



MEETING MINUTES

Voting Members

Lauren Brooks, Acting Board President
Cyril Yu, Board Member
Sharon Wallin, Board Member

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

Acting President Brooks called the meeting to order at 3:00 p.m.

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

Members Present:

Lauren Brooks
Sharon Wallin
Cyril Yu

Members Absent:

Paul Bokota (excused)
Ira Glasky (excused)

Staff Present:

Terry L. Walker, Superintendent of Schools
John Fogarty, Assistant Superintendent, Business Services
Eamonn O'Donovan, Assistant Superintendent, Human Resources
Cassie Parham, Assistant Superintendent, Education Services
Brienne Ford, Assistant Superintendent, Information Technology
Raianna Chavez, Executive Assistant to the Superintendent

2. ADOPTION OF AGENDA

Adopt agenda, as presented.

Motion made by: Sharon Wallin

Motion seconded by: Cyril Yu

Voting:

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

3. *FACILITIES AND MEASURE E STUDY SESSION

Minutes:

Assistant Superintendent of Business Services, John Fogarty, began the meeting by outlining four items that staff were looking for informal direction on from the Board; those topics

include expansion plans for Loma Ridge Elementary and Portola High School, the proposed land reservation release in Los Olivos, and the proposed Phase 3 campus control additional measures; based on the informal direction provided, the items will be brought back to the Board for formal approval at a later meeting.

Kelvin Okino, Executive Director of Facilities, Planning and Construction, commenced the Facilities and Measure E Study Session by introducing the staff present and providing an overview of the meeting agenda.

Jesse Barron, Coordinator of Facilities and Planning, provided an overview of the enrollment projection definitions and the enrollment projection process, which takes into consideration the preliminary California Basic Educational Data System (CBEDS) enrollment for the current school year, while reviewing the actual enrollment to date and comparing that enrollment to the conservative and aggressive projections previously presented.

Overall, the District's enrollment has increased from October 2021 to 2022 by 495 students or 1.4%; however, the bulk of that growth is in the PreKindergarten (PK) to Kindergarten grade levels, which is due to expanding eligibility of PK by three months. Conservative projections projected growth of 146 students, while aggressive projections projected growth of 647 students.

Next, Jesse reviewed the PK-12 enrollment trends from 2007-08 to 2022-23; he noted that 2020-21 was the only year of enrollment decline, due to COVID-19, since the CDE started tracking enrollment. He also reviewed the enrollment trends for PK and Kindergarten from 2012-13 to 2022-23; which showed 2022-23 had the largest increase in that 10-year span, again due to the expanded age availability. He also reviewed the City of Irvine's birthrate data compared to the population of Orange County for the year 2021, which showed that Irvine has more young students in comparison to the Orange County population, ages 0 to 9 years old; therefore, staff are connecting with realtors in the area to better understand who is moving into the city and what areas they are moving into; with this in mind, staff are starting to have conversations regarding possibly moving programs to make sure there is room where needed.

Then Jesse provided the capacity definitions, which for a new school, per the Irvine Company Mitigation Agreement, establishes permanent elementary school facilities to house 750 students with infrastructure provisions for up to 10 portable classrooms to accommodate an additional peak loading of up to 1,000 students. For high schools, the Mitigation Agreement establishes permanent facilities to house 2,400 students with infrastructure provisions for relocatable classrooms to accommodate an additional peak load of up to 2,600 students. Relocatable classrooms are provided for periods of peak enrollment less than 10 years, and "villa" classrooms are considered for periods of peak enrollment projected for more than 10 years, where funding is available.

Members Yu and Brooks inquired regarding the tracking of relocatables and the possibility of exchanging relocatables for villas. Jesse and Kelvin responded that there are more than 250 leased relocatables and more than 100 villas throughout the District, all of which are certified and inspected by the Division of State Architect (DSA) and tracked for compliance and safety. John Fogarty communicated that the District has multiple Community Facility Districts (CFDs) for funding school facilities, CFD 86-1, the largest CFD area, has now expired. Some of the other CFDs, such as CFD 01-1, CFD 06-1, and CFD 04-1 are smaller and were set up to build a specific school under the terms of the associated mitigation agreements. Villas were never contemplated in the establishment of any of the CFDs, and didn't exist until 2013 when the District expanded the capacity at Stonegate Elementary School. There is very limited funding available for the older schools; however, there is a good amount of funding in CFD 09-1

because of the way it was established, initially with variable rate notes; however, the District was able to fix the interest rates of the notes at historically low levels. CFD 09-1 funding can't be used at other schools, the funding follows the student/tax payer that pays that tax. However, for the older schools, such as Northwood Elementary, the District has inspected the portables, of which a number of the portables were past their useful life, so staff used Developer Fees to replace those portables, which is also what is planned for Culverdale. The District has sufficient funds to replace aging portables, but not enough funds to replace all portables with villas.

Next, Jesse reviewed the status of the various residential developments throughout the city. The Irvine Company developments have 2,924 remaining units to be built of the 34,639 total new units, with the majority of those units in the Spectrum, Planning Area (PA) 31, and Park Place Apartment areas; however, the number of units in Los Olivos would be increased if the District agrees to release the reserved land.

Loma Ridge Elementary School currently has 676 general and special education students in grades PK-6 and is projected to grow to a peak enrollment of approximately 1,000 students. When originally designed, Loma Ridge Elementary was planned to house 750 general education students in permanent housing with infrastructure provisions to house up to 1,000 general education students in relocatable housing at full buildout. Since its original occupancy in 2019, four classrooms have been designated as special education programs. In 2022, three leased relocatable classrooms were placed to accommodate enrollment growth per the Mitigation Agreement. To increase capacity, when peak enrollment is expected to be sustained for more than 10 years, villa style classroom buildings have been constructed. Based on the projected continued growth of the Loma Ridge community, the need to house four special education classrooms, and the limitations to house primary grade levels (PK-2) on the first floor of a two-story building, the Board approved the architectural design of an eight-classroom villa style building at the October 11, 2022 Board of Education meeting, as peak enrollment is anticipated for more than 10 years. An architectural layout of the eight-classroom villa with student collaboration spaces and student and staff restrooms and auxiliary spaces was presented. Additionally, prior to the end of the year, there are plans to place an outdoor shade structure to provide a learning courtyard near the existing leased relocatables and the proposed villa. The project is projected to cost \$7 million and be completed in the late fall or early winter of 2023, if approved. Conceptual architectural drawings position the villa to align with the main classroom building, allowing doors and windows to open out toward the blacktop and the main campus to allow for supervision between the buildings. Staff will review the enrollment projections once the new villa is in place to determine if the three existing leased portables are still needed, and if they are no longer needed, they will be removed.

Provided the conceptual information presented, John Fogarty requested if the Board was generally agreeable to moving forward with the plan presented for the Loma Ridge expansion. The Board indicated their support to move forward and to receive the contracts for formal approval at a future Board meeting.

Next, Jesse presented information regarding Portola High School, which was designed to house up to 2,400 students in permanent housing with portable expansion planned to house up to 2,600 students. At the December 12, 2017, Board of Education meeting, the Board approved a boundary adjustment to reduce the projected peak number of students at Portola High School from approximately 3,800, to approximately 3,100 students. Projections continue to indicate Portola High School will grow to a peak enrollment in the low 3,000s without further boundary adjustments. In order to house the projected student population at Portola High School, staff have prepared two options for consideration.

Actual geographical cohort enrollment numbers were presented for the Portola High School attendance area, showing an increase in the student population at the current lower grade levels. Currently, the school has a capacity of up to 2,300 students with no existing relocatables.

Option A, would place 20 classroom relocatables throughout the campus over years 2023 and 2024, while building a permanent 10 classroom building adjacent to the gymnasium, and temporarily reducing parking by the baseball fields and permanently changing drop off and parking by the gymnasium, at a cost of approximately \$25 million.

Option B, would place 14 classroom relocatables along the basketball courts over years 2023 and 2024, while relocating softball fields in 2024 to be able to place a permanent two-story 16 classroom building in 2025 behind the gymnasium, at a cost of approximately \$36 million. This would increase Portola's capacity to approximately 3,200 students.

Members of the Board asked about parking and basketball court availability at Portola High School compared to other high schools in the District. Jesse responded that Portola has more parking spaces than any other high school in the District and that most high schools have 2 basketball courts. Option B would leave Portola with 2.5 basketball courts. The Board indicated a preference for Option B and requested staff to bring forward contracts for formal approval.

Next, Jesse presented information regarding Los Olivos. The Second Amendment to the Irvine Company Mitigation Agreement signed in 2016, reserved the Los Olivos school site through December 31, 2020. The Third Amendment to the Irvine Company Mitigation Agreement, extended the reservation of the land through December 31, 2022. To date, enrollment has not demonstrated a critical mass of students from the Los Olivos community that would generate the need for a new school. If the reserved site is released back to the Irvine Company, there are plans to add an additional 600 high-density multi-family units and 150 detached units to the development, of which 100 detached units are already included in the District's projections. Per the absorption schedule provided by the Irvine Company, these units would begin occupancy in 2025 with most occupancies occurring in 2027. The additional units proposed in Los Olivos are projected to generate an additional 60-100 elementary school students beyond current projections. Facilities staff believe that these students should be able to be housed at Alderwood Elementary School with no, or minimal, facilities improvements.

Member Wallin clarified that the reserved Los Olivos site isn't free to the District, it would still need to be purchased from the Irvine Company.

In 2016, Alderwood Elementary school had a capacity of 908 students with an enrollment of 850 students, and currently has an enrollment of 812 students, with the bulk of the reduction in enrollment coming from the Quail Hill community, which had a geographical enrollment of 686 students in 2016 and 503 students in 2022. Even if Quail Hill's enrollment stayed consistent, there would still be enough room at Alderwood to accept the projected increase in enrollment from Los Olivos.

In reviewing the proposed development in the PA 31 development area, the area is currently non-residential; however, the Irvine Company has provided conceptual information relating to a 1,450 high-density multi-family project. Currently, the area is zoned for attendance at Oak Creek Elementary, South Lake Middle, and Woodbridge High Schools. If the project is approved, it is anticipated the development would generate approximately 130 elementary, 25 middle, and 35 high school students. Staff recommends, pending the application and approval of the project, that students generated from PA 31 be reassigned to Greentree Elementary, Venado Middle, and Irvine High Schools, which have existing available capacity.

There is space at the existing middle and high schools, but in an effort to maintain matriculation when possible, reassigning any potential PA 31 generated students, which is within Board Policy limits for travel, is recommended. Additionally, there is a bicycle path from PA 31 to Greentree Elementary. There is currently no timeline for the development. This is just a development staff is monitoring.

Next, he provided an enrollment update for Oak Creek Elementary, which has a capacity of 970 students. In 2016, the school's enrollment was 911 and now has an enrollment of 903 students. Since 2016, there have been no additional units in the Oak Creek or Spectrum developments; however, Oak Creek's geographical enrollment has decreased from 819 in 2016, to 607 in 2022, while the Spectrum's geographical student enrolment has increased from 211 in 2016, to 366 in 2022. The additional units in the Spectrum PA 33 area are conceptually anticipated to generate an additional 60 elementary students based on the dwelling unit types. There is no timeline for occupancy of these units yet, but it may be around 2025 to 2027. Similar to Alderwood Elementary, staff believe there would be enough room to house the additional students with no, or minimal, facilities improvements needed.

Kelvin recommended that the Los Olivos reserved site be released back to the Irvine Company. There is no formal action required, as the Mitigation Agreement sunsets the reservation, as of December 31, 2022, if the District doesn't contact the Irvine Company with the intention of purchasing the site, then the Irvine Company is relieved of their reservation of the site for the District; therefore, there is no official or further action to take.

In closing out the Community Development Update, Jesse provided an update on the Heritage Fields Development, which has 1,997 units remaining to be built of the 7,664 total new units, with most of those units to be developed in the Solis area.

Stephen Bayne, Director of Risk Management, provided a campus safety and security update, which is a continuation of the presentation provided at the June 7, 2022 Board meeting; however, this time with the identification of the funds needed. Phase 3 of the Camera and Access Control Project, proposes adding 542 additional camera views, for an updated total views of 2,326, at a cost of nearly \$990,000, an additional 104 access control doors for a total accessed controlled doors of 1,275 at a cost of just over \$250,000, and the addition of Atlas Clock Alert and Announcement systems at the last eight school sites, to add to the current 3,096 current Atlas Clocks currently installed, for a total cost of nearly \$44,000. In total, nearly \$1.3 million is recommended for additional campus safety and security measures, funded out of Fund 40.

The Board indicated support for the additional security measures and requested to be provided with the formal request at a future Board meeting.

Joe Hoffman, Director of Maintenance, Operations, and Transportation, introduced the Electric Vehicle Charging Stations and Solar update by reflecting on how the program started 12 years ago, requiring no capital outlay, and has not only saved the District money, but has also improved over the years by adding additional needed parking at Deerfield Elementary. He extended his thanks to Cabinet, the Board, the construction team and staff, and turned the presentation over to Jennifer Razo, Supervisor of Sustainability, who commenced with information on the Electric Vehicle charging stations installed and fully paid for at Portola and Irvine High Schools, through the SCE Charge Ready School Pilot Program. The six units at each school are installed and ready for activation, expected in December. The stations are open to the public, with a fee of \$0.35 per kilowatt hour for non-peak periods, and \$0.45 per kilowatt hour for peak periods. The District isn't looking to make a profit, offsetting the cost of energy used and the nominal monthly SCE customer service fee. There are two additional SCE

programs staff are considering. One is the Charge Ready Infrastructure and Rebate Program, for which the District has submitted 21 applications, and thus far, University High School has been awarded participation in the program; however, SCE is requiring a minimum of 20 stations, while staff had requested only 10 stations; therefore, staff are going to assess the cost and impact to parking to see if it will be feasible for the District to participate in that program. Additionally, there is a SCE Infrastructure Rebate Program which has no minimum number of stations, but only covers 80% of the installation cost and provides a rebate of \$725 for each charging station. The pilot program will provide a better understanding for staff to determine the demand and benefits. Additionally, the stations will charge anyone who remains in the station for more than four hours, \$3 per hour extra.

Next, Jennifer provided an overview of the recently completed solar canopy installations at Deerfield Elementary and Venado Middle Schools, which provide a combined 867-megawatt hours of energy. She also presented the completed solar canopy installations at Solis Park School and Creekside Education Center which provide a combined 2,639-megawatt hours annually, which will bring the District to its carbon neutral goal by the end of 2023. In total, the District's solar portfolio consists of 48 solar arrays across seven sites, for 13.2 megawatts of generating capacity, providing a cumulative energy savings, as of June 2022, of an estimated \$3.9 million in avoided costs.

Joe Chapin, Director of Construction Services, provided a districtwide facilities update, commencing with a review of the Solis Park School, which opened to students this past August. Two buildings are still under construction and are slated to be completed in December. Next, Joe presented the installation of WellSpaces at Venado and South Lake Middle Schools and University and Irvine High Schools, thanks to a generous donation from the Tsao Family Foundation in collaboration with CHOC and the Orange County Department of Education. There will be a total of 17 WellSpaces across all secondary schools in the District; staff are working to identify the next locations to receive the WellSpaces. Additionally, he presented the District Office Expansion, which is in its final stages. The building consists of 40 work stations, 14 offices, three conference rooms, four bathrooms, and a kitchenette and staff lounge. Joe also presented the status of the installation of 33 digital marquees, of which currently 15 are installed with the remaining to be installed by early January.

Jesse presented the plan to install three relocatable classrooms at the Creekside Education Center, to house the Irvine Adult Education classes; construction will begin in November and will be complete by February 2023. The Central Kitchen Facility Expansion planning has progressed; however, more information will be provided in the spring. In closing the districtwide facilities update, Jesse provided an update on the accessibility playground equipment project which is anticipated to be completed at select schools in 2023-24, despite supply chain delays, at a cost of approximately \$500,000, funded by CFDs and Fund 40.

Robin Cowan spoke to the topic.

Dana Grudem, Facilities and Planning Supervisor, presented the state funding update, commencing with an Office of Public School Construction (OPSC) state grants overview, noting, Proposition 51, a \$6 billion bond passed by California voters in 2016, has been fully allocated; the state is now tracking projects on the Beyond Authority List for future funding opportunities. Additionally, Governor Newsom authorized \$1.3 billion of one-time General Fund Allocations to K-12 construction with the 2022-23 state budget, with additional funds planned in 2023-25; these funds provide direct apportionments for projects and are available on a first come first serve basis.

Next, she reviewed the projects which have received state grants for non-Measure E projects, which total more than \$346 million to date. The Solis Park School project, with an estimated state grant funding of nearly \$48 million, is currently on the Acknowledge List, where it will await a future state bond, potentially in 2024. There are no other non-Measure E projects on the Workload, Unfunded, or Apportioned Lists awaiting funding. Of the Measure E projects that have received state grants under Prop 51, the District has received nearly \$44 million in funds; which has fully replenished the \$30 million the District has borrowed from other District funds for the Accelerated Fund to Augment Projects (AFAP) projects to accelerate Measure E projects at schools which hadn't yet received improvements. Additionally, there are five Measure E projects on the Acknowledged List, with an estimated funding of more than \$9 million, which are expected to move to the Workload List in the next 12-18 months. There are three projects currently on the Workload List, with anticipated state funding of \$837,000 that will be reviewed within 90 days by the OPSC and are anticipated to be funded under Prop 51 and the General Fund Allocation. There are no additional Measure E projects on the Unfunded or Apportioned Lists.

In closing, John Fogarty reviewed the Measure E bond series original issuance plan compared to the actual issuance and remaining proposed issuances. Series 4 bond issuance, of \$45 million, has been planned for 2024; the homes within the School Facilities Improvement District (SFID) have not had any assessed valuation growth in the past year and with interest rates and costs to borrow remaining high. Therefore, staff are not looking at expediting the Series 4 bond issuance, but are still considering the issuance in 2024. Jesse Barron reviewed the construction schedule for the remaining projects in Series 2 and 3, which include Woodbridge High School improvements, Irvine High School Performing Arts Center, and modernization at Culverdale, Greentree and Santiago Hills Elementary Schools, all planned for completion in 2024. Joe Chapin highlighted Series 2 and 3 completed projects including Northwood Elementary's Irvine Child Care Project (ICCP) classroom building relocation and restoration of the school's playfield, Canyon View Elementary's new Innovation and Design Labs, Oak Creek Elementary's new lunch shade structure, Deerfield Elementary's expansion of their nutrition services center, Plaza Vista School's Kindergarten area improvements, and South Lake Middle School's new music classroom. Jesse provided an update on the projects in planning including the Woodbridge High School HVAC upgrades, Irvine High School Increment No. 1 ground improvements for the new Performing Arts Center, the Culverdale Elementary's new MPR and nutrition services, Greentree Elementary's new MPR and Innovation Lab, and Santiago Hills Elementary's new MPR, Innovation Lab, and proposed food service covered walkway.

The Board thanked the staff for their presentation and hard work.

4. ADJOURNMENT

The meeting was adjourned at 5:31 p.m.

Motion made by: Cyril Yu

Motion seconded by: Sharon Wallin

Voting:

Paul Bokota - Absent

Lauren Brooks - Yes

Ira Glasky - Absent

Cyril Yu - Yes

Sharon Wallin - Yes