



# IRVINEUSD

Facilities Study Session  
November 1, 2018

## Board of Education

Paul Bokota  
Lauren Brooks  
Betty Carroll  
Ira Glasky  
Sharon Wallin, President



# AGENDA

## Enrollment Update

- Actual Enrollment
- Overview – Projection Shortfall
- Enrollment Actual vs Projected
- Shortfall Factors
- Alderwood & Oak Creek Community Update

## Developer Business Plan Update

- FivePoint
- Irvine Company

## State Funding Update

## Project Updates

- Completed Projects
- Current Projects



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**ENROLLMENT  
UPDATE**



# ENROLLMENT PROJECTION PROCESS

## Today

- Review Enrollment for 2018/19 School Year
- Review Enrollment Compared to Projections

## October - December 2018

- Begin to Prepare Enrollment Projections (2019 - 2028)
- Analyze and Implement New Trends
- Used for Timing of New School Openings
- Used for Staffing and Budgetary Projections

## Spring 2019 Study Session

- Enrollment Projection Update (2019 - 2028)
- Changes to New School Openings/Expansions



# TK-12 ENROLLMENT PROJECTIONS STUDY SCENARIOS

## **Aggressive (Recent Development Gen Rates)**

- Illustrative of most aggressive growth in District
- Used for the planning of facilities
- Used in the process of creating/changing boundaries
- Used for timing of new school openings (within mitigation agreements)

## **Conservative (Recent Development Gen Rates)**

- Illustrative of less aggressive growth in District (Lag in development)
- Used for District staffing
- Used for General Fund budgeting

## **Geographic Projections**

- Illustrative of projected students within a geographic boundary
- Used for analysis of various scenarios



# ACTUAL ENROLLMENT GROWTH

## Enrollment Growth October 2017 to 2018

Grade Level	CBEDS 2017 Enrollment	CBEDS 2018 Enrollment	Growth	% Growth '17 to '18
TK - 6th	18,949	19,156	207	1.1%
7th - 8th	5,373	5,575	202	3.8%
9th - 12th	10,177	10,454	277	2.7%
<b>Total*</b>	<b>34,499</b>	<b>35,185</b>	<b>686</b>	<b>2.0%</b>

### Enrollment Growth from October 2016 to 2017

TK-6<sup>th</sup>: 821 student growth, 4.5% increase

7<sup>th</sup>-8<sup>th</sup>: 114 student growth, 2.2% increase

9<sup>th</sup>-12<sup>th</sup>: 359 student growth, 3.7% increase

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Total: 1,294 Student growth, 3.9% increase

\*Does not include Preschool, RSJ home school, and DHH students

Source: Weekly Enrollment Report October 4, 2017, Weekly Enrollment Report October 3, 2018

CBEDS - California Basic Education Data System

ENROLLMENT  
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## PROJECTION SHORTFALL

- Conservative projections for 2018/19 school year were greater than actual enrollment

2018/19 Conservative Projection	2018/19 Actual Enrollment	Variance
35,545	35,185	360

- Conservative projections anticipated 2.7% increase of TK-12 students. Actual enrollment growth was 2%

## FACTORS IMPACTING DECLINING GROWTH

- **Major** factors impacting projections/actual enrollment alignment for the 2018/19 school year

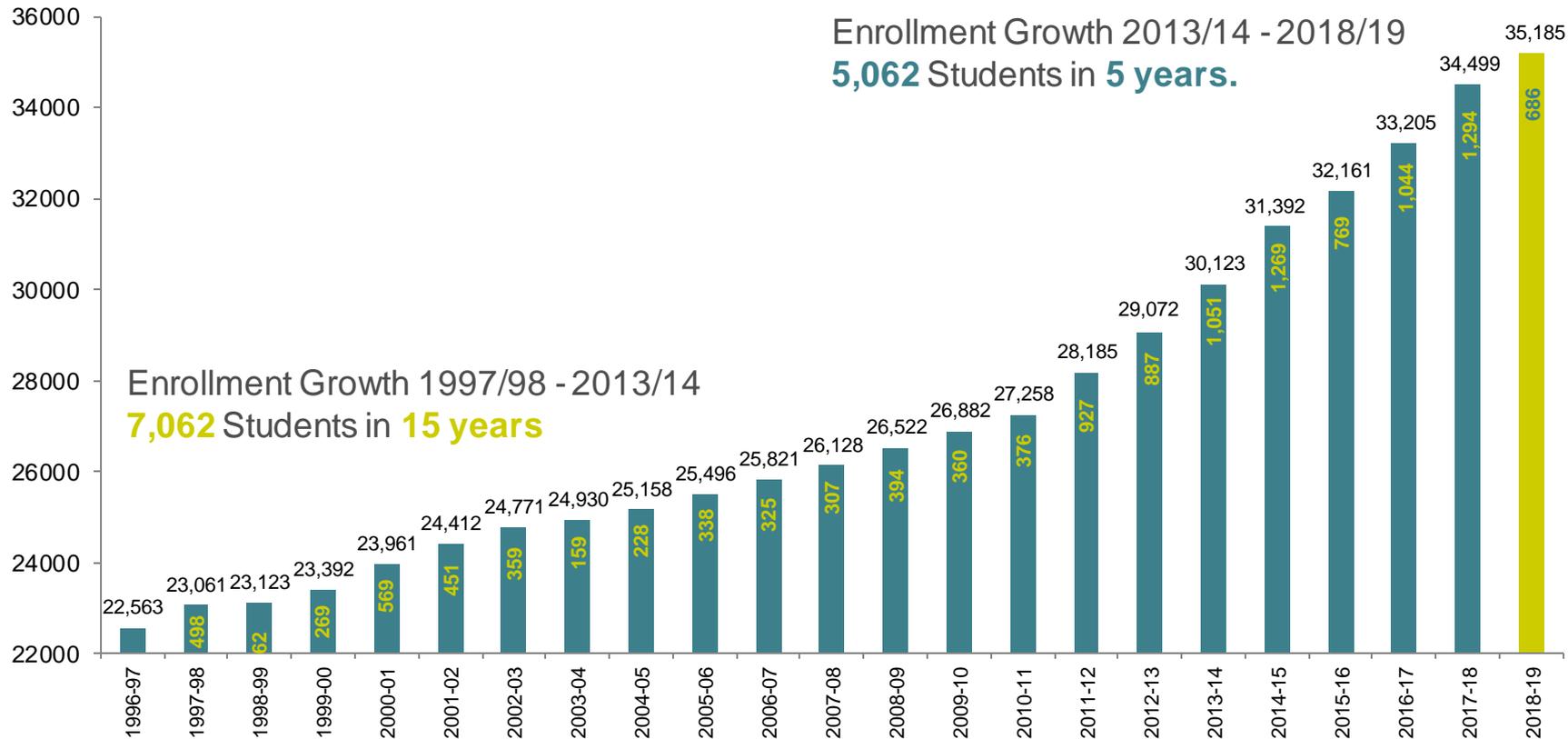
No.	Factor	# of Students
1	Reduced K-12 Regeneration in University HS <b>Geographic</b> Attendance Area	222
2	Reduced Cohort Matriculation in Irvine HS <b>Geographic</b> Attendance Area	106
3	Reduced Elementary Generation Rate Within New Development (Portola Springs and Heritage Fields)	120*
	Total	448

\* Data for Portola Springs occupancy is being verified to compare against the student generation rate.

Source: Weekly Enrollment Report October 3, 2018  
CBEDS - California Basic Education Data System

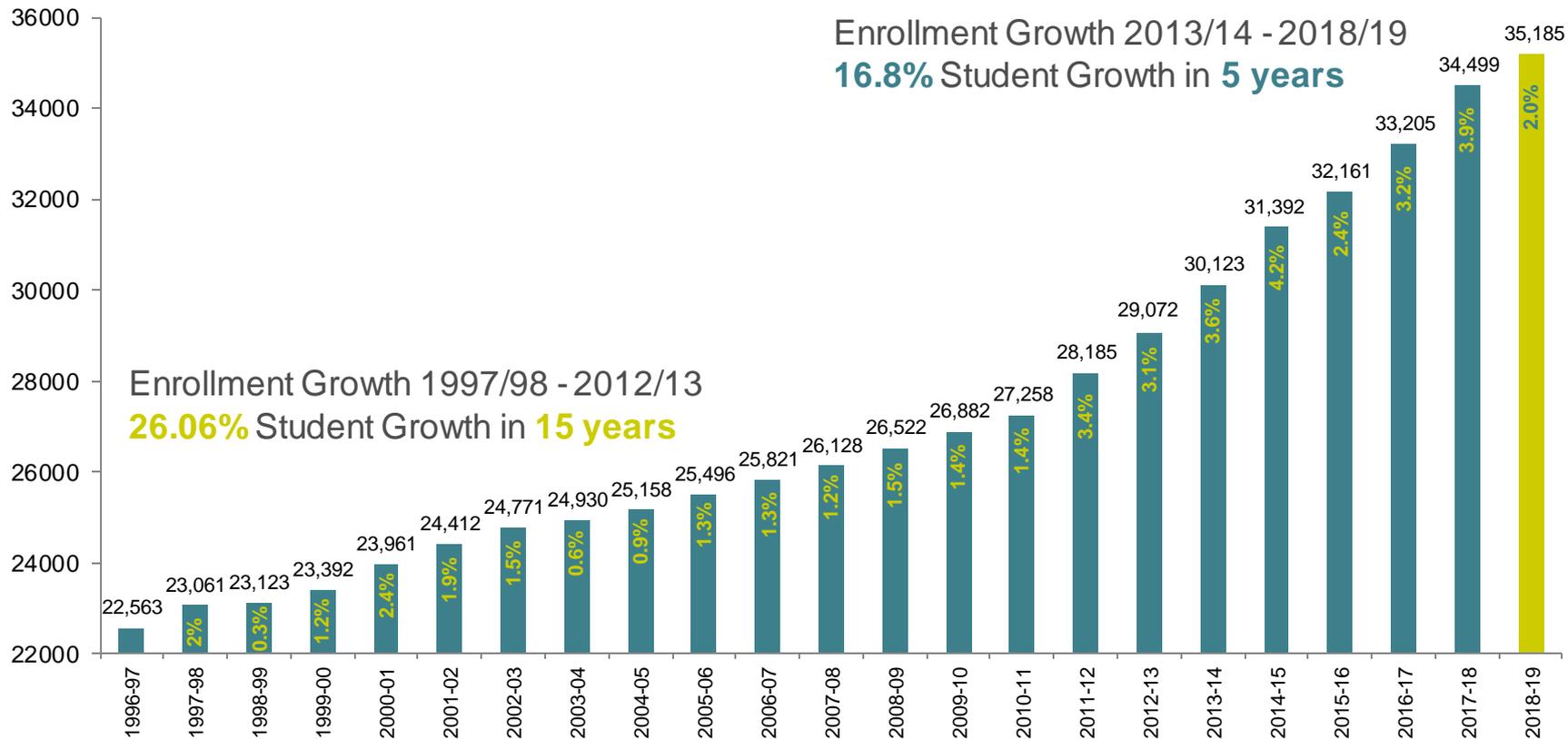
# ENROLLMENT UPDATE

## Enrollment Growth (TK-12 Students)



# ENROLLMENT UPDATE

## Enrollment Growth (TK-12 Students)





## ENROLLMENT PROJECTIONS RESPONSE

- Adjust for new projection trends
- Adjust conservative development lag from 20% to 25% due to current market conditions
- Despite declining growth, the total units at build out (2027) remains consistent to the previous year projections. The projection will respond accordingly.
- Continued coordination with Fiscal, Human Resources, Information Services, and Education Services
- Implement an “April Revision” if developers provide a business plan update after final projections are posted



# ENROLLMENT TRENDS ACTUAL vs PROJECTED

## Enrollment vs Conservative Projections – Fall 2018

Grade Level	Actual Enrollment	Conservative Projected Enrollment	Variance	% Variance
TK - 6 <sup>th</sup>	19,156	19,356	(200)	-1.0%
7 <sup>th</sup> - 8 <sup>th</sup>	5,575	5,617	(42)	-0.7%
9 <sup>th</sup> - 12 <sup>th</sup>	10,454	10,574	(120)	-1.1%
<b>Total*</b>	<b>35,185</b>	<b>35,545</b>	<b>(360)</b>	<b>-1.0%</b>

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\*Does not include Preschool, RSJ home school, and DHH Students

Sources: 2018 Weekly Enrollment Report October 3, 2018, IUSD18Cnsv(RecDev), & IUSD18Mod (RecDev)



# ENROLLMENT TRENDS ACTUAL vs PROJECTED

## Enrollment vs Aggressive Projections – Fall 2018

Grade Level	Actual Enrollment	Aggressive Projected Enrollment	Variance	% Variance
TK - 6 <sup>th</sup>	19,156	19,756	(600)	-3.0%
7 <sup>th</sup> - 8 <sup>th</sup>	5,575	5,709	(134)	-2.3%
9 <sup>th</sup> - 12 <sup>th</sup>	10,454	10,726	(272)	-2.5%
<b>Total*</b>	<b>35,185</b>	<b>36,191</b>	<b>(1,006)</b>	<b>-2.8%</b>

**ENROLLMENT  
UPDATE**

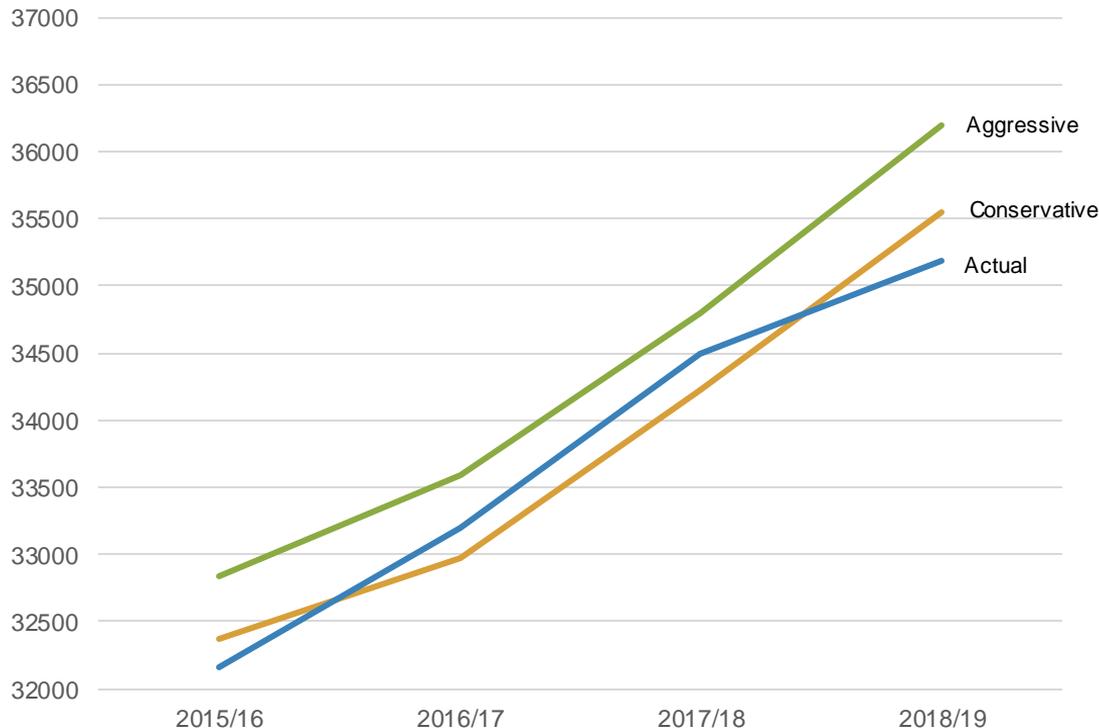
\*Does not include Preschool, RSJ home school, and DHH students.

Sources: 2018 Weekly Enrollment Report October 3, 2018, IUSD18Cnsv(RecDev), & IUSD18MOD (RecDev)



# ENROLLMENT TRENDS ACTUAL vs PROJECTED

## Actual Enrollment vs Aggressive vs Conservative – Fall 2018



Difference between Conservative against actual = 1%

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UPDATE

\*Does not include Preschool and RSJ home school students  
Sources: 2018 Weekly Enrollment Report October 5, IUSD18Cnsv(RecDev), & IUSD18MOD (RecDev)

# ALDERWOOD & OAK CREEK COMMUNITY UPDATE

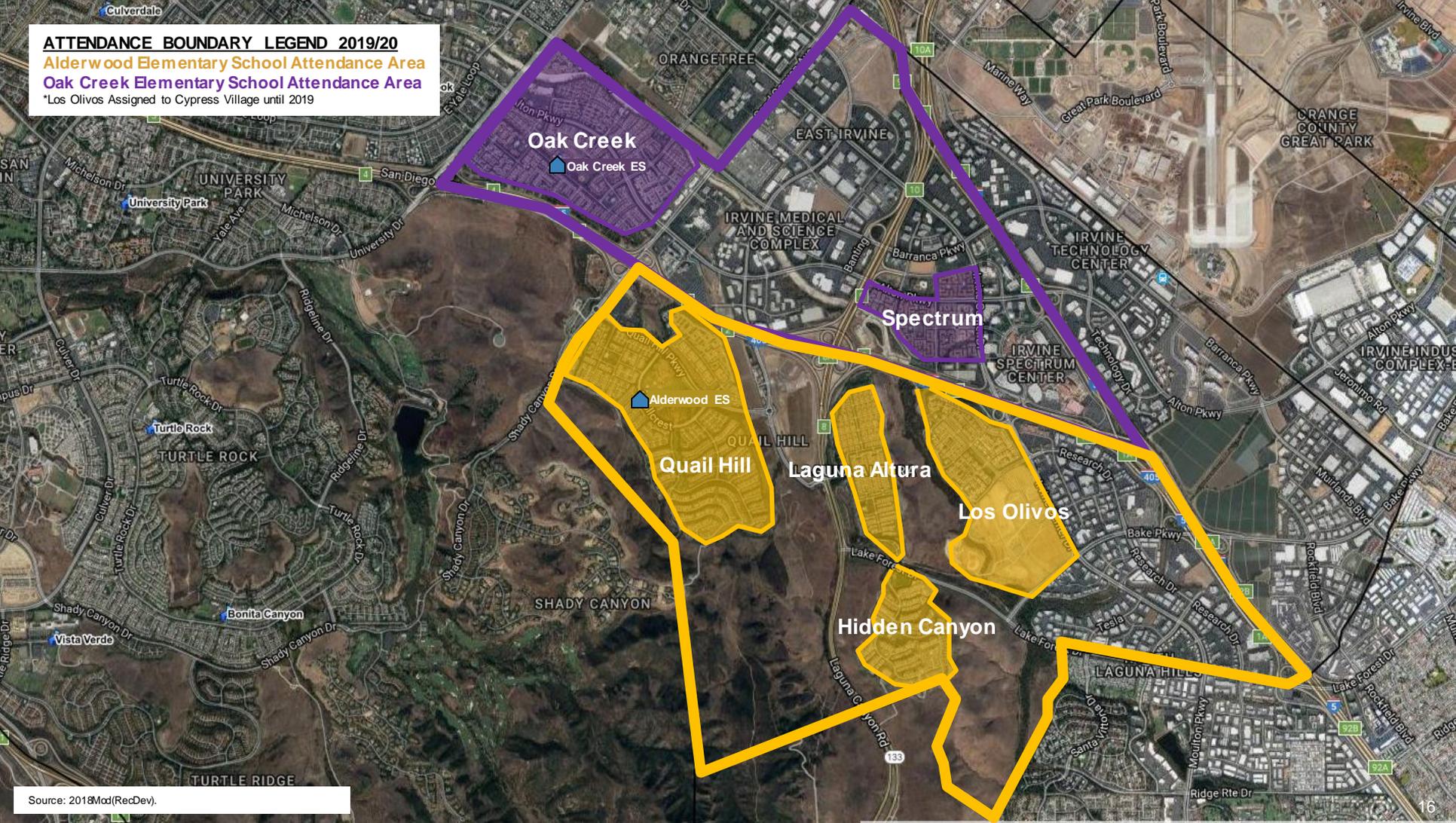


**ATTENDANCE BOUNDARY LEGEND 2019/20**

**Alderwood Elementary School Attendance Area**

**Oak Creek Elementary School Attendance Area**

\*Los Olivos Assigned to Cypress Village until 2019



**Oak Creek**

Oak Creek ES

**Spectrum**

**Quail Hill**

Alderwood ES

**Laguna Altura**

**Los Olivos**

**Hidden Canyon**



# ALDERWOOD ENROLLMENT UPDATE

## Alderwood ES Community Update

School	Capacity	CBEDS School Enrollment (Oct. 2017)	Current School Enrollment (Oct. 2018)
Alderwood ES	911	825	808

Community	CBEDS <b>Geographic</b> Enrollment (Oct. 2017)	Current <b>Geographic</b> Enrollment (Oct. 2018)
Quail Hill	699	644
Los Olivos	103	106
Laguna Altura/Hidden Canyon	167	201
<b>Total</b>	<b>969</b>	<b>951</b>

Note: Los Olivos community is within Cypress Village attendance area

- **Geographic** enrollment data may not align to actual school enrollment due to school choice, special programs, and displacements.



# OAK CREEK ENROLLMENT UPDATE

## Oak Creek ES Community Update

School	Capacity	CBEDS School Enrollment (Oct. 2017)	Current School Enrollment (Oct. 2018)
Oak Creek ES	1,001	919	892

Community	CBEDS <b>Geographic</b> Enrollment (Oct. 2017)	Current <b>Geographic</b> Enrollment (Oct. 2018)
Oak Creek	808	796
Spectrum	246	252
<b>Total</b>	<b>1,054</b>	<b>1,048</b>

- **Geographic** enrollment data may not align to actual school enrollment due to school choice, special programs, and displacements



# EXISTING STUDENTS LIVING IN ALDERWOOD/ OAK CREEK GEOGRAPHIC AREA

## Los Olivos/Spectrum Communities

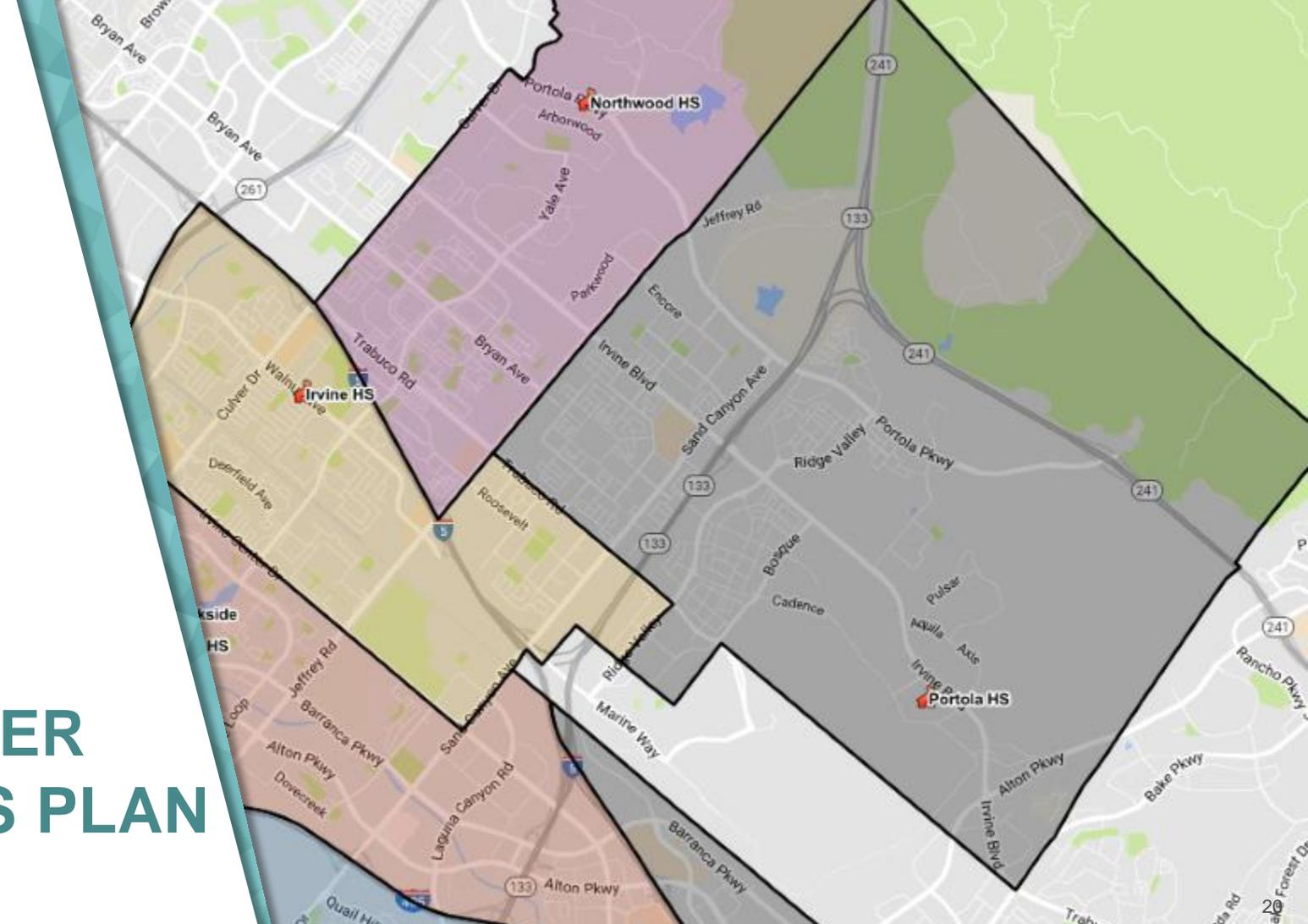
	2018 (CBEDS GEOGRAPHIC PLOT)
Los Olivos Community	106
Spectrum Community	252
<b>Total</b>	<b>358</b>

## Alderwood Elementary School

	2018 (CBEDS GEOGRAPHIC PLOT)
Quail Hill Community	644
Laguna Altura/Hidden Canyon Community	201
<b>Total</b>	<b>845</b>

## Oak Creek Elementary School

	2018 (CBEDS GEOGRAPHIC PLOT)
Oak Creek Community	796



# DEVELOPER BUSINESS PLAN UPDATE



# DEVELOPER BUSINESS PLAN UPDATE

## Developer updated business plans:

- FivePoint
- Irvine Company
- City of Irvine (Irvine Business Complex)
- UC Irvine
- County Projects (West Alton)

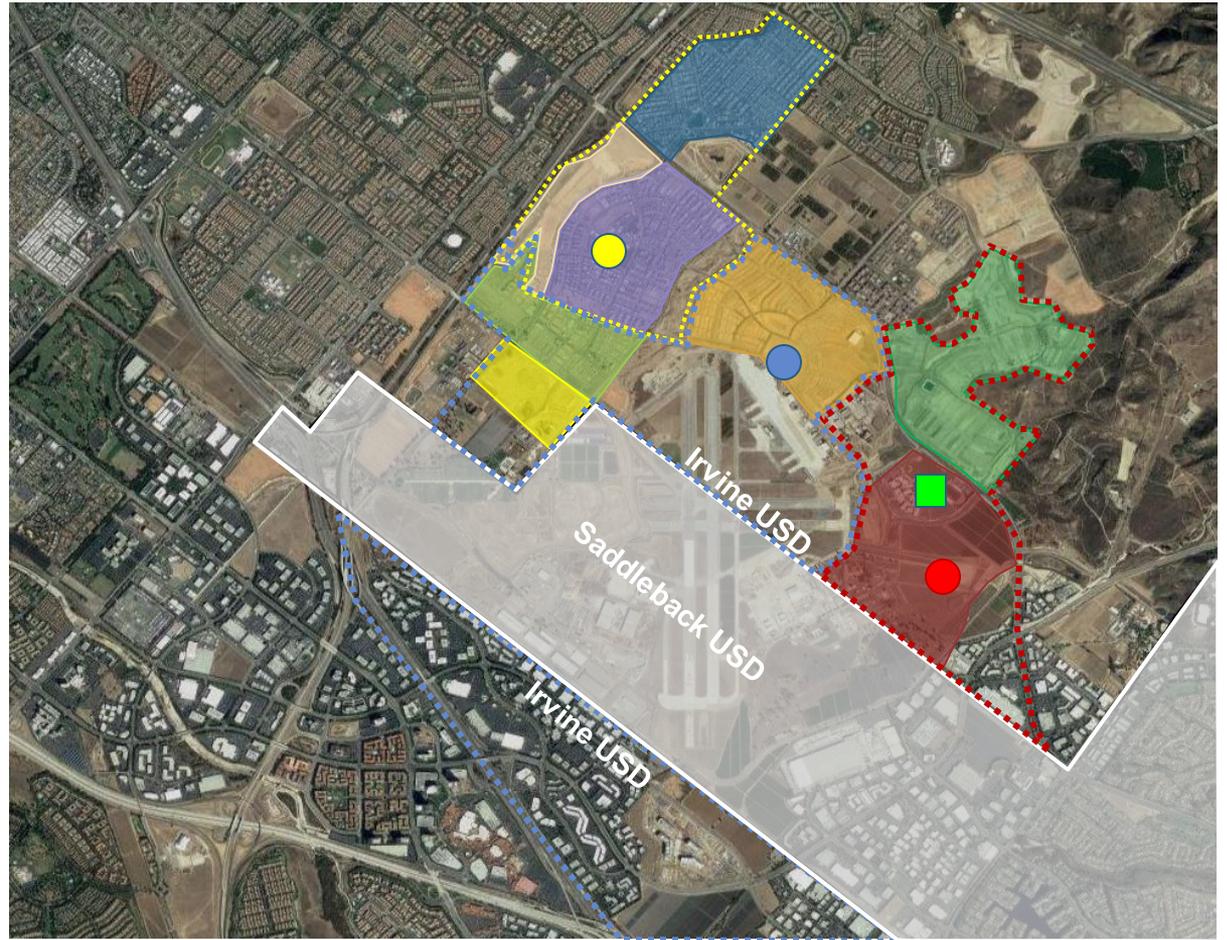
## Development Changes Impacting IUSD Planning:

- Minor reductions in projected market absorption of new homes as compared to previous years

# HERITAGE FIELDS COMMUNITY UPDATE

## COMMUNITY MAP

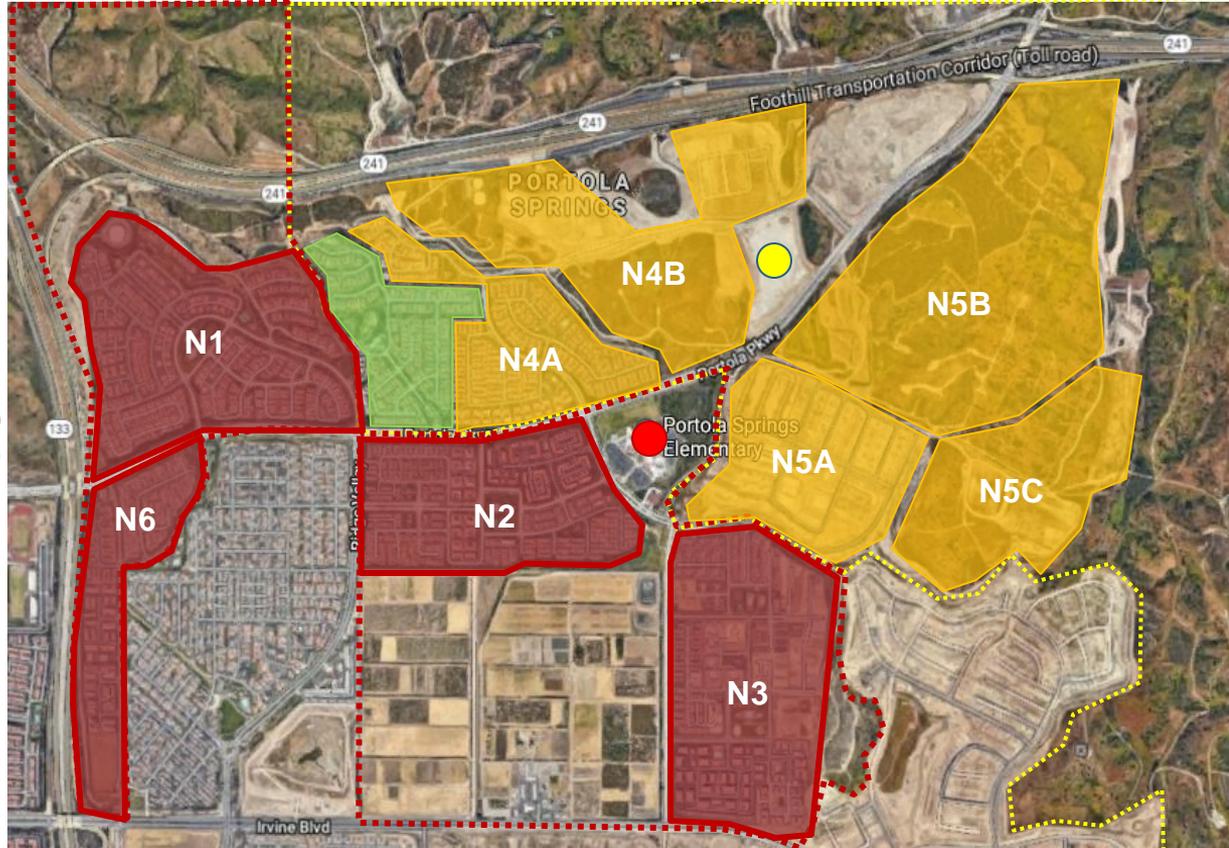
- Beacon Park K-8 (Complete)
- Cadence Park K-8 (Complete)
- Heritage Fields K-8 #3 (Planning)
- Portola High School (Complete)
- Pavilion Park (Complete)
- Beacon Park (Complete)
- Parasol Park (Occupied/Construction)
- Altair (Occupied/Construction)
- Cadence Park (Construction)
- District 5 (Planning)
- Novel Park (Planning)
- Base Camp (Planning)



# PORTOLA SPRINGS COMMUNITY UPDATE

## COMMUNITY MAP

- Portola Spring ES (Complete)
- Loma Ridge ES (Under Construction)
- Neighborhood 1 (Complete)  
Neighborhood 2 (Complete)  
Neighborhood 3 (Complete)  
Neighborhood 6 (Occupied/Construction)
- Neighborhood 4A ( Complete)  
Neighborhood 4B (Occupied/Construction)  
Neighborhood 5A (Occupied/Construction)  
Neighborhood 5B (Site Development)  
Neighborhood 5C (Planning)
- Lambert Ranch (Complete)



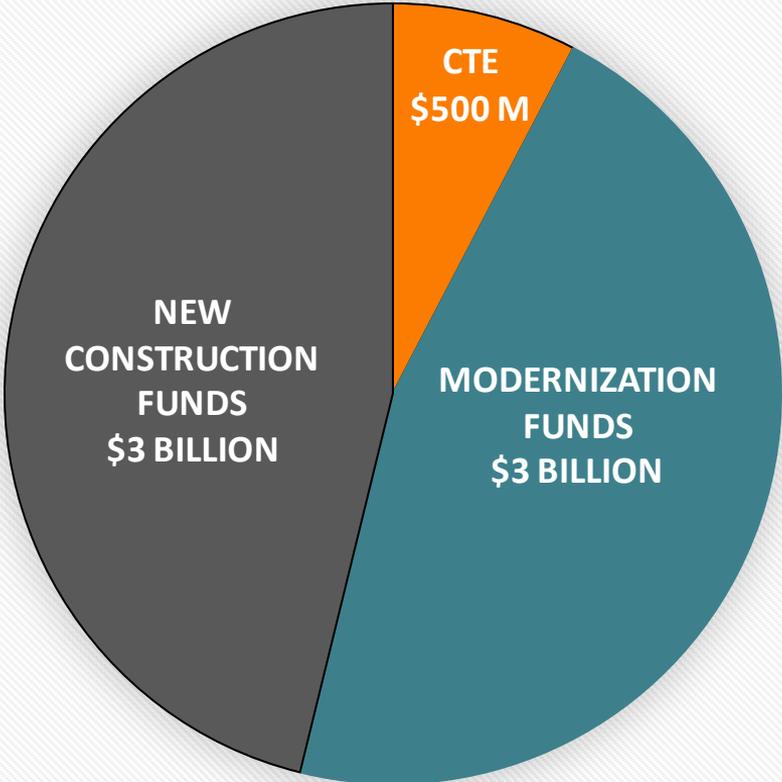


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# STATE FUNDING UPDATE

# STATE SCHOOL FACILITY PROGRAM – PROP 51



APPROVED BY CALIFORNIA VOTERS  
NOVEMBER 8, 2016

OTHER PROP 51	<ul style="list-style-type: none"><li>• \$500 M CHARTER SCHOOLS</li><li>• \$2 B COMMUNITY COLLEGE</li></ul>
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# WHICH LIST IS WHICH?

## PRE PROP 51 APPROVAL

- UNFUNDED LIST  
A.K.A. "TRUE UNFUNDED LIST"
- ACKNOWLEDGED LIST

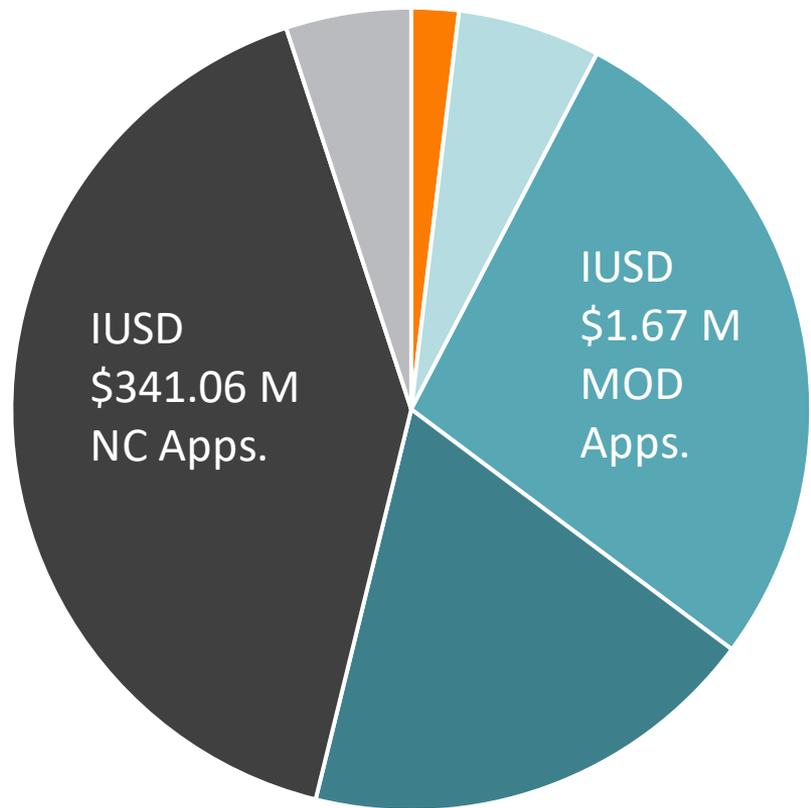
## POST PROP 51 APPROVAL

- UNFUNDED LIST (LACK OF AB55 LOANS)
  - These projects were fully processed
  - There are no IUSD projects on this list
  - Funded in Aug. 2017 bond issuance \$450 M
  - Not subject to new grant agreement
- WORKLOAD LIST
  - These projects had not been processed previously
  - OPSC is currently processing applications in order of date received
  - IUSD estimated total applications \$342.7 M\*
  - Subject to new grant agreement and audit process

# STATE FUNDING – NON MEASURE E PROJECTS

- Summary of Statewide Workload List and Remaining Funds Totals\*
- CTE Approved \$124 M
  - CTE Remaining \$375 M
  - MOD Workload \$1.7 B
  - MOD Remaining \$1.3 B
  - NC Workload \$2.7 B
  - NC Remaining \$300 M

\* As of 09.31.2018 OPSC Workload



# STATE FUNDING – NON MEASURE E PROJECTS

## IUSD Projects on OPSC Workload List

Site Name (Year Submitted to OPSC)	Estimated Funding
Cypress Village ES (PA 40) (2013)*	\$25,660,246
Northwood HS Expansion (2014)*	\$4,785,541
Irvine HS Expansion (2014)	\$6,138,311
Portola HS (HS #5) (2015)	\$123,721,268
Portola Springs ES (PA 6) (2015)	\$29,839,911
Beacon Park K-8 (HF #1) (2015)	\$36,959,900
Northwood HS Culinary Arts (2015)	\$453,283
Creekside HS Culinary Arts (2015)	\$499,337
Jeffrey Trail MS Villas (2015)	\$1,149,226
Cypress Village ES Villas (2015)	\$1,300,562
Portola Springs ES Villas (2016)	\$1,421,676
Cypress Village ES Villas (2016)	\$876,147
Eastwood ES (PA 5B) (2016)	\$29,402,726
Portola Springs ES Villas (2017)	\$948,994

\*Recently moved from unfunded to apportioned list

Site Name (Year Submitted to OPSC)	Estimated Funding
Rancho SJ MS Music CR (2017)	\$331,928
Cadence Park K-8 (HF #2) (2017)	\$41,372,337
Loma Ridge ES (PA 6N) (2018)	\$33,872,655
Cypress Village ES Portables (2018)	\$1,394,110
Canyon View ES Villas (MOD) (2018)	\$1,671,074
Canyon View ES Villas (NC) (2018)	\$932,595

### Summary of Applications by Funding Type

<b>Sub-total Modernization</b>	<b>\$ 1,671,074</b>
<b>Sub-total New Construction</b>	<b>\$341,060,753</b>
<b>Sub-total CTE</b>	<b>\$ 0</b>
<b>Total Funding IUSD Applications</b>	<b>\$342,731,827</b>

# STATE FUNDING – ESTIMATED FUND RELEASE TIMELINE

Site Name (Year Submitted to OPSC)	Estimated Fund Release
Cypress Village ES (PA 40) (2013) <i>(Fall 2018 Bond Sale)</i>	Winter 2019
Northwood HS Expansion (2014) <i>(Fall 2018 Bond Sale)</i>	Winter 2019
Irvine HS Expansion (2014)	Summer 2019
Portola HS (HS #5) (2015)	Summer 2020
Portola Springs ES (PA 6) (2015)	Summer 2020
Beacon Park K-8 (HF #1) (2015)	Summer 2020
Northwood HS Culinary Arts (2015)	Summer 2020
Creekside HS Culinary Arts (2015)	Summer 2020
Jeffrey Trail MS Villas (2015)	Summer 2020
Cypress Village ES Villas (2015)	Winter 2021

## Assumptions:

- Two bond sales per year (Fall/Spring)
- \$320 M per bond sale
- Two months from fund release request to actual receipt of funds
- Assumes all projects listed would be on Lack of AB55 list as currently projected (no project bumping)
- CASH Bond Campaign in 2020 and 2024 (\$ TBD)



# PROJECT UPDATES

# COMPLETED PROJECTS





## COMPLETED PROJECTS

- Cadence Park School
- Canyon View ES – Classroom Villas
- Beacon Park School – Classroom Relos
- Cypress Village – Classroom Relos
- Portola Springs ES – Classroom Relos
- Eastshore ES – ICCP Relos
- Portola Springs ES – ICCP Relos
- Stonegate ES – ICCP Relos
- Plaza Vista School – CTE Project
- Vista Verde School – CTE Project
- Southlake MS – CTE Project
- Venado MS – CTE Project
- Irvine HS – CTE Project
- University HS – CTE Project

# COMPLETED PROJECTS

## CADENCE PARK SCHOOL



School Entrance

# COMPLETED PROJECTS

## CADENCE PARK SCHOOL



Outdoor Learning Courtyard

# COMPLETED PROJECTS

## CADENCE PARK SCHOOL



Typical Classroom



# COMPLETED PROJECTS

## CADENCE PARK SCHOOL



Music Classroom

# COMPLETED PROJECTS

## CANYON VIEW ES – NEW VILLA CLASSROOM



New Villa Classrooms



Typical Classroom



# COMPLETED PROJECTS

## BEACON PARK SCHOOL – RELOCATABLE ADDITION



# COMPLETED PROJECTS

## CYPRESS VILLAGE ES – RELOCATABLE ADDITION



**New Relocatable Classrooms and Restroom Building**



# COMPLETED PROJECTS

## PORTOLA SPRINGS ES – TEMPORARY CLASSROOM ADDITION



Temporary Classrooms



# COMPLETED PROJECTS

## EASTSHORE ES – ICCP RELOCATABLE ADDITION



# COMPLETED PROJECTS

## PORTOLA SPRINGS ES – ICCP RELOCATABLE ADDITION



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New ICCP Relocatable

# COMPLETED PROJECTS

## STONEGATE ES – ICCP RELOCATABLE ADDITION



New ICCP Relocatable



# COMPLETED PROJECTS

## PLAZA VISTA SCHOOL – CAREER TECHNICAL EDUCATION (CTE)



Before: Projection Wall



After: Projection Wall



# COMPLETED PROJECTS

## PLAZA VISTA SCHOOL – CAREER TECHNICAL EDUCATION (CTE)



Before: Storage Wall



After: Storage Wall



# COMPLETED PROJECTS

## VISTA VERDE SCHOOL – CAREER TECHNICAL EDUCATION (CTE)



Before: Computer Lab



After: Maker Space



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# COMPLETED PROJECTS

## SOUTHLAKE MS – CAREER TECHNICAL EDUCATION (CTE)



Before: Makerspace Room



After: Makerspace Room



# COMPLETED PROJECTS

## VENADO MS – CAREER TECHNICAL EDUCATION (CTE)



Before: Art Room



After: Art Room



# COMPLETED PROJECTS

## VENADO MS – CAREER TECHNICAL EDUCATION (CTE)



Before: Technology Lab



After: Technology Lab



# COMPLETED PROJECTS

## VENADO MS – CAREER TECHNICAL EDUCATION (CTE)



Before: Art Room



After: Art Room



# COMPLETED PROJECTS

## IRVINE HS – CAREER TECHNICAL EDUCATION (CTE)



Before: Auto Shop Entrance to Classroom



After: Auto Shop Entrance to Classroom



# COMPLETED PROJECTS

## IRVINE HS – CAREER TECHNICAL EDUCATION (CTE)



Before: Auto Classroom



After: Auto Classroom



# COMPLETED PROJECTS

## IRVINE HS – CAREER TECHNICAL EDUCATION (CTE)



Before: Auto Shop



After: Auto Shop



# COMPLETED PROJECTS

## UNIVERSITY HS – CAREER TECHNICAL EDUCATION (CTE)



Before: Outside Recording Studio



After: Outside Recording Studio



# COMPLETED PROJECTS

UNIVERSITY HS – CAREER TECHNICAL EDUCATION (CTE)



After: Inside Recording Studio



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# CURRENT PROJECTS





# CURRENT PROJECTS

## Projects in Planning

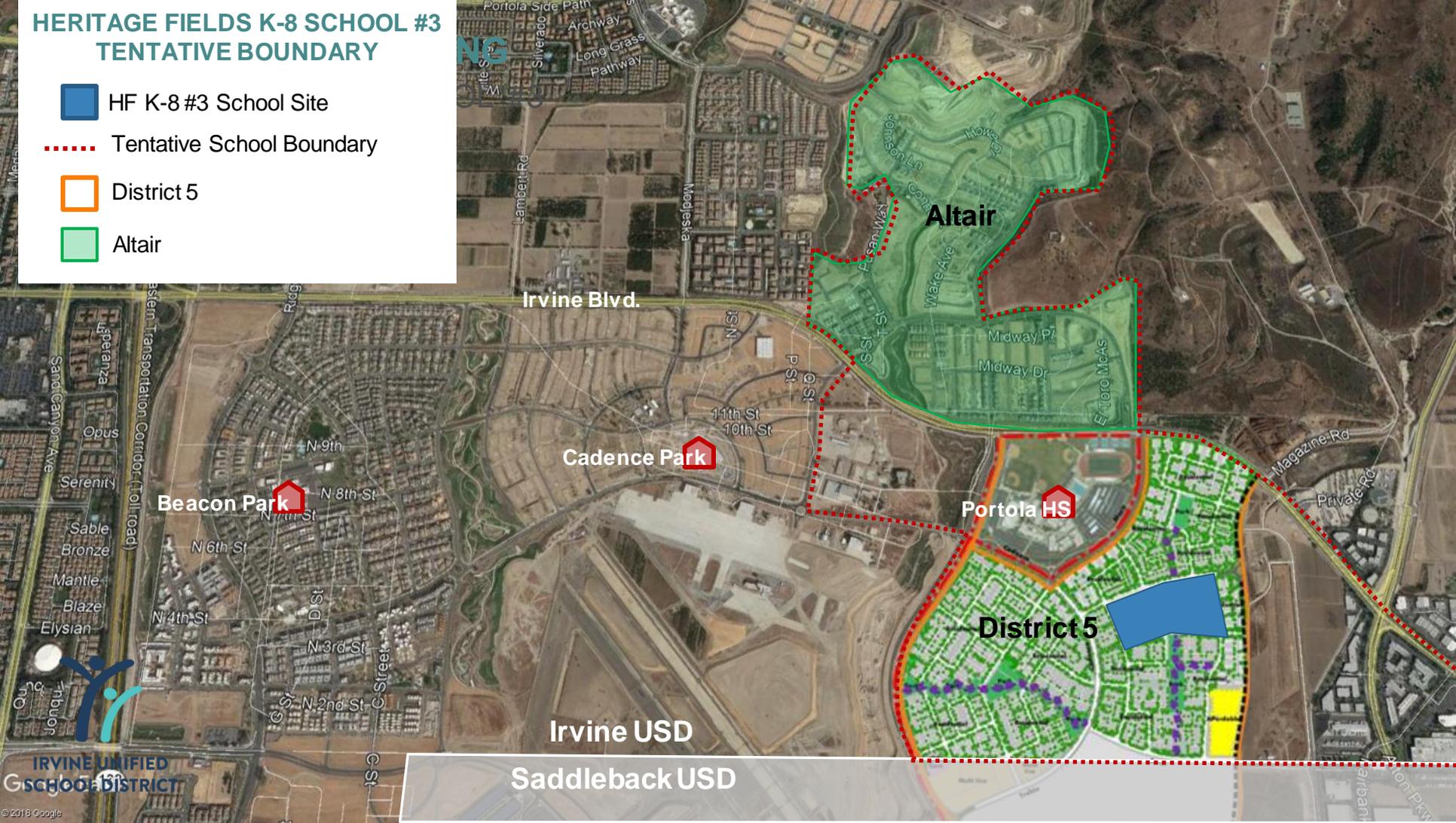
- Heritage Fields K-8 School #3

## Projects in Construction

- Loma Ridge Elementary School

# HERITAGE FIELDS K-8 SCHOOL #3 TENTATIVE BOUNDARY

-  HF K-8 #3 School Site
-  Tentative School Boundary
-  District 5
-  Altair



# PROJECTS IN PLANNING

## HERITAGE FIELDS K-8 SCHOOL #3

### Site Layout

Tiered design similar to Cadence Park

- Level 1:** Parking, MPR and Admin
- Level 2:** Library, Kinder, and Gym/Fitness Lab
- Level 3:** Classroom buildings, food services, child care, playground



# PROJECTS IN PLANNING

## HERITAGE FIELDS K-8 SCHOOL #3

### CONCEPTUAL FRONT ENTRY DESIGN



# PROJECTS IN CONSTRUCTION

## LOMA RIDGE ES



Administration & Kindergarten Building



# PROJECTS IN CONSTRUCTION

## LOMA RIDGE ES



Classroom Building



Classroom Building



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# PROJECTS IN CONSTRUCTION

## LOMA RIDGE ES



Entrance to Library/Media Center



Classroom Building Interior



# PROJECTS IN CONSTRUCTION

## LOMA RIDGE ES



Multi-Purpose Building Entrance



Multi-Purpose Building Interior



# PROJECTS IN CONSTRUCTION

## LOMA RIDGE ES



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**Food Service Building**

**Questions?**