



IRVINEUSD

Facilities Study Session
April 25, 2017

Board of Education

Paul Bokota
Lauren Brooks
Betty Carroll
Ira Glasky, President
Sharon Wallin



AGENDA

Enrollment Projection Update

- Districtwide Projections
- Capacity Versus Projections
- Boundary Considerations
- Secondary Boundary Adjustments
- Residential Development Updates

Project Updates

- Recently Completed Projects
- Projects Under Construction
- Projects in Planning

Measure E Update

- Study Session – May 9, 2017





IRVINE UNIFIED
SCHOOL DISTRICT



ENROLLMENT PROJECTION UPDATE

DISTRICTWIDE PROJECTIONS



TK-12 ENROLLMENT PROJECTIONS STUDY SCENARIOS

Moderate (Recent Development Gen Rates)

- Illustrative of most aggressive growth in District
- Used for the planning of facilities
- Used in the process of creating/changing boundaries

Developer (Districtwide Gen Rates)

- Illustrative of assumptions of the Irvine Company and FivePoint Communities mitigation agreements
- Used for timing of new school openings (within mitigation agreements)

Conservative (Recent Development Gen Rates)

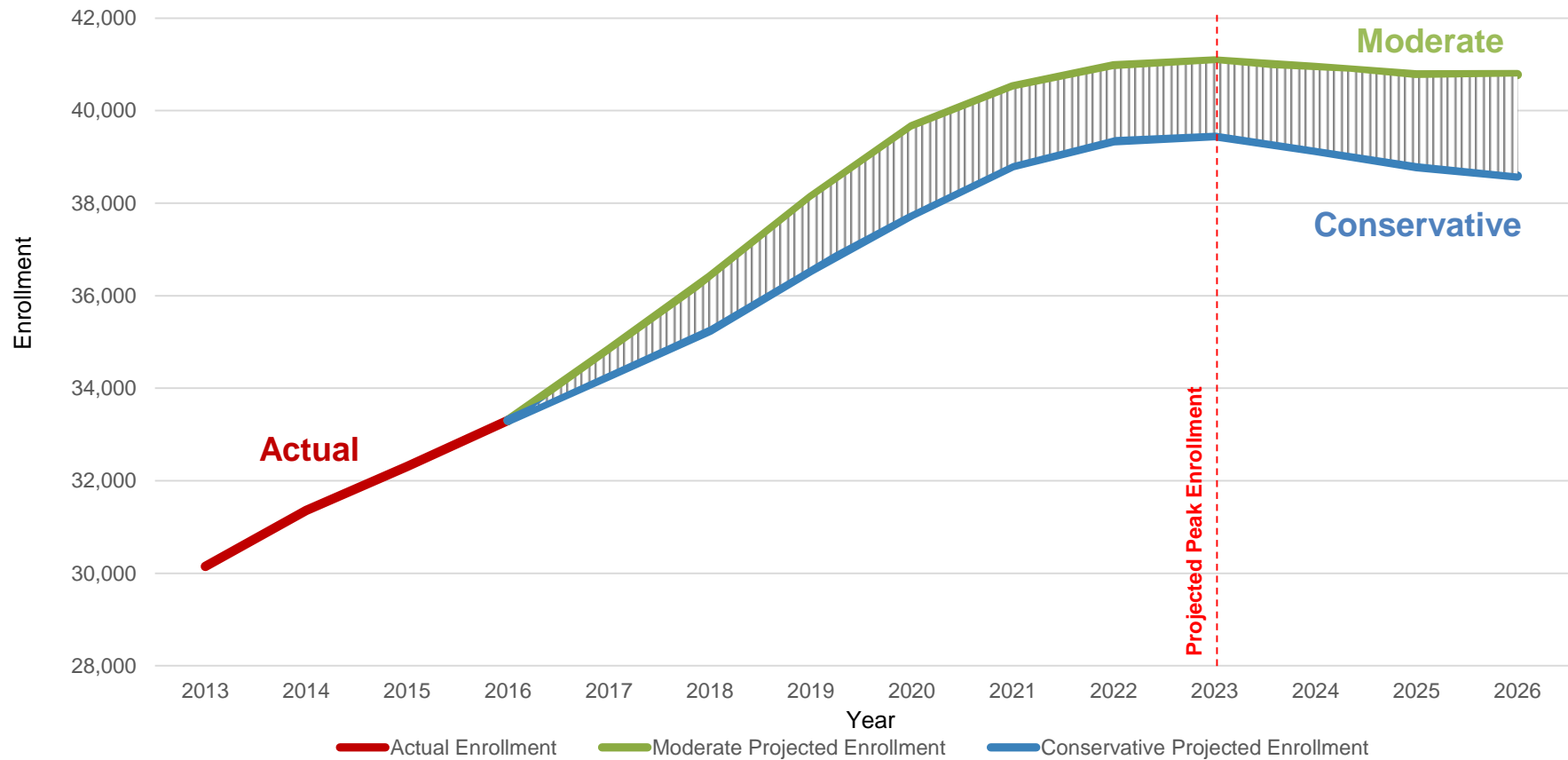
- Illustrative of less aggressive growth in District (lag in development)
- Used for District staffing
- Used for General Fund budgeting

Geographic Projections

- Illustrative of projected students within a geographic boundary

DISTRICTWIDE PROJECTIONS

Projected Enrollment Growth



CAPACITY VERSUS PROJECTIONS



MODERATE ENROLLMENT PROJECTIONS SUMMARY

Capacity for Grades TK through 6th

	2016 (Actual*)	2017 (1 Year Projection)	2021 (5 Year Projection)	2026 (10 Year Projection)
Capacity	20,247	21,042	23,113	23,113
TK-6 Projection	18,137	18,965	22,091	21,979
Open Seats	2,110	2,077	1,022	1,134

Note: Projection includes all developer business plans, UCI, IBC, and County projects.

Source: IUSD17Mod Recent Development, Projections include SDC students.

Note: Includes K8 capacity grades TK-6

*2016 CBED October 2016

MODERATE ENROLLMENT PROJECTIONS SUMMARY

Planned Added Capacity for Grades TK through 6th

School Name	Additional Capacity	Total Capacity	Projected Opening	2017	2018	2019	2020	2021
Eastshore Relos	66	763	2017					
Portola Springs Villas 2 nd Addition	100	1,000	2017					
Eastwood	750	750	2017					
Heritage Fields #2	800	1,000*	2018					
Portola Springs #2	750	750	2019					
Eastwood Expansion	250	1,000	2020					
Portola Springs #2 Expansion	250	1,000	2021					

Note: Does not include capacity changes related to the phasing of the Canyon View ES expansion project, Measure E Series 1 program changes, and Stonegate ES removal of leased relocatable classrooms, which affect total capacity in 2017 and beyond.

Capacity Considerations:

- Los Olivos or Alternate Facility Modification
- School #3 in Heritage Fields
- Canyon View to be expanded to 1,200
- Eastwood to be expanded to 1,200

*Includes K-8 school capacity.

MODERATE ENROLLMENT PROJECTIONS SUMMARY

Capacity for Grades 7th through 8th

	2016 (Actual*)	2017 (1 Year Projection)	2021 (5 Year Projection)	2026 (10 Year Projection)
Capacity	5,980	6,080	6,732	6,732
7-8 Projection	5,283	5,467	6,178	6,332
Open Seats	697	613	554	400

Capacity Considerations:

- School #3 in Heritage Fields
- Boundary Adjustments


Source: IUSD17Mod Recent Development, Projection includes SDC students.

Note: Includes K8 capacity grades 7th and 8th.

*2016 CBED October 2016





MODERATE ENROLLMENT PROJECTIONS SUMMARY

Capacity Changes for Grades 7th through 8th from Growth

School Name	Additional Capacity	Total Capacity	Projected Opening	2017	2018	2019	2020
Beacon Park 7 th Grade Phasing	100	900*	2017				
Beacon Park 8 th Grade Phasing	100	1,000*	2018				
Heritage Fields #2	200	1,000*	2018				

*Includes K-8 school capacity.

Capacity Changes for Grades 7th through 8th from Measure E Series 1

School Name	Additional Capacity	Total Capacity	Projected Opening	2017	2018	2019	2020
Rancho MS	64	994	2019				
Sierra Vista	64	1,003	2019				
South Lake	64	845	2019				
Venado	160	976	2019				

MODERATE ENROLLMENT PROJECTIONS SUMMARY

Capacity for Grades 9th through 12th

	2016 (Actual*)	2017 (1 Year Projection)	2021 (5 Year Projection)	2026 (10 Year Projection)
Capacity	12,700	12,836	13,056	13,396**
9-12 Projection	9,886	10,460	12,343	12,573
Open Seats	2,814	2,376	713	823

Capacity Considerations:

- Boundary Change

**Capacity in 2026 and beyond assumes Board maximum capacity of 2,600 at each of the 5 high schools + 396 at Creekside High School (Total of 13,396)



MODERATE ENROLLMENT PROJECTIONS SUMMARY

Capacity Changes for Grades 9th through 12th from Growth

School Name	Additional Capacity	Total Capacity	Projected Opening	2017	2018	2019	2020
Woodbridge HS Relocatables	136	2,687	2017				
Portola HS Relocatables	200	2,600	2020				

Note: Leased relocatable classroom capacity at Woodbridge High School will be evaluated on a year to year basis based on capacity needs.

Capacity Changes for Grades 9th through 12th from Measure E Series 1

School Name	Additional Capacity	Total Capacity	Projected Opening	2017	2018	2019	2020
Creekside HS	96	396	2019				
Woodbridge HS	60	2,600	2019				

BOUNDARY CONSIDERATIONS





BOUNDARY CONSIDERATIONS

Boundary Assignments for New Communities

- Heritage Fields
- Portola Springs

Middle School Boundary Adjustment

High School Boundary Adjustment



ELEMENTARY SCHOOL BOUNDARIES

Boundary Assignment Considerations for New Communities:

- Stabilize enrollment
- Minimize impact to existing students
- Proximity of neighborhood to school site

HERITAGE FIELDS BOUNDARY ASSIGNMENTS

BOUNDARY CONSIDERATIONS

Source: IUSD17Mod Recent Development

K-8 Moderate Geographic Area Projections (residents, sans SDC)

School	2016	2017	2018	2019	2020	2021	2026
Beacon Park	443	615	656	749	840	880	871

School	2016	2017	2018	2019	2020	2021	2026
HF #2	0	228	547	750	829	862	879

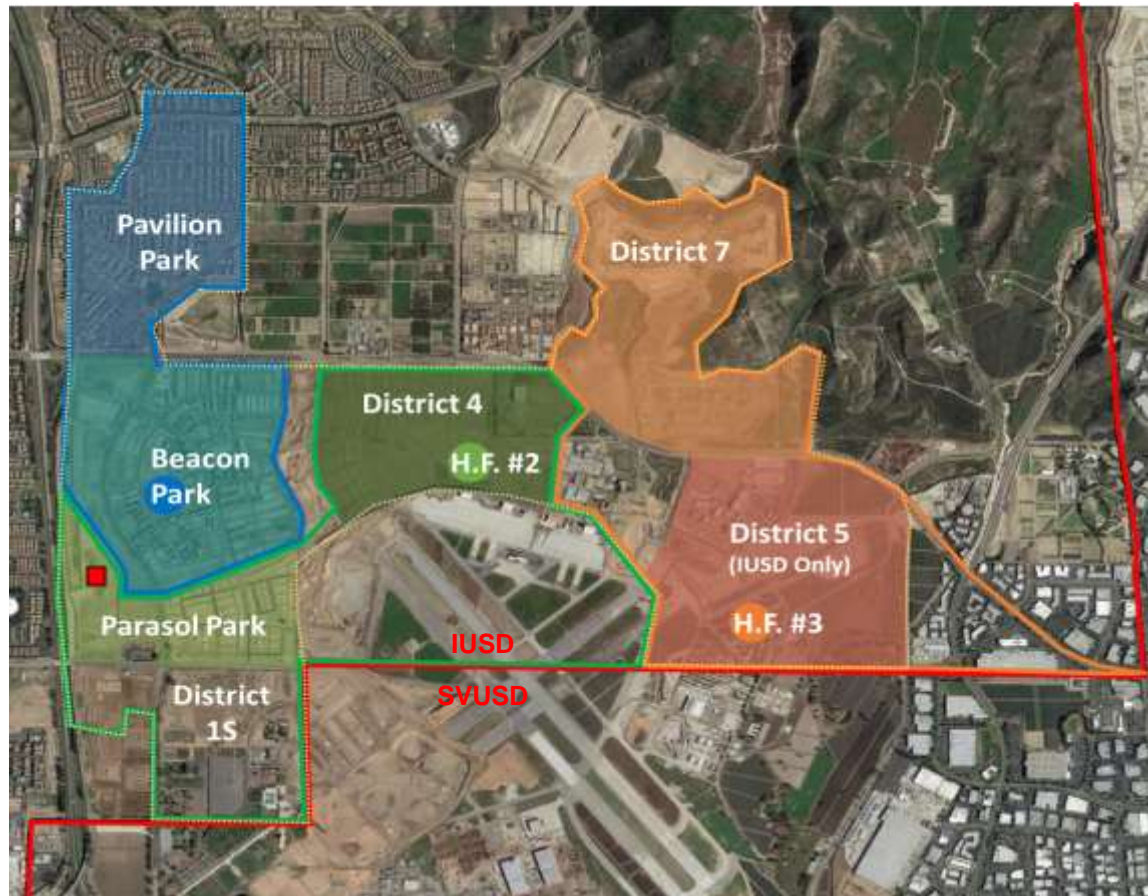
School	2016	2017	2018	2019	2020	2021	2026
HF #3	0	32	226	481	698	855	1,054

Opening of school

Affordable Housing (166 units)

Heritage Fields Boundary

IUSD Boundary



PORTOLA SPRINGS BOUNDARY ASSIGNMENTS

BOUNDARY CONSIDERATIONS

Source: IUSD17Mod Recent Development

K-8 Moderate Geographic Area Projections
(residents, sans SDC)

School	2016	2017	2018	2019	2020	2026
P.S.E.S.	279	472	582	720	836	1,060

School	2016	2017	2018	2019	2020	2026
P.S.E.S. #2	512	562	576	683	812	861

 Affordable Housing (100 units)

 Portola Springs Boundary

 IUSD Boundary

 Opening of school



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BOUNDARY ASSIGNMENTS FOR NEW COMMUNITIES

Next Steps:

- Develop an implementation plan based on recommended boundary assignments
- Obtain Board approval on new boundary assignments May 2017
 - 15 months Heritage Fields
 - 27 months Portola Springs #2
- Notify parents of existing students affected (if any) by August 2017
 - 12 months Heritage Fields
 - 24 months Portola Springs #2

SCHOOL ATTENDANCE BOUNDARIES

Attendance boundary changes shall be approved by the Board, preferably 24 months in advance, but at least 15 months in advance of the effective date of the change.

Parents of students affected in the initial year of implementation of a boundary change shall be notified, preferably 24 months in advance, but at least one year prior to the effective date of the change.

May 20, 2003

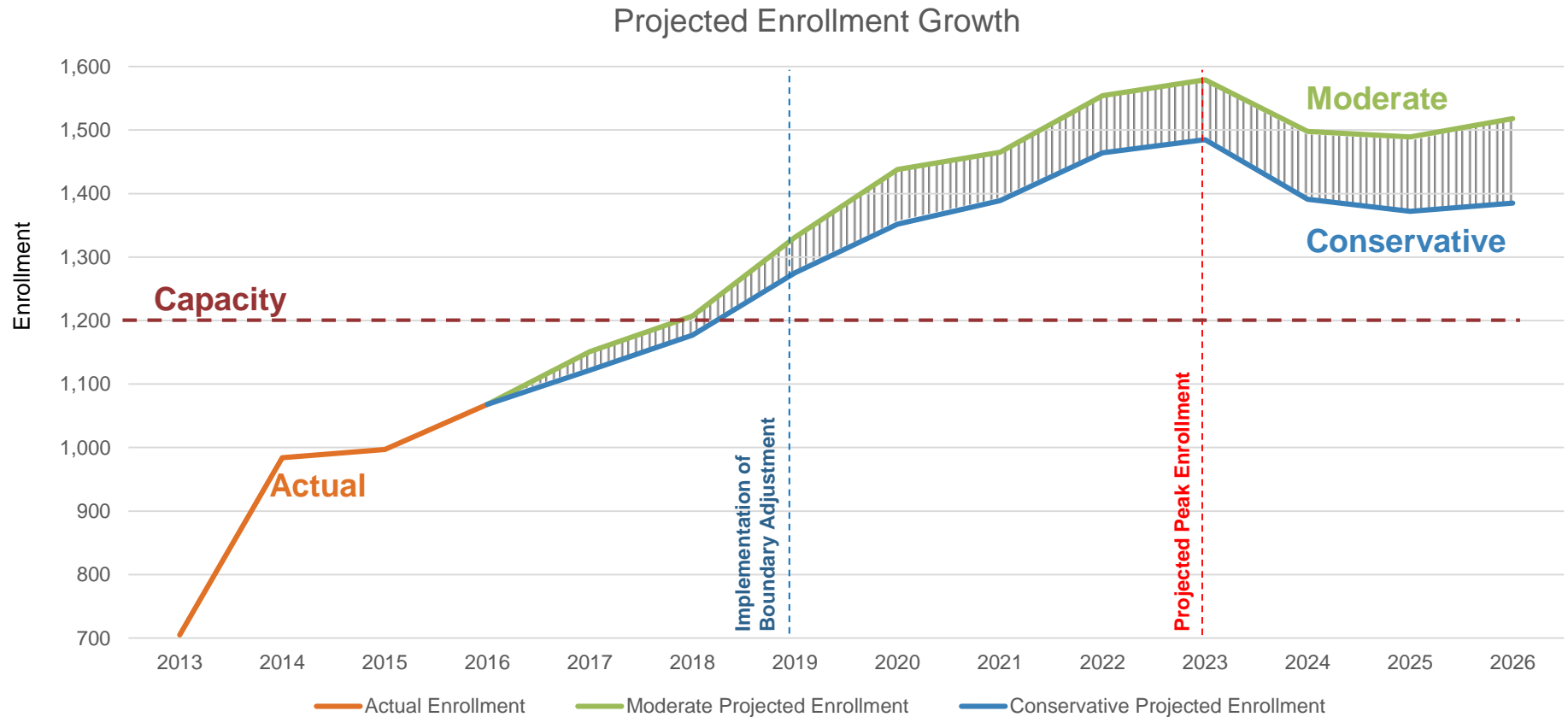
SECONDARY BOUNDARY ADJUSTMENTS



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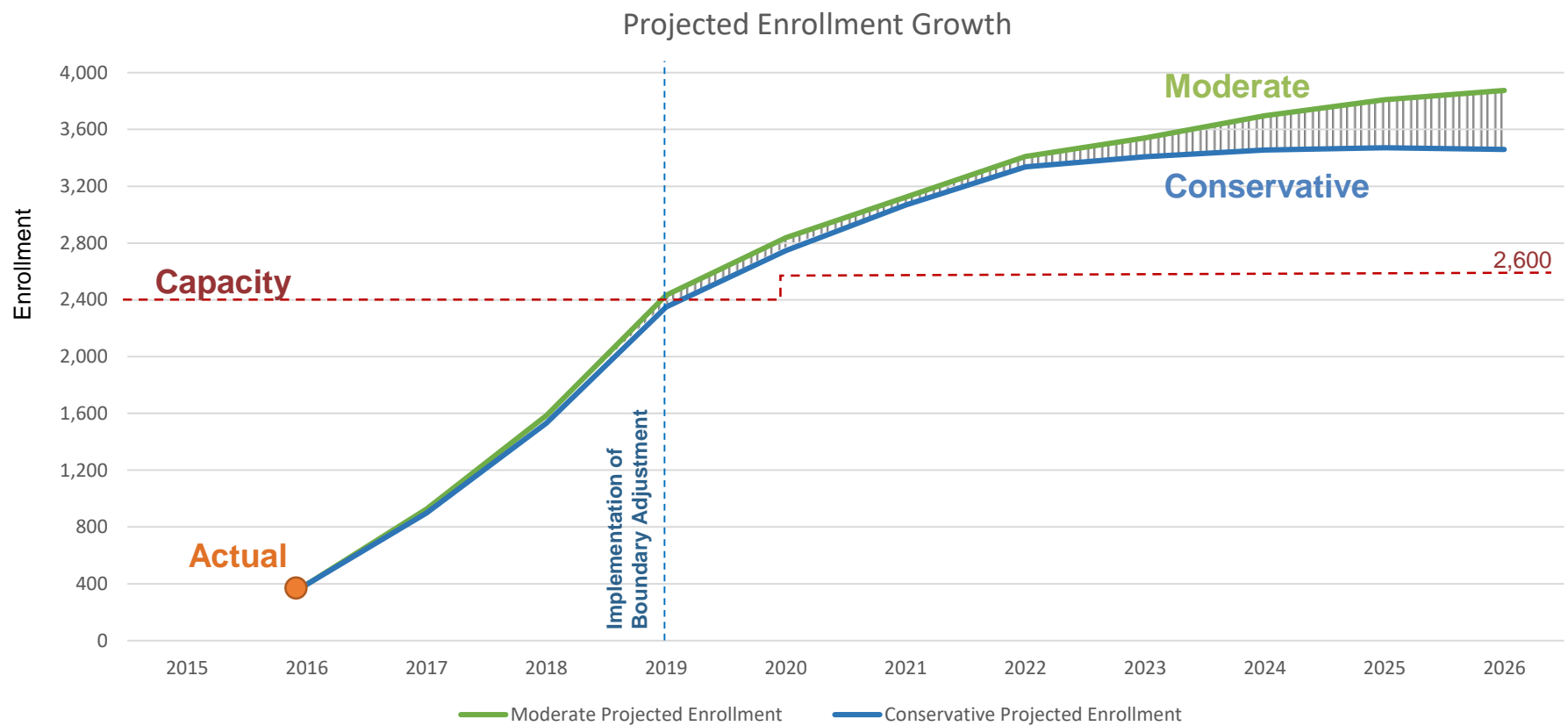
JEFFREY TRAIL MIDDLE SCHOOL PROJECTIONS

SECONDARY BOUNDARY ADJUSTMENTS



PORTOLA HIGH SCHOOL PROJECTIONS

SECONDARY BOUNDARY ADJUSTMENTS

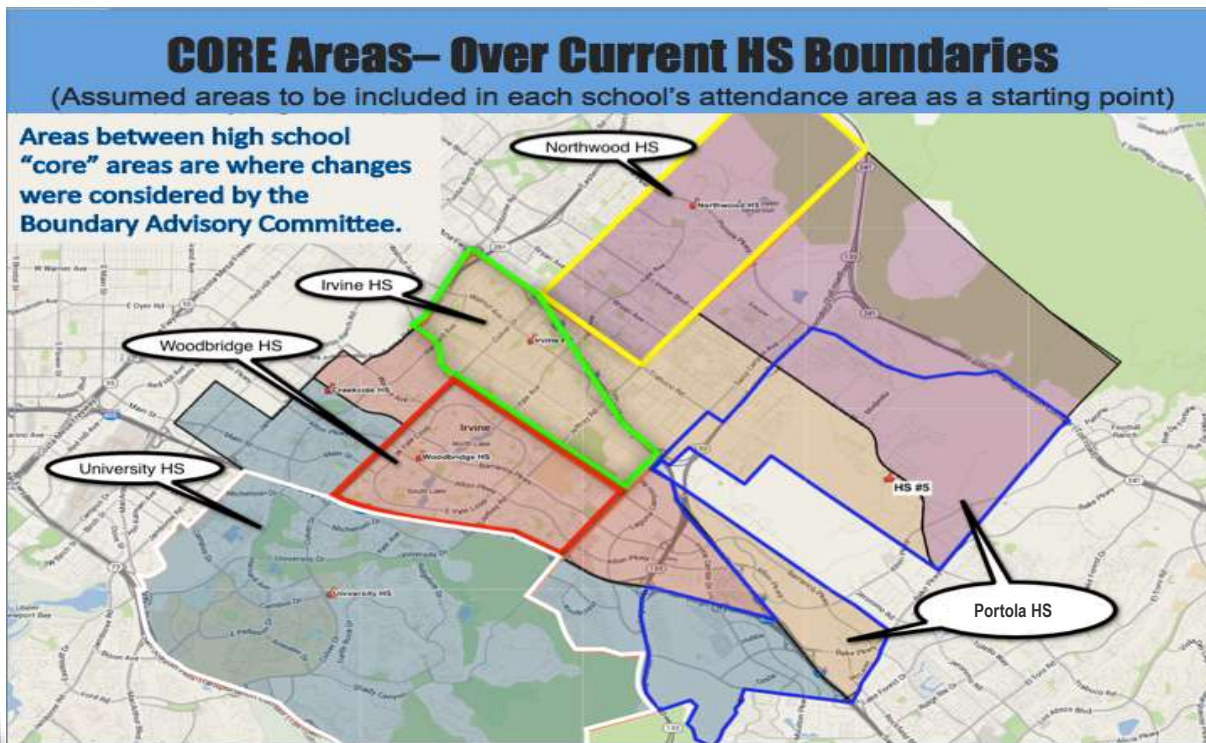


Criteria Used in Previous Boundary Adjustment

- Provide a transition to new attendance areas for students and their families that supports their educational experience
- Balance enrollment through a five-year and ten-year enrollment projection across all schools
- Provide a feeder system and transition from elementary to middle to high school that supports students' education experience
- Maintain student enrollment within the maximum number of students served by each school based on Board Policy
- Enhance the positive impact and minimize the negative impact on district programs
- Recognize the need to maximize limited district resources efficiently

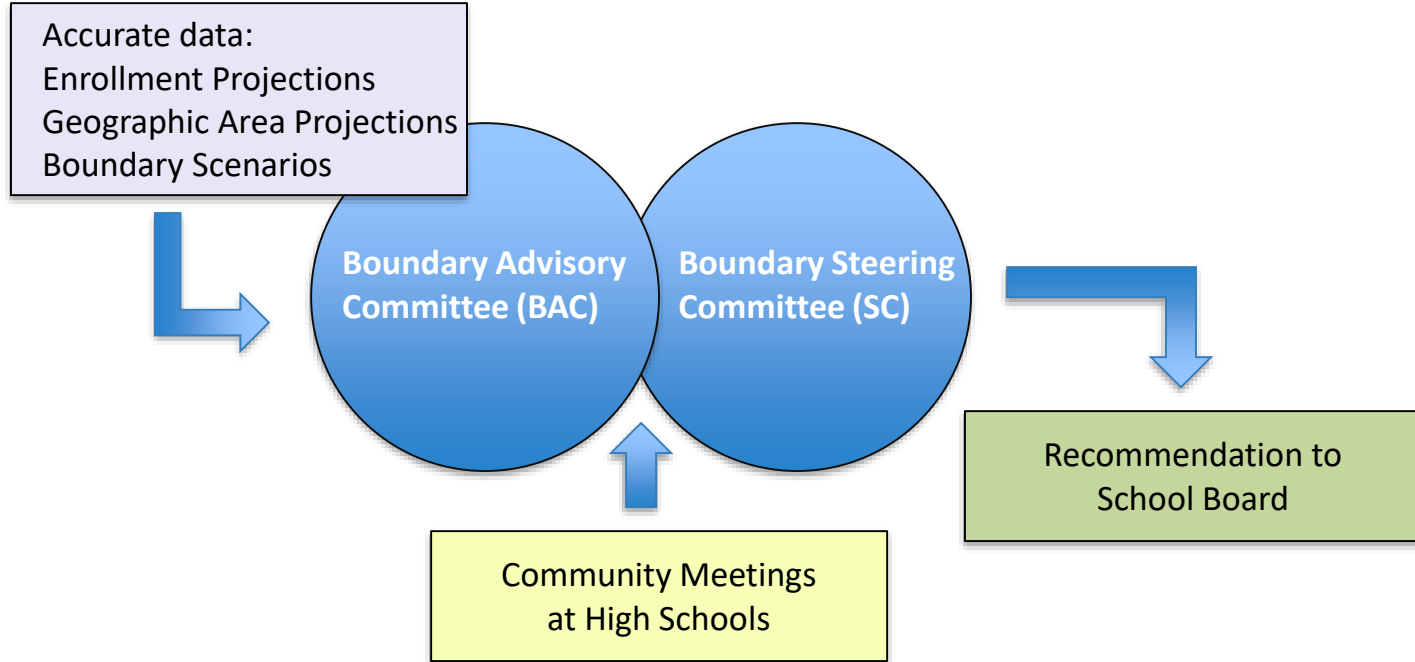
High School Boundary Core Areas

- High school boundary changes approved August 2014
- High school boundary changes implemented August 2016

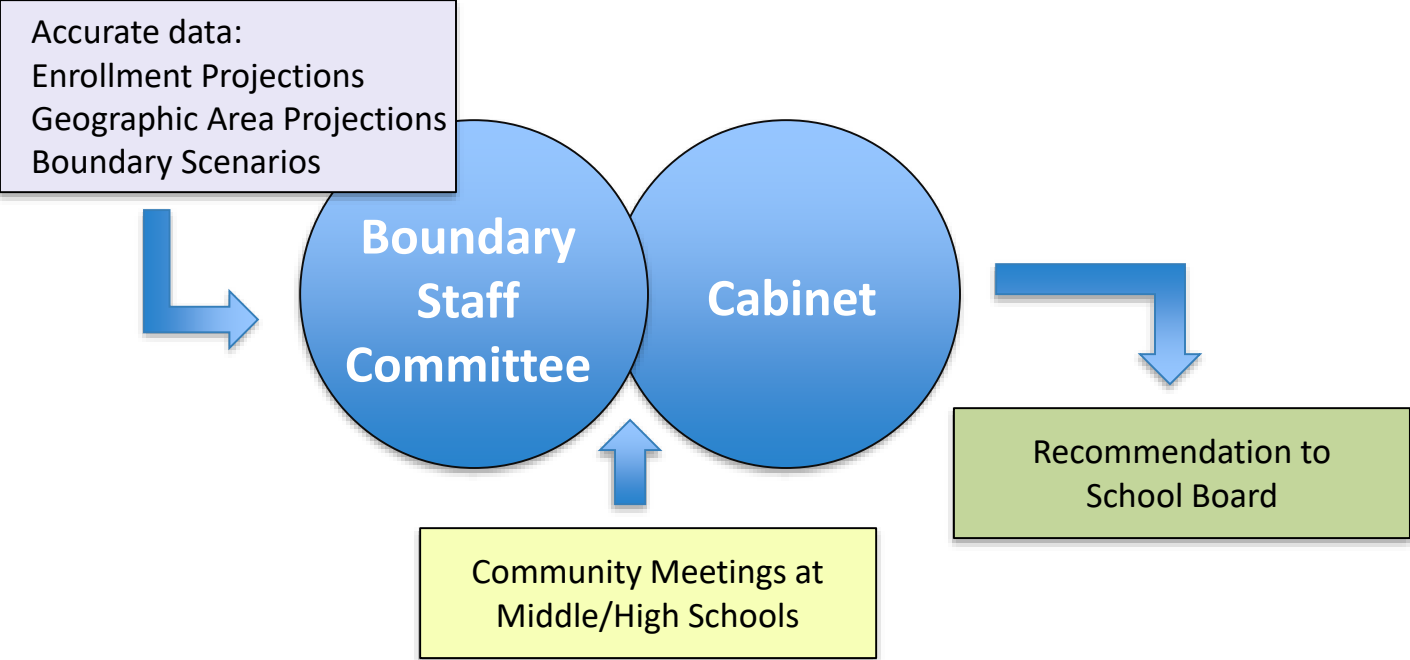


SECONDARY
BOUNDARY
ADJUSTMENTS

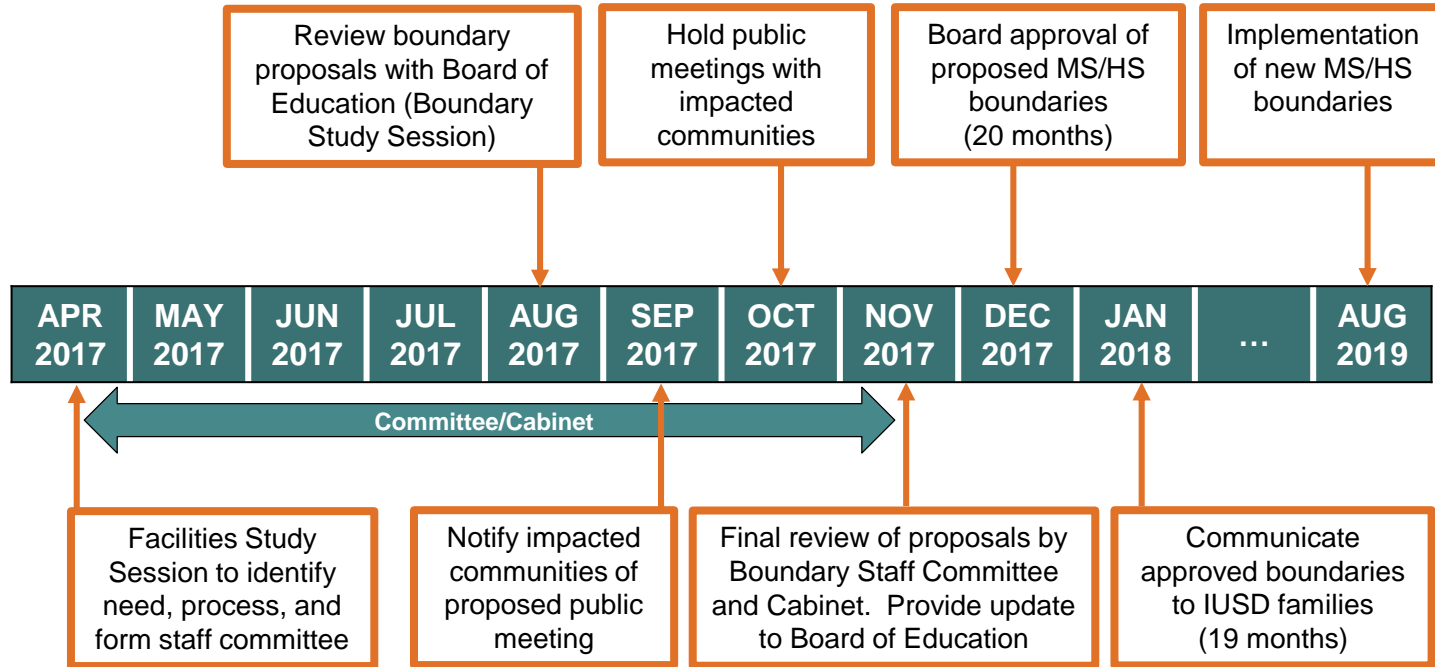
2013-14 Districtwide HS Boundary Change



Proposed MS/HS Boundary Adjustment



PROPOSED TIMELINE OF BOUNDARY ADJUSTMENTS



RESIDENTIAL DEVELOPMENT UPDATES





RESIDENTIAL DEVELOPMENT UPDATES

- **Los Olivos/Spectrum Enrollment Update**
- **Irvine Company Additional Units – CFD 09-1**
- **Traveland Project**
- **Irvine Business Complex**

**RESIDENTIAL
DEVELOPMENT
UPDATES**

LOS OLIVOS/SPECTRUM ENROLLMENT UPDATE

Alderwood ES Community Update

School	CBEDS School Enrollment (Oct. 2016)	Current School Enrollment (Apr. 2017)
Alderwood ES	839	841

Community	CBEDS Geographic Enrollment (Oct. 2016)	Current Geographic Enrollment (Apr. 2017)
Quail Hill	686	692
Los Olivos	104	102
Laguna Altura/Hidden Canyon	140	156
Total	930	950

Note: Alderwood ES Capacity – 966

Los Olivos community is within Cypress Village attendance area.

- Enrollment in geographic data may not align to actual school enrollment due to school choice, special programs, and displacements.

LOS OLIVOS/SPECTRUM ENROLLMENT UPDATE

Oak Creek ES Community Update

School	CBEDS School Enrollment (Oct. 2016)	Current School Enrollment (Apr. 2017)
Oak Creek ES	912	884

Community	CBEDS Geographic Enrollment (Oct. 2016)	Current Geographic Enrollment (April 2017)
Oak Creek	820	821
Spectrum	211	207
Total	1,031	1,028

Note: Oak Creek ES Capacity – 917

- Enrollment in geographic data may not align to actual school enrollment due to school choice, special programs, and displacements.



LOS OLIVOS/SPECTRUM ENROLLMENT UPDATE

Los Olivos/Spectrum Community Options:

- Maintain Current School Assignments
- Build School in Los Olivos
- Open Existing School



OPTION: MAINTAIN CURRENT SCHOOL ASSIGNMENTS

MODERATE GEOGRAPHIC PROJECTIONS

Alderwood Elementary School

Community	2017 (1 Year Projection)	2021 (5 Year Projection)	2026 (10 Year Projection)
Quail Hill	654	586	572
Laguna Altura/Hidden Canyon	204	191	187
Los Olivos	114	208	253
Total	972	985	1,012

Oak Creek Elementary School

Community	2017 (1 Year Projection)	2021 (5 Year Projection)	2026 (10 Year Projection)
Oak Creek	816	830	808
Spectrum	232	245	238
Total	1,048	1,075	1,046



OPTION: MAINTAIN CURRENT SCHOOL ASSIGNMENTS

MODERATE SCHOOL PROJECTIONS

Alderwood Elementary School

School	2017 (1 Year Projection)	2021 (5 Year Projection)	2026 (10 Year Projection)
Alderwood ES	869	891	945

Capacity Assumptions: N/A

Draw Assumptions: Closed K enrollment to attendance area. Draws all new K-6 Los Olivos students starting Fall 2017

Program Assumptions: N/A

Oak Creek Elementary School

School	2017 (1 Year Projection)	2021 (5 Year Projection)	2026 (10 Year Projection)
Oak Creek ES	929	957	944

Capacity Assumptions: N/A

Draw Assumptions: Closed K enrollment to attendance area.

Program Assumptions: Special Education Program



ELEMENTARY SCHOOLS WITH STUDENT ENROLLMENT IN EXCESS OF 900

School	Peak Student Enrollment	Year of Peak Student Enrollment
Alderwood	964	2023
Canyon View	1,087	2024
Cypress Village	1,165	2020
Oak Creek	968	2023
Portola Springs	1,163	2018
Stonegate	1,150	2013
Turtle Rock	931	2014
Westpark	961	2020
Woodbury	1,165	2016

Note: Portola Springs ES #2 and Eastwood ES have the potential to exceed 900 student enrollment.

Source: IUSD17Mod Recent Development Enrollment



OPTION: OPEN SCHOOL IN LOS OLIVOS

MODERATE GEOGRAPHIC PROJECTIONS

Elementary School In Los Olivos

	2017 (1 Year Projection)	2021 (5 Year Projection)	2026 (10 Year Projection)
Los Olivos	114	208	253
Spectrum	232	245	238
Total	346	453	491

Alderwood Elementary School

Alderwood ES*	859	778	760
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Oak Creek Elementary School

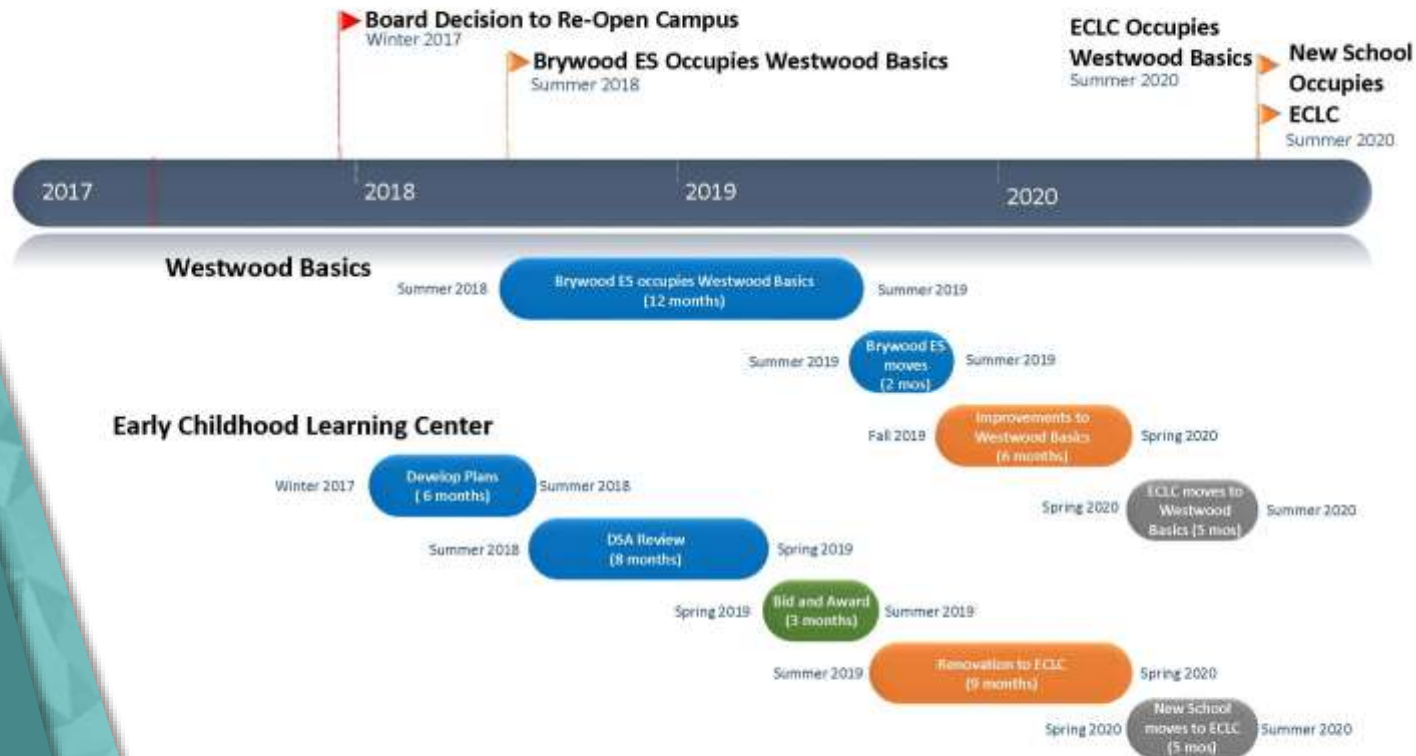
Oak Creek ES	816	830	808
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*Alderwood ES assumes Quail Hill and Laguna Altura/Hidden Canyon Communities
Source: IUSD17Mod Recent Development Geographic Projections

OPTION: OPEN SCHOOL IN LOS OLIVOS TIMELINE



OPTION : OPEN EXISTING SCHOOL TIMELINE





IRVINE COMPANY ADDITIONAL UNITS – CFD 09-1

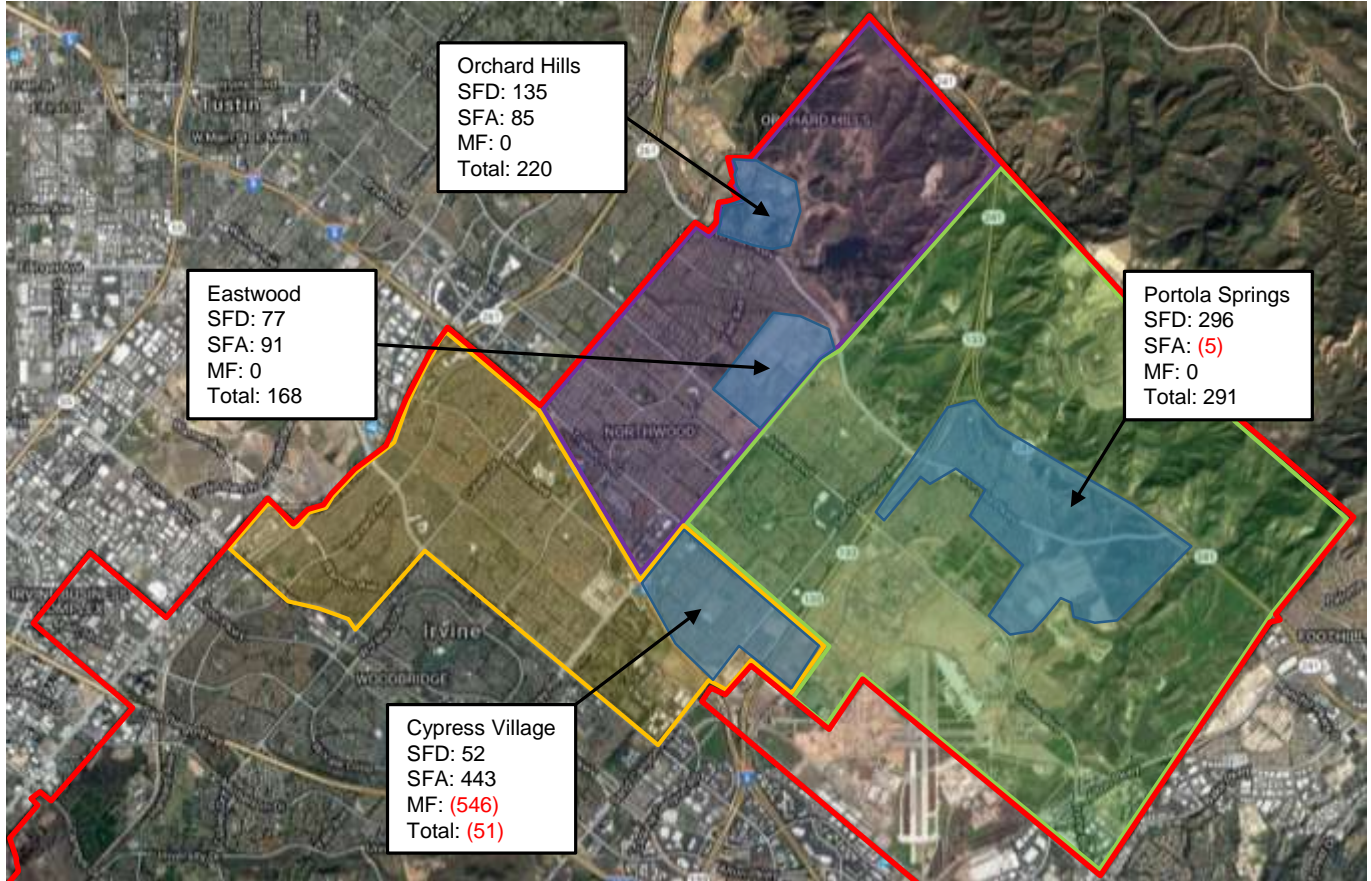
- Met with the Irvine Company in November 2016
- The Irvine Company presented a revised business plan to include an additional 628 units within CFD 09-1

IRVINE COMPANY ADDITIONAL UNITS – CFD 09-1

RESIDENTIAL DEVELOPMENT UPDATES

Total Additional Units

Product Type	# of Units
Single Family Detached (SFD)	560
Single Family Attached (SFA)	614
Multi Family (MF)	(546)
Total	628



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IRVINE COMPANY ADDITIONAL UNITS – CFD 09-1

Community	Product Type	2017 Business Plan	2016 Mitigation Agreement Amendment	2017 BP to 2016 MA Variance	Projected K-6 Students Generated	Projected 7-8 Students Generated	Projected 9-12 Students Generated	Total Projected Students Generated
Total Applicable to IUSD Agreement	SFD	11,321	10,761	560	162	50	95	307
	SFA	5,688	5,074	614	117	31	61	209
	MF	10,498	11,044	(546)	(87)	(22)	(38)	(147)
	Total	27,507	26,879	628	192	59	118	369

Projected Students Utilizing IUSD's 2016/2017 Districtwide Student Generation Rates

Schools Impacted		
Elementary	Middle	High
Canyon View	Jeffrey Trail	Irvine
Cypress Village	Sierra Vista	Northwood
Eastwood	-	Portola
Portola Springs	-	-



MITIGATION OF IRVINE COMPANY ADDITIONAL UNITS IN CFD 09-1

Second Amendment to the Irvine Company Mitigation Agreement finalized in May 2016

- Increased original project units from 25,810 to 26,879, growth of 1,069 units
- Mitigation Agreement contains provisions to ensure District is fully mitigated for additional units above 26,879
- November 2016 revised Irvine Company Business Plan includes an additional 628 units
- Estimated cost to house 369 students - \$13.7 million (excludes land)
- Net Present Value (NPV) of future revenue generated from additional units - \$22.7 million

TRAVELAND PROJECT

RESIDENTIAL DEVELOPMENT UPDATES

Traveland Property

Greentree ES boundary
2.45 miles to school

Venado MS boundary
2.5 miles to school

Irvine HS boundary
2.2 miles to school

IUSD boundary



TRAVELAND PROJECT

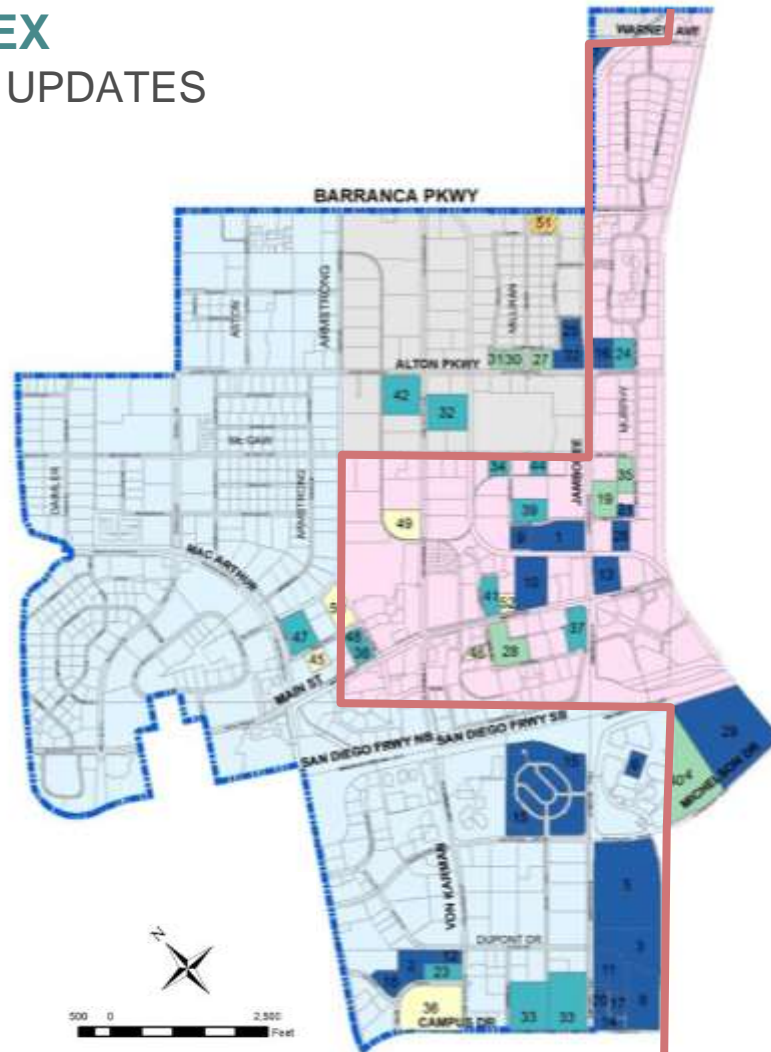
Community	Product Type	Dwelling Units	Projected K-6 Students Generated	Projected 7-8 Students Generated	Projected 9-12 Students Generated	Total Projected Students Generated
Traveland	MF	1,708	273	68	120	461

Projected Students Utilizing IUSD's 2016/2017 Districtwide Student Generation Rates

Schools Impacted		
Elementary	Middle	High
Greentree	Venado	Irvine

IRVINE BUSINESS COMPLEX

RESIDENTIAL DEVELOPMENT UPDATES



IRVINE BUSINESS COMPLEX

Community	Product Type	Remaining Dwelling Units	Projected K-6 Students Generated	Projected 7-8 Students Generated	Projected 9-12 Students Generated	Total Projected Students Generated
Irvine Business Complex	MF	3,141	158	32	62	252

Projected Students Utilizing IUSD's 2016/2017 High-Density Student Generation Rates

Units in IUSD		
Existing Units in IUSD	Remaining Units in IUSD	Total Units in IUSD @ Build-Out
3,450	3,141	6,591

Schools Impacted		
Elementary	Middle	High
Culverdale	South Lake	University
Westpark	-	-



PROJECT UPDATES

RECENTLY COMPLETED PROJECTS



PORTOLA HIGH SCHOOL

RECENTLY COMPLETED PROJECTS



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PORTOLA HIGH SCHOOL

RECENTLY COMPLETED PROJECTS



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MAINTENANCE & OPERATIONS RENOVATION

RECENTLY COMPLETED PROJECTS



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Nightmist and Sand Canyon Signage

MAINTENANCE & OPERATIONS RENOVATION

RECENTLY COMPLETED PROJECTS



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Renovated Maintenance & Operations Yard

PROJECTS UNDER CONSTRUCTION



RANCHO SAN JOAQUIN MIDDLE SCHOOL

PROJECTS UNDER CONSTRUCTION

Schedule	
Start	Finish
March 2017	August 2017



Music Classroom

EASTWOOD ELEMENTARY SCHOOL

PROJECTS UNDER CONSTRUCTION

Schedule	
Start	Finish
March 2016	August 2017



Classroom Buildings

BEACON PARK SCHOOL

PROJECTS UNDER CONSTRUCTION

Schedule	
Start	Finish
January 2017	April 2017



Solar Canopies

PORTOLA HIGH SCHOOL

PROJECTS UNDER CONSTRUCTION

Schedule	
Start	Finish
January 2017	April 2017



Solar Canopies

PROJECTS IN PLANNING



EASTSHORE ES RELOCATABLES

PROJECTS IN PLANNING

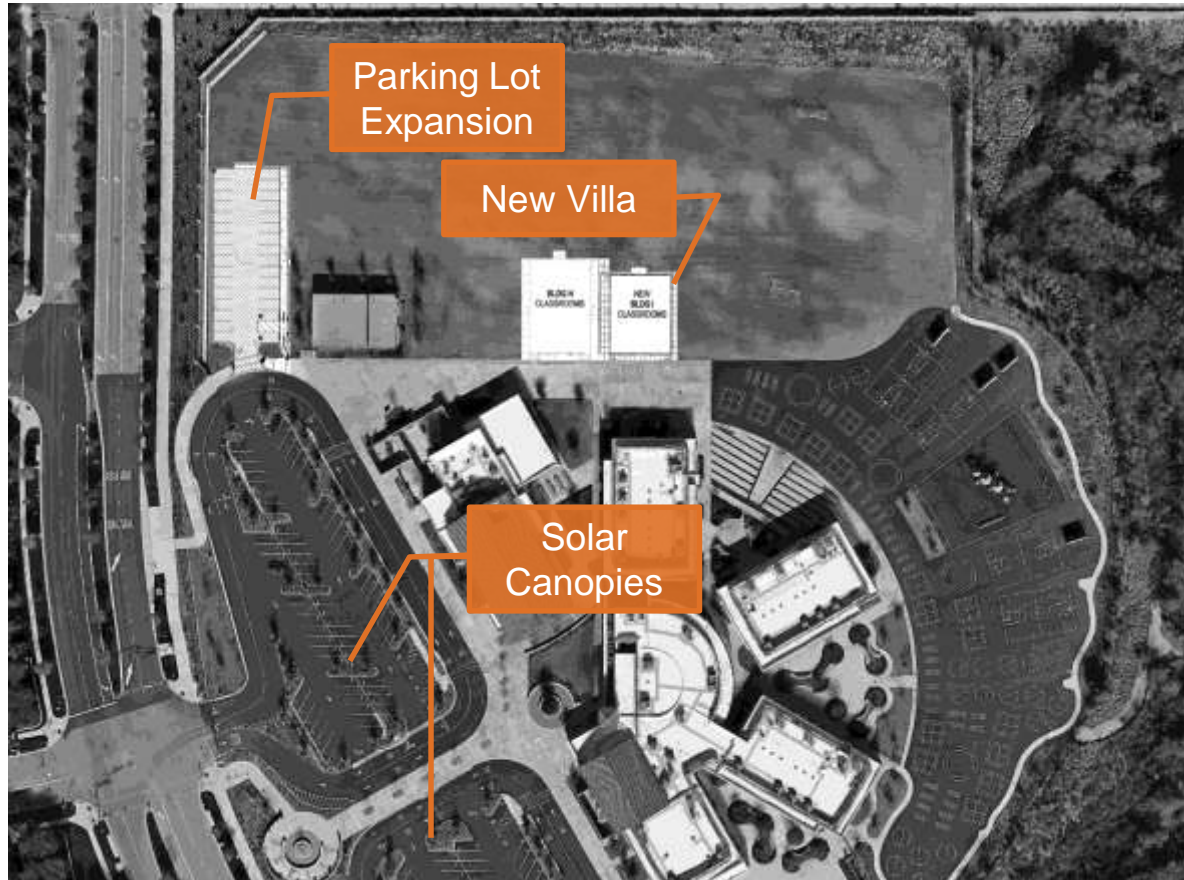
Schedule	
Start	Finish
June 2017	August 2017



PORTOLA SPRINGS ES 2017 VILLAS/PARKING

PROJECTS IN PLANNING

Schedule	
Start	Finish
June 2017	August 2017

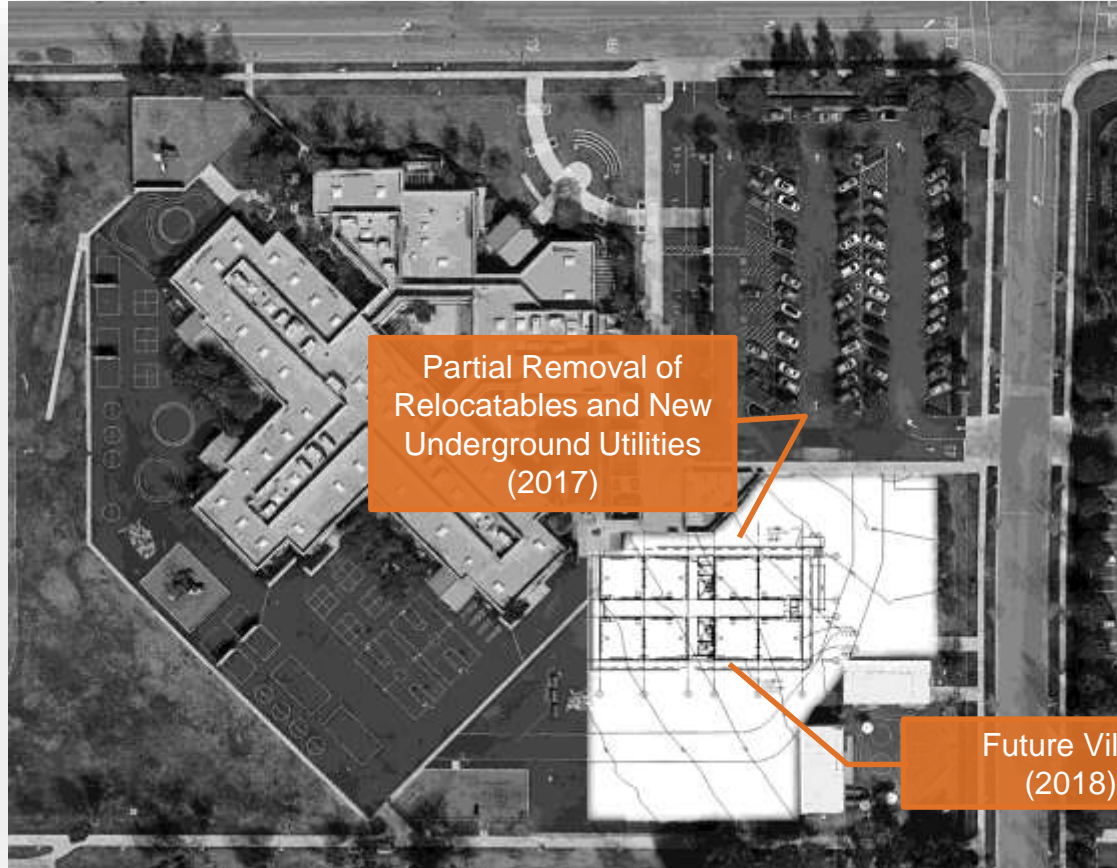


CANYON VIEW ES VILLAS

PROJECTS IN PLANNING

Schedule

Start	Finish
June 2017	August 2017



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ADDITIONAL SUMMER 2017 PROJECTS

Career Technical Education

- Rancho San Joaquin Middle School

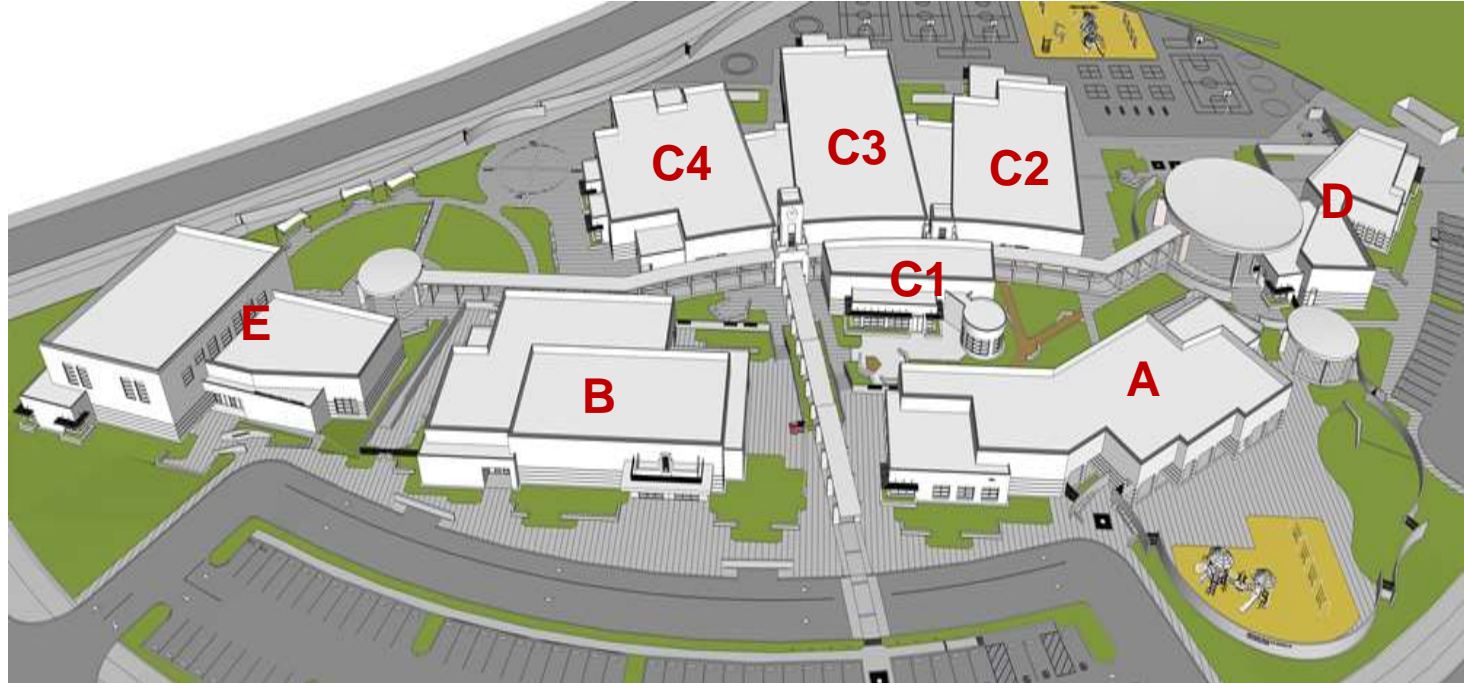
Woodbridge High School Portable Classrooms

HERITAGE FIELDS #2

PROJECTS IN PLANNING

Schedule	
Start	Finish
July 2017	Aug./Dec. 2018

- A** Administration and Kindergarten
- B** Multipurpose/Music Classrooms
- C1** Library
- C2** Classroom Building (1-3)
- C3** Classroom Building (4-5)/ Central Hub
- C4** Classroom Building (6-8)
- D** Food Services/Child Care
- E** Gymnasium/Fitness Lab



HERITAGE FIELDS #2

PROJECTS IN PLANNING

Schedule	
Start	Finish
July 2017	Aug./Dec. 2018



PORTOLA SPRINGS #2

PROJECTS IN PLANNING

Schedule	
Start	Finish
Spring 2018	August 2019

- A** Administration and Kindergarten
- B** Multipurpose Building
- C** Classroom Building
- D** Food Services
- CC** Child Care



PORTOLA SPRINGS #2
PROJECTS IN PLANNING

Schedule	
Start	Finish
Spring 2018	August 2019





MEASURE E UPDATE



MEASURE E OVERVIEW

Six (6) School Sites – Start Summer 2017

- Bonita Canyon ES, College Park ES, Culverdale ES, Greentree ES, Santiago Hills ES, and Stone Creek ES

Planning on other Series 1 projects

Measure E Study Session

- May 9, 2017

Questions?