Irvine Unified School District

Measure E Citizens Oversight Committee Meeting

July 23, 2018

AGENDA

Financials

- Project Costs
- Adjustments to Funds
- Affects of Market Conditions
- Modernization of Elementary Schools
- Measure E Financing
- State Funding

Project Updates

- Completed Projects
- Projects under Construction
- Projects in Preconstruction
- Westpark ES Modernization Tour



Financials



Project Costs



CURRENT PROGRAM COSTS

1st Adjusted (1	10/2	26/2016)	2nd Adjusted (12/	18/2017)	Current (05/	/31	/2018)	Funds Required to 0	Com	plete Series 1
Bond Series 1	\$	95,000,000	Bond Series 1	\$	95,000,000	Bond Series 1	\$	95,000,000	Bond Series 1	\$	95,000,000
IUSD Funds	\$	29,600,000	IUSD Funds	\$	29,600,000	IUSD Funds	\$	29,600,000	IUSD Funds	\$	29,600,000
IUSD Funds 1st Adj.	\$	6,800,000	IUSD Funds 1st Adj.	\$	6,800,000	IUSD Funds 1st Adj.	\$	6,800,000	IUSD Funds 1st Adj.	\$	6,800,000
FUNDS	\$	131,400,000	IUSD Funds 2nd Adj.	\$	5,100,000	IUSD Funds 2nd Adj.	\$	5,100,000	IUSD Funds 2nd Adj.	\$	5,100,000
			FUNDS	\$	136,500,000	IUSD IT Infrastructure	\$	643,875	IUSD IT Infrastructure	\$	643,875
			Increase 1st Adj.		3.88%	CTE Grant (CHS)	\$	348,920	CTE Grant (CHS)	\$	348,920
						CURRENT FUNDS	\$	137,492,795	Current Shortfall	\$	715,495
						Increase 1st Adj.		4.64%	3 - Music Classrooms	\$	10,800,000
									WHS Theater Reno	\$	1,600,000
									FUNDS NEEDED	\$	150,608,290
									Increase 1st Adj.		14.62%
				Current Projected Program Costs* \$ 138,208,290							
						Current Shortfall	\$	(715,495)			

NOTES:

Current Funds*	\$ 137,492,795
Additional Funding Required	\$ 13,115,495

^{*} Assumes WHS Theater Bids are within \$19,000,000 Construction Budget.

SERIES 1 FUNDS - UPDATE

Initial Series 1 Funds (8/26/2016)

Bond Funds (Series 1)
District Funds

• 1st Adjustment Series 1 Funds (10/26/2016)

Bond Funds (Series 1)
District Funds

• 2nd Adjustment Series 1 Funds (12/18/2017)

Bond Funds (Series 1)
District Funds

• 3rd Adjustment Series 1 Funds (6/5/2018)

Bond Funds (Series 1) District Funds Bond Funds (Series 2)

District Funds (IT Infrastructure and CTE Grant for Creekside HS)

\$124,600,000

\$95,000,000 \$29,600,000

\$131,400,000

\$95,000,000 \$36,400,000

\$136,500,000

\$95,000,000 \$41,500,000

\$150,608,290

\$95,000,000 \$41,500,000 \$13,115,495 \$992,795



CURRENT PROJECT COSTS

Includes	Soft	Costs	and	Hard	Costs
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•	Enclosed Classrooms (6 schools)	\$13,934,662
	Bonita Canyon ES, College Park ES, Culverdale ES, Greentree E	ES,
	Santiago Hills ES, Stone Creek ES	
•	High School Modernizations (2 schools)	\$12.146.058

•	High School Modernizations (2 schools)	\$12,146,058
	Irvine HS, University HS	

 Expansions (2 schools) 	\$11,164,999
Eastshore ES, Creekside HS	

•	Elementary School Modernizations (2 schools)	\$22,774,450
	Westpark ES, Springbrook ES	

 High School Synthetic Track & Field (1 school) 	\$3,815,212
Northwood HS	



CURRENT PROJECT COSTS

-continued-

• Elementary School Modernizations (2 schools)

Brywood ES, Meadow Park ES

\$24,030,598

• Middle School Science Classrooms (5 schools) \$22,601,618
Lakeside MS, Rancho San Joaquin MS, Sierra Vista MS, South Lake MS, Venado MS

• New Theater Pending Bid (1 school)
Woodbridge HS

\$25,500,000

Interim Campuses (2 schools)
 El Camino, Westwood Basics

\$1,740,693

• Program Costs

\$500,000

TOTAL \$138,208,290



Adjustments to Funds



BUDGET ADJUSTMENTS

Adjustments to Measure E Project Funds

- Step 1: Facilities Planning and Construction Services (FP&CS) analyzes and prepares cost information
- Step 2: FP&CS vets through Assistant Superintendent, Business Services (John Fogarty)
- Step 3: FP&CS presents and discusses with School Facilities Improvement Measure (SFIM) Committee
- Step 4: FP&CS presents and updates Board of Education
- Step 5: FP&CS shares with Measure E Citizens Oversight Committee



BUDGET TIMELINE

Schematic Bid / Master Concept Design Constr. Construction Plan Design Design Devel Award **POST-BID** INITIAL **BASELINE FINAL PRELIMINARY** • Master Plan (2015) • At Concept Design • At Completion of Award of Construction Bids Design • Refined Soft Costs • Broad Scope (unit

> • Escalation, project schedules defined

based on project

scope

- Development
- Architect / CM **Cost Estimates**

- At Completion of Contractor's Notice of Completion and Final Payment of Purchase Orders

Close

Out

If cost estimate exceeds budget, identify Bid Alternates and potential work to defer until funding is available.

If bid(s) exceeds budget, identify work to defer until funding is available or identify additional funds.



costs times sq. ft.)

Soft Cost general

percentage

• Schedules not defined

Affects of Market Conditions



MARKET CONDITIONS AFFECTING BIDS

Construction Market Saturation

- In 2016, California school districts passed **\$23.0 Billion** in local bonds
 - Includes Orange County school districts at \$1.7 Billion
- In 2016, Statewide school bond passed \$9.0 Billion (Proposition 51)
 - Includes \$500 Million for Orange County school districts awaiting state funds
- Ongoing commercial developments
- Ongoing residential developments



MARKET CONDITIONS AFFECTING BIDS

Economic Factors

- Political Impacts
 - Tariffs
 - 25% tariff on steel and 10% tariff on aluminum
 - Previous tariff on lumber
- Environmental Impacts
 - Natural disasters
 - Materials
 - Labor
 - Insurance
- Construction Industry Impacts
 - Market Saturation
 - Contractors selective on bid opportunities
 - Labor shortage / Lack of qualified workers



ADJUSTING TO MARKET CONDITIONS

- What have we done to position ourselves for better bid results?
 - Stablish "pools" of consultants (Architect, CM, inspectors, etc.)
 - Mindful balance of project assignments and maintain positive relationships
 - Attract contractors to IUSD
 - Hire consultants who contractors want to work with
 - Use consultants as conduits to invite contractors
 - Treat contractors fair and with respect
 - Prequalify all contractors
 - Start bid phase earlier
 - Create Bid Alternates and/or identify projects to defer



Modernization of Elementary Schools



WHY ARE SCHOOLS BEING RELOCATED?

Modernization work will be extensive and disruptive

- Demolition of walls, concrete floors, ceilings (sawcutting, jackhammering, drilling)
- Removal of HVAC equipment on roof (cranes, trucks, heavy equipment)
- Wood framing (skill saws, nail guns, powder actuated tools)
- Drywall (screw guns, drywall mud)
- Structural steel installation (welding, grinding, hammering)
- Intermittent shutdown of water, electricity, air conditioning, gas (no services)
- Construction activities throughout building/site (vehicles, materials, tools, equipment)
- Construction disruptions (debris, odors, noise, dust)
- Average between 25 50 construction workers on-site daily
- \$7 \$9 million of construction work cannot be completed over the summer



WHY IS WESTPARK ES STAYING?

- Construction will be separated into eight (8) phases throughout campus
 - School enrollment is too large to be housed at another campus
 - Interim classroom portables can be placed on-site
 - Year-round school calendar allows for classroom moves in/out of classroom portables
 - Requires close coordination and constant communication with school site
 - Building isolated into manageable construction areas
 - Shutdown of water, electricity, air conditioning, gas occur after school hours
 - Sound barriers at specific locations to reduce construction sounds
 - Construction activities scheduled around school functions and testing
 - Fenced-in material and equipment storage areas
 - Construction workers required to stay within the construction areas



BRYWOOD ES MODERNIZATION

- New Innovation Lab
- New Design Lab
- Create student support services
- Create student common areas
- Enclose multipurpose room
- Modernize library
- Expand food services
- Enclose classroom with doors
- Add sliding partition walls, where possible
- Casework, minimal upgrades
- Tackable wall surfaces in classrooms
- Build permanent walls in select areas
- New marker boards
- Flexible furniture allocation

- Interior paint
- New flooring (carpet)
- New ceilings, select areas
- New LED lighting
- HVAC upgrades (equipment)
- Upgrade security (access control, cameras)
- Upgrade to main electrical service
- Upgrade fire alarm, PA, A/V, phone
- Upgrade fire sprinkler system
- Roof replacement
- Eliminate outdoor atrium areas
- ADA upgrades (interior/exterior)
- Restroom upgrades
- Bottle filling station



Brywood

MEADOW PARK ES MODERNIZATION

- New Innovation Lab
- Create Design Lab in relocatable
- Create student support services
- Create student common areas
- Modernize multipurpose room
- Modernize library, minimal
- Expand food services
- Enclose classroom with doors
- Add sliding partition walls, where possible
- Refurbish casework (new laminate)
- Tackable wall in classrooms in select areas
- Flexible furniture allocation

- Interior paint
- New flooring (carpet)
- New ceilings in select areas
- New LED lighting
- Upgrade HVAC (duct, equipment)
- Upgrade security (access control, cameras)
- Upgrade to main electrical service
- Upgrade fire alarm, PA, A/V, phone
- Shade structure in Kindergarten area
- ADA upgrades (interior/exterior)
- Restroom upgrades
- Bottle filling station



WESTPARK ES MODERNIZATION

- New Innovation Lab
- New Design Lab
- Create student support services
- Create student common areas
- Modernize library, minimal
- Modernize multipurpose room, minimal
- New food services building
- Enclose classroom with doors
- Add sliding partition walls, where possible
- New casework
- Tackable wall surfaces in select areas
- New marker boards

- Flexible furniture allocation
- Interior paint
- New flooring (carpet)
- New ceilings in select areas
- New HVAC system on six relocatables
- New roof (underlayment)
- Upgrade security (access control, cameras)
- Upgrade fire alarm, PA, A/V, phone
- New play equipment in Kindergarten
- ADA upgrades (interior/exterior)
- Restroom upgrades
- Bottle filling station



SPRINGBROOK ES MODERNIZATION

- New Innovation Lab
- New Design Lab
- Create student support services
- Create student common areas
- Modernize multipurpose room, minimal
- Modernize library
- Expand food services
- Enclose classroom with doors
- Add sliding partition walls, where possible
- New casework
- Tackable wall surfaces in classrooms
- New marker boards

- Flexible furniture allocation
- Interior paint
- New flooring (carpet)
- New ceilings in select areas
- New HVAC rooftop units
- Upgrade security (access control, cameras)
- Upgrade fire alarm, PA, A/V, phone
- Building expansion
- ADA upgrades (interior/exterior)
- Restroom upgrades
- Bottle filling station



Measure E Financing

MEASURE E FINANCING

- Original Measure E Bond capacity based on annual Assessed Valuation growth within the SFID of 3% - 4.5% to be issued in four (4) Series
 - Yielding projected project funding of \$250.8 Million up to \$319.0 Million
 - Measure E initial budget set at \$250.8 Million
- Annually review Assessed Valuation to determine growth and potential impact to bonding capacity
- Based on recent growth within the SFID, assumptions increased to annual Assessed Valuation growth of 3.5%
 - Yielding projected project funding of \$272.3 Million
 - Increase number and frequency of Series from four (4) to five (5)



REVISED MEASURE E BOND SERIES (3.5% GROWTH)

 Anticipate bringing to Board for Approval at the August board meeting with funding available in September – October 2018

<u>OR</u>	RIGINAL	PR	OPOSED
2016	\$ 95.0 M	2016	\$ 95.0 M
		2018	\$ 41.0 M
2021	\$ 51.9 M	2021	\$ 30.8 M
2025	\$ 49.4 M	2024	\$ 39.8 M
2029	\$ 54.5 M	2028	\$ 65.7 M
	\$250.8 M		\$272.3 M



FUNDING FOR DEFERRED PROJECTS IN SERIES 1

Staff recommendation:

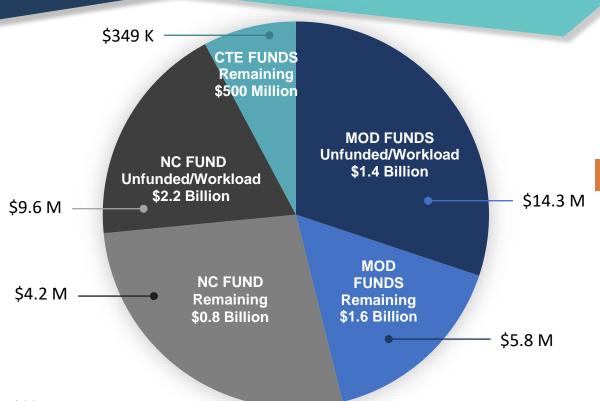
- Utilize a portion of Bond Series 2 & 3 increase to fund Music Classroom buildings at Meadow Park, Brywood and Springbrook during modernization
- Utilize a portion of Bond Series 2 & 3 increase to fund WHS existing theater renovation and remaining current Series 1 shortfall
- Utilize District facility funding recently received from repayment of the Advanced Funding Agreement for cash flow purposes only
- Board approved staff recommendation June 5, 2018 Measure E Study Session



State Funding



STATE FUNDING - MEASURE E SERIES 1



May 2018 Budget Subcommittee calls for speeding up Prop 51 Apportionment

Current \$640 Million/year

Proposal \$1.5 Billon/year by 2023

Current Workload List \$3.6 Billion

Potential State Funding

Original Estimate \$20 - \$22 Million
Current Estimate Over \$34 Million



STATE FUNDING - MEASURE E SERIES 1

Projects on OPSC Workload List

Site Name	Estimated Funding
Santiago Hills ES Modernization	\$335,448
College Park ES Modernization	\$470,630
Culverdale ES Modernization	\$597,498
Stone Creek ES Expansion	\$1,411,210
Stone Creek ES Modernization	\$681,602
Creekside HS Expansion	\$1,579,171
Sierra Vista MS Expansion	\$1,572,100
South Lake MS Expansion	\$870,227
Irvine HS Modernization	\$3,874,257
University HS Modernization	\$654,092
Eastshore ES Modernization	\$694,305
Eastshore ES Expansion	\$835,854
Venado MS Expansion	\$2,231,969
Westpark ES Modernization	\$3,415,758
Springbrook ES Modernization	\$3,097,577
Rancho San Joaquin MS Expansion	\$1,108,967
Rancho San Joaquin MS Modernization	\$543,617
Creekside HS CTE Grant	\$348,920
Total State Funding Applications	\$24,323,202

Projects in Review

(Recently Submitted or to be Submitted)

	,
Project	Estimated Funding
Brywood ES Modernization	\$2,567,061
Brywood ES Expansion	\$795,000
Meadow Park ES Modernization	\$3,238,099
Meadow Park ES Expansion	\$795,000
Springbrook ES Expansion	\$795,000
Woodbridge HS Expansion	\$1,814,400
Total State Funding Pending	\$10,004,560

Projects in Review	<u>\$10,004,560</u>
Total Potential State Funding Pending	\$34,327,762



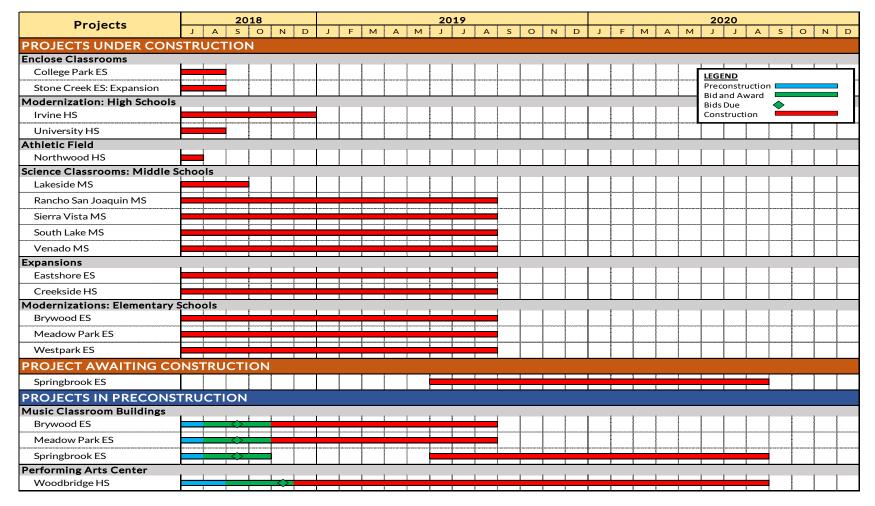
Project Updates



SCHEDULE OVERVIEW

- Fifteen schools: construction continues
 - Complete by July 2018 (1) Northwood HS
 - Complete by August 2018 (4) College Park ES, Stone Creek ES, Lakeside MS, University HS
 - Complete by December 2018 (1) Irvine HS
 - Complete by August 2019 (9) Brywood ES, Eastshore ES, Meadow Park ES, Westpark ES, Rancho San Joaquin MS, Sierra Vista MS, South Lake MS, Venado MS, Creekside HS
- Four schools: completed in August 2017
 - Bonita Canyon ES, Culverdale ES, Greentree ES, Santiago Hills ES



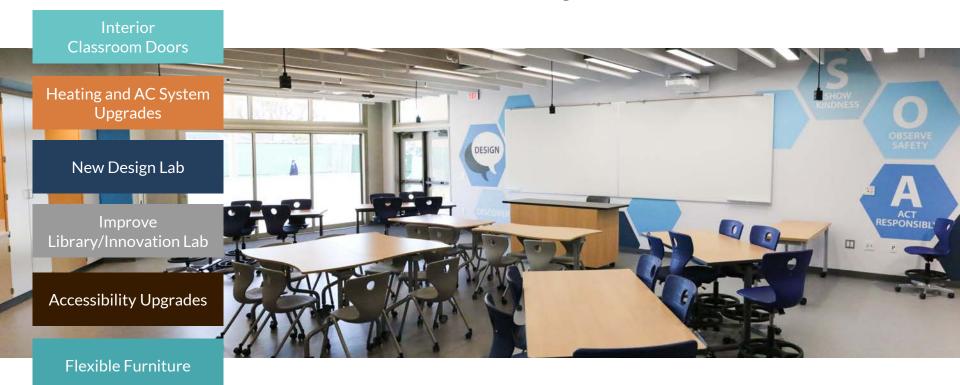




Completed Projects



STONE CREEK ES Phase 2 - New Design Lab





COLLEGE PARK ES Phase 1 - Classroom Doors / Commons





BONITA CANYON ES Classroom Doors / Commons





SANTIAGO HILLS ES Classroom Doors / Commons





GREENTREE ES Classroom Doors / Commons





CULVERDALE ES Classroom Doors / Commons





WESTWOOD BASICS (Brywood ES Interim)





EL CAMINO SCHOOL (Meadow Park ES & Springbrook ES Interim)

Added Relocatable Classrooms/Restrooms

Expanded Parking Lot

Play Structure Upgrades

New Interior Finishes
Paint / Carpet

Signage

Kitchen Upgrades

Heating, AC, and IT Upgrades









MEADOW PARK ES Busing to El Camino School

Pick-up / Drop-off Locations	# of Bus Passes	# of Busses
Windjammer Park	51	1
Smokestone Park	51	1
Meadow Park ES	174	3
Clearbrook Park	42	1
Blue Lake Park	118	2
Passes Issued	436	





Projects Under Construction



UNIVERSITY HS Modernization







IRVINE HS Modernization



Classroom Modernization



NORTHWOOD HS Synthetic Track and Field



STONE CREEK ES Phase 3 – Site Reparation/Exterior



Field restoration



COLLEGE PARK ES Phase 2 - Commons



Classroom Renovation

LAKESIDE MS Renovated Science Labs



Science Lab Modernization



RANCHO SAN JOAQUIN MS New / Renovated Science Labs



Fire Lane and Fire Water Line



SIERRA VISTA MS New / Renovated Science Labs



New Building Pad

SOUTH LAKE MS New Science Building



Underground Utilities



VENADO MS New Science Lab Building



Relocated basketball courts



CREEKSIDE HS Expansion/Modernization



Relocatable Modernization



EASTSHORE ES Expansion/New Kindergarten Play Area



Kindergarten Play Area



WESTPARK ES Modernization



New Design Lab



BRYWOOD ES Modernization



Classroom Modernization



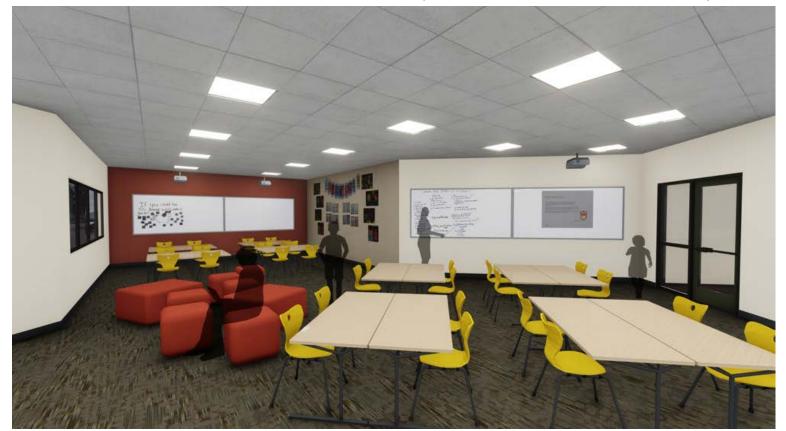
MEADOW PARK ES Modernization



Classroom Renovation



SPRINGBROOK ES Innovation Lab (Construction to Start in June 2019)





Projects in Preconstruction



WOODBRIDGE HS New Theater (View from Administration Office)





WOODBRIDGE HS New Theater (Interior View)



BRYWOOD ES New Classroom Building





MEADOW PARK ES New Classroom Building





SPRINGBROOK ES New Classroom Building





Westpark ES Tour



WESTPARK ES

Construction Phasing Plan

Phase 01 - Interim & new portable set up from Mid May 2018 - July 3rd 2018

Phase 02 - New food services from mid June 2018 - mid Nov. 2018

Phase 03 - Admin, MPR & Site from mid June 2018 - mid July 2018 Conference Room finishes to be completed in late August

Phase 04 - East Classrooms from mid -June 2018 - October 2018

Phase 04 - ADA walkway work to be done Sept 17 to Oct 5th

Phase 05 - Central Classrooms from late October 2018 - December 2018

Phase 06 - West Classrooms from early January 2019 - March 2019

Phase 07 - Portable Upgrades April 2019 - July 2019

Phase 08 - Site Work June 2019 - mid-July 2019





