

# Brywood ES Modernization Public Information Meeting

February 15, 2018



# MEETING AGENDA

- **Introductions**
- **Overview of Measure E Program**
- **Project Overview**
- **Resources**
- **Questions and Answers**



# INTRODUCTIONS

- Kim Coffeen – IUSD, Director Facilities Planning
- Jill Cheng – IUSD Supervisor, Facilities/Construction
- Tom Haney – CW Driver, Construction Manager

## Additional Team Members:

- Kelvin Okino – IUSD, Executive Director, Facilities Planning and Construction
- Astrid Ramirez – IUSD, Principal of Brywood ES
- Annie Brown – IUSD, Public Information Officer
- Debra Vaughan-Cleff – Webb Cleff Architecture and Engineering, Architect



# Overview of Measure E Program



# HISTORY OF MEASURE E

- **Comprehensive plan created in 2012**
- **Refined in 2015 with current cost estimates**
  - Districtwide improvement needs over \$800.0 million
  - Districtwide needs include:
    - facilities improvements
    - enrollment growth
    - site upgrades
    - upgrades to non-school site facilities
- **Determined the need for a General Obligation Bond**



# SFID BOND MEASURE

- **Schools Facility Improvement District (SFID)**
  - Carved out newer schools under a Mitigation Agreement (Mello-Roos)
  - Focused on 28 schools of the 38 schools
- **June 7, 2016 Ballot**
  - \$319.0 million Bond Measure (Measure E)
  - \$29 / \$100,000 assessed value tax increase
  - Four bond series sales
  - Proposition 39 (School Facilities Local Vote Act of 2000)
  - Passed at 60.2% (55% required)



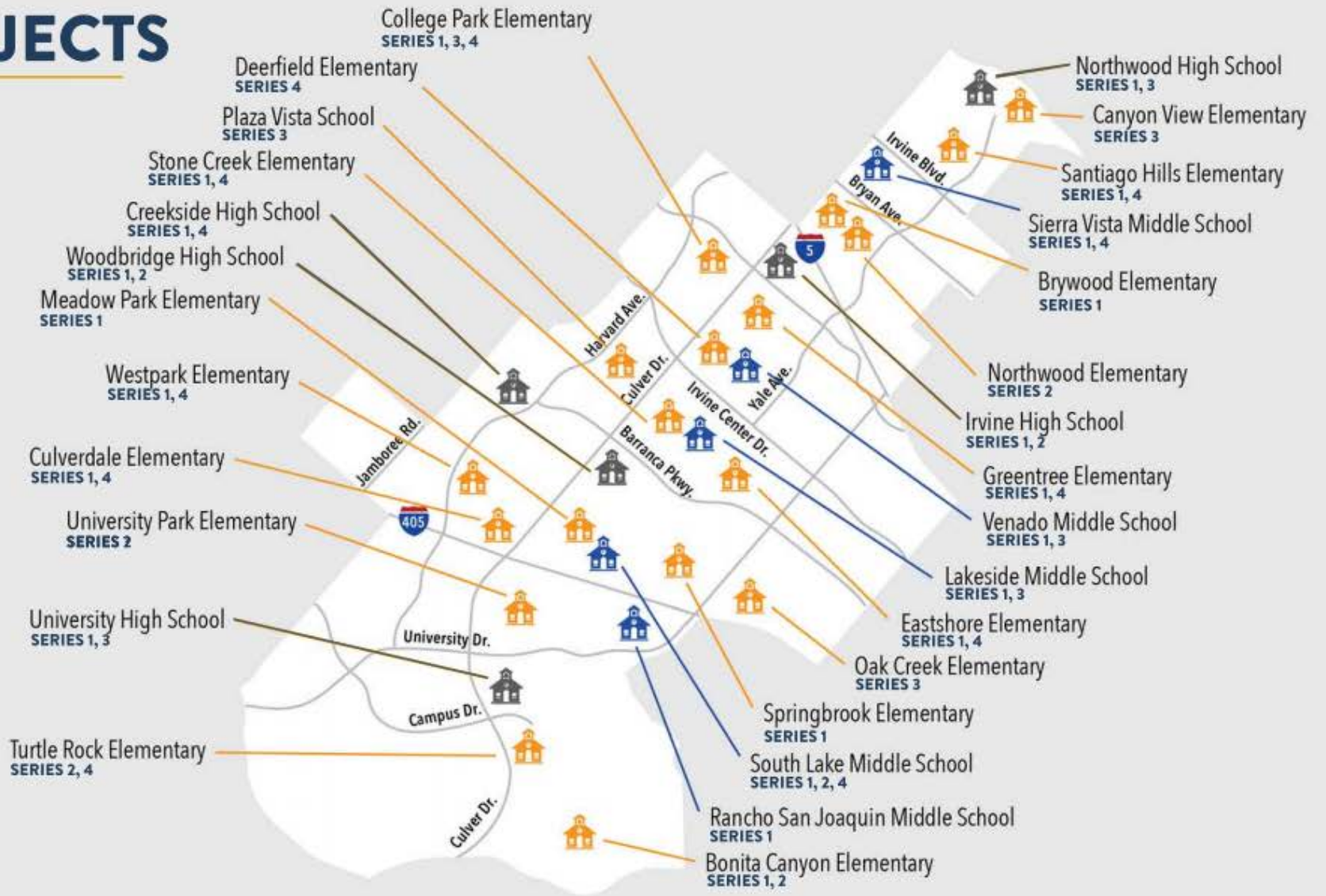
# MEASURE E PROJECTS

 - High Schools 5

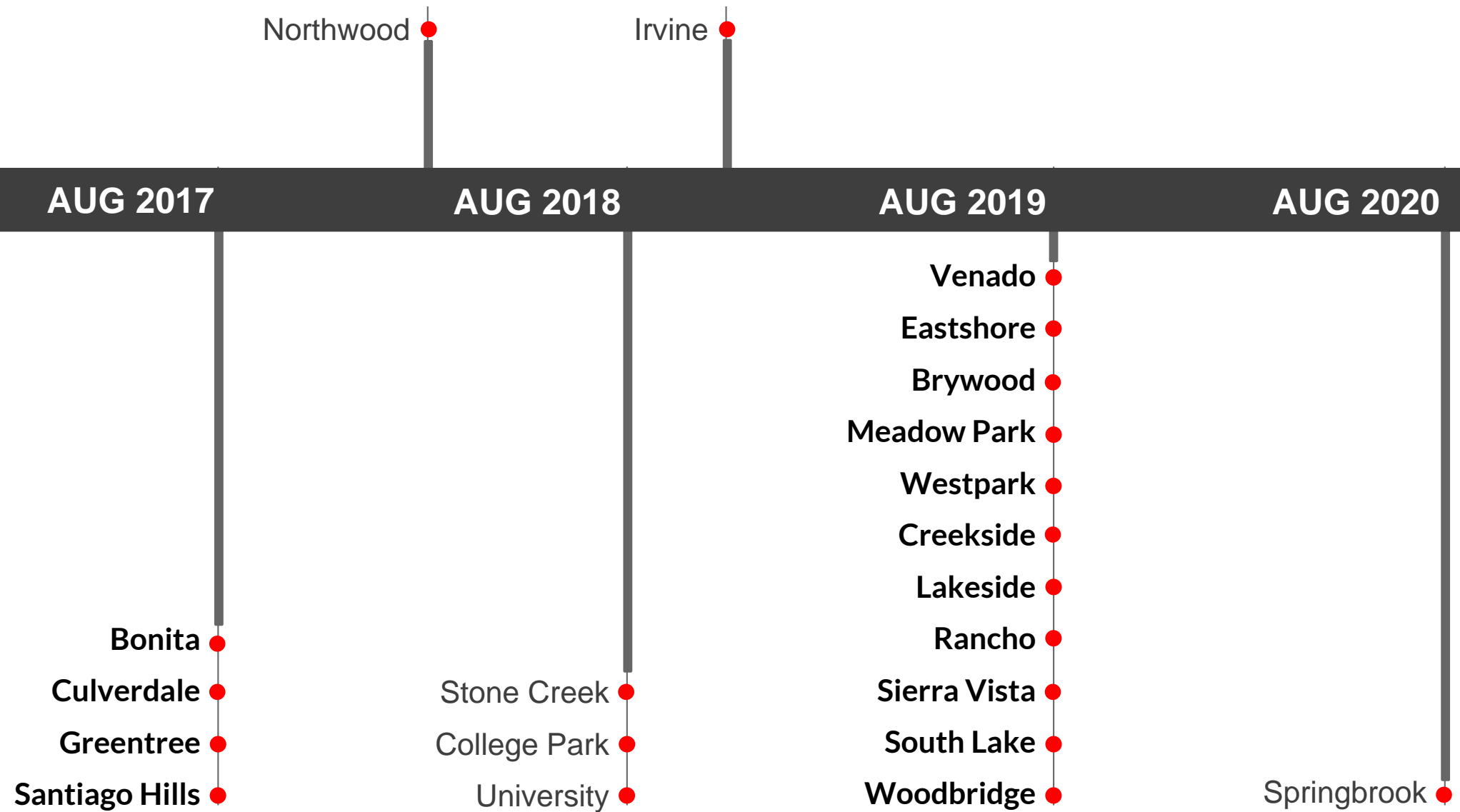
 - Middle Schools 5

 - Elementary Schools 18

28



# PROJECT COMPLETION DATE





# SERIES 1 PRIORITIES

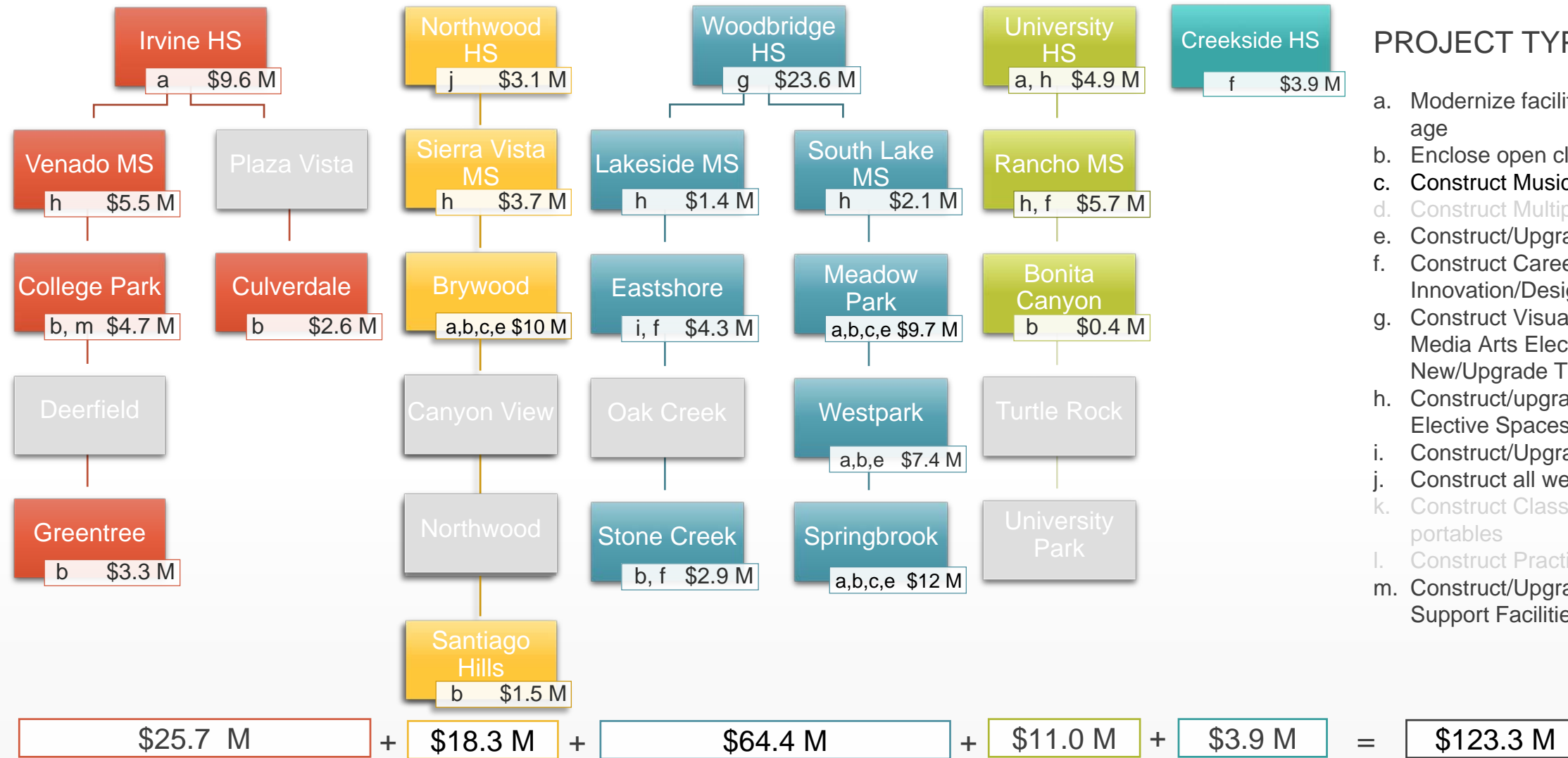
- **Safety and security**
  - Install interior doors at elementary school classrooms
- **Age of the school site**
  - Modernize eligible schools over 25 years old
- **Projects that will impact the greatest amount of students**
  - Projects for high schools and middle schools, which benefit most Irvine USD students, who will attend these schools
- **Upgrade Science Labs at middle schools**





## PROJECT TYPES

- a. Modernize facilities over 25 years of age
- b. Enclose open classrooms
- c. Construct Music Classrooms
- d. Construct Multipurpose Room
- e. Construct/Upgrade Food Service
- f. Construct Career Tech and Innovation/Design Labs
- g. Construct Visual and Performing Arts, Media Arts Elective Labs and New/Upgrade Theaters
- h. Construct/upgrade science labs and Elective Spaces
- i. Construct/Upgrade Kinder Classrooms
- j. Construct all weather track and field
- k. Construct Classrooms to replace portables
- l. Construct Practice Gym
- m. Construct/Upgrade Site Specific Support Facilities



Program Escalation + \$8.1 M

Total Program Cost \$131.4 M

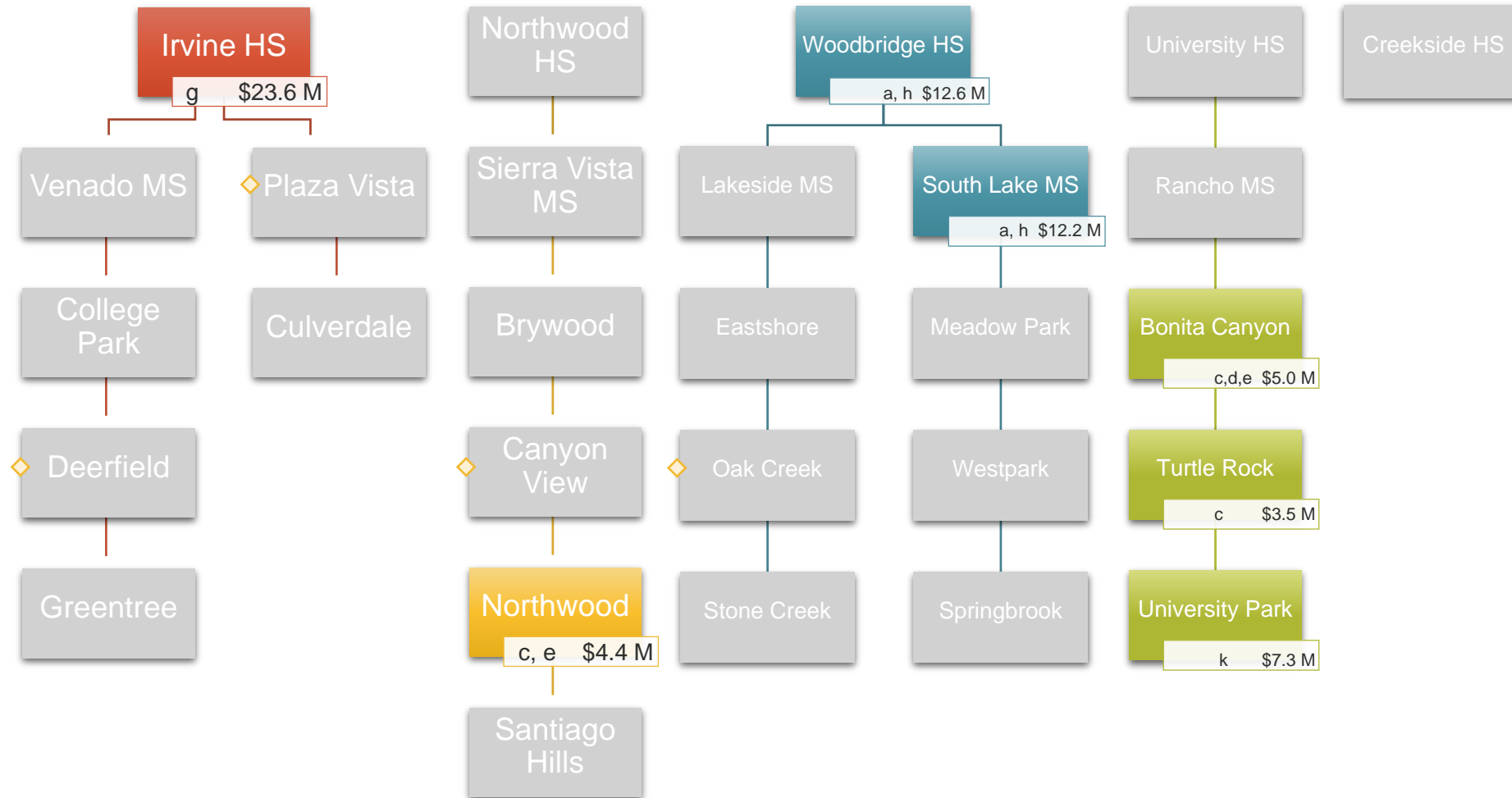
Funding  
\$95.0 M Bond  
\$36.4 M IUSD

# Measure E Series Projects and Costs



## PROJECT TYPES

- a. Modernize facilities over 25 years of age
  - b. Enclose open classrooms
  - c. Construct Music Classrooms
  - d. Construct Multipurpose Room
  - e. Construct/Upgrade Food Service
  - f. Construct Career Tech and Innovation/Design Labs
  - g. Construct Visual and Performing Arts, Media Arts Elective Labs and New/Upgrade Theaters
  - h. Construct/upgrade science labs and Elective Spaces
  - i. Construct/Upgrade Kinder Classrooms
  - j. Construct all weather track and field
  - k. Construct Classrooms to replace portables
  - l. Construct Practice Gym
  - m. Construct/Upgrade Site Specific Support Facilities
- ◇ Sites that are not part of the first and second bond series



$$\boxed{\$23.6 \text{ M}} + \boxed{\$4.4 \text{ M}} + \boxed{\$24.8 \text{ M}} + \boxed{\$15.8 \text{ M}} + \boxed{-} = \boxed{\$68.6 \text{ M}}$$

Program Escalation +	<u>\$11.0 M</u>	
<b>Total Program Cost</b>	<b>\$79.6 M</b>	<i>Funding</i> <i>\$51.9 M</i> <i>\$27.7 M</i>
		<i>Bond</i> <i>IUSD</i>

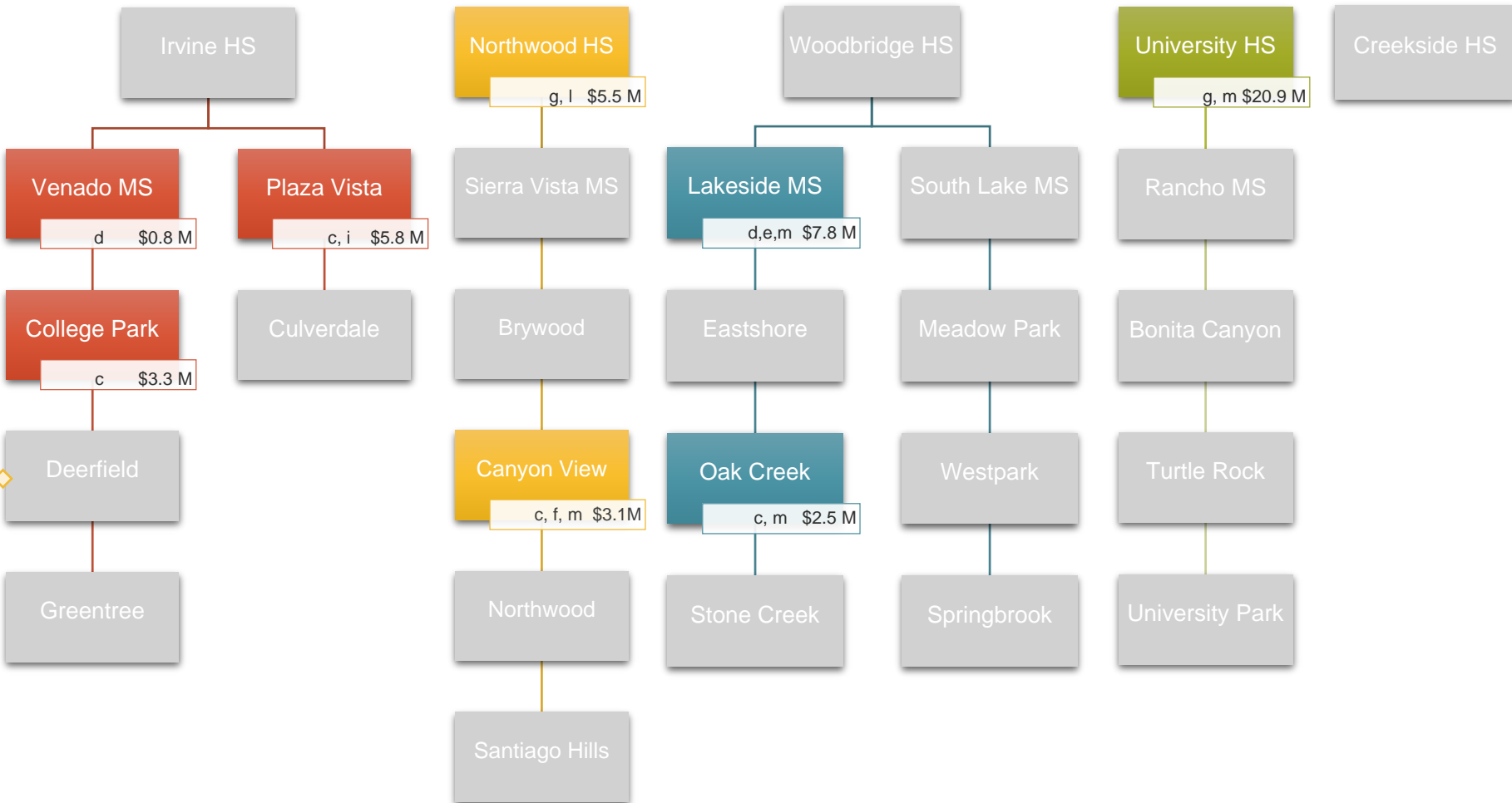
# Measure E Series 2 Projects and Costs



## PROJECT TYPES

- a. Modernize facilities over 25 years of age
- b. Enclose open classrooms
- c. Construct Music Classrooms
- d. Upgrade/Construct Multipurpose Room
- e. Construct/Upgrade Food Service
- f. Construct Career Tech and Innovation/Design Labs
- g. Construct Visual and Performing Arts, Media Arts Elective Labs and New/Upgrade Theaters
- h. Construct/upgrade science labs and Elective Spaces
- i. Construct/Upgrade Kinder Classrooms
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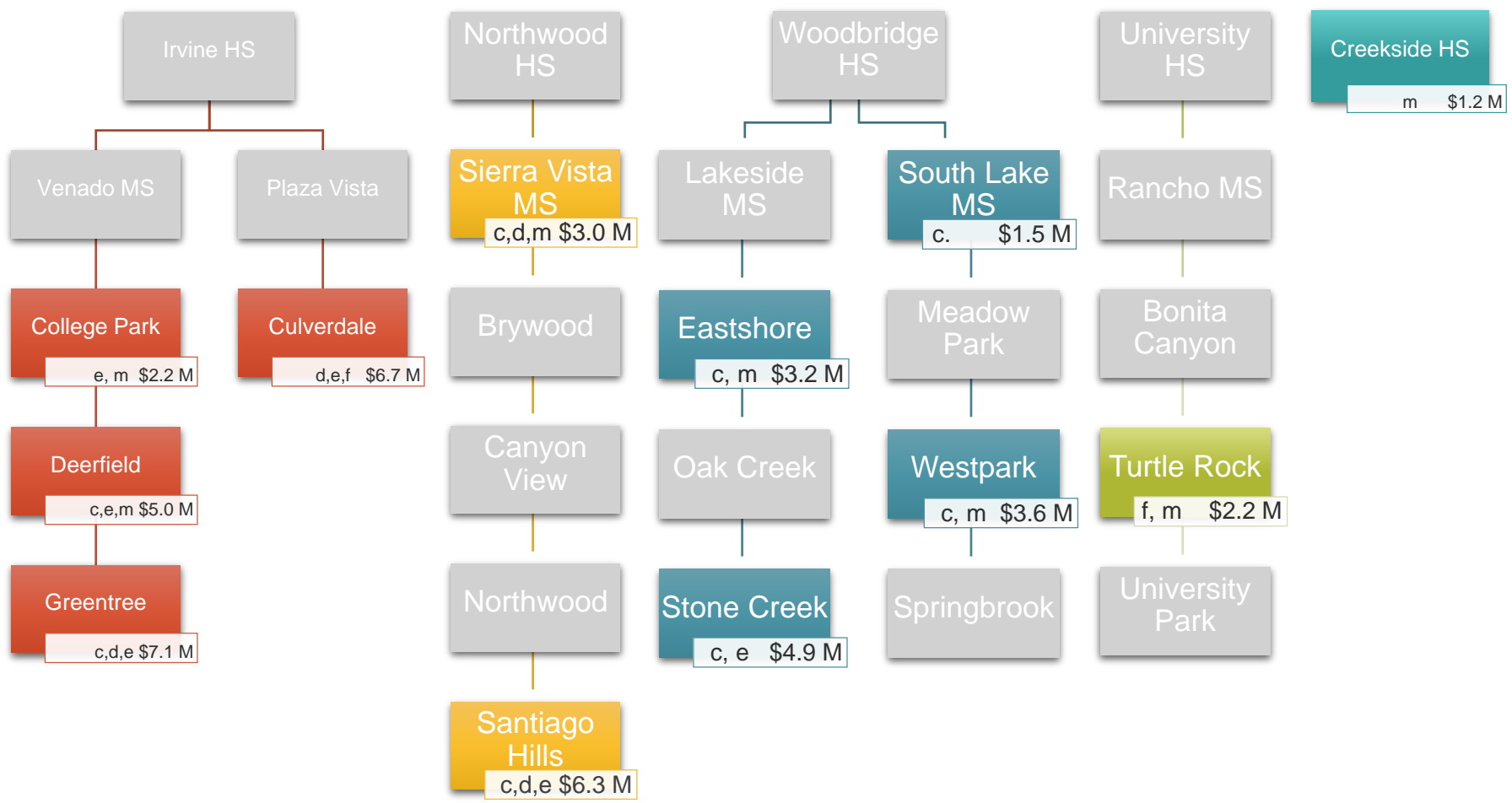
◇ Site that is not part of the previous bond series



$$\boxed{\$9.9 \text{ M}} + \boxed{\$8.6 \text{ M}} + \boxed{\$10.3 \text{ M}} + \boxed{\$20.9 \text{ M}} + \boxed{-} = \boxed{\$49.7 \text{ M}}$$

Program Escalation +	\$11.0 M	<i>Funding</i> \$49.4 M \$ 7.7 M \$ 3.6 M	<i>Bond</i> IUSD TBD
<b>Total Program Cost</b>	<b>\$60.7 M</b>		

# Measure E Series 3 Projects and Costs



## PROJECT TYPES

- a. Modernize facilities over 25 years of age
- b. Enclose open classrooms
- c. Construct Music Classrooms
- d. Construct/Upgrade Multipurpose Room
- e. Construct/Upgrade Food Service
- f. Construct Career Tech and Innovation/Design Labs
- g. Construct Visual and Performing Arts, Media Arts Elective Labs and New/Upgrade Theaters
- h. Construct/upgrade science labs and Elective Spaces
- i. Construct/Upgrade Kinder Classrooms
- j. Construct all weather track and field
- k. Construct Classrooms to replace portables
- l. Construct Practice Gym
- m. Construct/Upgrade Site Specific Support Facilities

$$\boxed{\$21.0 \text{ M}} + \boxed{\$9.3 \text{ M}} + \boxed{\$13.2 \text{ M}} + \boxed{\$2.2 \text{ M}} + \boxed{\$1.2 \text{ M}} = \boxed{\$46.9 \text{ M}}$$

Program Escalation +	\$11.0 M	Funding \$54.5 M - 0 - \$ 3.4 M	Bond IUSD TBD
Total Program Cost	\$57.9 M		

# Measure E Series 4 Projects and Costs

# DESIGN & CONSTRUCTION PROCESS

## ACRONYMS

**RFP**  
Request for Proposal

**A/E**  
Architect / Engineer

**CDE**  
California Department of Education

**DSA**  
Division of State Architect

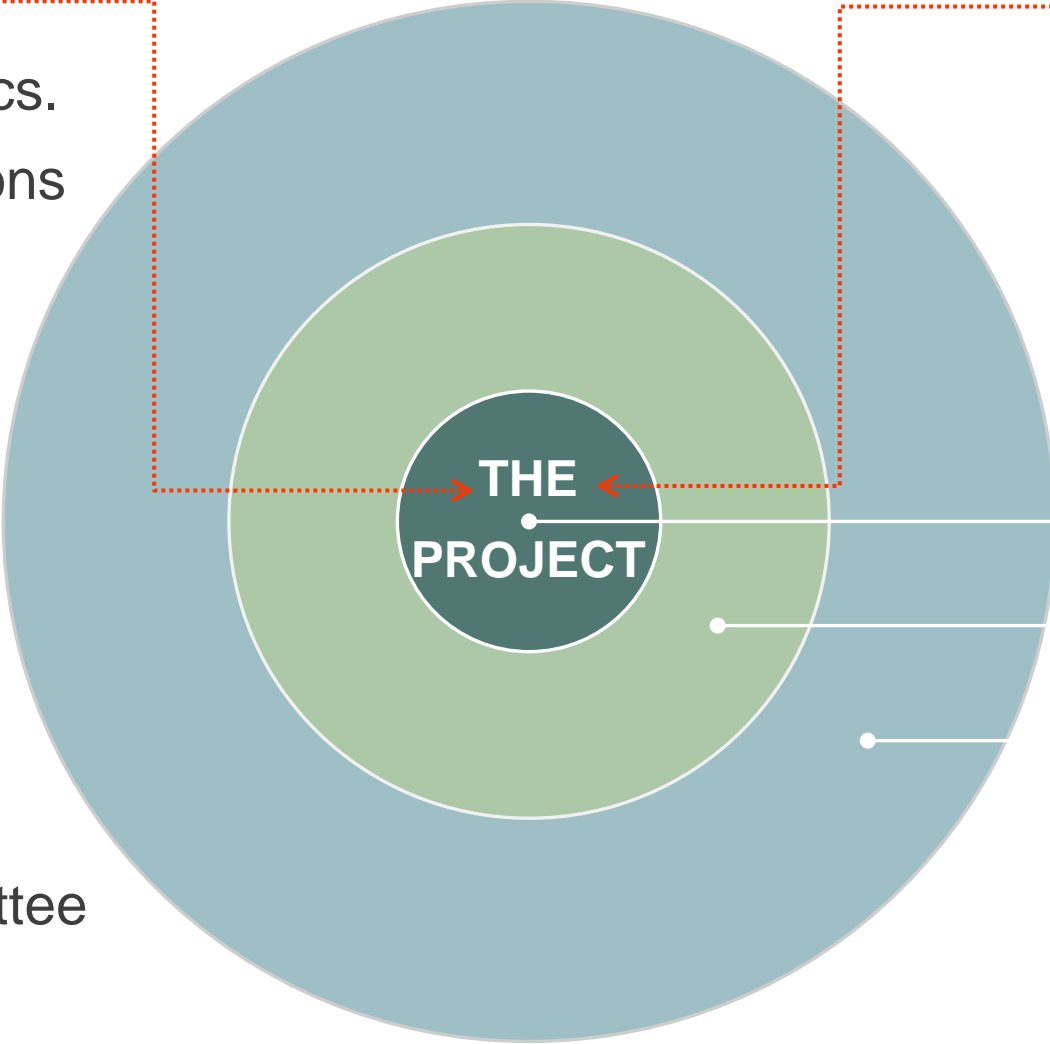
**OPSC**  
Office of Public School Construction



# STAKEHOLDERS

## INTERNAL REVIEWS

- Ed. Specs./Technical Specs.
- Maintenance and Operations
- IT: network, data, AV
- Security
- Ed. Services
- Milestone Meetings  
(Architect & Construction Manager)
- Schools Facilities  
Improvement Measure  
Committee
- Citizens Oversight Committee
- Board of Education Study  
Sessions



## AGENCY APPROVALS

- California Dept. of Ed.
- Div. of State Architect
- Fire Authority
- State Funding

## Planning Committee

## Staff Logistics/Impacts

## Community Outreach

- Parents /Students
- H.O.A
- Neighbors
- City of Irvine



# Project Overview





# MODERNIZATION SCOPE

## A. CODE REQUIREMENTS

- A01 Accessible parking / passenger loading zone
- A02 Accessible path of travel from public street and within campus
- A03 Door thresholds and hardware
- A04 Accessible signage
- A05 Accessible restroom upgrades
- A06 Accessible drinking fountains and (2) bottle filling stations
- A07 Lift at MPR Stage
- A08 Fire alarm upgrades
- A09 Revise existing sprinklers
- A10 Add fire rated walls
- A11 Structural upgrades for reconfigured spaces
- A12 Add restrooms
- A13 Reconfigure old Food Service to Restrooms

## B. MAINTENANCE ESSENTIAL NEEDS

- B01 Replace/upgrade heating, ventilation, air conditioning, and energy management systems
- B02 Replace roof
- B03 Replace skylights - Add Alternate
- B04 Replace deteriorated exterior siding
- B05 Portable upgrades, as required

## C. MODERNIZATION BASIC NEEDS

- C01 Upgrade public address system
- C02 Replace floor finishes
- C03 Paint interiors and graphics
- C04 Upgrade plumbing fixtures in select locations (low flow toilets, faucets)
- C05 Main electrical service/panel upgrades
- C06 Maintain existing security system
- C07 Replace select doors (interior/exterior)
- C08 Replace water heaters, seismic strapping



# EDUCATIONAL SPECIFICATIONS GUIDELINE SCOPE

## D. ED. SPEC. GUIDELINE - CLASSROOMS

- D01 Enclose Classrooms, new interior doors
- D02 Upgrade student common areas; sliders, if budget allows into classrooms, technology, presentation surfaces, new flexible furniture, if site choose to use allocated funds, branding/way finding
- D03 Tackable walls
- D04 New audio/visual system and controls
- D05 New phone system (VOIP)
- D06 Refurbish existing casework
- D07 Replace floor finishes
- D08 New whiteboards
- D09 New LED lighting and ceilings
- D10 Furniture allocation, areas to be determined by site
- D11 Add (3) additional flexible classrooms

## E. ED. SPEC. GUIDELINE - CORE SPACES

- E01 Renovate/expand food service to approx. 600-700 Square Feet, new equipment
- E02 Create new Innovation Lab
- E03 Create Design Lab (Science)
- E04 Modernize Library
- E05 Modernize MPR: finishes, lighting, sound systems
- E06 Create Student Support Services/Learning Center
- E07 Modernize Administration Minimal
- E08 Furniture allocation, areas to be determined by site

## F. OUTDOOR IMPROVEMENTS

- F01 Exterior wireless access points
- F02 Add shade and seating areas
- F03 Other Outdoor Improvements



# SITE PLAN



### LEGEND

- Main Entry
- Secondary Entry
- Drop-Off
- Circulation
- Playfields/ Landscape
- Hardcourts
- Play Apparatus
- Parking
- Courtyard
- Shade Shelter - N
- Trees
- Reconfiguration
- Addition
- Commons

### UTILIZATION LEGEND

- Kindergarten Classroom
- Classroom
- Specialty Classroom
- Special Ed Classroom
- Portable (Color based on Program)
- Child Care (Portable)

- K Kindergarten
- DL Design Lab
- M Music
- OT/PT Occupational Therapy/ Physical Therapy
- Admin. Administration
- I.L. Innovation Lab



# INNOVATION LAB



# DESIGN LAB



# MULTI-PURPOSE ROOM



# TYPICAL CLASSROOM

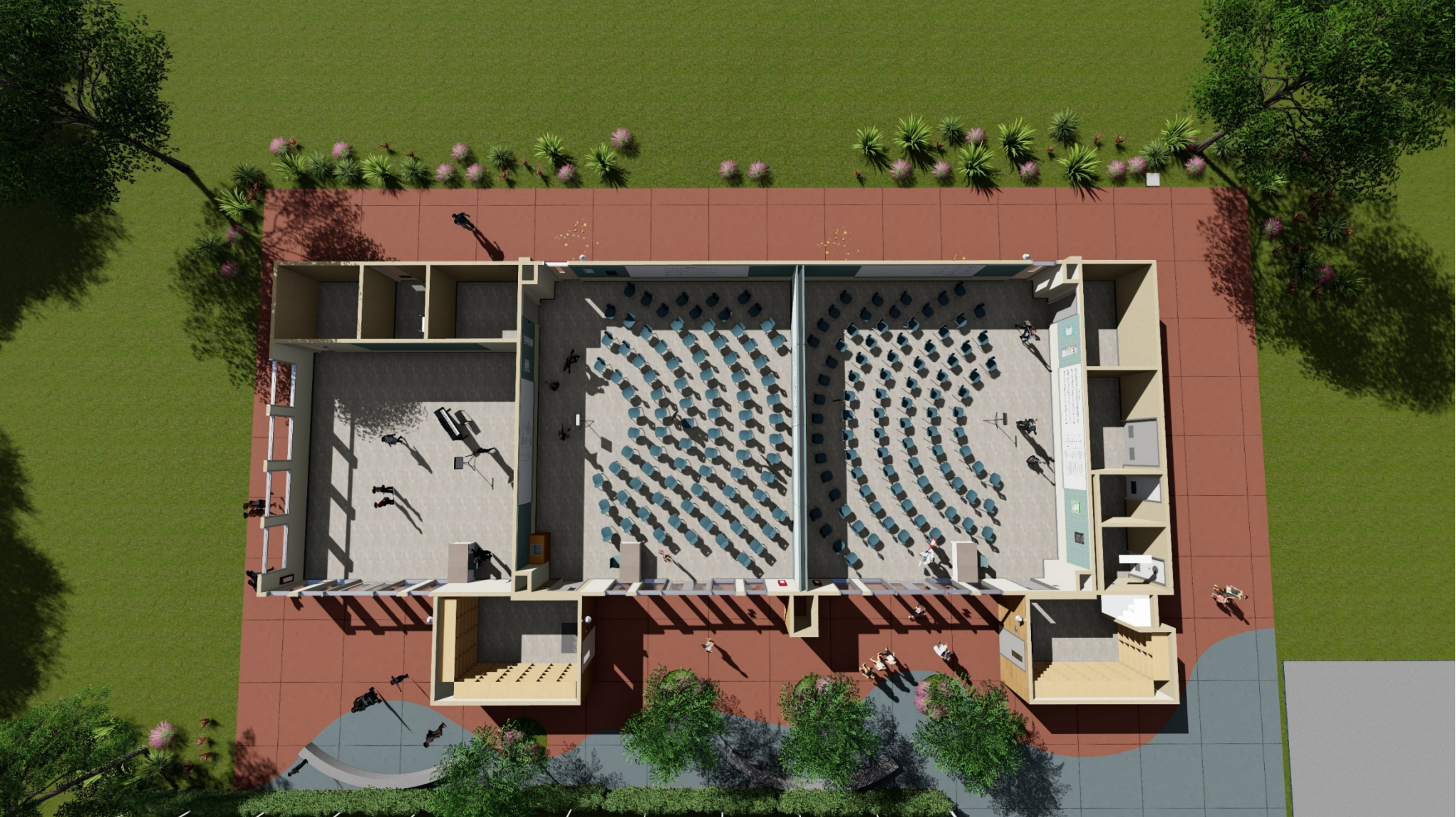


# COMMONS





# NEW CLASSROOM BUILDING FLOOR PLAN



# NEW CLASSROOM BUILDING



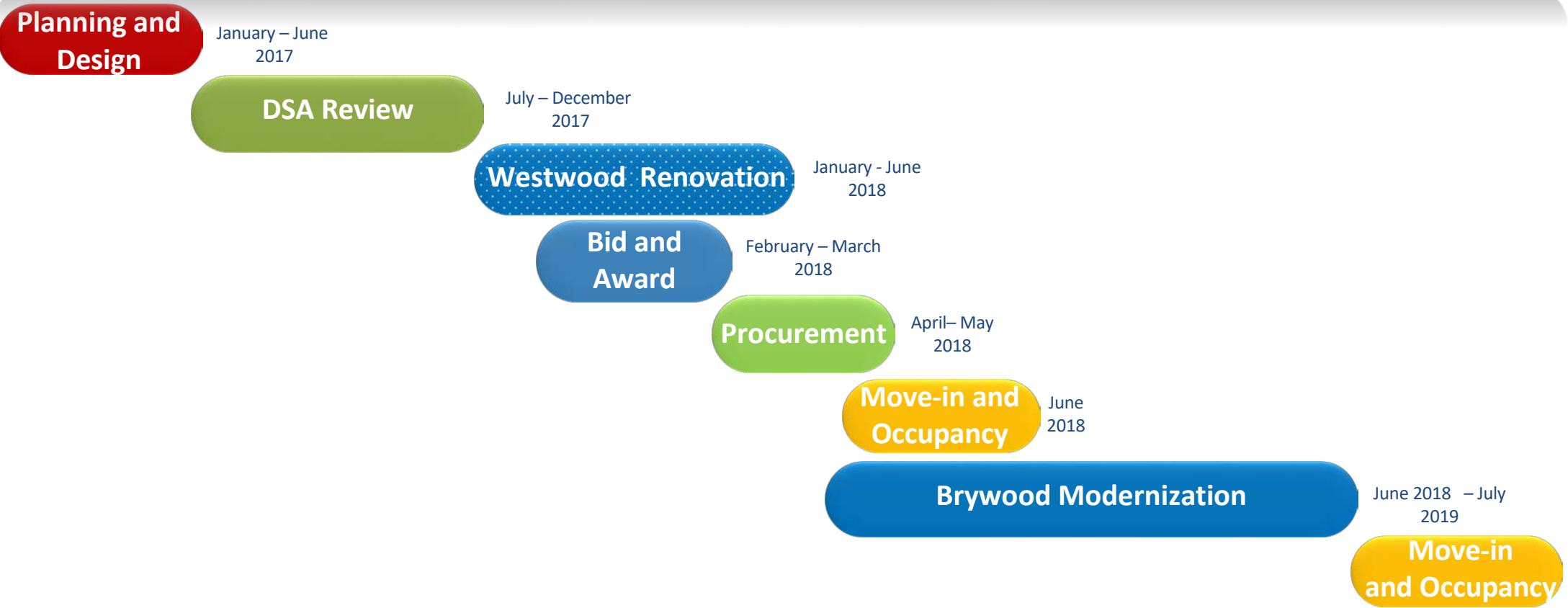
# NEW CLASSROOM BUILDING



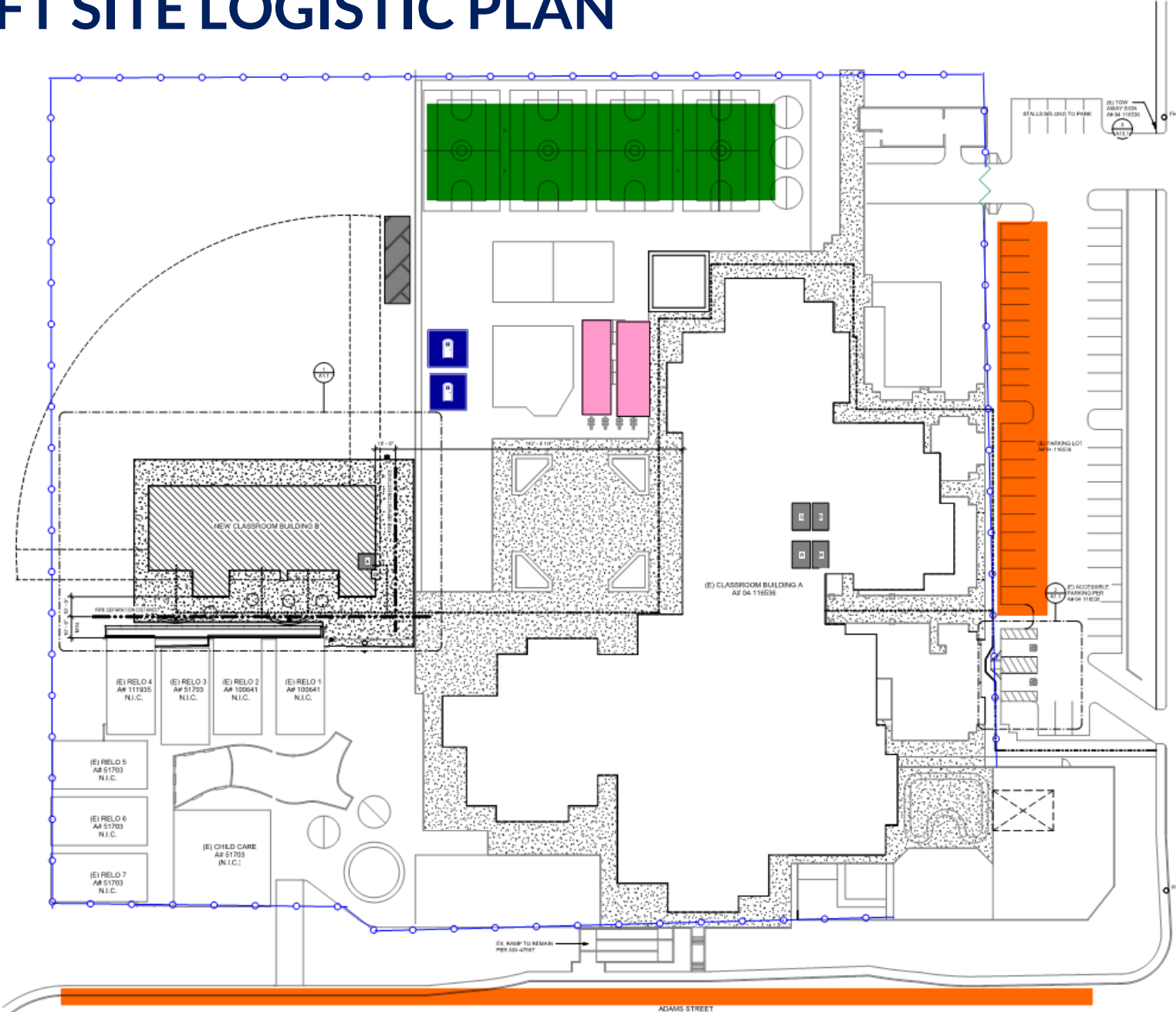
# NEW CLASSROOM



# PROJECT MILESTONE SCHEDULE



# DRAFT SITE LOGISTIC PLAN



**LEGEND**

- CWD & AOR/IOR TRAILERS
- JOBSITE PARKING
- 8FT HIGH CHAIN LINK FENCE
- JOBSITE ENTRY / EXIT
- MUD SHAKER RUMBLE PLATES
- TRADE STORAGE CONTAINER AREA
- MATERIAL LAYDOWN AREA
- OCFA FIRE LANE
- TRASH DUMPSTERS
- PORTA POTTIES



# MEASURE E RESOURCES

- Measure E Webpage  
[iusd.org/MeasureE](https://iusd.org/MeasureE)
- Brywood Measure E Webpage – school site updates  
[iusd.org/MeasureEbw](https://iusd.org/MeasureEbw)
- Citizens Oversight Committee Webpage  
[iusd.org/COC](https://iusd.org/COC)
- Contact Email for Questions/Concerns  
[MeasureE@iusd.org](mailto:MeasureE@iusd.org)





# QUESTIONS *and* ANSWERS