

Irvine Unified School District

Measure E
Citizens Oversight Committee Meeting

July 24, 2017

AGENDA

- **Construction Procurement**
- **Communications**
- **Schedule**
- **Projects**



Construction Procurement



DELIVERY METHODS

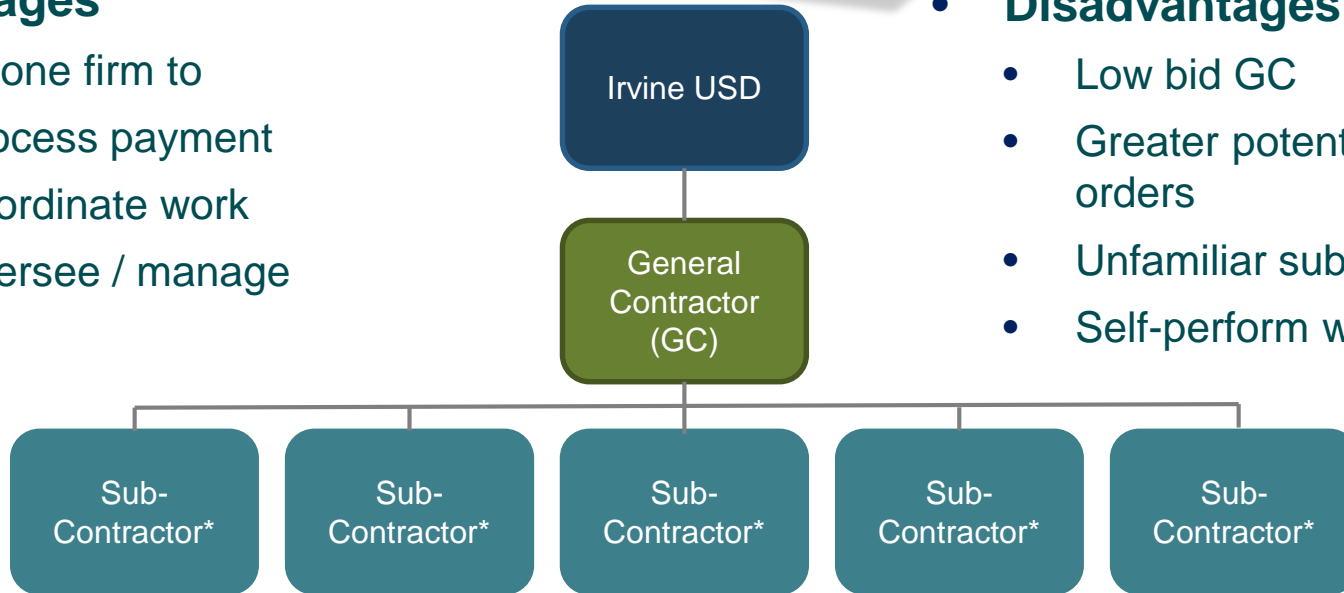
- **Design-Bid-Build (Single General Contractor)**
 - District may hire a Construction Manager
 - District contracts with a General Contractor
 - General Contractor contracts with multiple subcontractors
- **Construction Management Multiple Prime**
 - District hires a Construction Manager
 - District contracts with multiple Prime Contractors
 - Prime Contractors may contract with subcontractors



DESIGN-BID-BUILD

- **Advantages**

- Only one firm to
 - process payment
 - coordinate work
 - oversee / manage



*Varies by project between five to thirty.

- **Disadvantages**

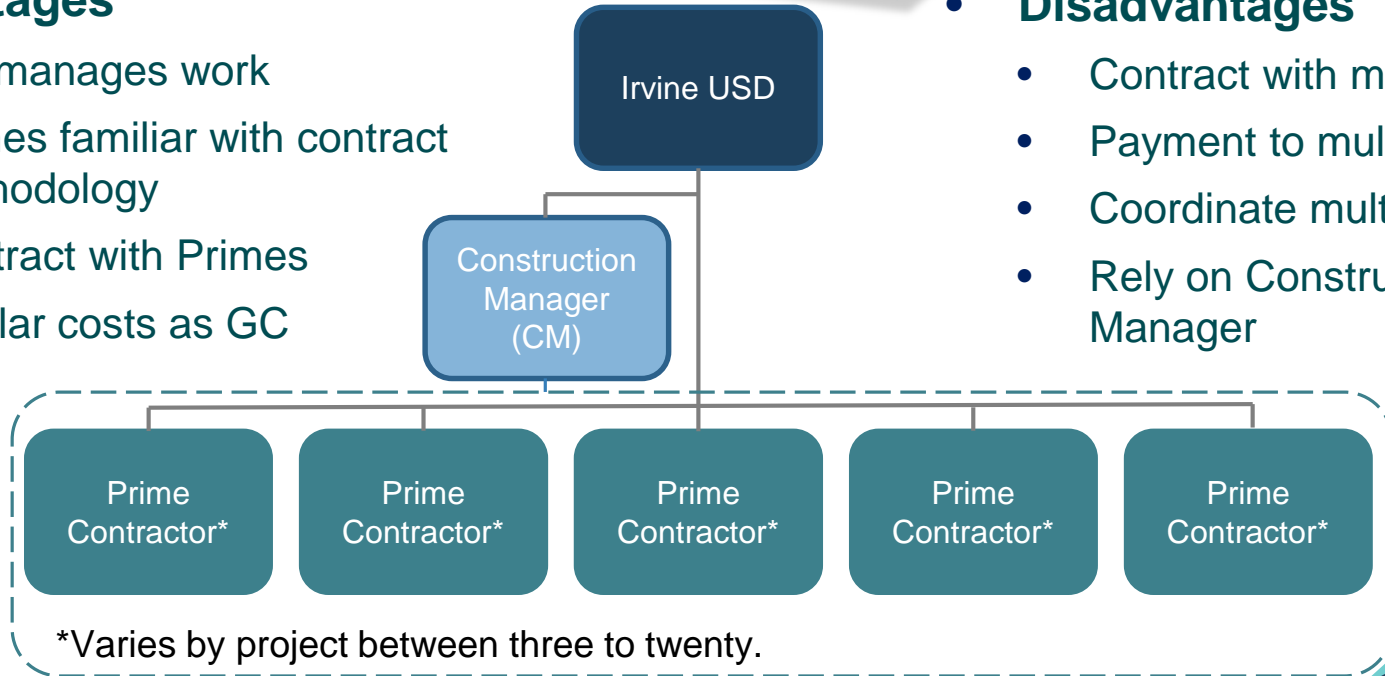
- Low bid GC
- Greater potential for change orders
- Unfamiliar subcontractors
- Self-perform work



CONSTRUCTION MANAGEMENT MULTIPLE PRIME

- **Advantages**

- CM manages work
- Primes familiar with contract methodology
- Contract with Primes
- Similar costs as GC



- **Disadvantages**

- Contract with multiple firms
- Payment to multiple firms
- Coordinate multiple firms
- Rely on Construction Manager



WHICH PROCUREMENT METHOD

- **Design-Bid-Build (Single General Contractor)**
 - Lower construction value (less than \$4.0M to \$5.0M)
 - Less complicated project
 - Short construction schedule
- **Construction Management Multiple Prime**
 - Use on any construction value
 - Complicated project (multiple phases, accelerated schedule)
 - “Bundled” projects (two or more school sites)



Communications



COMMUNICATIONS

- **Website Updates**
- **Newsletter**
- **Homeowner Association Meetings**
- **City Meetings**
- **Project Information Meetings (each project)**
- **Bond Related Meetings**
 - Bond Meetings / Study Sessions
 - Departmental Meetings
 - Schools Facilities Improvement Committee Meetings



Schedule



SCHEDULE OVERVIEW

- **Six schools - construction started***
 - Four schools complete by August 2017
 - Two schools will complete by August 2018
- **Two schools - construction starts winter 2017 / 18***
- **One school - construction starts spring 2018***
- **Eleven schools - construction starts summer 2018***
- **One school - construction starts summer 2019***

* See next page for illustration of the 21 school sites in Series 1, including the two interim campuses



Projects	2017					2018					2019					2020															
	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
Enclose Classrooms																															
Bonita Canyon ES																															
Culverdale ES																															
Santiago Hills ES																															
College Park ES																															
Stone Creek ES																															
Modernizations - High Schools																															
Irvine HS																															
University HS																															
Interim Campuses																															
El Camino School																															
Westwood Basics																															
Science Labs - Middle Schools																															
Lakeside MS																															
Rancho San Joaquin MS																															
Sierra Vista MS																															
South Lake MS																															
Expansion Projects																															
Eastshore ES																															
Venado MS																															
Creekside HS																															
Modernizations - Elementary Schools																															
Brywood ES																															
Meadow Park ES																															
Westpark ES																															
Springbrook ES																															
Theater																															
Woodbridge HS																															
Athletic Field																															
Northwood HS																															

Legend

Preconstruction Activities

Construction Activities



Projects



SERIES ONE: SCHOOL IMPROVEMENTS

- **Improvements at various schools**
 - Enclose classrooms
 - Modernize schools and facilities
 - New music classroom buildings
 - New science classroom buildings
 - Expand classrooms
 - Upgrades to science classrooms
 - New theater
 - New synthetic track and field



SUMMER 2017 – ENCLOSE CLASSROOMS

- **Enclose Classrooms, Create Student Commons and Innovation Labs**
 - Bonita Canyon Elementary School
 - College Park Elementary School
 - Culverdale Elementary School
 - Greentree Elementary School
 - Stone Creek Elementary School
 - Santiago Hills Elementary School



BONITA CANYON ES

Construction Phase



Interior walls of Student Commons



BONITA CANYON ES

Construction Phase



Picture 1: New student commons. Drywall and tape on walls. New storefront door opening. New doors in foreground.



Picture 2: New student commons. Drywall and tape on walls.



BONITA CANYON ES

Construction Phase



Picture 3: New collaboration space with sliding glass walls.



Picture 4: New accessible ramp. New curb, gutter, and walkway to street. New asphalt slurry and striping.



COLLEGE PARK ES

Construction Phase



Interior view of Innovation Lab



COLLEGE PARK ES

Construction Phase



Picture 1: New entrance into administration area. Metal stud framing and new door opening.



Picture 2: New music classroom. Metal stud framing, new ductwork, and opening to multipurpose room stage.



COLLEGE PARK ES

Construction Phase



Picture 3: New student commons, door, and windows into classrooms.



Picture 4: Three new relocatable classroom buildings.



CULVERDALE ES

Construction Phase



Picture 1: New student commons. Drywall and tape on walls.



Picture 2: New student commons. Drywall and tape on walls.



CULVERDALE ES

Construction Phase



Picture 3: New door frames and sidelites at classrooms.
New concrete pads and asphalt to improve drainage.



Picture 4: New door frames. Accessible improvements at doorways.



GREENTREE ES

Construction Phase



Interior view of Student Commons



GREENTREE ES

Construction Phase



Picture 1: New accessible student restrooms. Wood framing and electrical rough-in.



Picture 2: New accessible student restrooms. Concrete curbs for new walls. Classroom openings ready for new door frames.



GREENTREE ES

Construction Phase



Picture 3: Installation of new door frames and sidelites.



Picture 4: Concrete in-fill at multipurpose room.



SANTIAGO HILLS ES

Construction Phase



Interior view of Student Commons



SANTIAGO HILLS ES

Construction Phase



Picture 1: Wood framing and wall insulation in new student commons.



Picture 2: Wall installation and drywall in teacher workroom.



SANTIAGO HILLS ES

Construction Phase



Picture 3: New student commons. Wood framing, electrical rough-in, and mechanical ductwork.



Picture 4: New student commons. Wood framing, and electrical rough-in.



STONE CREEK ES

Construction Phase



Interior view of Design Lab



STONE CREEK ES

Construction Phase



Picture 1: New window into administration office.



Picture 2: New door frames into classrooms.



STONE CREEK ES

Construction Phase



Picture 3: Underground electrical for building expansion.



Picture 4: Two interim housing classroom buildings.



STONE CREEK ES

Bid and Award Phase



Exterior view of Design and Innovation Labs



WINTER 2017/18 – MODERNIZATION

- High Schools
 - Irvine High School
 - University High School



Construction Document Phase

Building FL



SHORT THROW PROJECTOR

IRVINE HS

Construction Document Phase

Building M

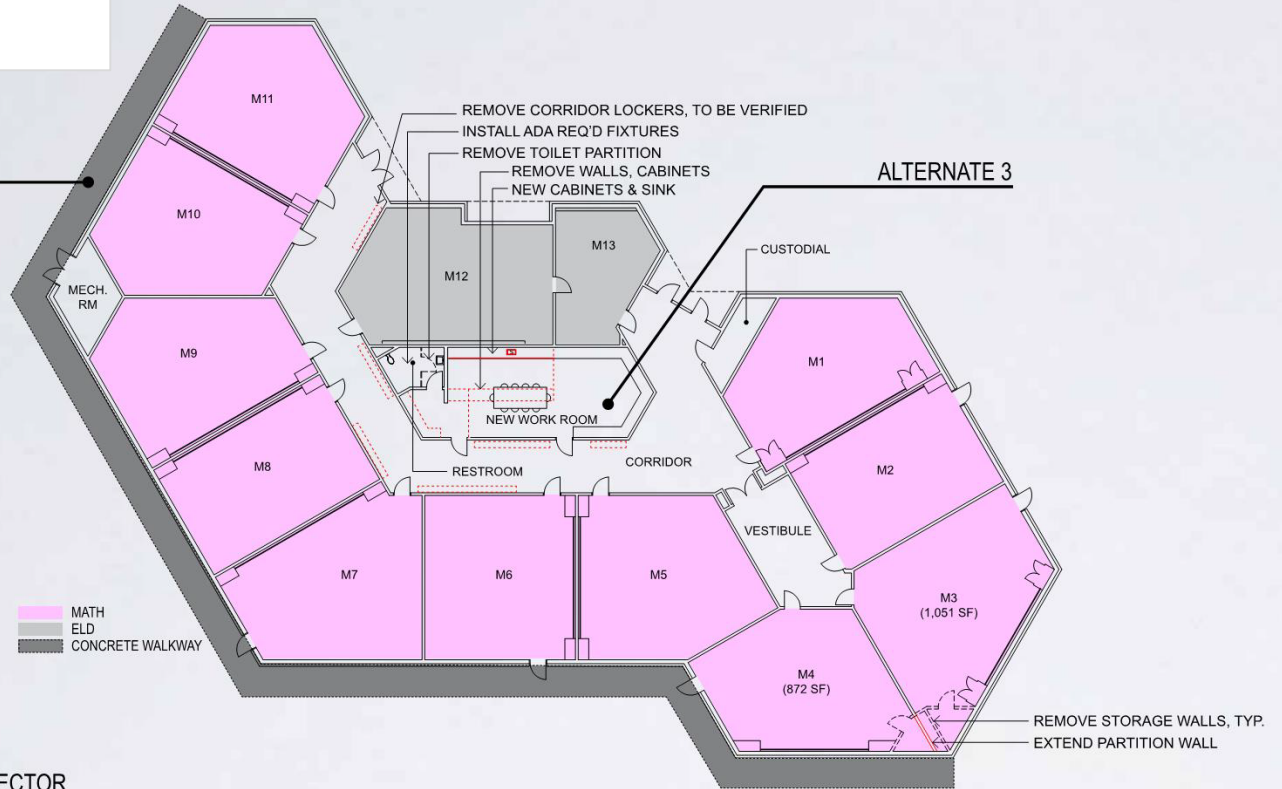
ALTERNATE 4

ALTERNATE 3

M&O UPGRADE
REPLACE:
- INT. LIGHTS
- EXT. LIGHTS
- CARPET FLOOR
- PAINT WALL
- HVAC SYSTEM

MATH
ELD
CONCRETE WALKWAY

SHORT THROW PROJECTOR



IRVINE HS

Construction Document Phase



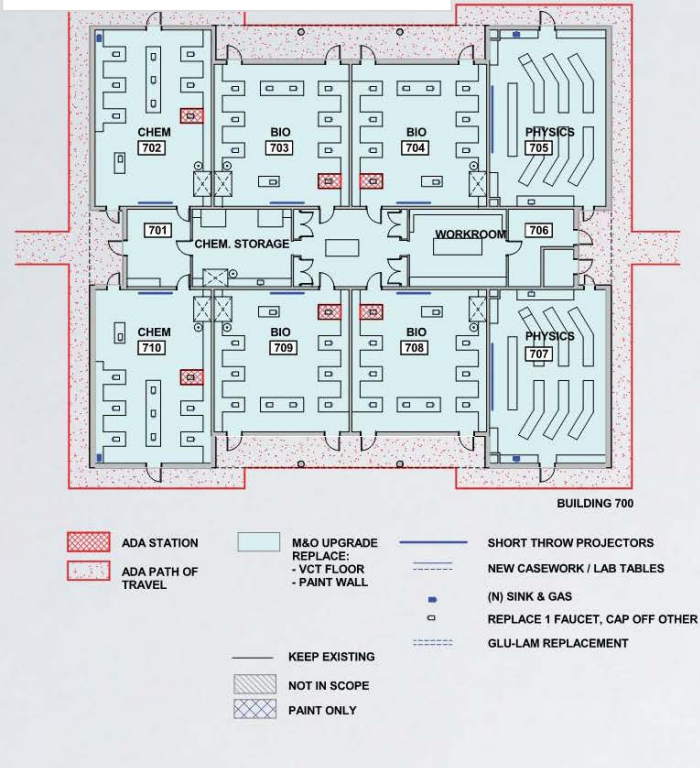
Interior view of Modernized Classroom



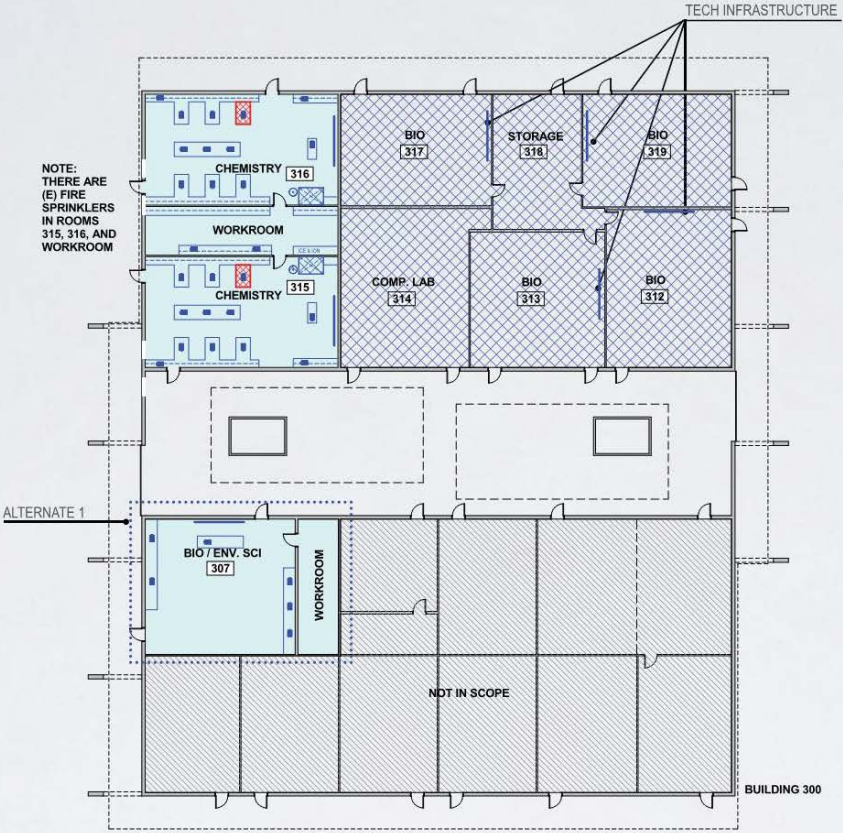
UNIVERSITY HS

Construction Document Phase

Buildings 700 and 300



BUILDING 700



TECH INFRASTRUCTURE

ALTERNATE 1

BUILDING 300



UNIVERSITY HS

Construction Document Phase



Interior view of Modernized Science Lab



SPRING 2018 – EXPANSION

- Expansion
 - Creekside High School
 - Eastshore Elementary School
 - Venado Middle School



CREEKSIDE HS

Construction Document Phase

Classroom Building Expansion



CREEKSIDE HS

Construction Document Phase



Aerial View from Barranca and Harvard



CREEKSIDE HS

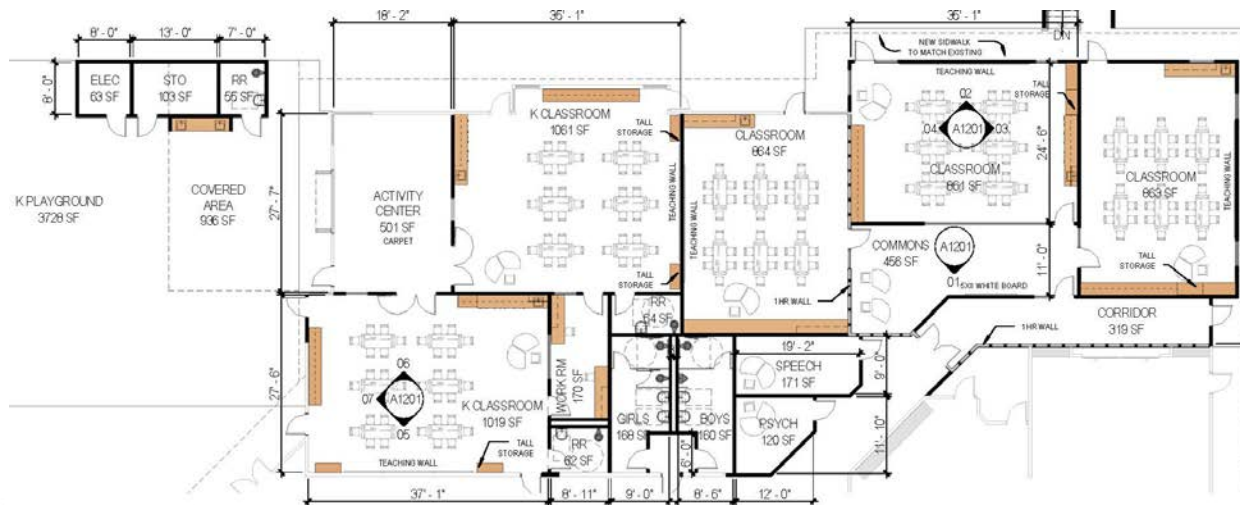
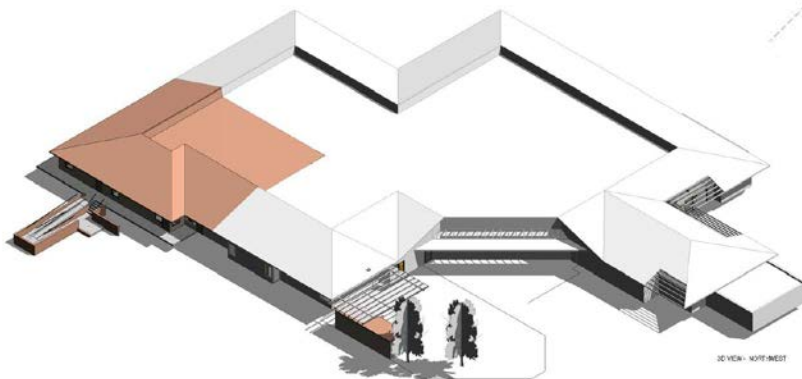
Construction Document Phase



EASTSHORE ES

Construction Document Phase

Kindergarten Expansion



Kindergarten Conversion and Expansion



EASTSHORE ES

Construction Document Phase



Interior view of Kindergarten Classroom



EASTSHORE ES

Construction Document Phase

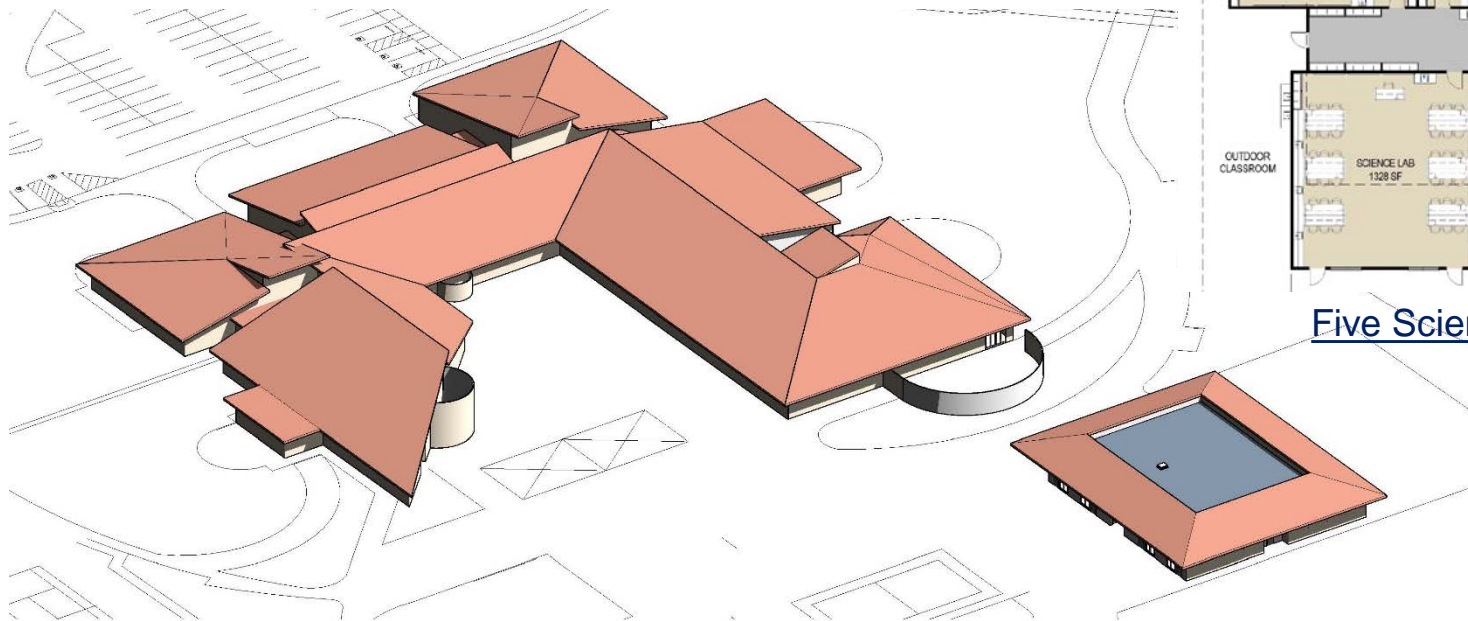


Exterior view of Kindergarten Play Area



VENADO MS

Construction Document Phase



Five Science Classrooms

New Science Classroom Building



VENADO MS

Construction Document Phase



Interior view of Science Lab



SUMMER 2018 – THEATER

- Performing Arts Center
 - Woodbridge High School



Design Development Phase

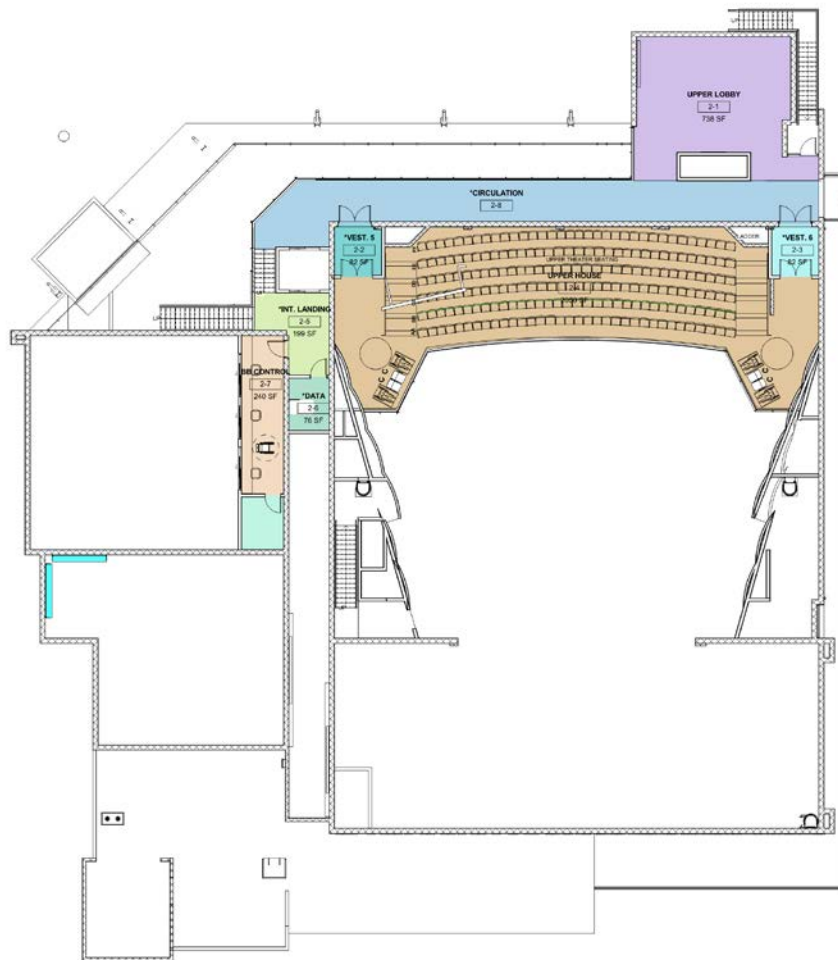
Architectural floor plan of the Black Box Theatre. The plan shows a large central auditorium with tiered seating, a stage at the front, and a forestage area. Surrounding the auditorium are various support spaces including a black box (1598 SF), scene shop/prop storage (1425 SF), offices, storage rooms, and restrooms. The plan is color-coded: pink for audience seating, green for stage and forestage, yellow for backstage areas, and blue for support spaces. Room numbers and square footages are provided for each area.

Room Name	Room Number	Area (SF)
Black Box	1-27	1598
Scene Shop / Prop Storage	1-24	1425
Stage	1-10	3301
Forestage	1-9	523
Office	1-25	96
Concession	1-6	74
Restrooms (Men/Women)	1-53/1-54	298
Storage	1-28	224
Workroom	1-29	333
Girls Dressing	1-23	328
Boys Dressing	1-22	251
Girls' Rest	1-18	160
Boys' Rest	1-19	160
Jan.	1-15	77
Light Lock 1	1-11	71
Light Lock 2	1-20	81
Light Lock 3	1-21	83
Light Lock 4	1-12	71
Light Lock 5	1-13	71
Light Lock 6	1-14	71
Light Lock 7	1-16	71
Light Lock 8	1-17	71
Light Lock 9	1-18	71
Light Lock 10	1-19	71
Light Lock 11	1-20	81
Light Lock 12	1-21	83
Light Lock 13	1-22	251
Light Lock 14	1-23	328
Light Lock 15	1-24	1425
Light Lock 16	1-25	96
Light Lock 17	1-26	1598
Light Lock 18	1-27	1598
Light Lock 19	1-28	224
Light Lock 20	1-29	333
Light Lock 21	1-30	333
Light Lock 22	1-31	333
Light Lock 23	1-32	333
Light Lock 24	1-33	333
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Light Lock 89	1-98	333
Light Lock 90	1-99	333

WOODBIDGE HS

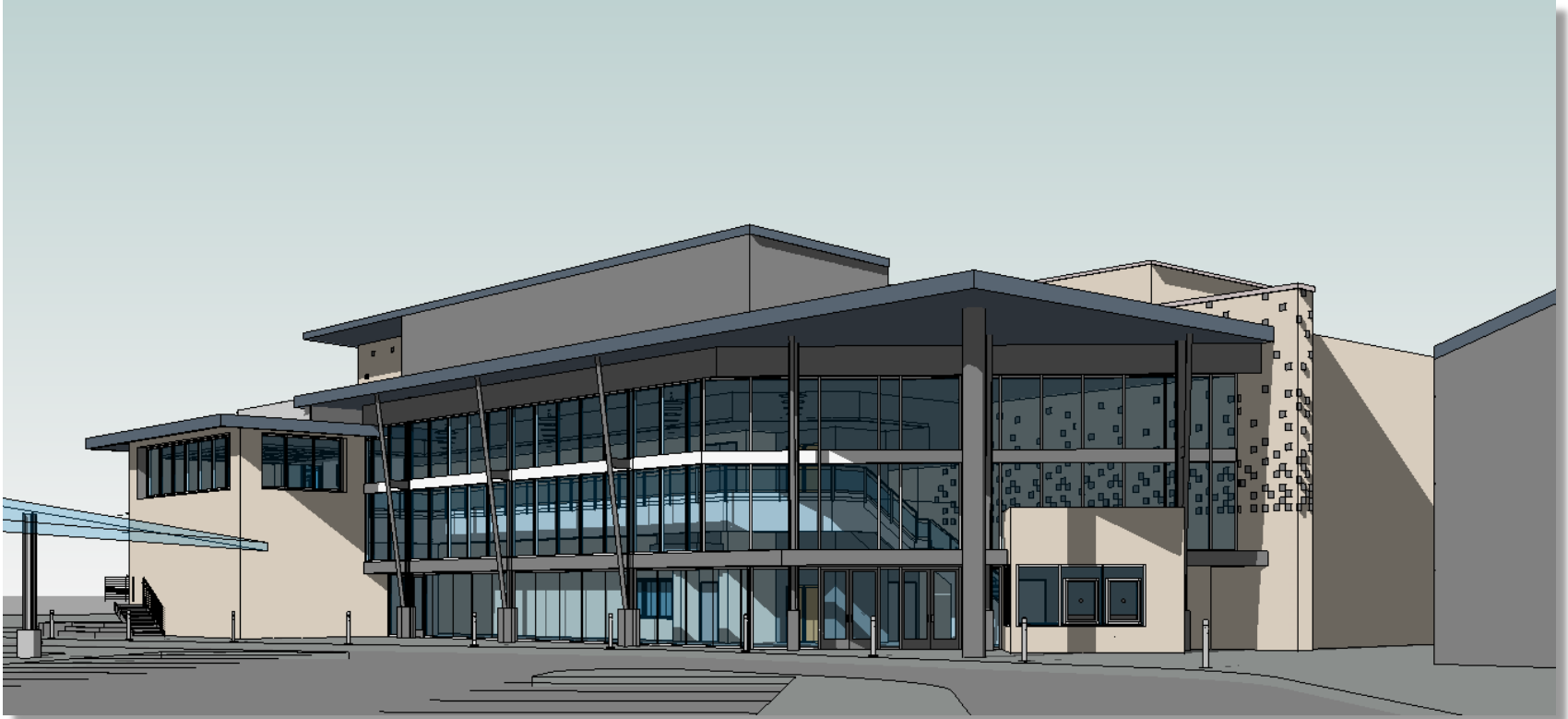
Design Development Phase

Balcony Level



WOODBIDGE HS

Design Development Phase



OPTION 1: Exterior view



WOODBIDGE HS

Design Development Phase



OPTION 2: Exterior view



WOODBIDGE HS

Design Development Phase



Interior view of Performing Arts Center



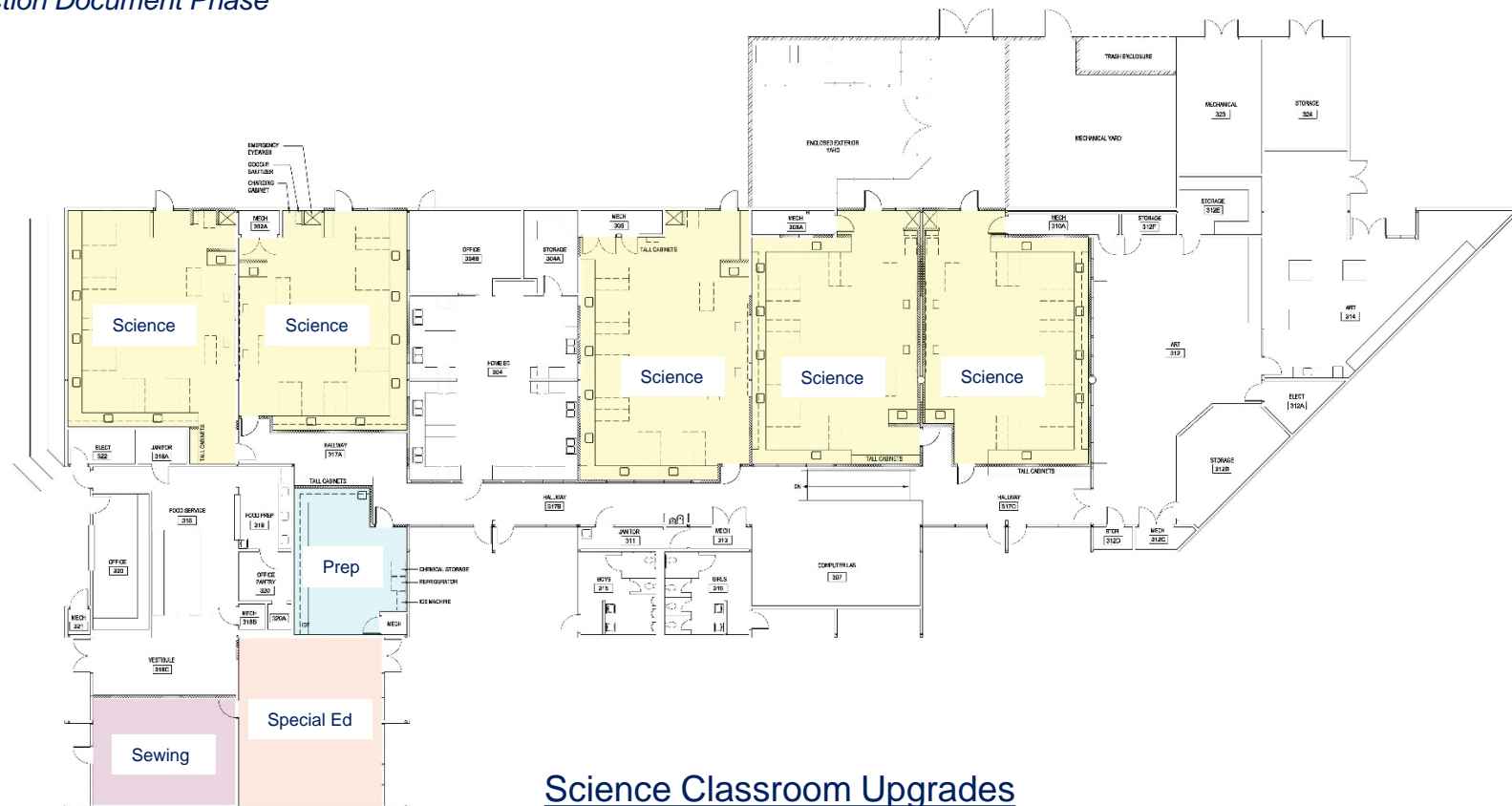
SUMMER 2018 – SCIENCE CLASSROOMS

- **Middle School Science Classrooms New or Upgraded**
 - Lakeside Middle School
 - Rancho San Joaquin Middle School
 - Sierra Vista Middle School
 - South Lake Middle School



LAKESIDE MS

Construction Document Phase



Science Classroom Upgrades



RANCHO SAN JOAQUIN MS

Construction Document Phase



Exterior view of Renovated Classrooms and New Classroom Building



SIERRA VISTA MS

Construction Document Phase



Science Classroom Building Expansion – Site View



SOUTH LAKE MS

Construction Document Phase



Science Classroom Building Expansion - Elevation



SUMMER 2018 – MODERNIZATION

- **Elementary Schools**
 - Brywood Elementary School
 - Meadow Park Elementary School
 - Westpark Elementary School
 - Springbrook Elementary School



Brywood ES

Construction Document Phase



Innovation Lab



Meadow Park ES

Construction Document Phase



Student Commons



Westpark ES

Construction Document Phase



Modernized Classroom



Springbrook ES

Construction Document Phase



Student Commons



Springbrook ES

Construction Document Phase



New Music Classroom Building



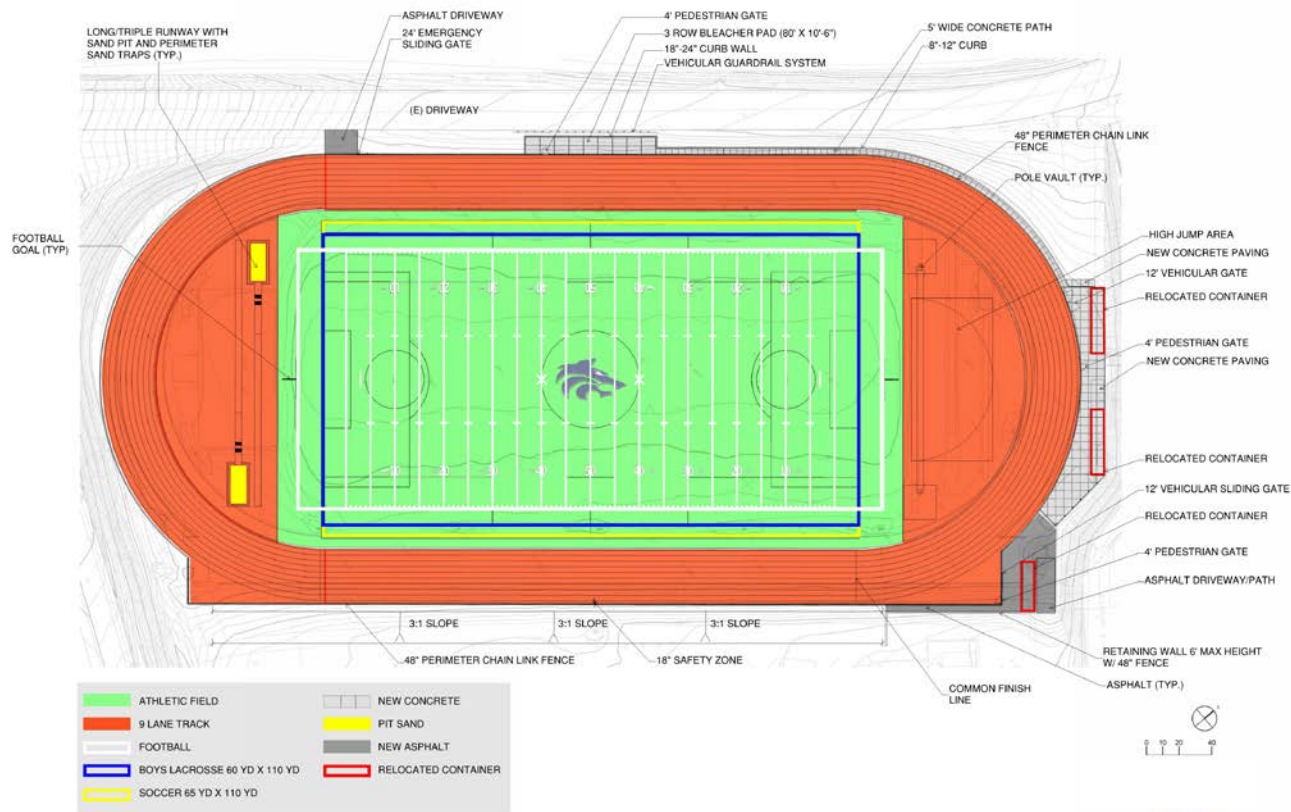
SUMMER 2018 – ATHLETIC FIELD

- **New Synthetic Track and Field**
 - Northwood High School



Northwood HS

Design Development Phase



FALL 2017 – INTERIM HOUSING

- **Interim Housing**
 - El Camino School
 - Westwood Basics



EL CAMINO REAL SCHOOL

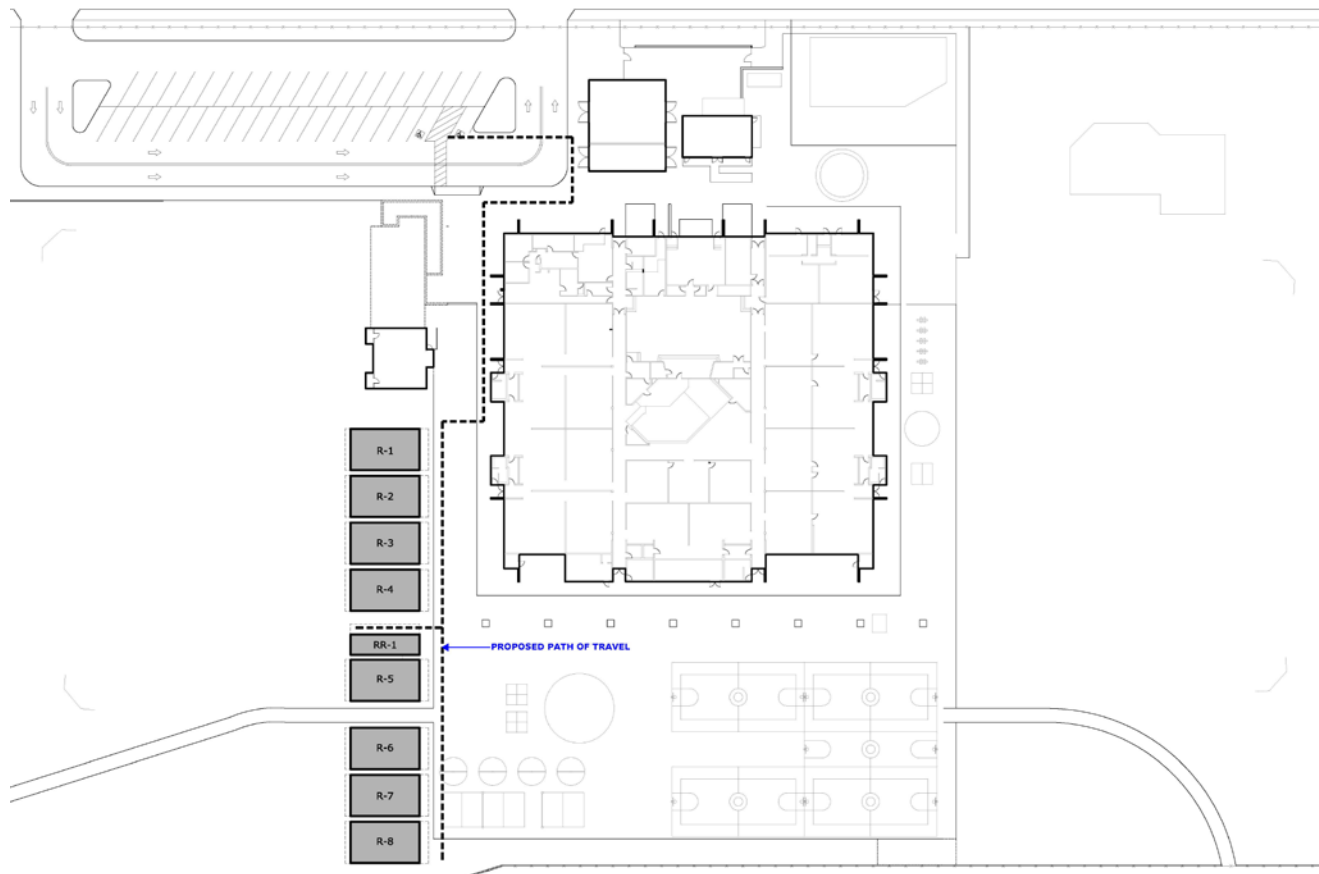
Design Development Phase

Meadow Park ES

School Year: 2018/19

Springbrook ES

School Year: 2019/20

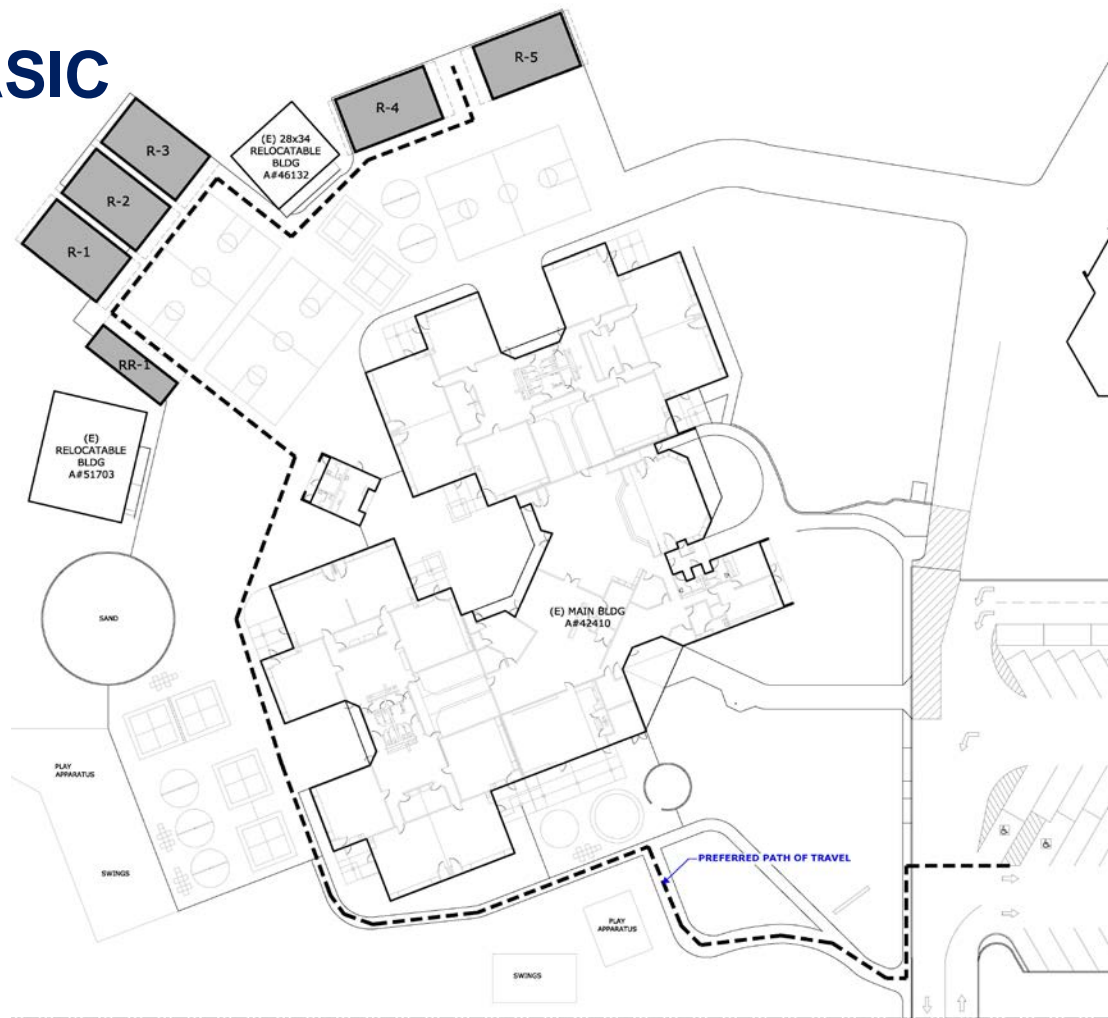


WESTWOOD BASIC

Design Development Phase

Brywood ES

School Year 2018/19





QUESTIONS?