



## MEETING MINUTES

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### Attendees

Paul Bokota, Board Member  
Lauren Brooks, Board Clerk  
Ira Glasky, Board President  
Sharon Wallin, Board Member  
Cyril Yu, Board Member

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### 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

President Glasky called the meeting to order at 3:01 p.m.

The Pledge of Allegiance to the Flag of the United States of America was led by Member Bokota.

Members Present:

Paul Bokota  
Lauren Brooks  
Ira Glasky  
Sharon Wallin  
Cyril Yu

Staff Present:

Terry L. Walker, Superintendent of Schools  
John Fogarty, Assistant Superintendent, Business Services  
Cassie Parham, Assistant Superintendent, Education Services  
Brianna Ford, Assistant Superintendent, Information Technology  
Raianna Chavez, Executive Assistant to the Superintendent

### 2. ADOPTION OF AGENDA

Adopt agenda, as presented.

Motion made by: Lauren Brooks

Motion seconded by: Paul Bokota

Voting:

Paul Bokota - Yes  
Lauren Brooks - Yes  
Ira Glasky - Yes  
Sharon Wallin - Yes  
Cyril Yu - Yes

### 3. \*FACILITIES AND MEASURE E STUDY SESSION

Minutes:

Kelvin Okino, Executive Director of Facilities, Planning, and Construction, introduced his team members and outlined the Facilities Study Session presentation to include an enrollment projection update, districtwide update regarding non-Measure E projects, a sustainability program update, state funding update, and a Measure E update.

#### Enrollment Projection Update

Jesse Barron, Assistant Director of Facilities and Planning, presented the enrollment projection update, commencing with an overview of IUSD's Pre-Kindergarten (Pre-K) and Kindergarten through 12<sup>th</sup> grade student enrollment trends from 2015-16 through 2021-22, with projections from 2022-23 to 2026-27. The enrollment projections indicate a leveling off of enrollment in grades K-12 with some increase in enrollment for Pre-Kindergarten, due to the new Universal Pre-K Program, initiated by the State of California, which will be phased in over four years. For the 2022-23 school year, the former Transitional Kindergarten program will be extended to students with birthdays from September 2 to February 2, which is projected to increase the District's 2021-22 Pre-K enrollment by 203 students for a projected total of 625 students. Phase 2 in 2023-24, extends the enrollment window to students with birthdays from September 2 to April 2, which is projected to increase enrollment to 880 students. Phase 3 in 2024-25, extends the enrollment window to students with birthdays from September 2 to June 2, which is projected to increase enrollment to 1,155 Pre-K students. Finally, with Phase 4 in 2025-26, the program will be fully implemented and open to all four-year-old students, for a projected enrollment of 1,573 students. He cautioned that the Pre-K enrollment projections are preliminary and he expects to have a better idea after implementation of Phase 1.

Member Brooks inquired regarding day care options for Pre-Kindergarten students. Jesse responded that staff are working with the City and the Irvine Child Care Program for options.

#### Districtwide Update (Non-Measure E)

Joe Chapin, Director of Construction Services, provided the Districtwide non-Measure E update, commencing with the status of the Irvine High School parking lot expansion project, which was finished in the spring and is now in use. As requested by the Board, the layout of the parking lot expansion considers future needs and provides direct access to the back of the Irvine High School campus. Staff met with the William Woollett Aquatics Center staff and received positive feedback about the project.

Next, he provided an update on Solis Park School, under construction and to be open for the 2022-23 school year. Then he presented the District Office expansion project, which will be a villa-style modular building consisting of 53 offices and workstations, four conference rooms, four bathrooms, and one kitchenette. The building is scheduled to be ready for occupancy in November 2022.

Then, Jesse reviewed the projects in planning, commencing with the Loma Ridge Elementary school expansion plans to place three leased relocatable buildings in the summer of 2022, with the need for master planning for further growth from the community.

Member Glasky inquired regarding the reasoning for the recommended location of the relocatables. Jesse responded that the fire lane on the blacktop had to be unobstructed, and with the belief the community will continue to grow, they wanted to leave room for a permanent villa. Member Wallin inquired why the relocatable buildings aren't proposed to be

placed in the same direction as the main classroom building. Jesse responded that initially that was the plan. However, when working with Principal Berumen, it was determined that since there are no windows along the side of the relocatables, to maintain a line of sight for supervision of students accessing the common areas, the buildings were shifted.

Next, Jesse presented the plan for the Irvine Adult School expansion at Creekside Education Center, where three relocatable classroom buildings are needed and the consideration of a relocatable restroom building is being assessed. Principal Roberts connected with the South Orange County Regional Consortium to fund the classrooms.

Facilities staff have verified the location and are procuring electronic marquees for the 33 IUSD sites that do not currently have an electronic marquee. Installation is anticipated to take place from October through December 2022; however, there is a microchip shortage which could cause a delay. The estimated cost for procurement and installation is \$1 million, which will be funded by CFD funds and Fund 40. Facilities staff have also evaluated all school sites with specialized special education programs for installation of accessible play equipment, which includes sensory panels, sensory tunnels, and modified swings at select sites. 10 schools have been identified to receive the new accessible play equipment and have an anticipated completion by the start of the 2023-24 school year, again, pending supply chain issues.

With California's adoption of the Universal Meals Program for all K-12 students, the demand for prepared lunch meals in lieu of a la carte items have increased greatly. The current Nutrition Services facility was designed to produce 12,000 lunch meals a day; however, now they are producing 17,000 meals per day. Since the facility opened in 2016, five new school have opened, with the sixth, Solis Park School, scheduled to open in the fall of 2022. Therefore, the increased demand for prepared and distributed meals has resulted in the need to evaluate the potential expansion of the Central Kitchen/Nutrition Services facility, which includes an expanded distribution cooler, freezer, and produce coolers and an expanded assembly area and office. A feasibility study will be completed. The project estimate is \$4.2 million to be funded by the Nutrition Services budget.

#### Sustainability Program Update

Joe Hoffman, Director of Maintenance, Operations, and Transportation, provided an overview of IUSD's sustainability program, commencing with the current solar portfolio of 44 solar arrays at 34 sites, producing 11 megawatts of generating capacity. As of June 30, 2021, it is estimated the District has saved \$2.82 million in cumulative energy savings and is at 87.8% of our Net-Zero goal to 100% renewable energy.

Future solar projects include installation of solar arrays at Solis Park School, Creekside High School, Deerfield Elementary / Venado Middle Schools, and the expansion parking lot at Deerfield Elementary. This addition adds 2.2 megawatts of production capacity for a total of 13.2 megawatts and furthers IUSD toward its Net-Zero emissions goal by the end of 2022. He showcased completed solar vehicle structure installations at Westpark and Culverdale Elementary Schools, which were completed in the summer of 2021, and previewed the design for the installations at Solis Park School, Creekside Education Center, Venado Middle School and Deerfield Elementary.

Next, Joe reviewed Phase 1 of the self-funded energy savings program, in collaboration with Trane, where the project is 81% complete in replacement of old inefficient equipment at 11 sites, which will provide a savings in energy usage and expense. The scope of work consists of upgrading lighting to LEDs, replacement of HVAC systems, controls and transformers. The

project is estimated to cost \$7.2 million, of which \$5.89 million has been paid to date. The project is on schedule for completion in summer 2022. Completed sites included Culverdale, College Park, Northwood Elementary Schools, Sierra Vista Middle School, and Irvine and Northwood High Schools.

Joe reviewed various IUSD sustainability initiatives, including the annual Earth Day poster contest, installation of 145 water bottle filling stations since inception, an organic food waste program, and the use of sustainable landscaping and gardens.

#### State Funding Update

Dana Grudem, Facilities Planning Supervisor, presented the state funding update, commencing with the Governor's proposed budget impacts on school facilities funding. The 2022 May Revision proposes the sale of \$1.4 billion in remaining Prop 51 bond funds and the allocation of \$4 billion in General Funds toward the School Facility Program over a 3-year period. It is still unknown the implications of these proposals or if they will remain in the final budget, but staff will continue to watch the progress. The non-Measure E state grants received by the District from Prop 51 Bond funds total \$345 million to date. Currently, IUSD has one project, Solis Park School, on the Office of Public School Construction's Acknowledged List, which means the state is waiting for a future bond sale. IUSD has no projects on the Workload or the Unfunded Lists. The Cypress Village Relocatables project is on the Appointed List, which means \$1.3 million is ready to be released and is expected to be received in the summer.

To date, IUSD has received \$31.6 million in state grants for Measure E projects, and has seven projects totaling \$9.5 million on the Acknowledged List and no projects on the Workload or Unfunded Lists. The District has six projects on the Apportioned List totaling \$12 million, and also expects those funds this summer.

#### Measure E Update

Kelvin provided an overview of the Measure E update, noting the program will soon be in its sixth year since the bond was approved by voters and the program has completed at least one project at all 28 sites, with 266 modernized or upgraded classrooms and 19 new or expanded facilities, within the School Facilities Improvement District (SFID). Since 2016, the District has issued three of the five bond series totaling \$181 million out of the maximum bond capacity of \$319 million. Additionally, the District has contributed \$66 million in District contributions from facilities funds, \$30 million from Fund 35, which to date has been reimbursed \$28.2 million from recent state grants, and \$4.3 million in supplemental funds from grants, rebates and IT infrastructure funds, for a total funding of \$281.3 million and with \$203.9 million in expenditures to date.

John reviewed the bond issuance series, starting with a review of the original plan, based on a valuation growth of 3% issued in four series, yielding a projected project funding of \$250.8 million, up to a maximum of \$319 million, with the initial budget set at the conservative \$250.8 million. Annually, staff review the assessed valuation to determine growth and potential impacts to the bonding capacity. Based on the growth within the SFID, assumptions increased to an annual assessed valuation growth of 3.5%, with a goal of a 4% growth, currently bringing the projected project funding to \$281 million; and the number of series increased from four to five, moving some issuances earlier than initially planned. The next issuance currently planned for 2024, is being considered to be issued earlier, in 2023, because of anticipated inflation and a higher cost of issuance.

Kelvin reviewed the final project costs versus the original contracts for 28 completed projects, noting the total costs were within 0.01% of the budget for projects in Series 1 and 2.

As a result of the pandemic, there are challenges that can impact upcoming projects, such as the Irvine High School Performing Arts Center Increment 2, which bids in the fall or winter of 2022, and the Culverdale, Greentree, and Santiago Hills Elementary School expansions, which will go out to bid in the spring or summer of 2023. Impacts include cost escalations on materials, limited material inventory, supply chain issues, a reduction in construction workforce industrywide, and difficulty in retaining professional services staff such as architects and construction managers. In anticipation of these challenges, Facilities staff have been monitoring the economy, making budget adjustments, developing bid alternates, and working to procure vital equipment and materials well in advance of their installation to make sure there is no delay.

Jesse reviewed the various completed projects and projects under construction or in design per their bond series.

In closing, Christa DeBoer, Facilities Planning Supervisor, presented completed project photos of University Park, Northwood, Canyon View, Oak Creek, Deerfield Elementary Schools and Plaza Vista School. Joe Chapin presented construction photos of South Lake Middle School and architect renderings of the Irvine High School Performing Arts Center project. He also reviewed the scope for the HVAC upgrades at Woodbridge High School in Series 3, scheduled for the summer of 2023, because of long equipment procurements timelines. Lastly, Jesse reviewed the Series 3 projects in planning, consisting of Culverdale, Greentree, and Santiago Hills Elementary Schools.

The Board thanked the Facilities, Construction, and Maintenance and Operations staff for their hard work and thorough presentation.

#### **4. ADJOURNMENT**

The meeting was adjourned at 5:13 p.m.

Motion made by: Paul Bokota

Motion seconded by: Lauren Brooks

Voting:

Paul Bokota - Yes

Lauren Brooks - Yes

Ira Glasky - Yes

Sharon Wallin - Yes

Cyril Yu - Yes