

MEETING MINUTES

Irvine Unified School District Administration Center
5050 Barranca Parkway, Irvine, CA 92604
3:00 PM Special Meeting

Voting Members

Lauren Brooks, Board Member
Jeff Kim, Board Clerk
Katie McEwen, Board President
Connie Stone, Board Member
Cyril Yu, Board Member

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

President McEwen 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 Kim.

Members Present:

Lauren Brooks
Jeff Kim
Katie McEwen
Connie Stone (updated to present at 3:01 p.m.)
Cyril Yu

Staff Present:

Cassie Parham, Superintendent of Schools
John Fogarty, Assistant Superintendent, Business Services
Eamonn O'Donovan, Assistant Superintendent, Human Resources
Brienne Ford, Assistant Superintendent, Information Technology
Raiana Chavez, Executive Assistant to the Superintendent

2. ADOPTION OF AGENDA

Adopt agenda, as presented.

Motion made by: Cyril Yu

Motion seconded by: Jeff Kim

Voting:

Lauren Brooks - Yes
Jeff Kim - Yes
Katie McEwen - Yes
Connie Stone - Absent
Cyril Yu - Yes

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

Minutes:

Kelvin Okino, Director of Facilities, Planning, and Construction, and his staff introduced themselves. Kelvin provided an overview and purpose for the Study Session, then turned the presentation over to Jesse Barron, Facilities and Planning Coordinator, for the enrollment projection update.

Enrollment Projections

Jesse began by reviewing the Facilities Planning Observations, focusing on new development, existing communities, pre-kindergarten and kindergarten, and special education. Enrollment projections continue to show regional growth north of the 5 freeway, as additional new units are planned, constructed, and occupied. However, these are smaller than previous developments. While they're still anticipated to generate a significant number of students, it won't be enough to warrant a new school.

In general, existing communities without growth or infill projects are seeing a decline in student enrollment, particularly among early elementary ages. Despite adding a new pre-kindergarten grade level, enrollment gains have been mostly offset by historically smaller kindergarten cohorts.

Historically, the rate of growth for Special Education students has outpaced the rate for General Education students, with a 14% increase in the special education population versus a 5% increase in the general education student population since 2021. This increase has a significant impact on facilities, as some specialized Special Education classrooms support 8-10 students, while general education classrooms support an average of 31 students.

Next, Jesse reviewed the purpose of examining enrollment projections, the corresponding terminology and definitions, and the differences in using the three enrollment projection study scenarios: aggressive school enrollment projections, conservative school enrollment projections, and geographical/residential enrollment projections. This Study Session will focus on the conservative school enrollment projections for general fund budgeting and staffing, and the geographic/residential enrollment projections for analyzing various planning scenarios.

Jesse then reviewed the pre-kindergarten through 12th-grade enrollment projections. The 2025-26 school year is the last phase of the Universal Pre-Kindergarten rollout, with full implementation and a projection of 1,157 students. District enrollment has increased by 2,000 students since 2020. Excluding the proposed Oak Park and South of Rail developments, aggressive projections indicate an increase of 831 students in 2025-26, then 137 students in 2026-27. However, conservative projections indicate a growth of 309 students in 2025-26 and a decline of 197 students in 2026-27.

In reviewing the residential developments, the Irvine Company development update showed it is 90-95% built out, with 2,255 remaining units throughout the CFD-09-1 area, which includes the Orchard Hills, Portola Springs, Los Olivos, and Cypress Village developments. There are 4,812 units remaining to be built in the Developer Fee developments, within the University Research Park, Discovery Park + Technology, and Spectrum (PA 33) developments.

The Irvine Company recently announced a proposed new development, Oak Park, which proposes 3,100 units that could generate 750 PK-6th grade students, 200 middle school students, and 350 high school students. The proposal includes an elementary school within the development. The development would be a mix of homes, condos, and apartments.

Board member Kim inquired about the Irvine Company's statement that the school would be at no cost to the District. John Fogarty clarified that the development would use a new Community Facilities District (CFD) to bond for the funds to build the school, similar to other schools. Those details would be worked out in the mitigation agreement. The District would still pay for the property and the construction, but it's funded by CFDs.

Board member Brooks inquired how the increase in traffic would be assessed. Kelvin confirmed that the project would go through the California Environmental Quality Act (CEQA) and the Division of the State Architect for a review of ingress, egress, and average daily trips, in addition to all other required approvals.

Heritage Fields has 774 remaining units to be completed within the District 1 South, Cadence Park, and South Park/Luna Park developments. Additionally, a new development, temporarily named South of Rail, is just south of the Saddleback Valley USD boundary but within the District's boundary. It will be added to the development list soon, as it has not yet been reviewed by the City. The proposed project is closer to the Great Park schools (Beacon Park, Cadence Park, and Solis Park) than the proposed school in the Oak Park development. Based on preliminary information, the development could generate 375 PK-6th grade students, 100 middle school students, and 125 high school students.

Other developments throughout the city include 943 remaining units to be completed in the Irvine Business Complex and 204 units remaining in the UCI Housing project. However, these developments do not generate many students. The Gateway Village, consisting of 1,236 units, has not yet begun occupancy. This development is projected to generate 350 PK-6th grade students, 100 middle school students, and 200 high school students. Based on the distance to nearby schools, it is recommended that Stonegate and Eastwood could house the students generated. Jeffrey Trail Middle School is approximately the same distance as Sierra Vista Middle School from the development; however, there is a more direct path down Jeffrey Trail from the development, so Jeffrey Trail Middle School is recommended to house those students. The students will attend Northwood High School, which will need to be expanded with CFD 09-1 funds to house the additional students.

Next, Jesse reviewed the high school enrollment projections. Current aggressive projections show that if planned future homes are built and existing cohorts age into high school, Portola High School is projected to exceed 3,500 students by 2030. Current aggressive projections also show that Irvine High School is projected to decline from its current student population of 1,900 to 1,600 students by 2034. These calculations do not include the students the Oak Park or South of Rail developments could generate.

In 2014, the Board of Education approved the recommended school assignment for Portola High School, which included projections that if all potential future homes were built, the school would exceed 3,600 students by 2022. Prior to being assigned to Portola High School, the Woodbury community was assigned to Irvine High School and the Stonegate community was assigned to Northwood High School. In 2017, the Board approved the recommended school adjustment to reassign the Stonegate community from Portola High School back to Northwood High School. At that time, projections indicated that if additional homes were built, Portola High School would still exceed 3,100 students within a ten-year period. Over the summer, Facilities staff will continue to analyze the projected high school enrollment and incorporate new developments being proposed, and will bring forward to the 2025 Winter Facilities Study Session potential considerations to address enrollment throughout the five comprehensive high schools.

District Projects

Next, Jesse reviewed the districtwide projects currently in planning, starting with Portola High School. Due to unforeseen conditions and construction delays, the two-story classroom building will not be ready for occupancy at the start of the 2025-26 school year. Therefore, six interim relocatable classrooms will be placed in the parking lot nearest the theater. The two-story building is scheduled to be completed in early 2026. Once the building is complete, the campus will be able to house 3,250 students in permanent and relocatable classrooms. The Portola High School campus is 42 acres, compared to Irvine High School's 64 acres with the joint-use property.

The Northwood and Woodbridge High School athletic field lighting project is in the feasibility study and design phase. An initial informal community input session has already been conducted. However, there will be another formal Public Information Meeting to gather additional community feedback.

Jesse also highlighted the Information Technology Building planned for the Creekside Education Center, relocatable classrooms and a parking expansion planned for the Irvine Adult Transition Program at Legacy Education Center. Cadence Park School will receive a villa-style classroom building consisting of three classrooms and a collaboration space, with construction commencing in the 2025-26 school year. Sierra Vista Middle School has a multi-phase project starting with a new multipurpose building, followed by relocating four portables, adding new volleyball and pickleball courts, and then modernizing and expanding the food service area and music classroom. Construction of the new multipurpose building will begin next year and is anticipated to be finished in 2027.

Bethany Short, Facilities Planning Supervisor, reported on the remaining projects in planning, starting with the Woodbridge High School modernization of buildings J and K. This was originally included in the Measure E, Series 5 projects, but staff have moved the work out of Measure E, as an existing funding source will allow the work to be done sooner and submitted for state reimbursement while bond funds are still available.

The City of Irvine is in the design phase of a pool expansion at the Woollett Aquatics Center, which is on the Irvine High School campus. Since the facility is on District property, Facilities staff continues to work with the City regarding both the project approval process and the impact on Irvine High School. The project is expected to be submitted to the Division of the State Architect (DSA) this summer and start construction in the fall. Another City project near Irvine High School is the parking lot expansions of Heritage Park, which is currently in the design phase.

Jessica Mears, Construction Coordinator, reviewed the non-Measure E districtwide construction projects, starting with an update on general construction costs following the November 2024 general election. Proposition 2, the Kindergarten through Grade 12 Schools and Local Community College Public Education Facilities Modernization, Repair, and Safety Bond Act of 2024, was approved by voters. The bond will generate \$10 billion in state matching funds for public education facilities modernization and repairs. Additionally, 267 K-12 school districts had GO Bonds on the ballot, of which 205, or 77%, passed, and Community College districts had 15 Bonds on the ballot, of which 14, or 93%, passed. In Los Angeles and Orange counties, the bonds approved by voters equal \$16.8 billion. Therefore, many school districts locally and throughout the state will be undergoing construction projects.

Next, Jessica outlined impacts on the construction market, which could affect the upcoming Measure E Series 4 projects. Given the influx of bonds for construction, there will be competition for the limited skilled workforce, resources, and materials. Additionally, many public infrastructure projects are planned in conjunction with the 2028 Olympics, and there is an industry focus on residential development as a result of the housing crisis and recent wildfires. Added to that are recent tariffs and supply chain delays impacting material costs. Staff are already seeing volatility and uncertainty in current bids and existing contracts. To help combat those increased costs, staff are working to purchase equipment early when possible.

Then, Jessica provided a construction update on the existing non-Measure E projects. Canyon View Elementary will start construction in June on its kindergarten expansion and activity lab. Stonegate Elementary will also start construction on its 8-classroom villa-style building, which should be ready for occupancy in the fall of 2026. Construction has already started on Oak Creek Elementary's 8-classroom villa-style building. The Portola High School 16-classroom two-story building is anticipated to be completed in February 2026. The Westwood campus that is housing the Irvine Chinese Immersion Academy is also receiving two relocatable classrooms, which will be ready for occupancy in July since they are a year-round school. The Nutrition Services Expansion at the Creekside Education Center should be completed by July. Phase 4, consisting of the last five secondary schools, will receive their WellSpace over the summer.

Jessica then reported on the non-Measure E districtwide completed projects. Eastwood Elementary moved into its 8-classroom villa-style building. Westpark Elementary received a new play structure. Northwood High School's pool replacement project, under the direction of the City as a result of the joint partnership agreement, was completed.

State Funding

Kelvin provided the facilities state funding update. The District has two non-Measure E projects totaling an estimated \$13.3 million in funding with the Office of Public School Construction (OPSC) that are potential or pending for reimbursement. To date, the District has received nearly \$400 million for non-Measure E projects since 2012; however, nearly half of that has gone to FivePoint for the Great Park schools, in accordance with the Mitigation Agreement. There are four Measure E projects, at an estimated \$4.3 million, available for reimbursement. To date, the District has received nearly \$52 million in reimbursement for Measure E projects, which goes back into the Measure E fund.

Measure E

Next, Kelvin provided an overview of the Measure E Bond Series, noting that initially, the District had planned four series of bond sales totaling \$250.8 million, then revised the bond issuances to five series totaling \$281 million. The District's updated plan is for five series for a total issuance of \$306 million, with the last issuance planned for 2028. The maximum bond capacity is \$319 million. John chimed in to share that in the fall, staff will assess the valuation and bond market with the District's bond consultant, Fieldman, Rolapp & Associates, to consider splitting the fifth series into two and bringing one issuance forward in 2026. More information will be provided when available. Kelvin continued, noting the total available funds for Measure E projects to date is \$433.4 million, with the addition of AFAP funds, state grants, and other identified sources.

Kelvin reviewed the process for budgeting projects from a master plan and concept design to construction closeout and shared that the completed Measure E Series 1, 2, and 3, and the AFAP projects, are currently within 1.06% of the contracted amounts. Change orders are often a result of either District changes, design revisions, unforeseen conditions, or building code clarifications.

Kelvin then reviewed the Series 4 project schedules, noting that the Series 4 projects are currently in the design and DSA approval process, with some scheduled to be under construction in early 2026. Those projects will then be completed in late 2026 to early 2027, with the exception of the University High School new Performing Arts Center, which is projected to be completed in late 2027.

Based on available Measure E funds and the passage of Prop 2 (providing limited state funds that will be in great demand), staff have reorganized the projects in Series 4 and 5 for maximum benefits. Series 4 projects in design include College Park Elementary's expanded nutrition services area; Lakeside Middle School's new music classroom, renovated multipurpose room, and renovated nutrition services area; and the reorganized Administrative Office as a bid alternative, contingent on costs. Other projects include Sierra Vista Middle School's existing multipurpose room conversion to a music classroom and expanded nutrition services area; Northwood High School's new practice gym; and University High School's new Performing Arts Center, for which construction will be funded in Series 5. Last for Series 4, Venado Middle School's project is pending a final scope of work.

The Series 5 projects consist of new music classrooms at College Park, Eastshore, Westpark, and Stone Creek elementary schools. Stone Creek is also slated to receive an expanded nutrition services area. Turtle Rock Elementary will receive new Innovation and Design Labs. The series will also include the construction of the University High School Performing Arts building. Previously, Woodbridge High School's modernization of buildings J and K was included in Series 5, but that has now been removed from the Measure E project and will be funded through a separate funding source and completed earlier.

In conclusion, concept drawings for the University High School Performing Arts Center were shared, along with projects at College Park Elementary, Lakeside Middle, Northwood High, and Sierra Vista Middle schools. Venado Middle School's project consists of multipurpose room improvements and the removal of an interior/exterior wall in the school's Knight's Plaza.

Board members expressed their appreciation for the work the Facilities staff have done and continue to do in support of students and in maximizing limited funds.

4. ADJOURNMENT

The meeting was adjourned at 5:19 p.m.

Motion made by: Cyril Yu

Motion seconded by: Jeff Kim

Voting:

Lauren Brooks - Yes

Jeff Kim - Yes

Katie McEwen - Yes

Connie Stone - Yes

Cyril Yu - Yes