

MEETING MINUTES

Voting Members

Paul Bokota, Board Clerk
Lauren Brooks, Board Member
Jeff Kim, Board Member
Katie McEwen, Board Member
Cyril Yu, Board President

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

President Yu 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 Yu.

Members Present:

Paul Bokota
Lauren Brooks
Jeff Kim
Katie McEwen
Cyril Yu

Staff Present:

Terry L. Walker, Superintendent of Schools
Eamonn O'Donovan, Assistant Superintendent, Human Resources
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: Katie McEwen

Voting:

Paul Bokota - Yes
Lauren Brooks - Yes
Jeff Kim - Yes
Katie McEwen - Yes
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, to provide the enrollment projection update.

Jesse commenced by reviewing the Facilities Planning Priorities including enrollment growth, Universal Pre-K rollout, Special Education, and Measure E.

Regarding enrollment growth, the enrollment projections continue to show long-term growth north of the 5 freeway and other regions in IUSD as additional units continue to be planned, constructed and occupied. The City of Irvine 2045 General Plan and future developments under consideration have not been fully evaluated under current projections. Staff continue to evaluate the short and long-term impacts of development projects under City review.

IUSD schools were not initially envisioned to house Pre-Kindergarten 4-year-old students in its facilities. Facilities staff continue to work with Education Services staff on ways to maximize utilization of classrooms and augment existing facilities that will best support students and staff.

The focus for Special Education related facilities is on aligning and providing appropriate facilities to meet the needs of students. Facilities and Special Education staff are evaluating ways for special education students within each high school attendance area to be able to attend an elementary, middle and high school that supports each student's unique needs.

All 28 schools within the Measure E School Facilities Improvement District have received initial improvements. Series 1, 2, and Augmented Funds to Accelerate Projects (AFAP) improvements have been completed. Series 3 improvements are under construction at several school sites, Series 4 improvements are currently in the design phase and Series 5 is pending a future bond sale.

Next, he reviewed the purpose of reviewing enrollment projections, the corresponding terminology and definitions, and the differences in the different enrollment projections study scenarios of aggressive school enrollment projections, conservative school enrollment projections, and geographical/residential enrollment projections. The Study Session will be focusing on conservative school enrollment projections for the purpose of general fund budgeting and staffing, and the geographic/residential enrollment projections used for the analysis of various planning scenarios.

Pre-Kindergarten through 12th-grade enrollment trends were presented, segregated by actual Pre-Kindergarten enrollment from 2017-18 of 483 students, to projected Pre-Kindergarten enrollment in 2028-29 of 1,243 students, for a total PK-12 conservative enrollment projection of 37,417. He reminded that the projected increase stems from the four-year Universal Pre-Kindergarten rollout extending the months of enrollment eligibility for 4-year-olds. Projections indicate an estimated 930 projected Pre-Kindergarten (PK) students in 2024-25, with full implementation in 2025-26, with a projected 1,229 PK students. The enrollment projections for 2026-27 through 2028-29 exclude the recent project applications for the Gateway Preserve, University Research Park, and the City's 2045 General Plan Update. Occupancies in several of these projects are expected to begin in 2026, therefore, the enrollment projections are expected to change. Staff will be providing updates as information becomes available.

Next, Jesse provided the community development update commencing with the Irvine Company developments, which consist of 29,425 units in CFD 09-1 and 9,530 other units that generate Developer Fees. There are nearly 3,000 units in CFD 09-1 remaining to be built and occupied, with the majority in the Los Olivos development, and there are more than 5,000 units left to be built and occupied in the developer fee areas, with the majority in the

University Research Park and Discovery Park + Technology areas. He reminded that all cities are required by the State of California to increase residential units under the Regional Housing Needs Allocation (RHNA).

Then he provided the Heritage Fields development update, noting that the 7,456-unit development has 1,285 units remaining, with most of them under development in the Solis Park and District 1 South area. Other developments include 7,878 units, with 1,047 units remaining to be completed, with most of them in the Irvine Business Complex area. There is a developer agreement for the Gateway Preserve with an estimated 1,236 units. To house the anticipated additional units from the Gateway Preserve, staff may need to consider a possible boundary change or transportation options. There are already plans to increase capacity at Eastwood and Canyon View Elementary Schools by fall 2024, with the replacement of portable classrooms at Stonegate Elementary with villa-style classrooms to help house additional students by late 2025. More information will be provided on new and projected developments upon City approval and when available.

In the Great Park area, there are plans to add a three-classroom villa and boundary adjustment to Beacon Park School and Cadence Park School to help balance the schools' attendance and allow them to reach their full enrollment capacities as construction continues in the area.

In the Irvine Spectrum area, the Discovery Park and Technology development is projecting 1,779 workforce housing units. The project is not approved yet, and is just in the preliminary planning stage. If approved, staff recommend the area be zoned to attend Greentree Elementary, Venado Middle School, and Irvine High School, requiring a boundary adjustment. Board Policy requires notification of boundary adjustments 12 months prior. If approved, this project may start to have units occupied in 2027. To house projected additional students from the Spectrum area at Oak Creek Elementary, staff recommends an 8-classroom villa and replacement of a relocatable classroom by late 2025.

Next, he reviewed the City of Irvine's 2045 General Plan Update and the possible impacts on enrollment. The plan focuses on workforce housing, which generates fewer students. The City's plan focuses on three areas. Focus Area 1, proposes 15,000 units, with 7,500 units in IUSD's boundary, which could impact Westpark, Culverdale, and University Park Elementary Schools' enrollment. Focus Area 2, proposes 26,607 units with all of them in the IUSD boundary, which could impact Oak Creek Elementary School's enrollment. The proposed units for Focus Area 3 have been reduced from the fall plan and now includes 5,252 units, with 2,626 within IUSD's boundary, which the enrollment impact could be shared across Beacon Park, Cadence Park and Solis Park Schools.

Kelvin introduced Facilities and Planning Supervisor, Bethany Short, who highlighted the districtwide non-Measure E planning projects. She highlighted the kindergarten expansion at Canyon View Elementary, which was master planned to accommodate up to 1,000 general education students in permanent and relocatable buildings. The current capacity is approximately 815 students; however, with new units in the Orchard Hills community continuing to be built and occupied, the Kindergarten area needs to be expanded to allow a third kindergarten classroom, and an expanded Activity Center. The project is proposed for two phases, with anticipated completion and occupancy in fall 2025. Canyon View will also be getting a three-classroom villa to again support the additional projected enrollment from the Orchard Hills community, as long-term projections show a need for additional student housing for at least 10 years. The villa will include student and staff restrooms to support the after-school ELOP program. Occupancy is planned for late 2025.

Since 2022, staff have been presenting information regarding additional units under consideration for future approval by the City of Irvine within the Oak Creek Elementary School attendance area. In late 2023, the City of Irvine approved a zone change and development agreement for the properties. The projected net increase in students at Oak Creek Elementary is approximately 100-120 students under existing assumptions. To accommodate these students, an eight-classroom villa is planned for occupancy in fall 2025. With this addition, there is a possibility to remove some previous relocatables.

In 2023, the City of Irvine unanimously approved plans to acquire and close the All American Asphalt plant and turn it into an area identified as the Gateway Preserve. Original estimates for residential development were 400 to 450 single family homes and possibly condominiums. In March 2024, the City selected Brookfield Residential to be its development partner for the area. Their proposal now includes 1,236 units. Pending the number and type of units approved, staff are planning the development to generate approximately 400 new elementary students, 100 middle and 200 high school students. Students generated may need to be disbursed between Stonegate, Canyon View and Eastwood Elementary Schools. Staff are evaluating housing options for projected middle and high school students. In preparation, Stonegate Elementary will be receiving an eight-classroom villa for occupancy in early 2026, with removal of temporary portables.

Jesse shared that Beacon Park School can currently accommodate up to 1,100 general education students in permanent and relocatable buildings. Beginning in 2025, a boundary adjustment will take effect to help sustain enrollment at Beacon Park School over the next several years. A three-classroom villa is being proposed. There are currently six leased relocatable buildings. Projections indicate that some portion of the relocatables could be removed overtime with the addition of the villa.

Similarly, Cadence Park School can currently accommodate up to 1,000 general education students in permanent and relocatable buildings. Beginning in 2025, a boundary change will take effect, helping to offset some of the impacts of new development within the attendance area of the school. It is expected that the net increase of students to Cadence Park School will be approximately 100 students.

Jesse next overviewed athletic field lighting at Northwood and Woodbridge High Schools. Both schools received a new track and field as part of Measure E improvements, but neither have athletic field lighting, as some other high schools in the district. The process to consider the addition of field lighting includes environmental due diligence, community outreach, and feasibility study and design, which would take approximately 2 years with construction, at an estimated cost of \$2 million.

Board members recommended discussing the option with the school site principals and staff.

Jesse reviewed the Special Education Facilities evaluation, noting that IUSD serves several special education populations with each requiring unique classrooms, pullout, and staff support spaces. Facilities and Special Education staff continue to evaluate and implement sustainable program trajectories where a student can attend their middle and high schools of residence and receive their appropriate services within reasonable proximity of their home for all 14 years of education.

Kelvin presented a list of non-Measure E districtwide construction projects. Jessica Mears, Coordinator of Construction Services, highlighted Canyon View Elementary receiving three relocatables, Eastwood Elementary receiving an eight-classroom villa, and Cadence Park School receiving a restroom to accommodate their ELOP program. Sierra Vista Middle School is receiving four relocatables to accommodate three science rooms and one dance classroom

after the loss of the use of Westwood. Portola High School is in the process of receiving three more relocatables for a total of six. Portola is also under construction for the athletic field renovation and the 16-classroom expansion building, and an expansion of nutrition services area to provide a secondary food service location; those improvements should be completed this summer.

The Central Kitchen at Creekside Education Center is also under construction to expand the freezer and refrigerator areas and distribution area.

Jesse shared that the accessible/inclusive play equipment which was ordered 18 months ago has finally been delivered and will be installed over the summer. The WellSpace Phase III project will take place this summer at Northwood High School and Woodbridge High School, with the remaining middle, K-8, and high schools to receive their WellSpace by fall 2026.

Jesse reviewed the non-Measure E districtwide completed projects including the addition of Adult Education classrooms, a Music Storage Space, and an additional professional development space at the Creekside Education Center, with an expanded parking area. Loma Ridge Elementary received their eight-classroom villa with an exterior shade structure, which staff and students started to utilize after the winter break.

Joe Chapin, Director of Maintenance, Operations and Transportation, presented the maintenance pool replacement project underway at Northwood High School, scheduled to be completed in January 2025. Other upcoming projects include HVAC replacement at Rancho San Joaquin Middle School in the summer of 2025. Staff are also supporting the City's expansion at the Woollett Pool and parking lot next to Irvine High School. The City is developing plans and anticipates construction in 2026.

Maintenance, Operations and Transportation also focuses on sustainability. Assembly Bill 1346, phases out the sale of small gas-powered engines such as leaf blowers beginning in 2024. Moreover, the City of Irvine initiated a ban on small-gas powered engines by July 2024. While not required of the school district, in wanting to be good neighbors, staff have been testing prototypes of battery-powered equipment and are on track to achieving full implementation by 2025. The majority of the expense to switch to battery-powered equipment has been funded by grants.

Additionally, AB 579, signed into law in 2023, mandates that all newly purchased or contracted school buses be zero-emission vehicles starting on January 1, 2035. In preparation of this new law, staff are performing a feasibility and electrification study for equipment to support an electric bus fleet operation at the Maintenance, Operations and Transportation site, including pursuing available grants and rebate opportunities.

Staff are also investigating a grant program, the California Schools Healthy Air, Plumbing, and Efficiency (CalSHAPE) Ventilation Program under the School Energy Efficiency Stimulus (SEES) Program, established by AB 841. The program provides funding for assessing, maintaining, and repairing or upgrading school ventilation systems to ensure that systems meet current classroom ventilation requirements. The District was granted \$4.6 million, with an initial installment of \$2.3 million. The remaining grant funds will be issued upon receipt and approval of all final required documentation. Staff are targeting December 2024 for full implementation.

Next, Joe introduced Jennifer Razo, Sustainability Supervisor, who reviewed the new Zero Waste Program, consisting of three-bin sorting stations. The green bin is for food waste, the blue bin is for recycling of plastic bottles, metal cans, cardboard trays, and empty milk and juice cartons, the gray bin is for non-recyclable and non-food items. This program is a new standard

districtwide. The Student Advisory Committee provided helpful recommendations focused on conveniences, consistency and enhanced labeling. This program is in connection to SB 1383, which also focuses on food recovery and donation. All schools have a share box to receive unwanted food and drinks from students to share with students and staff, which reduces food waste. Additionally, as a pilot, all five high schools and six middle schools have a food donation program, where excess edible food will be picked up once a week, to be donated to South County Outreach. If successful, the program will be extended to elementary schools in fall 2024. The program is coordinated with Abound Food Care, which identifies recipients such as food banks and nonprofit charitable organizations and facilitates the transfer and tracking of edible food donations. She then showcased a video created by the 2023-24 Student Board Members and a video by Rancho San Joaquin Middle School students to help inform students about organic recycling.

Other sustainability initiatives include sustainable landscaping and gardens at schools. Garden boxes are already in place at Woodbridge High School, Oak Creek and Loma Ridge Elementary Schools, with more planned for Springbrook and Westpark Elementary Schools. Students also participated in the 2024 Earth Day Poster Contest, with a theme of planet vs. plastics.

Kelvin provided the facilities state funding update for Measure E projects. The District has four projects totaling an estimated \$7.7 million in funding on the Office of Public School Construction (OPSC) Acknowledged List, which is waiting a future State Bond, possibly in 2024. The District has no projects on the Workload List, or the Unfunded List. The District has one project totaling an approved \$1.7 million on the Apportioned List, which means the project is ready for fund release request under Prop 51 and the state's general fund. To date, for Measure E projects, the District has received nearly \$45 million in state grants through the State School Facility Program, which has been used to accelerate Measure E projects and supplement any funding gaps.

Next, Kelvin provided an overview of the Measure E Bond Series, noting 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, as the assessed valuation growth within the School Facilities Improvement District (SFID) has been increased from 3% to 3.5%. The maximum bond capacity is \$319 million. At this time, the plan for the next bond issuance is planned for 2028; however, it could be sooner based on the continued growth in assessed valuations. The total available funds for Measure E projects to date is \$417.8 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 and 2, the AFAP projects, and the ongoing Series 3 projects are currently within 0.41% 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 3 and 4 schedules, noting the projects in Series 3 should be completed by summer 2024, with the exception of the Irvine High School Performing Arts Center, which is projected for completion in January 2025. The Series 4 projects are currently in the design and DSA approval process, and are currently scheduled to be under construction in late 2025 with completion in fall 2026, again with the exception of the University High School Performing Arts Center modernization, which is projected to be completed in fall 2027.

Board members inquired if the modernization of the University High School Performing Arts Center (PAC) would be comparable to the new Performing Arts Centers other high schools

have received. Kelvin shared that the other high schools' PACs have a seating capacity of 600 or more. Currently, the University High School PAC has a seating capacity of 360 seats. There is no available space on the campus to build a new PAC, so the existing one will be modernized, limiting the options; however, the plan is to increase the seating capacity to 500 seats.

In closing, Jessica reviewed the Measure E Series 3 projects under construction, including the new Performing Arts Center at Irvine High School, the nearly completed new MPR and Nutrition Services expansion at Culverdale Elementary School, and the Greentree and Santiago Hills Elementary Schools' new MPR, Innovation Lab and Nutrition Services expansions currently under construction.

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

4. ADJOURNMENT

The meeting was adjourned at 5:17 p.m.

Motion made by: Paul Bokota

Motion seconded by: Jeff Kim

Voting:

Paul Bokota - Yes

Lauren Brooks - Yes

Jeff Kim - Yes

Katie McEwen - Yes

Cyril Yu - Yes