

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

Acting President Bokota 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 Brooks.

Members Present:

Paul Bokota
Lauren Brooks
Jeff Kim
Katie McEwen
Cyril Yu (Updated to present at 3:43 p.m.)

Staff Present:

Terry L. Walker, Superintendent of Schools
John Fogarty, Assistant Superintendent, Business Services
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: Jeff Kim

Voting:

Paul Bokota - Yes
Lauren Brooks - Yes
Jeff Kim - Yes
Katie McEwen - Yes
Cyril Yu - Not Present

3. *FACILITIES AND MEASURE E STUDY SESSION

Minutes:

Kelvin Okino, Executive Director of Facilities, Planning and Construction, commenced the Facilities and Measure E Study Session by introducing the staff present and providing an overview of the meeting agenda. Jesse Barron, Coordinator of Facilities and Planning, outlined

the Facilities Planning priorities, noting that the District continues to grow in enrollment projections, specifically north of the 5 freeway and in other regions where new residential units continue to be planned, constructed, and occupied.

As it relates to Universal Pre-Kindergarten (Pre-K), IUSD schools were not initially envisioned to house 4-year-old students in their facilities. Facilities staff continue to work with Education Services staff on ways to maximize the utilization of classrooms and augment existing facilities, noting the District does not qualify for Pre-K facilities funding under the existing school facilities funding program. Facilities and Special Education staff are evaluating ways for special education students to be able to attend an elementary, middle, and high school that supports each child's unique needs.

Then, for Measure E, he reported that all 28 schools within the Measure E School Facilities Improvement District have received improvements. Series 1, 2, and the Augmented Funds to Accelerate Projects (AFAP) improvements have been completed. Series 3 improvements are underway at several school sites, and Series 4 and 5 are currently in conceptual planning stages.

Next, for the enrollment projections, Jesse provided an overview of the enrollment projection definitions and the enrollment projection process, which takes into consideration the preliminary California Basic Educational Data System (CBEDS) enrollment for the current school year while reviewing the actual enrollment to date and comparing that enrollment to the conservative and aggressive projections previously presented.

Overall, the District's enrollment has increased from the projected conservative 2023 enrollment to the actual enrollment by 1,004 students or 2.7%; which is more than double the growth of last year and was unexpected. Also, unexpectedly, the bulk of that growth was in the 7th and 8th grade levels. Actual enrollment growth from 2022 to 2023 totaled 1,149 students, for a total 2023 CBEDS enrollment of 37,552 students. Board members inquired as to why the enrollment increased unexpectedly. Jesse provided that the exact reasons are unknown and provided some possible reasons, including increased interest rates and minor modifications by local developers to their development plans.

Jesse reviewed the factors impacting projection assumptions and actual growth regarding new and existing communities, cohort age through, immigration, and Pre-K and Kindergarten. Enrollment growth occurred in areas with new community development and in mature built-out communities, exceeding previous projections. Normally, cohort age through would see cohort growth and decline based on recent trends; however, grades 4 through 8th and grades 10 through 12th experienced cohort growth exceeding the recent trend, again exceeding projections. There has been an influx of new immigration students, with an increase of Mandarin students by 10% and the number of Russian students doubled to 400, again, exceeding projections. The Pre-K enrollment grew as expected based on the increased age eligibility; however, Kindergarten enrollment declined from projections.

Next, Jesse reviewed the status of the various residential developments throughout the city. The Irvine Company developments have 5,600 remaining units to be built of the 37,711 total new units, with the majority of those units in the Discovery Park + Technology, Los Olivos, and Spectrum (PA 33) areas. The Heritage Fields development has 1,378 remaining units to be built of the 7,549 total new units, with the majority of the units in the Solis Park and District 1 South areas. As for other developments in the city, the Irvine Business Complex has 943 remaining units of the 6,064 total units; UCI Housing has 104 remaining units of their total 1,814 units, and he reported on the Gateway Preserve, which is a new development with unknown units, which could impact Stonegate Elementary; however, more details will be known once the development goes through the approval process through the City of Irvine.

The City of Irvine's 2045 General Plan Update focuses on increasing housing, to meet the Regional Housing Needs Assessment requirements, in three focus areas throughout the city, those being the Irvine Business Complex, Spectrum area, and the Great Park, with the potential for each area to increase units by 14,000 to 20,000 each. There are no specific plans currently; however, if the additional units are focused in the Spectrum area, there are no District schools in that area, which could require adding a school. However, the plan is for the units to be workforce housing, which typically generates fewer students.

Next, Jesse reviewed the non-Measure E districtwide projects in planning, including the addition of three relocatable classrooms to facilitate the new Orchard Hills community, increasing the Canyon View Elementary School's current 815 student capacity to the master planned 1,000 maximum capacity, for an approximate cost of \$700,000; additionally, Facilities staff are also planning for a future Pre-K and Kindergarten expansion classroom and three classroom villa expansion pending additional student growth. Eastwood Elementary was also master planned to accommodate up to 1,000 general education students in permanent capacity and relocatable classrooms. Since the school's opening in 2017, three extensive support needs classes have been added to the campus and the current PK-6th grade enrollment is 676. There is a regional need for Pre-K classroom space; therefore, an eight-classroom villa is proposed with the removal of four relocatable classrooms for a net increase of four classrooms, at an anticipated cost of \$8.2 million. Similarly, Oak Creek Elementary school is anticipated to be impacted by future development in the area, with an estimated 100-120 additional students. Therefore, staff are considering the addition of an eight-classroom villa, at an anticipated cost of \$11.5 million; however, the feasibility study is not expected to be completed until Fall 2025. Sierra Vista Middle School was master planned to accommodate up to 1,200 general education students in permanent and relocatable buildings. To maintain the current capacity and provide flexibility for future enrollment, additional relocatable buildings are needed, for an anticipated cost of \$500,000.

Jesse and Kelvin reviewed the main elements of Board Policy 7112: School Size, and highlighted that at the November 3, 2022, Facilities Study Session, Facilities staff presented options for housing additional students at Portola High School, through relocatable and permanent classroom facility expansion, increasing the permanent housing capacity to 2,800 students with infrastructure provisions for relocatable classroom buildings to house a maximum peak of 3,200 students, to maintain neighborhood schools, requiring a revision to the Board Policy, which is scheduled to be formally brought before the Board at the January or February Board Meeting. Site plans, conceptual exterior renderings, and floor plans were reviewed. Additionally, to support the increased student capacity, the nutrition services area is proposed to be expanded.

Board members inquired regarding parking associated with the Special Education classrooms, plans for increased parking, and the need for field light adjustments at Portola High School. Staff responded that Portola High School has made some changes and has been working with families to reserve parking spaces for them. Portola High School has more parking than other high schools. If parking becomes impacted, the school may need to implement a parking permit program like other schools. There are no lights on the field, so the adjustments to the fields will not be impacted for lighting purposes.

Kelvin reported that the Central Kitchen facility expansion has been approved by the Division of State Architect (DSA) and shared artistic renderings of the three expansion areas.

Planning for Phase III of the WellSpace program is underway, with improvements planned tentatively during the summer at Beacon Park School, Cadence Park School, Portola, and Woodbridge High Schools. By the fall of 2025, all K-8, middle, and high schools are planned to receive a WellSpace for students.

Lastly, for non-Measure E planning projects, the William Woollett Jr. Aquatics Center, which is managed by the City of Irvine but on District property, was approved by the Irvine City Council to begin the design and construction support services to develop an additional swimming pool. The project is expected to be completed in 2025, with an expanded permanent parking lot. While not an IUSD project, Facilities staff are supporting the project where possible.

Next, Kelvin reviewed the non-Measure E districtwide projects under construction and provided progress photos of the eight-classroom villa relocatable at Loma Ridge Elementary, the Creekside Education Center Expansion including two new Adult Education relocatable classrooms, a new Learning Center conference room, a new music instrument room, and an overflow parking lot expansion. He also displayed an illustration of the upcoming field renovation at Portola High School and the accessible and inclusive play equipment at Solis Park School, which has been greatly impacted by delays in the supply chain; staff are hopeful the installations will be complete by February 2024.

Completed non-Measure E projects include a Kindergarten play structure at Bonita Canyon Elementary, two relocatable classrooms at Eastwood Elementary, one occupational therapy relocatable classroom and a Special Education restroom at Portola Springs Elementary, four relocatable classrooms at Jeffrey Trail Middle School, 10 relocatable classrooms at Portola High School, storage sheds at 28 sites with added fencing at 6 of the sites in support of the Expanded Learning Opportunities Program at all elementary schools in the District. Also related to the Expanded Learning Opportunities Program, temporary restrooms have been added to Oak Creek and Turtle Rock Elementary Schools. Moreover, staff restrooms and a student restroom/changing room have been installed at Legacy Creekside. Phase II of the WellSpace project included additions at Plaza Vista School, Rancho San Joaquin and Lakeside Middle Schools, and Creekside High School. Office improvements were made at the Creekside Education Center North Campus to accommodate the Special Education Department. With the movement of the Special Education staff, additional improvements were made at the District Office and the auxiliary Support Services offices at Jeffrey Trail Middle School for the Health Department and Family Counseling Center.

Next, Kelvin provided a state funding update regarding facilities, commencing with highlighting two potential bills for the November 2024 ballot, namely Assembly Bill 247, Kindergarten through Community College Public Education Facilities Bond Act, aiming to provide \$14 billion in funding for the replacement of school buildings at least 50 years old, and with expanded use for new construction toward new school kitchens, transitional kindergarten classrooms, support spaces for school nurses and counselors to increase access to health care and mental health services for students. Additionally, SB 28, the Public Preschool, K-12, and College Health and Safety Bond Act is currently proposed, which aims to provide \$15.5 billion for similar uses; however, it is more favorable to Universities and State Colleges.

Of the non-Measure E projects, the District has no projects on the Office of Public School Construction (OPSC) Acknowledged List, awaiting a future State Bond. The District has one project, Solis Park School, for an estimated funding of \$47.7 million on the State's Workload List, currently awaiting OPSC staff review with anticipated funding under Proposition 51 and the General Fund Allocation; however, these funds will be returned to FivePoint per the mitigation agreement. The District has no projects on the Unfunded or Apportioned Lists. In total, the District has received more than \$346.8 million for 18 non-Measure E projects as a result of Proposition 51 Bond funds.

Of the Measure E projects, the District has five projects with an estimated funding of \$9.1 million on the OPSC Acknowledged List, waiting for a future state bond. The District has no

projects on the Workload, Unfunded, or Apportioned Lists. In total, the District has received nearly \$50 million for 29 Measure E projects as a result of Proposition 51 Bond funds.

John Fogarty, Assistant Superintendent of Business Services, reviewed the Measure E Bond capacity. He noted that the capacity of the Measure E Bond is up to \$319 million, based on assessed valuation growth of properties within the School Facilities Improvement District with a projected valuation growth of 3%. The Measure E initial budget was set at a conservative \$250.8 million. The annual review of property assessed valuation indicates an increased assumption growth of 3.5%, providing an updated project funding budget of \$306 million, up to \$319 million. Staff are fairly confident we will reach the maximum bond capacity of \$319 million, which could give reason to increase the number of bond issuance series.

He reviewed the history of the Measure E bond series, from the original 2016 plan for four issuances, spanning from 2016 to 2029, totaling \$250.8 million. To the revised 2021 plan of five issuances, spanning from 2016 to 2028, totaling \$281 million. Then the most recent 2023 plan of five issuances, from 2016 to 2028, totaling \$306 million, with the possibility of dividing the remaining fifth 2028 issuance into two series, with one issuance happening sooner than initially planned. If terms are favorable, the District may want to issue a bond series in 2025 or 2026 for approximately \$40 million; however, it is still too early to determine.

Next, Kelvin reviewed the Measure E funding timeline, the budget, plan, and construction process. He reviewed the Measure E budget summary and summary of change orders, noting an overall change order cost of 0.41% above the original contract price, for the projects to date.

Christa DeBoer, Facilities and Construction Supervisor, provided an overview of the Series 3 Measure E projects currently underway, with the overall Series 4 tentative schedule. Construction photos of projects were shared, consisting of the Irvine High School Performing Arts Center, Culverdale, Greentree, and Santiago Hills Elementary Schools' new MPR and Nutrition Services expansions.

Board members inquired if chain supply delays remain, which was responded that there are long lead times with some items such as transformers and there continues to be a lack of skilled labor, resulting in higher bids than budgeted, resulting in a need to get creative and rebid more than in previous years.

Board members thanked staff for the presentation and their continued efforts in supporting the District and students.

4. ADJOURNMENT

The meeting was adjourned at 4:56 p.m.

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