY	PERMANENT	LOCKER ROOMS			5,262			**5,262**					X		
	18	#04-17214	1958	N/A	D-WOOD	WALKWAYS	COVERED WALKWAYS			6,969			**6,969**							
	19	#04-111636	2013	N/A	A-STEEL	SHELTER	LUNCH SHELTER			6,600			**6,600**							
	20	#04-17214	1958	N/A	C-MASONRY	UTILITY	ELECTRICAL VAULT			155			**155**							
STACEY MIDDLE SCHOOL												**1,093**	**102,245**	**YES**	**YES**	**YES**	**NO**	**YES**	**NO**	**YES**
Address:	6311 Larchwood Drive, Huntington Beach, CA 92647-2320																			
Site Acreage	20.5																			
Grades Served:	6th-8th																			
No. of Portables	2																			
Year of Portables Installed	2018																			
Age of Portables:	8																			
Enrollment #	947																			
Year Built	1965																			
Permanent Building SF	99,845																			
Portable Building SF	1,200																			
	1	#04-24283 / #04-111749	1965	2012	C-MASONRY	PERMANENT	ADMINISTRATION + LIBRARY			4,950			**4,950**		X					
	2	#04-24283 / #04-101631	1965	2000	C-MASONRY	PERMANENT	BUILDING A				3,720	66	**3,720**							
								A1	SDC MILD MODERATE CLASSROOM		930	13								
								A2	SDC MILD MODERATE CLASSROOM		930	13								
								A3	ENGLISH LANGUAGE ARTS ROOM		930	27								
								A4	SDC MILD MODERATE CLASSROOM		930	13								
	3	#04-24283 / #04-101631	1965	2000	C-MASONRY	PERMANENT	BUILDING B			325	3,720	104	**4,045**							
								B1	SOCIAL STUDIES CLASSROOM		930	27								
								B2	ENGLISH LANGUAGE ART CLASSROOM		930	25								
								B3	SOCIAL STUDIES CLASSROOM		930	25								
								B4	ENGLISH LANGUAGE ART CLASSROOM		930	27								
	4	#04-24283 / #04-101631	1965	2000	C-MASONRY	PERMANENT	BUILDING C				3,720	108	**3,720**							
								C1	SOCIAL STUDIES CLASSROOM		930	27								
								C2	ENGLISH LANGUAGE ART CLASSROOM		930	27								
								C3	ENGLISH LANGUAGE ART CLASSROOM		930	27								
								C4	ENGLISH LANGUAGE ART CLASSROOM		930	27								
	5	#04-24283 / #04-101631	1965	2000	C-MASONRY	PERMANENT	BUILDING D				3,720	106	**3,720**							
								D1	MATH CLASSROOM		930	27								
								D2	MATH CLASSROOM		930	27								
								D3	MATH CLASSROOM		930	25								
								D4	MATH CLASSROOM		930	27								
	6	#04-24283 / #04-101631	1965	2000	C-MASONRY	PERMANENT	BUILDING E			325	3,720	108	**4,045**							
								E1	MATH CLASSROOM		930	27								
								E2	DUAL LANGUAGE IMMERSION CLASSROOM		930	27								
								E3	MATH CLASSROOM		930	27								
								E4	MATH CLASSROOM		930	27								

5.03 DISTRICT-WIDE INVENTORY & EXISTING CLASSROOM CAPACITY

SCHOOL NAME	BUILDING #	DSA #	YEAR BUILT	YEAR MOD	CONSTRUCTION TYPE	BUILDING TYPE	BUILDING NAME	ROOM #	ROOM USE	NON-INSTRUCT.	INSTRUCT.	CAPACITY	TOTAL	Does this school have any of the following? (Yes/No) MPR / CAFETERIA	LIBRARY	KITCHEN	AUD / PAC	ATHLETIC FACILITES	CTE FACILITIES	GYM
	7	#04-24283 / #04-101631	1965	2000	C-MASONRY	PERMANENT	BUILDING F				4,920	135	**4,920**							
								F1	EXTENDED SCHOOL PROGRAM		930	27								
								F2	RESOURCE SPECIALIST PROGRAM		930	27								
								F3	INTERVENTION		930	27								
								F4	SOCIAL STUDIES CLASSROOM		930	27								
								F5	DUAL LANGUAGE IMMERSION CLASSROOM		1,200	27								
	8	#04-23252 / #04-111749	1965	2012	C-MASONRY	PERMANENT	BUILDING G			3,484	7,470	198	**10,954**							
								G1	COUNSELOR		780	27								
								G1	SPEECH		780	27								
								G2	RESOURCE SPECIALIST PROGRAM		1,020	27								
								G3	SOCIAL STUDIES CLASSROOM		1,020	27								
								G4	WOODSHOP CLASSROOM		2,100	27								
								G5	ENGLISH LANGUAGE ART CLASSROOM		750	27								
								G6	SDC MODERATE SEVERE CLASSROOM		1,020	9								
								G7	FACULTY LOUNGE	1,560		27								
	9	#04-111749	2013	N/A	A-STEEL	PERMANENT	BUILDING H (FIRST FLOOR)			1,997	6,919	106	**8,916**							
								H1	SCIENCE CLASSROOM		1,615	25								
								H2	SCIENCE CLASSROOM		1,848	27								
								H3	VISUAL ARTS ROOMS		1,608	27								
								H4	SCIENCE CLASSROOM		1,848	27								
	10	#04-111749	2013	N/A	A-STEEL	PERMANENT	BUILDING H (SECOND FLOOR)			1,924	6,532	108	**8,456**							
								H5	SCIENCE CLASSROOM		1,633	27								
								H6	SCIENCE CLASSROOM		1,633	27								
								H7	SCIENCE CLASSROOM		1,633	27								
								H8	SCIENCE CLASSROOM		1,633	27								
	11	#04-111749	2017	N/A	!EINFORCED CONCRE	PERMANENT	GYMNASIUM			19,068		27	**19,068**					X		X
								G115	BAND ROOM	1,330		27								
	12	#04-24283 / #04-101631	1965	2000	C-MASONRY	PERMANENT	LOCKER ROOMS			6,796			**6,796**					X		
	13	#100888	2018	N/A	S-METAL	PORTABLE	PORTABLE 1			1,200		27	**1,200**							
	14	#24283 / #04-59216	1965	2000	C-MASONRY	PERMANENT	SHARED MPR (WITH CLEGG ES)			5,282			**5,282**	X		X				
	15	#04-104842 / #04-105474	2003	N/A	S-METAL	SHELTER	LUNCH SHELTER			1,200			**1,200**							
	16	#24283 / #04-59216		1997	C-MASONRY	PERMANENT	CENTRAL KITCHEN			11,253			**11,253**			X				
WARNER MIDDLE SCHOOL												**1,161**	**108,741**	**YES**	**YES**	**YES**	**NO**	**YES**	**NO**	**YES**
Address: 14171 Newland Street, Westminster, CA 92683-4503													**(ASUMMING SHARED WITH THE GYM?)**							
Site Acreage 15																				
Grades Served: 6th-8th																				
No. of Portables 5																				
Year of Portables Installed 2000																				
Age of Portables: 26																				
Enrollment # 846																				
Year Built 1961																				
Permanent Building SF 92,594																				
Portable SF 5,280																				
	1	#04-20405 / #04-121954	1960	2024	C-MASONRY	PERMANENT	ADMINISTRATION			3,356			**3,356**							
	2	#04-20405 / #04-121954	1960	2024	C-MASONRY	PERMANENT	BUILDING 1-3			480	2,880	77	**3,360**							
								1	ENGLISH LANGUAGE ART CLASSROOM		960	27								
								2	ENGLISH LANGUAGE ART CLASSROOM		960	25								
								3	ENGLISH LANGUAGE ART CLASSROOM		960	25								
	3	#04-20405 / #04-121954	1960	2024	C-MASONRY	PERMANENT	BUILDING 4-6			480	2,880	81	**3,360**							
								4	ENGLISH LANGUAGE ART CLASSROOM		960	27								
								5	ENGLISH LANGUAGE ART CLASSROOM		960	27								
								6	SOCIAL STUDIES CLASSROOM		960	27								
	4	#04-20405 / #04-121954	1960	2024	C-MASONRY	PERMANENT	BUILDING 7-9			480	2,880	81	**3,360**							
								7	ENGLISH LANGUAGE ART CLASSROOM		960	27								
								8	FOREIGN LANGUAGE CLASSROOM		960	27								
								9	ENGLISH LANGUAGE ART CLASSROOM		960	27								

5.03 DISTRICT-WIDE INVENTORY & EXISTING CLASSROOM CAPACITY

SCHOOL NAME	BUILDING #	DSA #	YEAR BUILT	YEAR MOD	CONSTRUCTION TYPE	BUILDING TYPE	BUILDING NAME	ROOM #	ROOM USE	NON-INSTRUCT.	INSTRUCT.	CAPACITY	TOTAL	Does this school have any of the following? (Yes/No) MPR / CAFETERIA	LIBRARY	KITCHEN	AUD / PAC	ATHLETIC FACILITES	CTE FACILITIES	GYM
	5	#04-20405 / #04-121954	1960	2024	C-MASONRY	PERMANENT	BUILDING 10-12			1,440	1,920	81	**3,360**							
								10	ENGLISH LANGUAGE ART CLASSROOM		960	27								
								11	SOCIAL STUDIES CLASSROOM		960	27								
								12	CONFERENCE ROOM	960		27								
	6	#04-20405 / #04-121954	1960	2024	C-MASONRY	PERMANENT	BUILDING 13-16			415	3,665	108	**4,079**							
								13	RESOURCE SPECIALIST PROGRAM		838	27								
								14	RESOURCE SPECIALIST PROGRAM		1,009	27								
								15	INTERVENTION		918	27								
								16	COUNSELOR		900	27								
	7	#04-20405 / #04-121954	1960	2024	C-MASONRY	PERMANENT	BUILDING 17-19			480	2,880	63	**3,360**							
								17	SDC MODERATE SEVERE CLASSROOM		960	9								
								18	MATH CLASSROOM		960	27								
								19	MATH CLASSROOM		960	27								
	8	#04-20405 / #04-121954	1960	2024	C-MASONRY	PERMANENT	BUILDING 20-22			480	2,880	65	**3,088**							
								20	SOCIAL STUDIES CLASSROOM		960	25								
								21	MATH CLASSROOM		960	27								
								22	SDC MILD MODERATE CLASSROOM		960	13								
	9	#04-20405 / #04-121954	1960	2024	C-MASONRY	PERMANENT	BUILDING 23-25			1,440	1,920	81	**3,360**							
								23	MATH CLASSROOM		960	27								
								24	MATH CLASSROOM		960	27								
								25	OPEN CLASSROOM	960		27								
	10	#04-20405 / #04-121954	1960	2024	C-MASONRY	PERMANENT	BUILDING 26-28			480	2,880	81	**3,360**							
								26	PRIDE ROOM		960	27								
								27	PRIDE ROOM		960	27								
								28	PRIDE ROOM		960	27								
	11	#04-20405 / #04-121954	1960	2024	C-MASONRY	PERMANENT	BUILDING 29-31			1,253	2,827	67	**4,080**							
								29	MATH CLASSROOM		1,818	27								
								30	SDC MILD MODERATE CLASSROOM		1,009	13								
								31	CONFERENCE	838		27								
	12	#04-102128	2000	N/A	S-METAL	PORTABLE	PORTABLE BUILDINGS			960	4,320	135	**5,280**							
								22A	CONFERENCE ROOM	960		27								
								23A	MATH CLASSROOM		960	27								
								4A	ENGLISH LANGUAGE ART CLASSROOM		960	27								
								3A	ENGLISH LANGUAGE ART CLASSROOM		960	27								
								6A	ENGLISH LANGUAGE ART CLASSROOM		1,440	27								
	13	#04-111692	2013	N/A	A-STEEL	PERMANENT	EXPLORATORY BUILDING (FIRST FLOOR)			1,216	7,424	106	**8,640**							
								32	MATH CLASSROOM		1,848	27								
								33	MATH CLASSROOM		1,648	25								
								34	ART ROOM		1,848	27								
								35	VAPA ROOM		2,080	27								
	14	#04-111692	2013	N/A	A-STEEL	PERMANENT	EXPLORATORY BUILDING (SECOND FLOOR)			1,732	6,578	108	**8,310**							
								35	SCIENCE CLASSROOM		1,644	27								
								36	SCIENCE CLASSROOM		1,644	27								
								37	SCIENCE CLASSROOM		1,644	27								
								38	SCIENCE CLASSROOM		1,644	27								
	15	#04-111692	2015	N/A	C-MASONRY	PERMANENT	GYMNASIUM			22,252		27	**22,252**					X		X
	16	#04-20405 / #04-121954	1960	2024	C-MASONRY	PERMANENT	LOCKER ROOM			6,188			**6,188**					X		
	17	#04-20405 / #04-112452	1960	2000	C-MASONRY	PERMANENT	MULTI-PURPOSE ROOM			8,926			**8,926**	X		X				
								R101	LIBRARY	3,107										
	18	#04-20405	1960	N/A	D-WOOD	WALKWAYS	COVERED WALKWAYS			5,867			**5,867**							
	19	#04-111692	2013	N/A	A-STEEL	SHELTER	LUNCH SHELTER			5,000			**5,000**							
	20	#04-20405	1960	N/A	C-MASONRY	UTILITY	ELECTRICAL VAULT			155			**155**							

5.03 DISTRICT-WIDE INVENTORY & EXISTING CLASSROOM CAPACITY

NAME	BUILDING #	DSA #	YEAR BUILT	YEAR MOD	BUILDING TYPE	BUILDING NAME	NON-INSTRUCT.	INSTRUCT.	TOTAL
WESTMINSTER SCHOOL DISTRICT OFFICE							**36,823**	**-**	**36,823**
Address: 14121 Cedarwood Street, Westminster, CA 92683									
Site Acreage 5.08									
Year Built 1960									
Permanent Building SF 36,823									
	1	A-14882 / A-23122	1960 / 1963		PERMANENT	BUILDING A	11,197		
	2	A-14882	1960		PERMANENT	BUILDING W	7,200		
	3	A-23122 / A-30911	1963		PERMANENT	BUILDING C-C	10,680		
	4	A-39678	1976		PERMANENT	MAINTENANCE BUILDING	7,746		

5.04 PROJECTED ENROLLMENT

Westminster School District | **Predictive Enrollment Analytics**

Projections (Wstmnstr25Cnsv) (2025)

2021-22 2022-23 2023-24 2024-25 **2025-26** 2026-27 2027-28 2028-29 2029-30 **2030-31** 2031-32 2032-33

Anderson ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
TK	15	13	27	39	41	41	41	42	41	40	39	39	38	37
K	51	56	32	39	42	41	41	41	40	39	39	38	37	36
1	66	51	51	37	43	43	42	42	42	41	40	39	39	38
2	52	68	49	53	38	42	42	41	41	41	40	39	39	38
3	66	54	66	54	58	39	43	43	42	42	42	41	40	39
4	64	70	54	66	56	56	38	42	42	41	41	41	40	39
5	70	68	71	59	69	57	57	38	42	42	41	41	41	40
6	66	58	64	64	59	66	57	58	38	41	41	40	40	40
Subtotals:	450	438	414	411	406	385	361	347	328	327	323	318	314	307
Pct Chg:	0%	-2.7%	-5.5%	-0.7%	-1.2%	-5.2%	-6.2%	-3.9%	-5.5%	-0.3%	-1.2%	-1.5%	-1.3%	-2.2%
SDC:	39	40	36	42	42	40	38	37	35	35	34	34	33	33
Totals:	489	478	450	453	448	425	399	384	363	362	357	352	347	340
Capacity:	704	704	704	704	704	704	704	704	704	704	704	704	704	704
Open Seats:	215	226	254	251	256	279	305	320	341	342	347	352	357	364

Clegg ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
TK	13	22	19	39	41	41	41	42	41	40	39	39	38	37
K	60	52	66	53	49	50	50	51	50	49	49	48	47	46
1	63	62	61	66	53	51	52	52	53	52	51	50	49	49
2	79	66	65	62	63	53	51	52	53	53	52	51	50	49
3	87	76	62	68	61	64	54	52	53	53	53	52	52	51
4	90	90	77	67	67	63	67	56	54	54	55	55	54	53
5	80	88	92	84	68	68	65	69	57	55	55	56	56	55
Subtotals:	472	456	442	439	402	390	380	374	361	356	354	351	346	340
Pct Chg:	0%	-3.4%	-3.1%	-0.7%	-8.4%	-3%	-2.6%	-1.6%	-3.5%	-1.4%	-0.6%	-0.8%	-1.4%	-1.7%
SDC:	10	15	10	8	7	7	7	7	6	6	6	6	6	6
Totals:	482	471	452	447	409	397	387	381	367	362	360	357	352	346
Capacity:	1731	1731	1731	1731	1731	1731	1731	1731	1731	1731	1731	1731	1731	1731
Open Seats:	1249	1260	1279	1284	1322	1334	1344	1350	1364	1369	1371	1374	1379	1385

DeMille ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
TK	12	22	39	73	78	78	78	78	76	75	74	72	71	70
K	67	68	51	98	90	91	91	91	90	89	88	87	86	85
1	71	68	76	60	95	92	93	93	93	92	91	90	88	87
2	52	68	62	78	58	95	92	93	93	93	92	90	89	88
3	70	51	68	66	76	59	96	93	93	93	93	92	91	90
4	79	68	60	67	63	75	58	95	92	92	93	93	91	90
5	65	79	69	60	64	64	76	58	95	92	93	93	93	92
6	49	62	78	60	56	64	68	81	61	101	99	99	99	99
Totals:	465	486	503	562	580	618	652	682	693	727	723	716	708	701
Pct Chg:	0%	4.5%	3.5%	11.7%	3.2%	6.6%	5.5%	4.6%	1.6%	4.9%	-0.6%	-1%	-1.1%	-1%
Capacity:	612	612	612	612	612	612	612	612	612	612	612	612	612	612
Open Seats:	147	126	109	50	32	-6	-40	-70	-81	-115	-111	-104	-96	-89

Westminster School District | **Predictive Enrollment Analytics**

Projections (Wstmnstr25Cnsv) (2025)

2021-22 2022-23 2023-24 2024-25 **2025-26** 2026-27 2027-28 2028-29 2029-30 **2030-31** 2031-32 2032-33

Eastwood ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
TK	26	22	27	39	41	41	41	42	41	40	39	39	38	37
K	61	71	62	57	55	55	55	55	54	53	52	51	50	49
1	61	68	70	67	59	57	57	57	57	56	55	54	53	52
2	74	66	70	77	72	61	60	60	59	59	58	57	56	55
3	56	78	63	70	80	73	62	60	60	59	59	58	57	56
4	64	58	82	63	74	83	76	64	62	62	61	61	60	59
5	66	66	59	83	65	76	86	77	66	63	63	62	62	61
6	64	70	67	57	89	71	82	94	84	72	69	69	68	68
Subtotals:	472	499	500	513	535	517	519	509	483	464	456	451	444	437
Pct Chg:	0%	5.7%	0.2%	2.6%	4.3%	-3.4%	0.4%	-1.9%	-5.1%	-3.9%	-1.7%	-1.1%	-1.6%	-1.6%
SDC:	35	35	32	29	30	29	29	29	27	26	26	25	25	24
Totals:	507	534	532	542	565	546	548	538	510	490	482	476	469	461
Capacity:	587	587	587	587	587	587	587	587	587	587	587	587	587	587
Open Seats:	80	53	55	45	22	41	39	49	77	97	105	111	118	126

Finley ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
TK	10	19	20	29	31	31	31	31	30	30	29	29	28	28
K	44	36	43	48	45	45	44	44	44	43	42	41	40	40
1	35	49	35	36	46	45	45	45	45	44	43	42	41	41
2	53	35	49	42	37	47	46	45	45	45	44	43	43	42
3	48	58	37	54	44	38	48	47	46	46	46	45	44	43
4	58	52	58	37	56	45	39	49	48	47	47	47	46	45
5	48	59	45	57	37	55	44	38	48	47	46	46	46	45
Subtotals:	296	308	287	303	296	306	297	299	306	302	297	293	288	284
Pct Chg:	0%	4.1%	-6.8%	5.6%	-2.3%	3.4%	-2.9%	0.7%	2.3%	-1.3%	-1.7%	-1.3%	-1.7%	-1.4%
SDC:	18	22	21	17	17	17	17	17	17	17	17	16	16	16
Totals:	314	330	308	320	313	323	314	316	323	319	314	309	304	300
Capacity:	491	491	491	491	491	491	491	491	491	491	491	491	491	491
Open Seats:	177	161	183	171	178	168	177	175	168	172	177	182	187	191

Fryberger ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
TK	21	8	15	19	20	20	20	20	20	20	19	19	19	18
K	44	54	30	31	39	38	38	38	37	36	35	35	34	33
1	49	45	60	35	40	39	39	38	38	37	37	36	35	35
2	46	53	45	62	34	42	41	40	39	39	38	38	37	36
3	56	43	54	51	61	34	41	40	39	39	39	38	37	37
4	56	56	41	59	51	62	35	42	41	40	39	39	39	38
5	58	51	56	41	57	51	61	34	42	40	40	39	39	38
Subtotals:	330	310	301	298	302	286	275	252	256	251	247	244	240	235
Pct Chg:	0%	-6.1%	-2.9%	-1%	1.3%	-5.3%	-3.8%	-8.4%	1.6%	-2%	-1.6%	-1.2%	-1.6%	-2.1%
SDC:	17	16	16	21	21	20	19	18	18	18	17	17	17	17
Totals:	347	326	317	319	323	306	294	270	274	269	264	261	257	252
Capacity:	560	560	560	560	560	560	560	560	560	560	560	560	560	560
Open Seats:	213	234	243	241	237	254	266	290	286	291	296	299	303	308

5.04 PROJECTED ENROLLMENT

Westminster School District | **Predictive Enrollment Analytics**

Projections (Wstmnstr25Cnsv) (2025)

2021-22 2022-23 2023-24 2024-25 **2025-26** 2026-27 2027-28 2028-29 2029-30 **2030-31** 2031-32 2032-33

Hayden ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
TK	18	28	33	56	60	59	60	60	59	58	57	56	55	54
K	68	67	75	61	62	62	63	63	61	60	59	58	57	56
1	97	71	60	68	62	62	62	63	63	62	60	59	58	57
2	90	90	73	62	70	64	63	64	64	64	62	61	60	59
3	96	88	89	66	62	69	63	62	63	63	63	62	60	59
4	101	93	83	87	64	60	66	60	60	61	61	61	60	59
5	78	104	96	84	94	65	60	67	61	61	62	62	62	60
Subtotals:	548	541	509	484	474	441	437	439	431	429	424	419	412	404
Pct Chg:	0%	-1.3%	-5.9%	-4.9%	-2.1%	-7%	-0.9%	0.5%	-1.8%	-0.5%	-1.2%	-1.2%	-1.7%	-1.9%
SDC:	36	35	38	30	29	28	27	27	27	27	27	26	26	25
Totals:	584	576	547	514	503	469	464	466	458	456	451	445	438	429
Capacity:	779	779	779	779	779	779	779	779	779	779	779	779	779	779
Open Seats:	195	203	232	265	276	310	315	313	321	323	328	334	341	350

Meairs ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
TK	17	23	25	40	43	42	43	43	42	41	40	40	39	38
K	50	55	62	51	58	59	59	59	58	57	56	55	54	53
1	69	50	59	63	58	61	62	62	62	61	60	59	58	57
2	75	62	45	57	58	57	60	60	61	61	60	58	57	56
3	74	74	58	44	51	57	56	58	59	59	59	58	57	56
4	87	74	69	59	43	51	56	55	58	58	59	59	58	57
5	89	85	72	62	53	41	49	53	54	56	57	57	57	56
Subtotals:	461	423	390	376	364	368	385	390	394	393	391	386	380	373
Pct Chg:	0%	-8.2%	-7.8%	-3.6%	-3.2%	1.1%	4.6%	1.3%	1%	-0.3%	-0.5%	-1.3%	-1.6%	-1.8%
SDC:	0	0	11	10	10	10	10	10	10	10	10	10	10	10
Totals:	461	423	401	386	374	378	395	400	404	403	401	396	390	383
Capacity:	660	660	660	660	660	660	660	660	660	660	660	660	660	660
Open Seats:	199	237	259	274	286	282	265	260	256	257	259	264	270	277

Schmitt ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
TK	2	14	9	19	20	20	20	20	20	20	19	19	19	18
K	53	40	39	29	29	28	28	28	28	27	27	26	26	25
1	60	46	38	43	30	30	29	29	29	29	28	28	27	27
2	64	54	53	38	44	31	31	30	30	30	29	29	28	27
3	53	52	49	50	41	45	31	31	30	30	30	29	29	28
4	65	35	54	53	58	42	46	32	32	31	30	30	30	29
5	69	47	31	55	55	58	42	46	32	31	31	30	30	30
Subtotals:	366	288	273	287	277	254	227	216	201	198	194	191	189	184
Pct Chg:	0%	-21.3%	-5.2%	5.1%	-3.5%	-8.3%	-10.6%	-4.8%	-6.9%	-1.5%	-2%	-1.5%	-1%	-2.6%
SDC:	32	37	35	32	31	28	25	23	22	21	21	21	20	20
Totals:	398	325	308	319	308	282	252	239	223	219	215	212	209	204
Capacity:	706	706	706	706	706	706	706	706	706	706	706	706	706	706
Open Seats:	308	381	398	387	398	424	454	467	483	487	491	494	497	502

Westminster School District | **Predictive Enrollment Analytics**

Projections (Wstmnstr25Cnsv) (2025)

2021-22 2022-23 2023-24 2024-25 **2025-26** 2026-27 2027-28 2028-29 2029-30 **2030-31** 2031-32 2032-33

Schroeder ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
TK	16	23	31	40	43	42	43	43	42	41	40	40	39	38
K	52	50	48	68	63	63	64	64	63	62	60	59	58	57
1	70	56	55	53	71	68	68	68	68	67	66	65	64	63
2	58	64	54	55	57	70	67	67	68	68	66	65	64	63
3	68	63	68	55	56	57	70	67	67	68	68	66	65	64
4	55	67	60	76	51	54	55	68	65	66	66	66	65	64
5	69	57	64	63	72	50	53	54	67	64	64	65	65	64
6	69	67	52	64	59	70	50	52	54	67	65	65	65	65
Subtotals:	457	447	432	474	472	474	470	483	494	503	495	491	485	478
Pct Chg:	0%	-2.2%	-3.4%	9.7%	-0.4%	0.4%	-0.8%	2.8%	2.3%	1.8%	-1.6%	-0.8%	-1.2%	-1.4%
SDC:	10	9	9	11	11	11	11	11	11	12	12	11	11	11
Totals:	467	456	441	485	483	485	481	494	505	515	507	502	496	489
Capacity:	584	584	584	584	584	584	584	584	584	584	584	584	584	584
Open Seats:	117	128	143	99	101	99	103	90	79	69	77	82	88	95

Sequoia ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
TK	8	19	38	48	51	51	51	51	50	49	49	48	47	46
K	50	32	54	58	52	52	52	52	51	50	49	48	47	46
1	42	60	34	54	57	54	54	54	54	53	52	51	50	49
2	72	44	65	32	52	59	56	56	55	55	54	53	52	51
3	66	70	50	61	28	51	59	55	55	55	55	54	53	52
4	65	64	78	54	61	29	53	61	57	57	56	56	55	54
5	51	69	67	79	51	62	30	55	62	58	58	58	58	57
6	69	43	69	56	70	47	59	27	50	58	54	54	54	54
Totals:	423	401	455	442	422	405	414	411	434	435	427	422	416	409
Pct Chg:	0%	-5.2%	13.5%	-2.9%	-4.5%	-4%	2.2%	-0.7%	5.6%	0.2%	-1.8%	-1.2%	-1.4%	-1.7%
Capacity:	472	472	472	472	472	472	472	472	472	472	472	472	472	472
Open Seats:	49	71	17	30	50	67	58	61	38	37	45	50	56	63

Webber ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
TK	13	16	9	19	20	20	20	20	20	20	19	19	19	18
K	33	39	34	32	27	27	28	28	27	27	26	26	25	25
1	34	36	42	37	32	31	31	31	31	30	30	29	28	28
2	39	44	49	43	41	33	32	32	32	32	31	30	30	29
3	43	39	44	43	43	41	33	31	32	31	31	31	30	30
4	32	45	41	43	41	42	40	33	31	32	31	31	31	30
5	42	33	43	40	43	41	42	40	33	31	31	31	31	31
6	49	40	32	43	42	43	41	41	39	32	30	30	30	30
Subtotals:	285	292	294	300	289	278	267	256	245	235	229	227	224	221
Pct Chg:	0%	2.5%	0.7%	2%	-3.7%	-3.8%	-4%	-4.1%	-4.3%	-4.1%	-2.6%	-0.9%	-1.3%	-1.3%
SDC:	16	23	24	19	18	17	17	16	15	14	14	14	14	14
Totals:	301	315	318	319	307	295	284	272	260	249	243	241	238	235
Capacity:	503	503	503	503	503	503	503	503	503	503	503	503	503	503
Open Seats:	202	188	185	184	196	208	219	231	243	254	260	262	265	268

5.04 PROJECTED ENROLLMENT

Westminster School District | **Predictive Enrollment Analytics**

Projections (Wstmnstr25Cnsv) (2025)

2021-22 2022-23 2023-24 2024-25 **2025-26** 2026-27 2027-28 2028-29 2029-30 **2030-31** 2031-32 2032-33

Willmore ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
TK	14	24	32	58	62	62	62	62	61	60	59	58	57	56
K	58	59	62	63	61	61	61	61	60	59	58	57	56	55
1	71	61	61	67	66	65	65	65	65	64	63	62	61	60
2	81	67	51	54	66	66	66	65	65	65	64	63	62	61
3	70	85	66	49	54	67	67	67	66	65	65	64	63	62
4	69	67	77	63	47	53	66	66	66	65	65	65	64	63
5	63	66	67	77	64	46	53	65	66	65	65	64	64	63
6	0	37	34	37	41	33	20	25	41	34	34	34	33	33
Subtotals:	426	466	450	468	461	453	460	476	490	477	473	467	460	453
Pct Chg:	0%	9.4%	-3.4%	4%	-1.5%	-1.7%	1.5%	3.5%	2.9%	-2.7%	-0.8%	-1.3%	-1.5%	-1.5%
SDC:	12	16	15	17	17	17	17	17	18	17	17	17	17	16
Totals:	438	482	465	485	478	470	477	493	508	494	490	484	477	469
Capacity:	560	560	560	560	560	560	560	560	560	560	560	560	560	560
Open Seats:	122	78	95	75	82	90	83	67	52	66	70	76	83	91

Johnson MS

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
6	153	153	149	128	120	110	116	115	90	99	97	95	94	94
7	200	187	175	177	189	187	173	173	162	158	161	156	153	151
8	200	206	201	175	181	191	187	174	173	163	158	162	156	154
Subtotals:	553	546	525	480	490	488	476	462	425	420	416	413	403	399
Pct Chg:	0%	-1.3%	-3.8%	-8.6%	2.1%	-0.4%	-2.5%	-2.9%	-8%	-1.2%	-1%	-0.7%	-2.4%	-1%
SDC:	40	40	33	29	30	30	29	28	26	25	25	25	24	24
Totals:	593	586	558	509	520	518	505	490	451	445	441	438	427	423
Capacity:	1205	1205	1205	1205	1205	1205	1205	1205	1205	1205	1205	1205	1205	1205
Open Seats:	612	619	647	696	685	687	700	715	754	760	764	767	778	782

Stacey MS

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
6	165	125	139	174	143	136	131	128	124	121	117	117	117	117
7	353	347	349	366	378	389	357	363	354	353	369	356	355	354
8	377	350	340	359	368	381	393	362	367	358	356	372	359	359
Subtotals:	895	822	828	899	889	906	881	853	845	832	842	845	831	830
Pct Chg:	0%	-8.2%	0.7%	8.6%	-1.1%	1.9%	-2.8%	-3.2%	-0.9%	-1.5%	1.2%	0.4%	-1.7%	-0.1%
SDC:	36	37	36	45	45	45	44	43	42	42	42	42	42	42
Totals:	931	859	864	944	934	951	925	896	887	874	884	887	873	872
Capacity:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Seats:	-931	-859	-864	-944	-934	-951	-925	-896	-887	-874	-884	-887	-873	-872

Westminster School District | **Predictive Enrollment Analytics**

Projections (Wstmnstr25Cnsv) (2025)

2021-22 2022-23 2023-24 2024-25 **2025-26** 2026-27 2027-28 2028-29 2029-30 **2030-31** 2031-32 2032-33

Warner MS

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
6	188	184	187	176	162	164	135	125	135	123	125	127	127	127
7	378	293	304	329	278	255	264	216	224	198	211	213	213	214
8	374	375	296	314	326	278	255	263	215	223	198	210	212	213
Subtotals:	940	852	787	819	766	697	654	604	574	544	534	550	552	554
Pct Chg:	0%	-9.4%	-7.6%	4.1%	-6.5%	-9%	-6.2%	-7.6%	-5%	-5.2%	-1.8%	3%	0.4%	0.4%
SDC:	34	26	21	25	23	21	20	18	18	17	16	17	17	17
Totals:	974	878	808	844	789	718	674	622	592	561	550	567	569	571
Capacity:	1208	1208	1208	1208	1208	1208	1208	1208	1208	1208	1208	1208	1208	1208
Open Seats:	234	330	400	364	419	490	534	586	616	647	658	641	639	637

Totals

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
TK	185	253	324	518	551	548	551	554	543	534	522	517	507	495
K	691	679	658	688	672	672	674	675	663	651	640	629	617	606
1	788	723	702	686	712	698	699	699	700	688	676	664	651	643
2	835	781	730	715	690	720	707	705	705	705	690	677	667	654
3	853	831	774	731	715	694	723	706	705	703	703	690	678	667
4	885	839	834	794	732	715	695	723	708	706	704	704	693	680
5	848	872	832	844	792	734	718	694	725	705	706	704	704	692
6	872	839	871	859	841	804	759	746	716	748	731	730	727	727
7	931	827	828	872	845	831	794	752	740	709	741	725	721	719
8	951	931	837	848	875	850	835	799	755	744	712	744	727	726
Subtotals:	7839	7575	7390	7555	7425	7266	7155	7053	6960	6893	6825	6784	6692	6609
Pct Chg:	0%	-3.4%	-2.4%	2.2%	-1.7%	-2.1%	-1.5%	-1.4%	-1.3%	-1%	-1%	-0.6%	-1.4%	-1.2%
SDC:	335	351	337	335	331	320	310	301	292	287	284	281	278	275
Totals:	8174	7926	7727	7890	**7756**	**7586**	7465	7354	7252	7180	7109	7065	6970	6884
Capacity:	11362	11362	11362	11362	11362	11362	11362	11362	11362	11362	11362	11362	11362	11362
Open Seats:	3188	3436	3635	3472	3606	3776	3897	4008	4110	4182	4253	4297	4392	4478

CALPADS			8149	7731	7751									
			223	4	-139									

5.05 DEFERRED MAINTENANCE PLAN

Anderson Elementary School

SCHOOL YEAR	CAMPUS LOCATION	SCOPE OF WORK	BUDGET	STATUS
2022-23	Next to Classroom P1	Remove and replace concrete to change grade to eliminate puddling of water.	$10,000.00	Completed
	Portable Restroom	Replace sewer drain	$7,500.00	Completed
	All Playgrounds	Slurry coat and stripe.	$30,000.00	Completed
	All Playground turf	Fix and repair all turf area turf areas	$10,000.00	Completed
	Kinder	Install new DSA Kinder playground	$300,000.00	Completed
		2022-23 Budget:	**$357,500.00**	
2023-24	MPR	Replace MPR Stage due to extreme damage wood and no ramps for ADA	$40,000.00	Completed
	K-4 and K-5	Replace roofing due to ongoing roof leaks	$35,000.00	Completed
		2023-24 Budget:	**$75,000.00**	
2024-25	Front of School	Add new walkway to the east side of parking lot for safety	$60,000.00	Completed
	P-1	Replace carpet in portable classroom	$7,500.00	Completed
		2024-25 Budget:	**$67,500.00**	
2025-26	Playground	Restore two (2) tether poles on West balacktop area	$5,000.00	Planned 2026
	Parking Lot	Resurface and stripe main parking lot asphalt	$30,000.00	Planned 2026
		2025-26 Budget:	**$35,000.00**	
2026-27	P2 and P6	Replace carpet in portable classrooms	$20,000.00	Planned 2027
	MPR	Interior painting	$15,000.00	Planned 2027
		2026-27 Budget:	**$35,000.00**	
		Anderson ES Total 5-year Plan Cost	**$570,000.00**	

SCHOOL YEAR	CAMPUS LOCATION	SCOPE OF WORK	BUDGET	STATUS
2022-23	Entire Campus	Roof replace of Mansard roofing.	$150,000.00	Completed
	Entire Campus	Paint exterior doors, and ornamental fencing throughout the campus	$25,000.00	Completed
	Multipurpose Room	Refinish stage flooring	$25,000.00	Completed
	Multipurpose Room	Paint the interior of the MPR, Restrooms and stage	$20,000.00	Completed
	Playground	Stripe and paint all lines on upper and lower playgrounds	$30,000.00	Completed
		2022-23 Budget:	**$250,000.00**	
2023-24	FI and E2	Carpet replacement, asbestos testing, and abatement	$20,000.00	Completed
	F- Wing	Replace roofing due to ongoing roof leaks	$0.00	Deferred
		2023-24 Budget:	**$20,000.00**	
2024-25	Parking Lot	Resurface and stripe side parking lot asphalt	$0.00	Deferred
	F-2	Carpet replacement, asbestos testing, and abatement	$10,000.00	Completed
		2024-25 Budget:	**$10,000.00**	
2025-26	Parking Lot	Resurface and stripe side parking lot asphalt	$30,000.00	Planned 2026
	D3 and D4	Carpet replacement, asbestos testing, and abatement	$20,000.00	Planned 2026
		2025-26 Budget:	**$50,000.00**	
2026-27	F- Wing	Replace roofing due to ongoing roof leaks	$150,000.00	Planned 2027
	Parking Lot/Security	Add windsceeen for privacy at side parking lot	$15,000.00	Planned 2027
		2026-27 Budget:	**$165,000.00**	
		Clegg ES Total 5-year Plan Cost:	**$495,000.00**	

5.05 DEFERRED MAINTENANCE PLAN

DeMille Elementary School				
SCHOOL YEAR	**CAMPUS LOCATION**	**SCOPE OF WORK**	**BUDGET**	**STATUS**
2022-23	Kitchen	Replace door/jam and deteriorated wood framing.	$5,000.00	Completed
	Classrooms	Replace deteriorated ADA ramps in rooms 15, 20, 23, and 26.	$35,000.00	Completed
	Relocate teachers work room	Install electrical, paint and replace window	$30,000.00	Completed
	Kinder Area and Front of School	Replace chain link fence and install security fencing	$25,000.00	Completed
		2022-23 Budget:	**$95,000.00**	
2023-24	Classrooms	Replace deteriorated ADA ramps in select portable classrooms	$25,000	Completed
	Drainage	Improve drainage near Rooms 4 and 6 and front of school	$10,000	Completed
	MPR	New portable stage, lighting, and interior paint	$75,000	Completed
	Classroom 21 (Portable)	Replace roofing due to ongoing roof leaks	$15,000	Completed
	Schoolwide Safety	Add chain link fencing to cover electrical equipment in front of MPR	$10,000	Completed
		2023-24 Budget:	**$135,000.00**	
2024-25	Portables	Replace lower vents at patch portable classroom exterior siding	$0.00	Deferred
		2024-25 Budget:	**$0.00**	
2025-26	Portables	Replace lower vents at patch portable classroom exterior siding	$5,000.00	Planned 2026
	Modular Restroom	Add concrete ramp and remove deteriorating wood ramp	$25,000.00	Planned 2026
	22 and 26	Replace carpet in portable classrooms	$15,000.00	Planned 2026
		2025-26 Budget:	**$45,000.00**	
2026-27	Portables (TBD)	Replace carpet in portable classrooms	$30,000.00	Planned 2027
		2026-27 Budget:	**$30,000.00**	
		Demille ES Total 5-year Plan Cost:	**$305,000.00**	

Eastwood Elementary School				
SCHOOL YEAR	**CAMPUS LOCATION**	**SCOPE OF WORK**	**BUDGET**	**STATUS**
2022-23	Modular Restroom	Replace deteriorated roofing	$25,000.00	Completed
	E5	Replace carpet in portable classroom	$7,500.00	Completed
		2022-23 Budget:	**$32,500.00**	
2023-24	E5	Replace carpet in portable classroom	$7,500	Completed
	Schoolwide Safety	Install fencing enclosure around solar equipment	$5,000	Deferred
		2023-24 Budget:	**$12,500.00**	
2024-25	Schoolwide Safety	Install fencing enclosure around solar equipment	$5,000.00	Completed
	Multipurpose Room	Interior Painting	$20,000.00	Completed
	Parking Lot	Scrape chipping paint and repaint curb at pick up/drop off area	$10,000.00	Completed
	3 Restrooms (A-B Wing and Nurse)	Acrylic wall coating and floor epoxy	$30,000.00	Completed
	E1-E3	Replace carpet in portable classrooms	$21,000.00	Completed
	E1-E3	Replace all ceiling tiles	$10,000.00	Completed
		2024-25 Budget:	**$96,000.00**	
2025-26	R1 and R3	Replace carpet in portable classrooms	$15,000.00	Planned 2026
		2025-26 Budget:	**$15,000.00**	
2026-27	Portables (3 classooms)	Replace carpet in portable classrooms	$20,000.00	Planned 2027
		2026-27 Budget:	**$20,000.00**	
		Eastwood ES Total 5-year Plan Cost:	**$176,000.00**	

Finley Elementary School				
SCHOOL YEAR	**CAMPUS LOCATION**	**SCOPE OF WORK**	**BUDGET**	**STATUS**
2022-23	Playgrounds	Repair deteriorated asphalt areas on playground, slurry coat and re-stripe.	$35,000.00	Completed
		2022-23 Budget:	**$35,000.00**	
2023-24	Library	Demo casework and replace carpeting	$0.00	Deferred
	27 and 31	Replace roofing due to ongoing roof leaks	$30,000.00	Completed
	R7	Add mini-split HVAC unit	$10,000.00	Completed
		2023-24 Budget:	**$40,000.00**	
2024-25	25 and 31	Replace carpet in portable classrooms	$5,000.00	Completed
	Playgrounds	Remove and replace deteriorated asphalt	$150,000.00	Completed
	Library	Demo existing casework and replace librarian circulation desk	$25,000.00	Completed
		2024-25 Budget:	**$180,000.00**	
2025-26	26 and 29	Replace carpet in portable classrooms	$15,000.00	Planned 2026
		2025-26 Budget:	**$15,000.00**	
2026-27	TBD	TBD	$0.00	Planned 2027
		2026-27 Budget:	**$0.00**	
		Finley ES Total 5-year Plan Cost:	**$270,000.00**	

5.05 DEFERRED MAINTENANCE PLAN

Fryberger Elementary School				
SCHOOL YEAR	CAMPUS LOCATION	SCOPE OF WORK	BUDGET	STATUS
2022-23	B2 and B4	Carpet replacement, asbestos testing, and abatement	$35,000.00	Completed
	Playgrounds	Slurry coat and stripe.	$30,000.00	Completed
	Staff Lounge	Replace sliding door	$7,500.00	Completed
		2022-23 Budget:	**$72,500.00**	
2023-24	A4 and A5	Carpet replacement, asbestos testing, and abatement	$20,000.00	Completed
	Staff Lounge	Interior painting	$3,500.00	Completed
	C-Wing Conference Room	Add mini-split HVAC unit	$10,000.00	Completed
		2023-24 Budget:	**$33,500.00**	
2024-25	Playgrounds	Remove and replace deteriorated asphalt	$150,000.00	Completed
	A3 and A6	Carpet replacement, asbestos testing, and abatement	$20,000.00	Completed
		2024-25 Budget:	**$170,000.00**	
2025-26	Playgrounds	Replace upper and lower playgrounds	$600,000.00	In Progress
		2025-26 Budget:	**$600,000.00**	
2026-27	A-Wing Restrooms	Epoxy floors and glaze tile walls/new restroom fixtures	$50,000.00	Planned 2027
		2026-27 Budget:	**$50,000.00**	
		Fryberger ES Total 5-year Plan Cost:	**$926,000.00**	

Hayden Elementary School				
SCHOOL YEAR	CAMPUS LOCATION	SCOPE OF WORK	BUDGET	STATUS
2022-23	D5 and D8	Carpet replacement, asbestos testing, and abatement	$35,000.00	Completed
	Bewtween C and D Wing	Remove pine trees that are lifting sidewalk	$10,000.00	Completed
	A-Wing Restrooms	Replace flooring in girls and boys and paint	$30,000.00	Completed
		2022-23 Budget:	**$75,000.00**	
2023-24	B4 and K4	Carpet replacement, asbestos testing, and abatement	$20,000.00	Completed
	Principal's Office	Modify office cabinets and add new desk	$5,000.00	Completed
		2023-24 Budget:	**$25,000.00**	
2024-25	Schoolwide Safety	Grind asphalt/asphalt replacement in trip hazard areas	$150,000.00	Completed
		2024-25 Budget:	**$150,000.00**	
2025-26	Playgrounds	Replace plywood and paint ball walls	$10,000.00	Completed
	Campus Draiange	Additional drains for common flooded areas near Kinder wing and office	$0.00	Deferred
	Parking lot	Slurry coat and seal asphalt in main parking lot	$30,000.00	Planned 2026
	A3 and A4	Carpet replacement, asbestos testing, and abatement	$0.00	Deferred
		2025-26 Budget:	**$40,000.00**	
2026-27	A3 and A4	Carpet replacement, asbestos testing, and abatement	$25,000.00	Planned 2027
	Campus Drainage	Addition drains for common flooded areas near Kinder wing and office	$10,000.00	Planned 2027
		2026-27 Budget:	**$25,000.00**	
		Hayden ES Total 5-year Plan Cost:	**$315,000.00**	

Johnson Middle School				
SCHOOL YEAR	CAMPUS LOCATION	SCOPE OF WORK	BUDGET	STATUS
2022-23	4A and 8C-storage room	Carpet replacement, asbestos testing, and abatement	$20,000.00	Completed
	Band Room	Replace cork floring with LVT	$25,000.00	Completed
		2022-23 Budget:	**$45,000.00**	
2023-24	2C and 5C	Carpet replacement, asbestos testing, and abatement	$20,000.00	Completed
	5C and 5D	New mini-spilt HVAC units	$25,000.00	Completed
		2023-24 Budget:	**$45,000.00**	
2024-25	Side parking lot	Asphalt slurry and re-striping	$25,000.00	Completed
	Main Office / Lounge	Install new HVAC system	$150,000.00	Completed
	5C and 5D	Add fencing around new mini-spilt	$10,000.00	Completed
		2024-25 Budget:	**$185,000.00**	
2025-26	Playground	Asphalt replacement (selected areas), seal coating and restriping	$150,000.00	Planned 2026
		2025-26 Budget:	**$150,000.00**	
2026-27	P.E. Offices	Add mini-split AC units to P.E. Offices	$30,000.00	Planned 2027
		2026-27 Budget:	**$30,000.00**	
		Johnson MS Total 5-year Plan Cost:	**$455,000.00**	

5.05 DEFERRED MAINTENANCE PLAN

Land Early Education Center				
SCHOOL YEAR	**CAMPUS LOCATION**	**SCOPE OF WORK**	**BUDGET**	**STATUS**
2022-23	Stage	Refurnish Stage floor	$20,000.00	Completed
	MPR and Lounge	MPR and Lounge	$25,000.00	Completed
		2022-23 Budget:	**$45,000.00**	
2023-24	Preschool outdoor spaces	Add three (3) shade shelters	$300,000.00	Completed
	Rooms 3-8, 10-12, and 15	New flooring, paint, and casework	$150,000.00	Completed
	Student Services Room 13	Add a separation wall to create parent observation center	$50,000.00	Completed
	Student Services Offices	Install new cubicles, flooring, and paint	$125,000.00	Completed
		2023-24 Budget:	**$625,000.00**	
2024-25	Student Services Room 9	Add two offices, new flooring and paint. Add cubicle panels.	$75,000.00	Completed
	Playgrounds	Add two new playgrounds	$600,000.00	Completed
		2024-25 Budget:	**$675,000.00**	
2025-26	Preschool restrooms (4)	comply with State Pre-K requirements	$750,000.00	In Progress
	Restrooms (infrastructure)	Add dual direction cleanout to help with constant sewer clogs and replace main water valve (at service meter)	$30,000.00	Completed
	Student Services Room 11	Add new sink and cabinets, electrical outlets, and repaint room. Add new training room style furniture	$50,000.00	Planned 2026
		2025-26 Budget:	**$830,000.00**	
2026-27	TBD	TBD	$0.00	Planned 2027
		2026-27 Budget:	**$0.00**	
		Land EEC Total 5-year Plan Cost:	**$2,175,000.00**	

Meairs Elementary School				
SCHOOL YEAR	**CAMPUS LOCATION**	**SCOPE OF WORK**	**BUDGET**	**STATUS**
2022-23	Classroom C3 &C4	Carpet replacement, asbestos testing, and abatement.	$35,000.00	Completed
	Playground	Replace upper and lower playgrounds	$0.00	Deferred
	Modular restroom building	Repair deteriorated ADA ramp	$5,000.00	Completed
	Multipurpose Room	Replace Ceiling tiles, Paint, & lighting	$60,000.00	Completed
		2022-23 Budget:	**$100,000.00**	
2023-24	Multipurpose Room	Flooring replacement, asbestos testing, and abatement.	$20,000.00	Completed
	Playgrounds	Replace upper and lower playgrounds	$0.00	Deferred
	West campus	Add drainage and curb cuts for better flow of water	$5,000.00	Completed
	Side Parking Lot	Slurry seal and re-stripe east parking lot	$25,000.00	Completed
	Schoolwide safety	Add privacy screen to front of school	$15,000.00	Completed
		2023-24 Budget:	**$65,000.00**	
2024-25	Schoolwide Safety	Grind asphalt/asphalt replacement in trip hazard areas	$150,000.00	Completed
	Playgrounds	playground and install rubber surfacing	$600,000.00	Completed
	Modular restroom building	Add concrete ramps to portable buildings	$30,000.00	Completed
	A1, A3, and A4	Carpet replacement, asbestos testing, and abatement	$30,000.00	Completed
		2024-25 Budget:	**$810,000.00**	
2025-26	Campus Safety	Add graphic banner for student safety in side parking lot	$15,000.00	Planned 2026
		2025-26 Budget:	**$15,000.00**	
2026-27	Campus Wide	Exterior painting (entire campus)	$70,000.00	Planned 2027
		2026-27 Budget:	**$70,000.00**	
		Meairs ES Total 5-year Plan Cost:	**$1,060,000.00**	

5.05 DEFERRED MAINTENANCE PLAN

Schmitt Elementary School

SCHOOL YEAR	CAMPUS LOCATION	SCOPE OF WORK	BUDGET	STATUS
2022-23	Playground area	Carpet replacement, asbestos testing, and abatement	$35,000.00	Completed
	Modular Restroom building	Repair deteriorated ADA ramp	$5,000.00	Completed
	Multipurpose room	Replace cafeteria tables	$60,000.00	Completed
	Kinder Area	Install fencing to improve green	$25,000.00	Completed
	Front Entrance	Install self-closing security gate	$7,500.00	Completed
	Portables 32-37	Roofing repairs and new flooring	$35,000.00	Completed
		2022-23 Budget:	**$167,500.00**	
2023-24	ESP Program	New office furniture	$90,000.00	Completed
	ESP Program	New security gate with coded handle for visitor entry	$15,000.00	Completed
		2023-24 Budget:	**$105,000.00**	
2024-25	Schoolwide Safety	Replace west kindergarten yard fencing and add windscreen	$35,000.00	Completed
	Health and Safety	Add trash enclosure for refuse bins	$0.00	Deferred
	Back parking lot and playgrounds	Asphalt slurry and re-striping	$35,000.00	Completed
	Outdoor stage	Add ornamental fencing backdrop for stage area	$15,000.00	Completed
		2024-25 Budget:	**$85,000.00**	
2025-26	MPR	Interior Paint	$15,000.00	Completed
	Health and Safety	Add trash enclosure for refuse bins	$30,000.00	Planned 2026
		2025-26 Budget:	**$45,000.00**	
2026-27	Portable 38	Replace roofing	$25,000.00	Planned 2027
		2026-27 Budget:	**$25,000.00**	
		Schmitt ES Total 5-year Plan Cost:	**$427,500.00**	

Schroeder Elementary School

SCHOOL YEAR	CAMPUS LOCATION	SCOPE OF WORK	BUDGET	STATUS
2022-23	Playground	Replace upper and lower playgrounds	$0.00	Deferred
	Playground	Slurry coat and re-stripe playground	$25,000.00	Completed
	B2 and C1	Carpet replacement, asbestos testing, and abatement	$20,000.00	Completed
	Between A & B wings	Install storm drainage system	$25,000.00	Completed
	Classroom AA4	Install storm drainage system to avoid flooding into classroom	$7,500.00	Completed
	Classroom AA4	Re-roof with Modified Bituminous Membrane Roofing	$15,000.00	Completed
		2022-23 Budget:	**$92,500.00**	
2023-24	C4 and D2	Carpet replacement, asbestos testing, and abatement	$20,000.00	Completed
	Between B & C wings	Install storm drainage system	$10,000.00	Completed
	Entire campus	Replace damaged fascia boards throughout campus	$15,000.00	Completed
	AA5	Reinforce subfloor and replace floorin	$25,000.00	Completed
		2023-24 Budget:	**$70,000.00**	
2024-25	Playgrounds	Replace upper and lower playgrounds	$600,000.00	Completed
	Playgrounds	Slurry coat and re-stripe (replace small section)	$50,000.00	Completed
	C2	Remove old computer lab tables and replace carpet	$15,000.00	Completed
	Schoolwide Safety	Repair/replace concrete sections, as needed, due to trip hazards	$5,000.00	Completed
	AA2	flooring	$25,000.00	Completed
		2024-25 Budget:	**$695,000.00**	
2025-26	Campus Exterior	Replace graphic privacy screens	$25,000.00	Planned 2026
		2025-26 Budget:	**$25,000.00**	
2026-27	TBD	TBD	$0.00	Planned 2027
		2026-27 Budget:	**$0.00**	
		Schroeder ES Total 5-year Plan Cost:	**$882,500.00**	

5.05 DEFERRED MAINTENANCE PLAN

Sequoia Elementary School				
SCHOOL YEAR	**CAMPUS LOCATION**	**SCOPE OF WORK**	**BUDGET**	**STATUS**
2022-23	R1	Lift portable and repair foundation and replace subfloor and flooring	$10,000.00	Completed
	R1	Replace deteriorated roof	$15,000.00	Completed
		2022-23 Budget:	**$25,000.00**	
2023-24	Main parking lot and front small lot	Asphalt slurry coat and re-stripe	$20,000.00	Completed
		2023-24 Budget:	**$20,000.00**	
2024-25	Playground	Asphalt slurry coat and re-stripe	$30,000.00	Completed
		2024-25 Budget:	**$30,000.00**	
2025-26	Schoolwide Safety	Add rain gutters and permanent sump pumps by A Building for drainage control	$20,000.00	Planned 2026
	Schoolwide Safety	Grind or replace concrete walkway trip hazards	$5,000.00	Planned 2026
		2025-26 Budget:	**$25,000.00**	
2026-27	TBD	TBD	$0.00	Planned 2027
		2026-27 Budget:	**$0.00**	
		Sequoia ES Total 5-year Plan Cost:	**$100,000.00**	

Stacey Middle School				
SCHOOL YEAR	**CAMPUS LOCATION**	**SCOPE OF WORK**	**BUDGET**	**STATUS**
2022-23	Classroom D3 & D4	Remove carpet and replace with LVT, requiring asbestos testing, and abatement	$20,000.00	Completed
	Central Kitchen	Comprehensive roof repair	$35,000.00	Completed
	Walkway near D3	Increase sidewalk for student traffic	$20,000.00	Completed
	Behind gym	Install volleyball courts (6)	$15,000.00	Completed
	Locker rooms	Paint interior and girls and boys lock rooms	$10,000.00	Completed
		2022-23 Budget:	**$100,000.00**	
2023-24	Main parking lot and front small lot	Asphalt slurry coat and re-stripe	$20,000.00	Completed
	G4A and A2	Remove carpet and replace with LVT, asbestos testing, and abatement	$20,000.00	Completed
	Central Kitchen	Selective roof repair	$5,000.00	Completed
	Band Room	Leak repair and cork flooring replacement with LVT	$25,000.00	Completed
		2023-24 Budget:	**$70,000.00**	
2024-25	G2A and J1-J2	Room reconfigurations to maximize student classroom and office spaces	$30,000.00	Completed
	Main Office / Lobby	Install new HVAC system	$150,000.00	Completed
	H1	Install rain gutters	$10,000.00	Completed
		2024-25 Budget:	**$190,000.00**	
2025-26	Schoolwide Safety	Add new drainage culverts and concrete drain basins to areas between A, B and C Buildings to avoid flooding during rainstorms	$25,000.00	Planned 2026
	P.E. Office	Remodel offices to improve layout	$10,000.00	Planned 2026
		2025-26 Budget:	**$35,000.00**	
2026-27	64B	Remove cabinets from one side of the room and add new LVT flooring, requiring asbestos testing and abatement	$25,000.00	Planned 2027
	P.E. Blacktop	Add asphalt to large dirt area behind gym (previous landscape area)	$60,000.00	Planned 2027
		2026-27 Budget:	**$85,000.00**	
		Stacey MS Total 5-year Plan Cost:	**$480,000.00**	

5.05 DEFERRED MAINTENANCE PLAN

Warner Middle School

SCHOOL YEAR	CAMPUS LOCATION	SCOPE OF WORK	BUDGET	STATUS
2022-23	Science Building	Install storm drainage system to avoid flooding into classrooms.	$10,000.00	Completed
	Classrooms 7 thru 12	Install storm drainage system to avoid flooding into classrooms.	$35,000.00	Completed
	Behind Classrooms 1-3	Install Security fencing behind classrooms	$0.00	Deferred
	Behind Classrooms A3 & A4	Extend rear fencing to 8'	$0.00	Deferred
		2022-23 Budget:	**$45,000.00**	
2023-24	Behind Classrooms 1-3	Install Security fencing behind classrooms	$25,000.00	Completed
		2023-24 Budget:	**$25,000.00**	
2024-25	Behind Classrooms A3 & A4	Extend rear fencing to 8'	$5,000.00	Completed
	22A and 23A	Replace carpet in portable classrooms	$15,000.00	Completed
	P.E. Blacktop	Install rain gutters	$10,000.00	Completed
	PE Office	Asphalt slurry and re-striping	$30,000.00	Completed
		2024-25 Budget:	**$60,000.00**	
2025-26	Band Room	Replace Band Room cork flooring with LVT due to ongoing roof leaks (leak has been repaired)	$25,000.00	Planned 2026
		2025-26 Budget:	**$25,000.00**	
2026-27	Schoolwide Safety	Add rain gutters to all North facing eaves on classrooms buildings to avoid walkway flooding	$75,000.00	Deferred pending FMP
		2026-27 Budget:	**$75,000.00**	
		Warner MS Total 5-year Plan Cost:	**$230,000.00**	

Webber Elementary School

SCHOOL YEAR	CAMPUS LOCATION	SCOPE OF WORK	BUDGET	STATUS
2022-23	MPR	Install stage light bar and electrical	$0.00	Deferred
	D2, E1, E2 F1, and F3	Replace all deteriorated wood ADA ramps with concrete ramps	$30,000.00	Completed
		2022-23 Budget:	**$30,000.00**	
2023-24	Room D4	Replace roofing due to ongoing leaks	$15,000.00	Completed
		2023-24 Budget:	**$15,000.00**	
2024-25	Speech Room	Carpet replacement, asbestos testing, and abatement	$5,000.00	Completed
	Portables E3 and E4	Add concrete ramps to portable classrooms	$15,000.00	Completed
	P.E. Blacktop	Install rain gutters	$10,000.00	Completed
	Playground	Asphalt slurry and re-striping	$30,000.00	Completed
	MPR	Install stage light bar and electrical	$10,000.00	Completed
		2024-25 Budget:	**$70,000.00**	
2025-26	Playgrounds	Replace upper and lower playgrounds	$600,000.00	In Progress
	Schoolwide Safety	Add striping/walkway for safe transition to campus from public right of way, restripe door safety lines preschool concrete area	$15,000.00	Completed
	Schoolwide Safety	Add new fencing for trash enclosure to keep trash trucks off main campus	$20,000.00	Planned 2026
		2025-26 Budget:	**$635,000.00**	
2026-27	TBD	TBD	$0.00	Planned 2027
		2026-27 Budget:	**$0.00**	
		Webber ES Total 5-year Plan Cost:	**$750,000.00**	

Willmore Elementary School

SCHOOL YEAR	CAMPUS LOCATION	SCOPE OF WORK	BUDGET	STATUS
2022-23	F-Wing Portable Classrooms	Replace carpet in portable classrooms	$30,000.00	Completed
	K1 and K2	Replace non-functioning heaters with mini-split units	$20,000.00	Completed
	Kindergarten yard	Remove existing fence and replace with 8' safety fencing	$15,000.00	Completed
	Front parking lot	Re-slurry and the Stripe	$20,000.00	Completed
		2022-23 Budget:	**$85,000.00**	
2023-24	C3 and D3	Remove carpet and replace with LVT, asbestos testing, and abatement	$20,000.00	Completed
	E3-E5, F3	Replace roofing due to ongoing roof leaks	$100,000.00	F3 Completed/E3-E5 Deferred
		2023-24 Budget:	**$120,000.00**	
2024-25	Teacher's Lounge	Interior painting	$5,000.00	Completed
		2024-25 Budget:	**$5,000.00**	
2025-26	F2 and F3	Remove carpet and replace with LVT/carpet mix for preschool use	$20,000.00	Planned 2026
		2025-26 Budget:	**$20,000.00**	
2026-27	TBD	TBD	$0.00	Planned 2027
		2026-27 Budget:	**$0.00**	
		Stacey MS Total 5-year Plan Cost:	**$230,000.00**	

TOTAL 5 YEAR PLAN COST: $9,847,000.00

Facilities and Planning Priority Projects (COP Budget Planning)

Project	Budget	Funding Source	Notes
Schroeder HVAC Modernization (includes soft costs/contingency)	$4,000,000	COP/Capital Outlay	Plans submitted ($214,500 emcumbered)
Willmore HVAC Modernization (includes soft costs/contingency)	$4,000,000	COP/Capital Outlay	Plans submitted ($214,500 emcumbered)
Underground Fuel Storage Tank - DO	$750,000	COP/Capital Outlay	Underway ($350k expended)
EV Charging Infrastructure (Buses/White Fleet)	$200,000	COP/Capital Outlay	
Fire Alarm - Stacey and Clegg	$75,000	COP/Capital Outlay	Reduced to M&O project due to total cost over $2 million (from early estimates)
Subtotal w/o playgrounds	**$9,025,000**		
Playgrounds (26/27) - DeMille and Eastwood	$1,300,000	COP/RRMA/Categorical	
Playgrounds (27/28) - Schmitt and Hayden	$1,000,000	COP/RRMA/Categorical	
Playgrounds	**$2,300,000**		
Grand Total	**$9,025,000**	Without Playgrounds	
Grand Total	**$11,325,000**	With Playgrounds	
COP Balance (5-15-26)	**$10,380,436**		
COP Balance w/ encumbrances (5-15-26)	**$9,221,467**		
Balance	**($2,103,533)**	Balance w/Playgrounds	
Balance w/o Playgrounds	**$196,467**	Balance w/o playgrounds	

5.07 SCHOOL DISTRICT ELIGIBILITY

School Facility Program Eligibility

The School Facility Program (SFP) provides state matching funds for modernization projects at schools 25+ years old. District must demonstrate eligibility through enrollment data, facility age verification, and project scope documentation.

The District is continuously looking to identify projects that are eligible for funding. They are coordinating with California Department of Education (CDE) and Office of Public School Construction (OPSC) to ensure compliance and maximize funding opportunities.

Current Applications for Funding

School Site	Stage	Anticipated $
Anderson	OPSC 02/13/2026	$6,090,400
DeMille	Submitted to CDE	
Eastwood	Submitted to CDE	
Finley	OPSC 02/19/2026	$5,499,548
Fryberger	OPSC 12/4/2025	$5,008,659
Hayden	OPSC 12/4/2025	$5,786,157
Johnson	Anticipate Fall	
Meairs	OPSC 12/4/2025	$5,406,031
Schmitt	Submitted to CDE	
Sequoia	Anticipate Summer	
Stacey	Anticipate Fall	
Warner	Anticipate Summer	
Webber	Anticipate Fall	

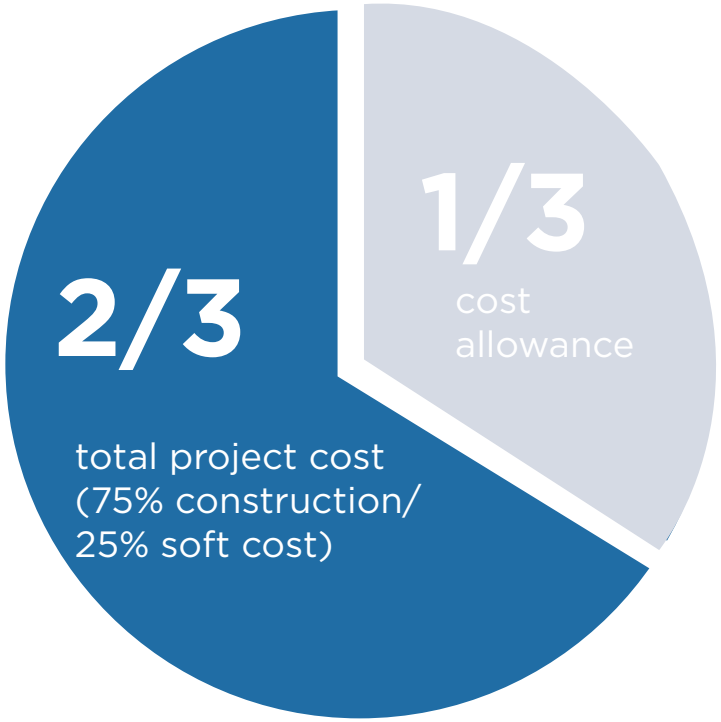
5.07 SCHOOL DISTRICT ELIGIBILITY

CURRENT ELIGIBILITY

Westminster School District Modernization Eligibility Update - May 2026			
School Site	2026 State Funding	**District Match**	**STATUS**
Anderson Elementary	$ 6,090,400	$ 4,060,267	Submitted to OPSC 02/13/2026
Clegg Elementary	$ 3,714,219	$ 2,476,146	
DeMille Learning Academy	$ 3,757,962	$ 2,505,308	Submitted to CDE
Eastwood Elementary	$ 4,258,324	$ 2,838,883	Submitted to CDE
Finley Elementary	$ 5,499,548	$ 3,666,365	Submitted to OPSC 02/19/2026
Fryberger Elementary	$ 5,008,659	$ 3,339,106	Submitted to OPSC 12/04/2025
Hayden Elementary	$ 5,786,157	$ 3,857,438	Submitted to OPSC 12/04/2025
Johnson Middle	$ -	$ -	
Land School (2033 Elig)	$ -	$ -	
Meairs Elementary	$ 5,406,031	$ 3,604,021	Submitted to OPSC 12/04/2025
Schmitt Elementary	$ 4,270,822	$ 2,847,215	Submitted to CDE
Schroeder Elementary	$ 3,828,669	$ 2,552,446	
Sequoia Academy	$ 3,721,034	$ 2,480,689	CDE Set in progress - target CDE Summer 2026
Stacey Middle	$ 5,827,210	$ 3,884,807	CDE Set in progress - target CDE Fall 2026
Warner Middle	$ 6,470,649	$ 4,313,766	CDE Set in progress - target CDE Summer 2026
Webber Elementary	$ 3,195,994	$ 2,130,663	CDE Set in progress - target CDE Fall 2026
Willmore Language Academy	$ 4,428,640	$ 2,952,427	
Total	$ 71,264,318	$ 47,509,547	

5.08 FINANCING

Total FMP Need (2026$)	**$731,690,000**
Developer Fees (average collections per year x 10 years)	$4,180,000
General Funds/ Deferred Maintenance Set Aside (set aside for maintenance and operations per year x 10 years)	$500,000
State School Facilities Program (remaining State eligibility; Currently 8 applications pending + 7 upcoming)	$47,000,000
Future General Obligation Bond (District bonding capacity range)	$128,000,000
TOTAL POTENTIAL FUNDING	**$179,680,000**
FUNDING AVAILABLE FOR PROJECTS (2026$) $179,680,000 x 0.67 =	**$120,385,600**



Note: 2/3 of the program budget allocated to projects in (2026$). Remaining 1/3 to be used as a cost allowance to cover escalation to mid-point of construction, interim housing costs, offsite issues and as an overall program contingency.

5.09 ASSESSED CURRENT VALUE

AT04VC AT04VC-71 ORANGE COUNTY AUDITOR CONTROLLER PAGE 130
ACRTR04 2025-2026 DISTRICT VALUES FOR PUBLICATION OF ASSESSED VALUATIONS BOOKLET DATE 08/04/25
EQUALIZED ROLL VALUES TIME 18:51:26
FUND SNA- WESTMINSTER ELEM GEN FUND

TAX TYP	FUND	DISTRICT/ AGENCY	TYPE OF VALUE	SECURED VALUE	PUBLIC UTILITY VALUE	TOTAL SECURED VALUE	UNSECURED VALUE	TOTAL SECURED & UNSECURED VALUE
A1	SNA-	315B WESTMINSTER SCHOOL DIST-						
			LAND	9,456,548,028	214,315	9,456,762,343	78,888,115	9,535,650,458
			IMPS	4,084,253,856		4,084,253,856	199,429,818	4,283,683,674
			TOTAL L&I	13,540,801,884	214,315	13,541,016,199	278,317,933	13,819,334,132
			PERS PROP	32,130,651		32,130,651	313,292,272	345,422,923
			OTH EXEMP	342,147,356		342,147,356	9,147,914	351,295,270
			TOT VALUE	13,230,785,179	214,315	13,230,999,494	582,462,291	13,813,461,785
			H/O EXEMP	59,281,105		59,281,105	-238,983	59,042,122
			NET VALUE	13,171,504,074	214,315	13,171,718,389	582,701,274	13,754,419,663
	SNA-	FUND TOTAL						
			LAND	9,456,548,028	214,315	9,456,762,343	78,888,115	9,535,650,458
			IMPS	4,084,253,856		4,084,253,856	199,429,818	4,283,683,674
			TOTAL L&I	13,540,801,884	214,315	13,541,016,199	278,317,933	13,819,334,132
			PERS PROP	32,130,651		32,130,651	313,292,272	345,422,923
			OTH EXEMP	342,147,356		342,147,356	9,147,914	351,295,270
			TOT VALUE	13,230,785,179	214,315	13,230,999,494	582,462,291	13,813,461,785
			H/O EXEMP	59,281,105		59,281,105	-238,983	59,042,122
			NET VALUE	13,171,504,074	214,315	13,171,718,389	582,701,274	13,754,419,663


WESTMINSTER SCHOOL DISTRICT
WSD
2026-2031
LONG RANGE
FACILITIES MASTER PLAN