

MEETING MINUTES

Voting Members

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

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

President Brooks called the meeting to order at 3:01 p.m.

The Pledge of Allegiance to the Flag of the United States of America was led by Raianna Chavez.

Members Present:

Lauren Brooks
Jeff Kim
Katie McEwen
Cyril Yu

Members Absent:

Paul Bokota (excused)

Staff Present:

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

2. ADOPTION OF AGENDA

Adopt agenda, as presented.

Motion made by: Cyril Yu

Motion seconded by: Katie McEwen

Voting:

Paul Bokota - Absent
Lauren Brooks - Yes
Cyril Yu - Yes
Jeff Kim - Yes
Katie McEwen - Yes

3. *FACILITIES AND MEASURE E STUDY SESSION

Minutes:

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

Jesse commenced by reviewing the Facilities Planning priorities in consideration of enrollment, noting that enrollment projections still indicate long-term growth, especially north of the 5 freeway and in other regions throughout the district, with the addition of new units continuing to be planned, constructed, and occupied. Additionally, the rollout of Universal Pre-Kindergarten has impacted both enrollment and facilities needs, as IUSD schools were not envisioned to support 4-year-olds. Facilities staff continue to work with Education Services staff on ways to maximize utilization of classrooms and augmentations to existing facilities that will best support students and staff.

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 2016-17 of 406 students, to projected Pre-Kindergarten enrollment in 2027-28 of 1,907 students, for a total PK-12 enrollment projection of 38,092. He reminded that the projected increase stems from a four-year Universal Pre-Kindergarten rollout extending the months of enrollment eligibility for 4-year-olds. 2022-23 was the first year of the implementation, which yielded an enrollment of nearly 600 students. Projections indicate an estimated 722 projected Pre-Kindergarten (PK) students in 2023-24, with full implementation in 2025-26, with a projected 1,461 PK students.

Next, Jesse provided the community development update commencing with the Irvine Company developments, which consist of 29,056 units in CFD 09-1 and 8,286 other units that generate Developer Fees. There are nearly 3,000 units in each development type remaining to be built and occupied, with the majority in the Discovery Park + Technology and Los Olivos developments. He reminded that all cities are being required by the State of California to increase residential units under the Regional Housing Needs Allocation (RHNA). Residential units built under Developer Fees are assessed Level 1 fees of \$4.79 per sq. ft. to support the educational facilities needs of the new residential units.

Then he provided the Heritage Fields development update, noting that the 7,664-unit development has 1,997 units remaining, with most of them under development in the Solis Park and Base Camp areas. Other developments include 6,064 units in the Irvine Business Complex, which has a remaining 943 units to be built and is anticipated for an additional 700 to 1,400 units at the Gateway Preserve location. To house the anticipated additional units from the Gateway Preserve, staff may need to look at a possible boundary change for elementary students if capacity is an issue at Stonegate. There are already plans to increase capacity at Eastwood and Canyon View Elementary Schools, with another option to replace portable classrooms at Stonegate Elementary with villa-style classrooms to help house additional students. More information will be provided on new and projected developments upon City approval and when available.

Additional possible developments on the horizon include the conversion of non-residential zoned areas in Planning Area (PA) 31, Discovery Park and Technology area, and a section in the Spectrum area. Should these developments materialize, staff recommend consideration of a boundary adjustment for the Discovery Park and Technology development to matriculate to Greentree Elementary School, Venado Middle School, and Irvine High School, which have the capacity to house additional students. The potential Spectrum development would require the replacement of portable classrooms with an eight-classroom villa-style portable building. The Portola Springs area is completely developed, with the Loma Ridge area still in development. To house the additional students, an eight-classroom villa-style portable is being added to Loma Ridge Elementary School, with an estimated completion of late 2023 to early 2024.

The Board indicated support for consideration of a boundary adjustment for the Discovery Park and Technology development, with Member Yu recommending considerations of transportation support.

Next, Jesse started the non-Measure E districtwide planning update, with a review of planned adjustments to Eastwood Elementary, with the addition of two leased temporary relocatable classrooms scheduled to be installed during the summer of 2023, with plans for an eight-classroom villa-style building to be placed in summer 2024, at an approximate cost of \$8.2 million, to help support the regional need for PK classroom space and the need for a fourth Extensive Support Needs (Autism) classroom space. After the placement of the villa, the leased relocatables would be considered for removal.

Board members inquired about the line of sight for Special Education students in accessing buses from the proposed villa building location and if input had been received on the proposed placement of the villa building from the community, including Special Education stakeholders. Jesse responded that the building placement, adjacent to the existing classroom buildings and MPR, was selected with input from the school, Elementary Education Services, and Special Education staff, with input from the architect.

Next, Jesse provided an update on the planned summer 2023 addition of leased relocatable restrooms for PK students at Oak Creek and Turtle Rock Elementary schools, at a combined cost of approximately \$800,000. The need arose from the expansion of the Universal Pre-Kindergarten program and the commencement of the Expanded Learning Opportunities Program (ELOP), set to begin in fall 2023. Another need arising out of PK and ELOP is age-appropriate playground equipment and fencing at Bonita Canyon Elementary, at a cost of \$190,000.

With thanks to a grant from the Tsao Foundation, CHOC, and OCDE, in the summer of 2022, Phase I of the WellSpace project was complete, adding WellSpaces for students at South Lake and Venado Middle Schools and Irvine and University High Schools. Over the next several years, all K-8, middle, and high schools are planned to receive a WellSpace. Phase II of the project is planned for summer 2023, with the addition of WellSpaces at Plaza Vista, Lakeside, and Rancho San Joaquin Middle Schools, and Creekside High School, for an approximate cost of \$151,500. Proposed site plans showing the location of the WellSpaces were provided.

Board members expressed concern that students may feel there is a stigma when utilizing the WellSpaces and encouraged education and training for staff, students, and parents to help fully facilitate the use of the WellSpaces.

Jesse reviewed the plan to remove leased relocatables from Oak Creek Elementary in place of an eight-classroom villa-style building, because of the recent City of Irvine Council approval of additional units within the school's attendance area, generating a projected net increase of 100-120 students under existing assumptions. Staff are awaiting more details of the dwelling

unit project approvals and if the Spectrum redevelopment project gets approved, to determine the villa building design, construction, and occupancy schedule.

Dana Grudem, Facilities Planning Supervisor, shared illustrations of the Oak Creek Elementary School with the proposed relocatable classrooms removal and proposed placement of the villa building and relocation of a Special Education classroom and one relocatable.

Next, Dana provided an aerial depicting the location of 10 leased relocatable classrooms at Portola High School, planned for summer 2023, in preparation for the campus expansion and addition of a new construction 16-classroom, two-story building with teacher collaboration spaces, student commons, and restrooms. She also provided an update on the Central Kitchen Facility expansion, noting a projected construction start in January 2024.

Next, Dana reviewed the districtwide non-Measure E construction update, commencing with the District Office reorganization, including the relocation of the Special Education department to the Creekside Education Center north campus, and the relocation of the Health Services department to the Jeffrey Trail off-campus area, near the Parent Center.

Member McEwen recommended better/bigger signage to direct parents to the Parent Center. Dana responded that there is a plan for directional signage once the reorganization is complete.

Joe Chapin, Director of Construction Services, shared an aerial of the Loma Ridge Elementary School depicting the location of the eight-classroom villa building and shade structure, projected to be completed in late 2023 or early 2024. He provided pictures of similar buildings and shared pictures of the completed shade structure with artificial grass, noting the outdoor furniture has been ordered. He showed an aerial of the Jeffrey Trail Middle School campus and the location of the four leased relocatable classroom buildings, scheduled to be completed in summer 2023, noting the relocation of some of the school's Pickle Ball courts. He illustrated the Training Center expansion at Creekside, with the addition of a new large capacity conference room in late 2023, and a leased relocatable building for music instrument storage to be completed during summer 2023. He also pointed out the vacant lot past the Central Kitchen, which is District property; however, there is an easement on the property which doesn't allow any permanent structures or paving, but gravel can be added and stripping to allow for overflow parking. In closing of the districtwide construction update, Dana reviewed the inclusive, accessible play equipment which has been installed at various elementary school campuses and will be installed at Meadow Park and Portola Springs this summer.

Next, Joe reviewed the non-Measure E districtwide completed projects, starting with Solis Park School, which opened in fall 2022. The gym was completed and opened a few months later, in December 2022. The District Office Building B, which houses the Information Technology department, was completed over the summer. The building consists of 54 workstations, three conference rooms, four restrooms, and a kitchenette. Also completed last summer was the addition of three relocatable classrooms, two leased, and one owned building relocated, for the use by Adult Education.

Joe Hoffman, Director of Maintenance, Operations, and Transportation, commenced the sustainability program update by first sharing that 160 bottle fill stations have been installed throughout the district to date. Then he reviewed Phase I of the self-funded energy savings project in collaboration with Trane. The purpose of the project is to replace old inefficient equipment, to save energy use and costs at 11 sites. The equipment consists of LED lighting upgrades and the replacement of HVAC, controls, and transformers. Phase I is 95% complete, with expenses paid to date of \$6.8 million of the budgeted \$7.2 million, and an estimated

completion by summer 2023. To date, the project has provided nearly \$0.5 million in avoided costs. Phase II is still under consideration.

Jennifer Razo, Sustainability Supervisor, provided an overview of the current and future of solar throughout the district. The first solar installation was activated in August 2010. Currently, there are 48 Solar Arrays at 37 sites, for 80% of all district sites, providing 13.2 megawatts of generating capacity. As of June 2022, cumulative energy savings are estimated at nearly \$4 million. Recently completed solar projects occurred at Solis Park School, Creekside High School, Venado Middle School, and Deerfield Elementary School, putting the District on a path to reach Carbon Negative emissions by summer 2023.

Next, Jennifer reviewed the Electric Vehicle (EV) charging system plan. Currently, the District is participating in the Southern California Edison (SCE) Charge Ready Pilot program, with six charging stations at Irvine High School and six at Portola High School, at no cost to the District. The stations were activated in November 2022. In six months, the District has grossed \$2,000 in revenue from the utilization so far. Staff would like to install 10 EV charging stations at each high school and five at each elementary and middle school in the district. The District is also participating in a new SCE Customer Ready Rebate Program, where the District will receive an 80% rebate for EV charging infrastructure, and has been approved for 10 stations at Creekside, Northwood, and Woodbridge high schools, and is waitlisted for 10 stations at University High School and five at Cadence Park School. Staff are applying for and considering other programs, including exploring funding opportunities for electric fleet and school buses.

Jennifer shared information about approved Senate Bill 1353 Organic Food Waste Recycling, noting that California is targeting a 75% reduction in the level of statewide disposal of organic waste by 2025 to help reduce methane emissions. Effective January 1, 2022, all California schools are required to separate organic food waste from trash and non-organic recyclables and participate in an organics collection program. Effective January 1, 2024, schools with an on-site food facility (school cafeteria) will be required to recover edible food and donate it to a food recovery organization. The District has already been doing this at the Central Kitchen, and schools have a share box where students can turn in food they don't want for other students to take. A Woodbridge High School student-created video was shown regarding the food waste recycling program.

Dana provided the facilities state funding update commencing with the Governor's January proposed budget allocation of \$2 billion toward the School Facility Program for 2023-24, which was reduced \$100 million from last year's proposed allocation; however, it is projected to be cut further in the May Revise budget. Next, she reviewed the 12-step process for obtaining facilities fund reimbursements from the Office of Public School Construction (OPSC). The District has one project, Solis Park School, on the Acknowledge List, with an estimated funding of \$47.4 million. To date, the District has received \$346.8 million in State-funded applications for non-Measure E projects under Prop. 51; Cypress Village Elementary School was the first project funded under the program, which took five years to receive the funding. There are five Measure E projects, with a total estimated funding of \$9.1 million, on the Acknowledge List, and three projects, with a total estimated funding of \$1 million, on the Apportioned List. To date, the District has received \$43.9 million in Measure E state funding, which has been used to accelerate Measure E projects and supplement any funding gaps.

John Fogarty, Assistant Superintendent of Business Services, reviewed 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, with the next issuance in 2024, as the assessed valuation growth increased, and now the District is considering moving up the next bond issuance, of series 4, to late 2023, with a total bond

issuance of \$306 million, again, based on assessed valuation growth over projections. John reminded that the bond has a maximum capacity of \$319 million.

Kelvin reviewed the process for budgeting projects from a master plan and concept design to construction closeout and shared that the Measure E series 1 and 2 were within 0.38% of the contracted amounts. Change orders are often a result of either District changes, design revisions, unforeseen conditions, or building code clarifications.

In closing, Christa DeBoer, Facilities and Construction Supervisor, reviewed the Measure E Series 3 projects under construction, including the new Performing Arts Center at Irvine High School, the new MPR and Nutrition Services expansion at Culverdale Elementary School, and the delayed new projects at Greentree and Santiago Hills Elementary Schools and HVAC upgrades at Woodbridge High School.

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

4. ADJOURNMENT

Minutes:

The meeting was adjourned at 5:38 p.m.

Motion made by: Cyril Yu

Motion seconded by: Jeff Kim

Voting:

Paul Bokota - Absent

Lauren Brooks - Yes

Cyril Yu - Yes

Jeff Kim - Yes

Katie McEwen - Yes