



IRVINEUSD

Facilities Study Session
May 1, 2018

Board of Education

Paul Bokota

Lauren Brooks

Betty Carroll

Ira Glasky

Sharon Wallin, President



AGENDA

Enrollment Projection Update (Through 2027)

- Residential Development Updates
- Districtwide Projections
- Capacity Versus Projections

State Funding Update

Project Updates

- Projects in Planning
- Projects Under Construction

Measure E Update

- Study Session – June 5, 2018



IRVINE UNIFIED
SCHOOL DISTRICT



ENROLLMENT PROJECTION UPDATE

RESIDENTIAL DEVELOPMENT UPDATES





RESIDENTIAL DEVELOPMENT UPDATES

- **Irvine Company Additional Units in CFD 09-1**
- **Heritage Fields Development Update**



IRVINE COMPANY ADDITIONAL UNITS IN CFD 09-1

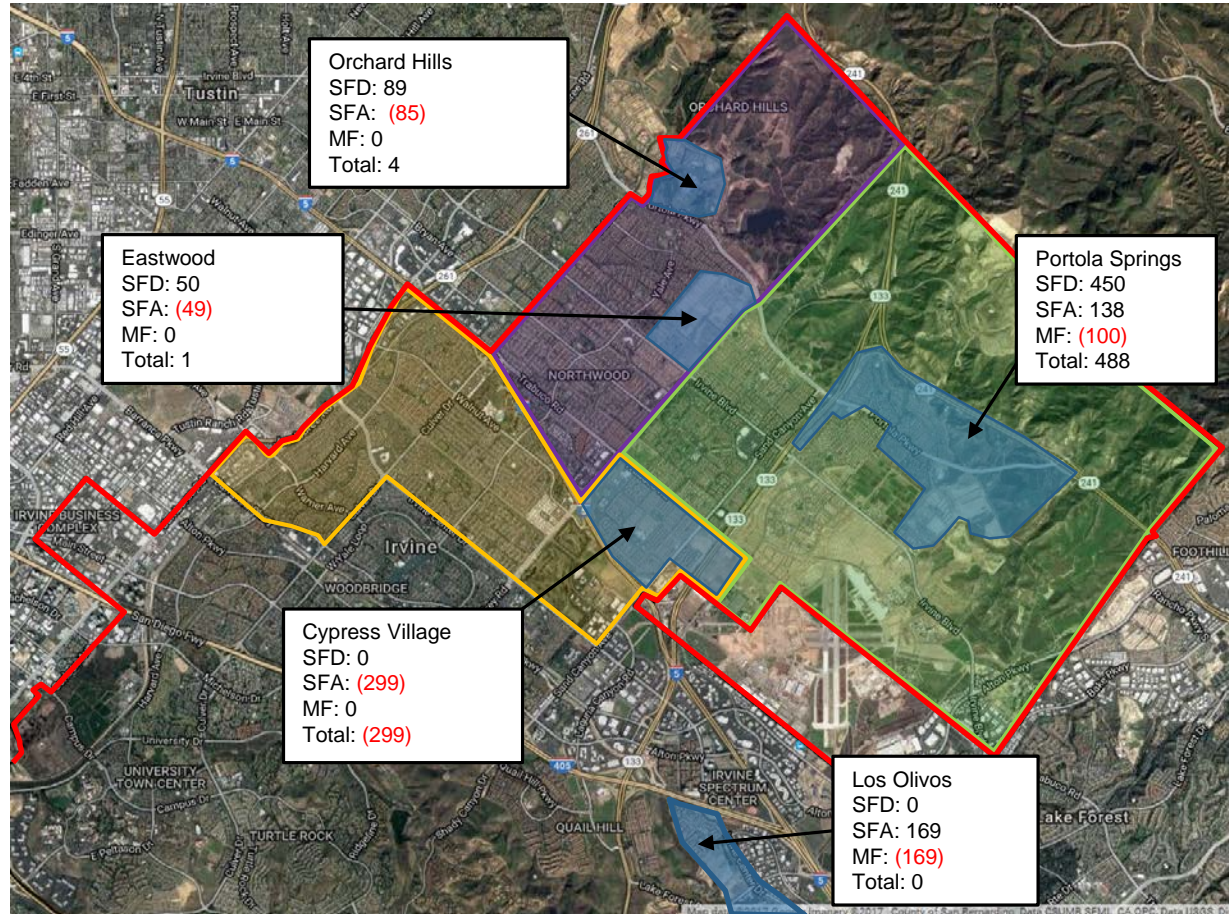
- The Irvine Company presented a revised business plan in October 2017 to include an additional 194 units within CFD 09-1 from the previous business plan provided in 2016.

IRVINE COMPANY ADDITIONAL UNITS IN CFD 09-1

RESIDENTIAL DEVELOPMENT UPDATES

Total Additional Units

Product Type	# of Units
Single Family Detached (SFD)	589
Single Family Attached (SFA)	(126)
Multi Family (MF)	(269)
Total	194



Source: TIC Business Plan (10/18/17) and (11/15/16)



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
- October 2017 revised Irvine Company Business Plan includes an additional 194 units
- Estimated cost to house 589 students – \$ 21.9 million (excludes land)
- Net Present Value (NPV) of future revenue generated from additional units - \$ 27.8 million



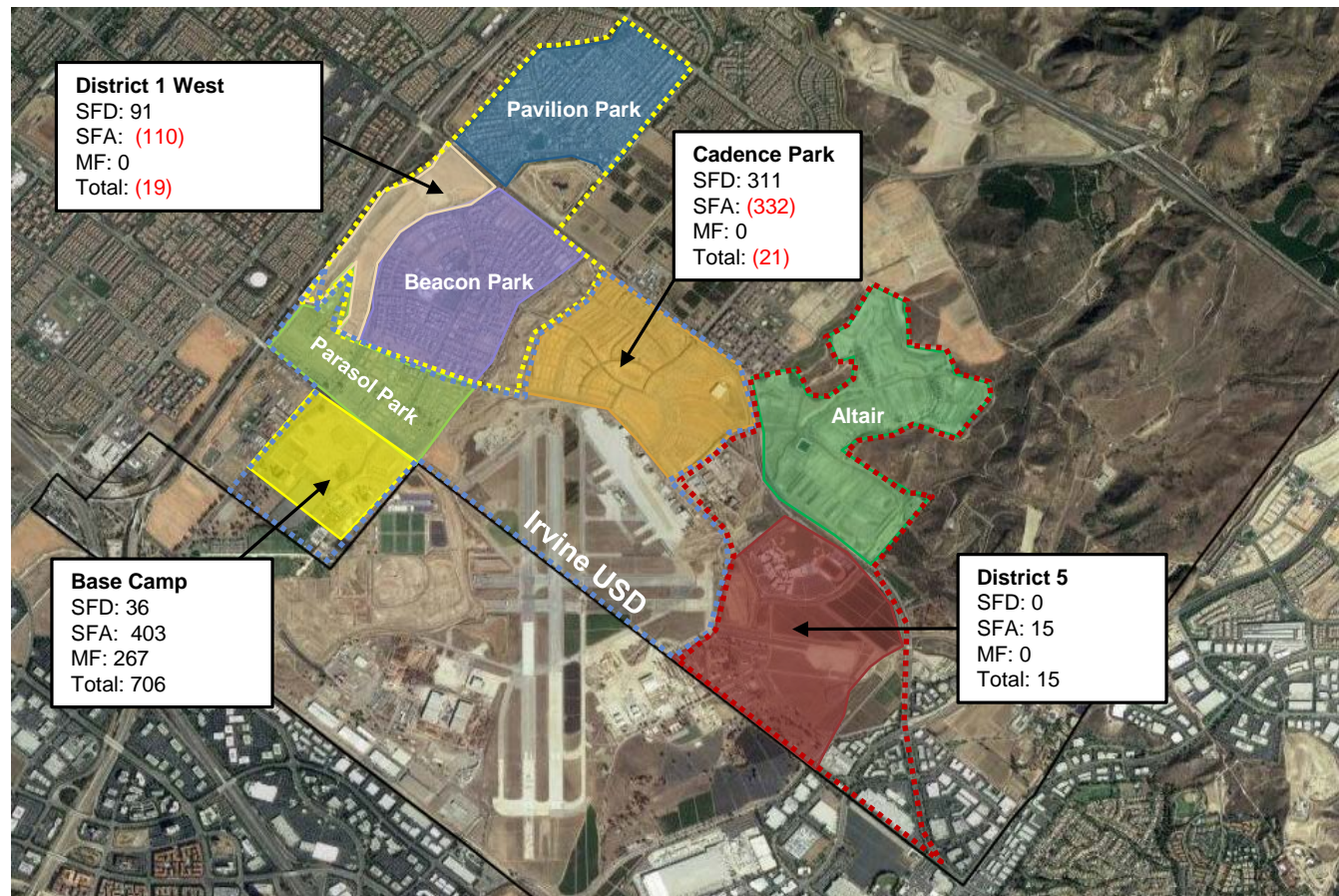
HERITAGE FIELDS DEVELOPMENT UPDATE

- FivePoint presented a revised business plan in October 2017 that include an additional 681 units within the Great Park Neighborhoods from the previous business plan provided in 2016. This remains within the 9,500 units that FivePoint has residential entitlements for in the Great Park Neighborhoods.

HERITAGE FIELDS DEVELOPMENT UPDATE

RESIDENTIAL DEVELOPMENT UPDATES

Total Additional Units	
Product Type	# of Units
Single Family Detached (SFD)	438
Single Family Attached (SFA)	(24)
Multi Family (MF)	267
Total	681



Source: HF Business Plan (10/9/17) and (1/13/17)

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
- 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

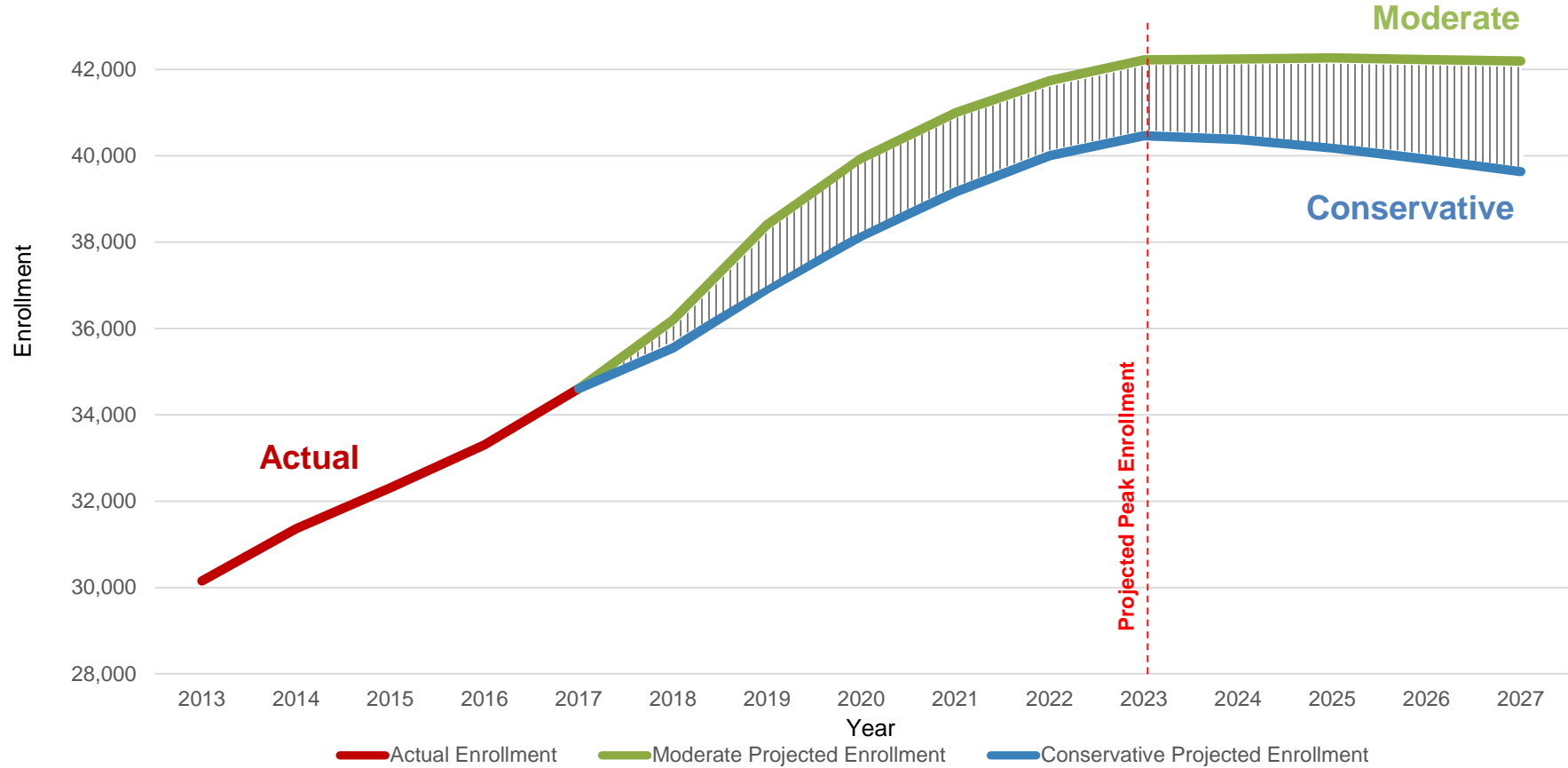
Geographic Projections

- Illustrative of projected students within a geographic boundary
- Used for analysis of various scenarios

**DISTRICTWIDE
PROJECTIONS**

DISTRICTWIDE PROJECTIONS

Projected Enrollment Growth



CAPACITY VERSUS PROJECTIONS



MODERATE ENROLLMENT PROJECTIONS SUMMARY

Districtwide Capacity for Grades TK through 6th

	2017 (Actual*)	2018 (1 Year Projection)	2022 (5 Year Projection)	2027 (10 Year Projection)
Capacity	20,762	21,924	23,879	23,879
TK-6 Enrollment	18,959	19,754	23,088	22,870
Open Seats	1,803	2,170	791	1,009

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

Source: IUSD18Mod Recent Development, Projections include SDC students







Note: Includes K8 capacity for grades TK-6

*2017 CBED October 2017

**DISTRICTWIDE
CAPACITY
VERSUS
PROJECTIONS**

MODERATE ENROLLMENT PROJECTIONS SUMMARY

Planned Added Capacity for Grades TK through 6th

School Name	Additional Capacity	Total Capacity	Projected Opening	2018	2019	2020	2021	2022
Cadence Park	700	900*	2018					
Cypress Village Expansion	128	1,175	2018					
Portola Springs Temporary Housing	201	1200	2018					
Loma Ridge	750	750	2019					
Eastwood Expansion	200	900	2020					
Heritage Fields # 3	700	900*	2020					
Loma Ridge Expansion	250	1,000	TBD					
Canyon View	250	1,000	TBD					

*Includes K-8 school capacity

Future Capacity Considerations:

- Los Olivos or Alternate Facility Modification
- Canyon View Expansion
- Cadence Park Expansion
- Heritage Fields # 3 Expansion

ELEMENTARY & K-8 SCHOOL CAPACITY VS ENROLLMENT

17

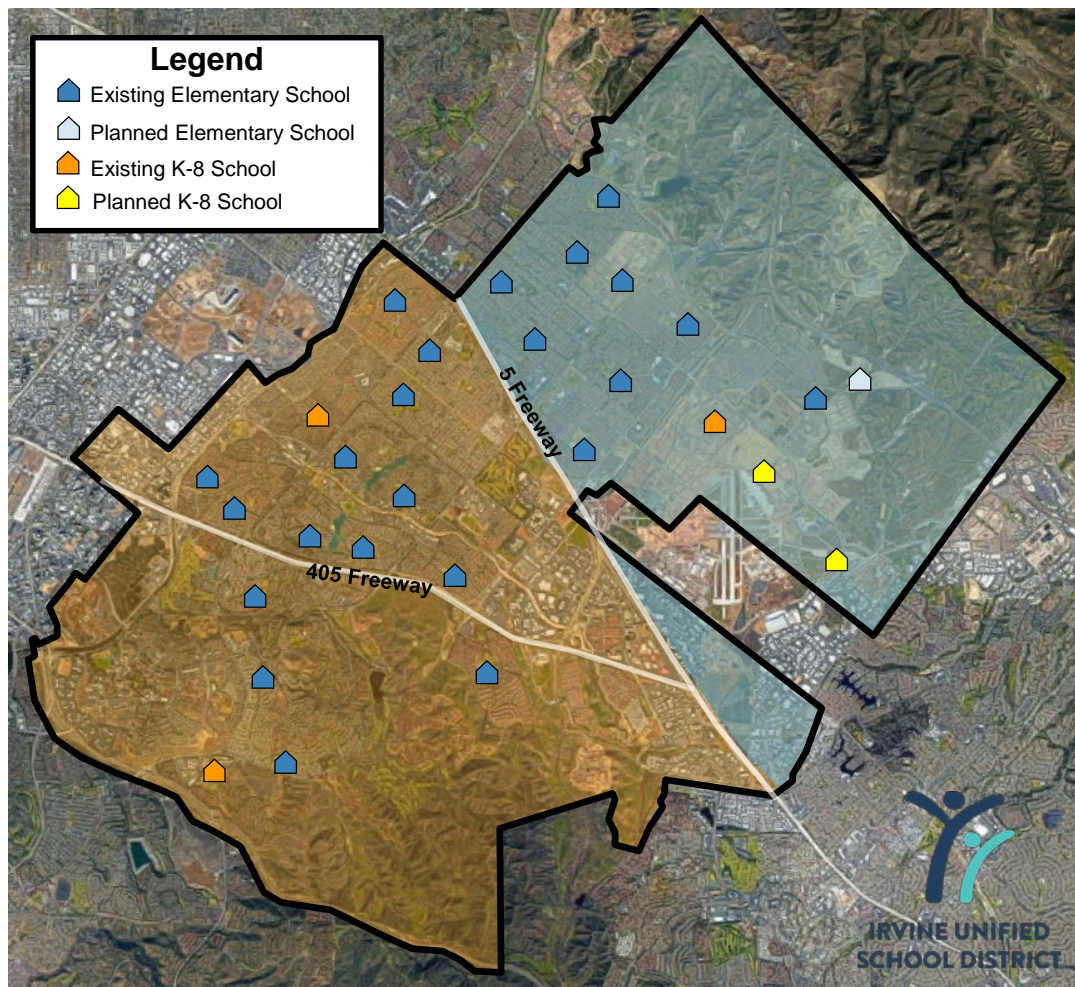
MODERATE ENROLLMENT PROJECTIONS

North of the Interstate 5	2017	2018	2022
ES Capacity	8,414	9,576	11,531
ES Enrollment	7,862	8,664	11,636
Open Seats	552	912	-105
South of the Interstate 5	2017	2018	2022
ES Capacity	12,348	12,348	12,348
ES Enrollment	11,097	11,090	11,452
Open Seats	1,251	1,258	896

Source: IUSD18Mod Enrollment Projections, includes SDC

Elementary & K-8 North of I5	
Existing ES	9
Existing K-8	1
Planned ES	1
Planned K-8	2
Total	13

Elementary & K-8 South of I5	
Existing ES	14
Existing K-8	2
Total	16



MODERATE ENROLLMENT PROJECTIONS SUMMARY

Districtwide Capacity for Grades 7th through 8th

	2017 (Actual*)	2018 (1 Year Projection)	2022 (5 Year Projection)	2027 (10 Year Projection)
Capacity	6,325	6,425	7,307	7,307
7-8 Enrollment	5,395	5,709	6,304	6,567
Open Seats	930	716	1,003	740

Source: IUSD18Mod Recent Development, Projection includes SDC students




Note: Includes K8 capacity grades 7th and 8th

*2017 CBED October 2017

**DISTRICTWIDE
CAPACITY
VERSUS
PROJECTIONS**

MODERATE ENROLLMENT PROJECTIONS SUMMARY

Capacity Changes for Grades 7th through 8th from Growth

School Name	Additional Capacity	Total TK- 8 Capacity	Projected Opening	2018	2019	2020	2021	2022
Beacon Park 8 th Grade Phasing	100	1,000*	2018					
Cadence Park	200	900*	2019					
Heritage Fields # 3	200	900*	2020					

*Includes K-8 school capacity

Future Capacity Considerations:

- Cadence Park Expansion
- Heritage Fields # 3 Expansion

Measure E Series 1 Capacity Considerations:

- Rancho San Joaquin MS Addition of 2 Science Classrooms in 2019
- Sierra Vista MS Addition of 2 Science Classrooms in 2019
- South Lake MS Addition of 2 Science Classrooms in 2019
- Venado MS Addition of 5 Science Classrooms in 2019

MIDDLE SCHOOL & K-8 SCHOOL CAPACITY VS ENROLLMENT

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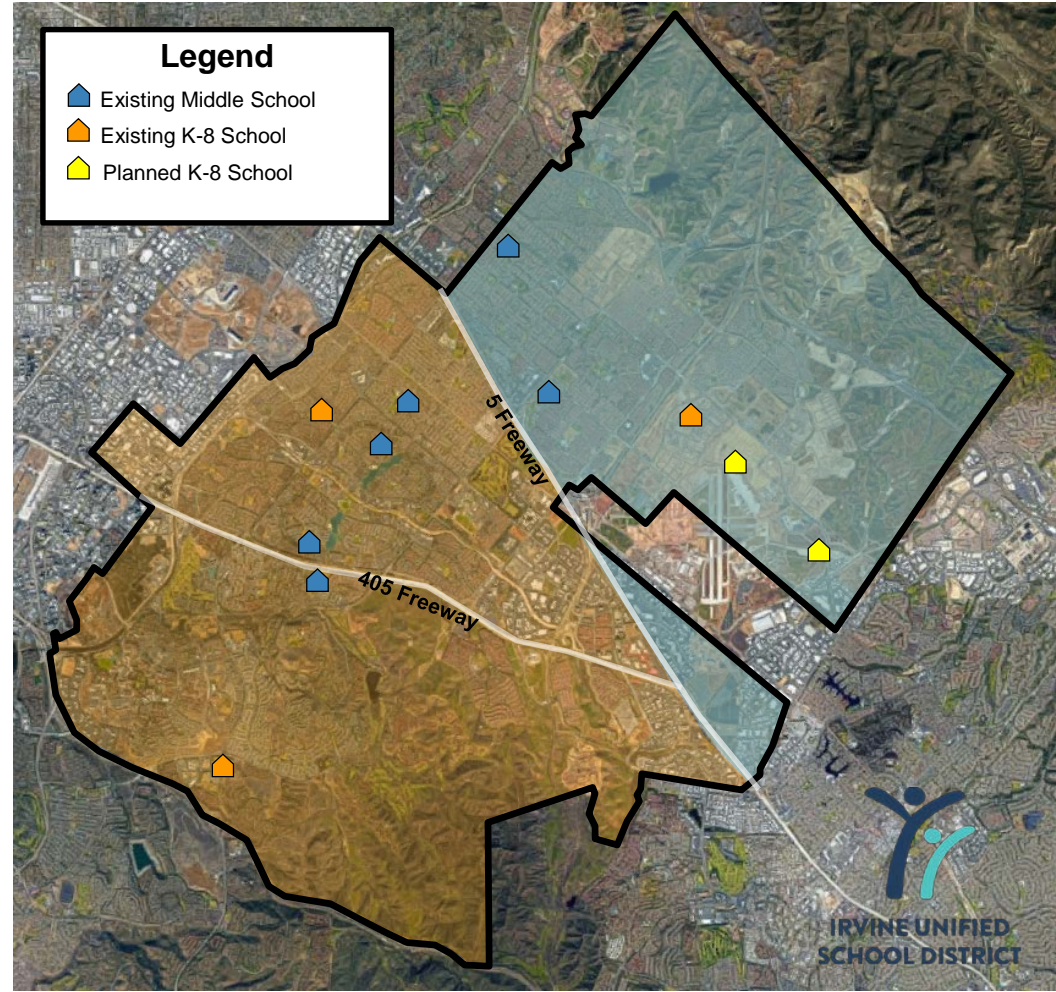
MODERATE ENROLLMENT PROJECTIONS

North of the Interstate 5	2017	2018	2022
MS Capacity	2,413	2,513	3,100
MS Enrollment	2,059	2,350	3,131
Open Seats	354	163	-31
South of the Interstate 5	2017	2018	2022
MS Capacity	3,912	3,912	4,207
MS Enrollment	3,336	3,359	3,173
Open Seats	576	553	1,034

Source: IUSD18Mod Enrollment Projections, includes SDC

Middle & K-8 Schools North of I5	
Existing MS	2
Existing K-8	1
Planned K-8	2
Total	5

Middle & K-8 Schools South of I5	
Existing MS	4
Existing K-8	2
Total	6



MODERATE ENROLLMENT PROJECTIONS SUMMARY

Districtwide Capacity for Grades 9th through 12th


	2017 (Actual*)	2018 (1 Year Projection)	2022 (5 Year Projection)	2027 (10 Year Projection)
Capacity	12,594	12,594	12,820	13,396**
9-12 Enrollment	10,249	10,726	12,349	12,749
Open Seats	2,345	1,868	471	647

**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)

**DISTRICTWIDE
CAPACITY
VERSUS
PROJECTIONS**

MODERATE ENROLLMENT PROJECTIONS SUMMARY

Capacity Changes for Grades 9th through 12th from Growth

School Name	Additional Capacity	Total Capacity	Projected Opening	2018	2019	2020	2021
Portola HS Relocatables	200	2,600	2020				

Future Capacity Considerations:

- Northwood Expansion to 2,600 capacity

HIGH SCHOOL CAPACITY VS ENROLLMENT

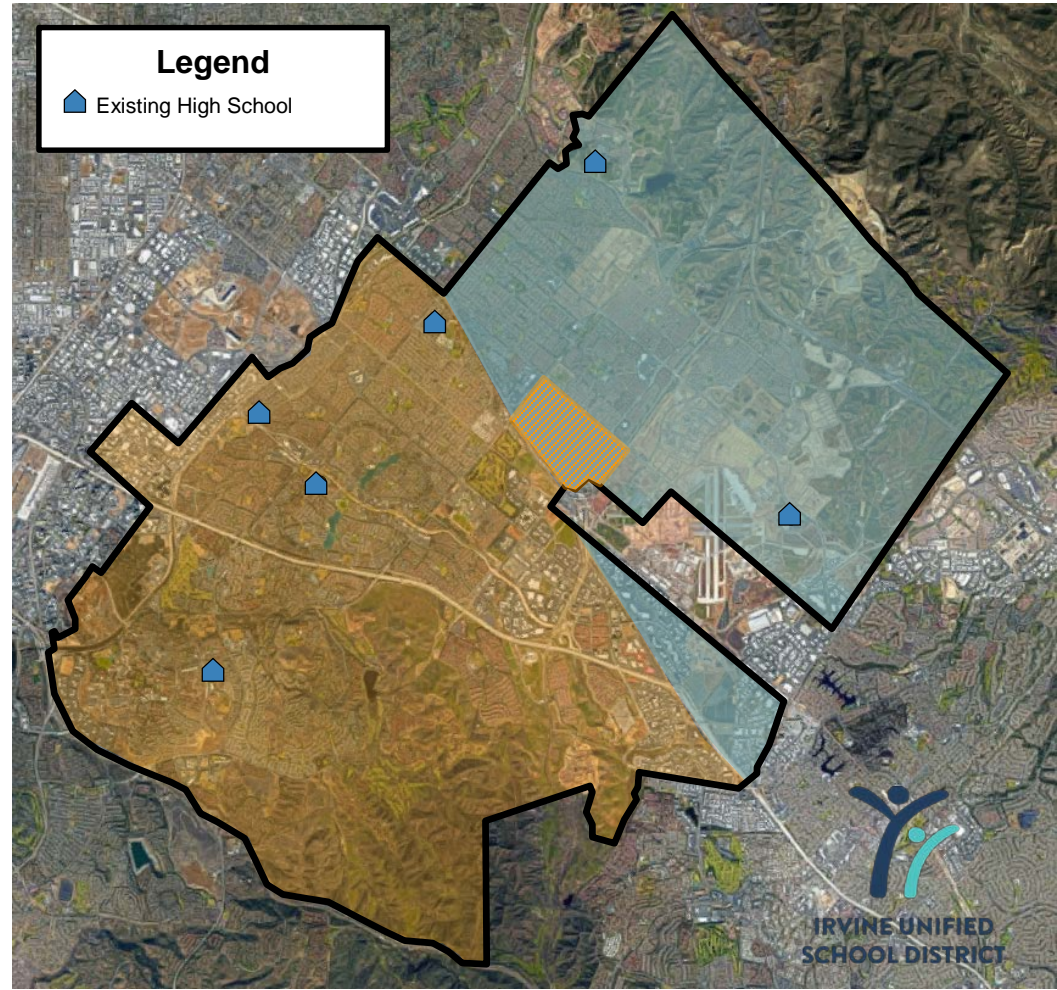
MODERATE ENROLLMENT PROJECTIONS

North of the Interstate 5	2017	2018	2022
HS Capacity	4,733	4,733	4,933*
HS Enrollment	3,114	3,613	5,307
Open Seats	1,619	1,120	-374
South of the Interstate 5	2017	2018	2022
HS Capacity	7,861	7,861	7,887
HS Enrollment	7,135	7,113	7,042
Open Seats	726	748	845

* Northwood HS can be expanded to 2,600 capacity per Board Policy
Source: IUSD18Mod Enrollment Projections. (Creekside included)

High Schools North of I5	
Existing HS	2

High Schools South of I5	
Existing HS (Including Creekside)	4



ALDERWOOD AND OAK CREEK COMMUNITY UPDATE





LOS OLIVOS/SPECTRUM ENROLLMENT UPDATE

Alderwood ES Community Update

School	Capacity	CBEDS School Enrollment (Oct. 2017)	Current School Enrollment (Apr. 2018)
Alderwood ES	911	825	837

Community	CBEDS Geographic Enrollment (Oct. 2017)	Current Geographic Enrollment (Apr. 2018)
Quail Hill	699	680
Los Olivos	103	108
Laguna Altura/Hidden Canyon	167	177
Total	969	965

Note: 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	Capacity	CBEDS School Enrollment (Oct. 2017)	Current School Enrollment (Apr. 2018)
Oak Creek ES	1,001	919	906

Community	CBEDS Geographic Enrollment (Oct. 2017)	Current Geographic Enrollment (April 2018)
Oak Creek	808	817
Spectrum	246	269
Total	1,054	1,086

- 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



OPTION: MAINTAIN CURRENT SCHOOL ASSIGNMENTS

MODERATE SCHOOL PROJECTIONS

Alderwood Elementary School

School	2018 (1 Year Projection)	2022 (5 Year Projection)	2027 (10 Year Projection)
Alderwood ES	863	1,047	1,003

Capacity Assumptions: N/A

Draw Assumptions: Draws 87% of Los Olivos K-3 previously at Cypress Village and adds 1 grade each year

New Development in Los Olivos in 2020/21

Program Assumptions: N/A

Oak Creek Elementary School

School	2018 (1 Year Projection)	2022 (5 Year Projection)	2027 (10 Year Projection)
Oak Creek ES	956	1,081	1,062

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

Current schools over 900 enrollment: As of April 2018

School	Student Enrollment
Cypress Village	1,007
Oak Creek	907
Portola Springs	956
Stonegate	1,053
Woodbury	1,171

Note: Turtle Rock reached an enrollment of 931 in 2014



OPTION: OPEN SCHOOL IN LOS OLIVOS

MODERATE GEOGRAPHIC PROJECTIONS

Elementary School In Los Olivos

	2018 (1 Year Projection)	2022 (5 Year Projection)	2027 (10 Year Projection)
Los Olivos	104	256	258
Spectrum	278	298	285
Total	382	554	543

Alderwood Elementary School

Alderwood ES*	826	852	822
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Oak Creek Elementary School

Oak Creek ES	807	859	824
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Source: IUSD18Mod Recent Development Geographic Projections

*Alderwood ES assumes Quail Hill and Laguna Alta/Hidden Canyon Communities

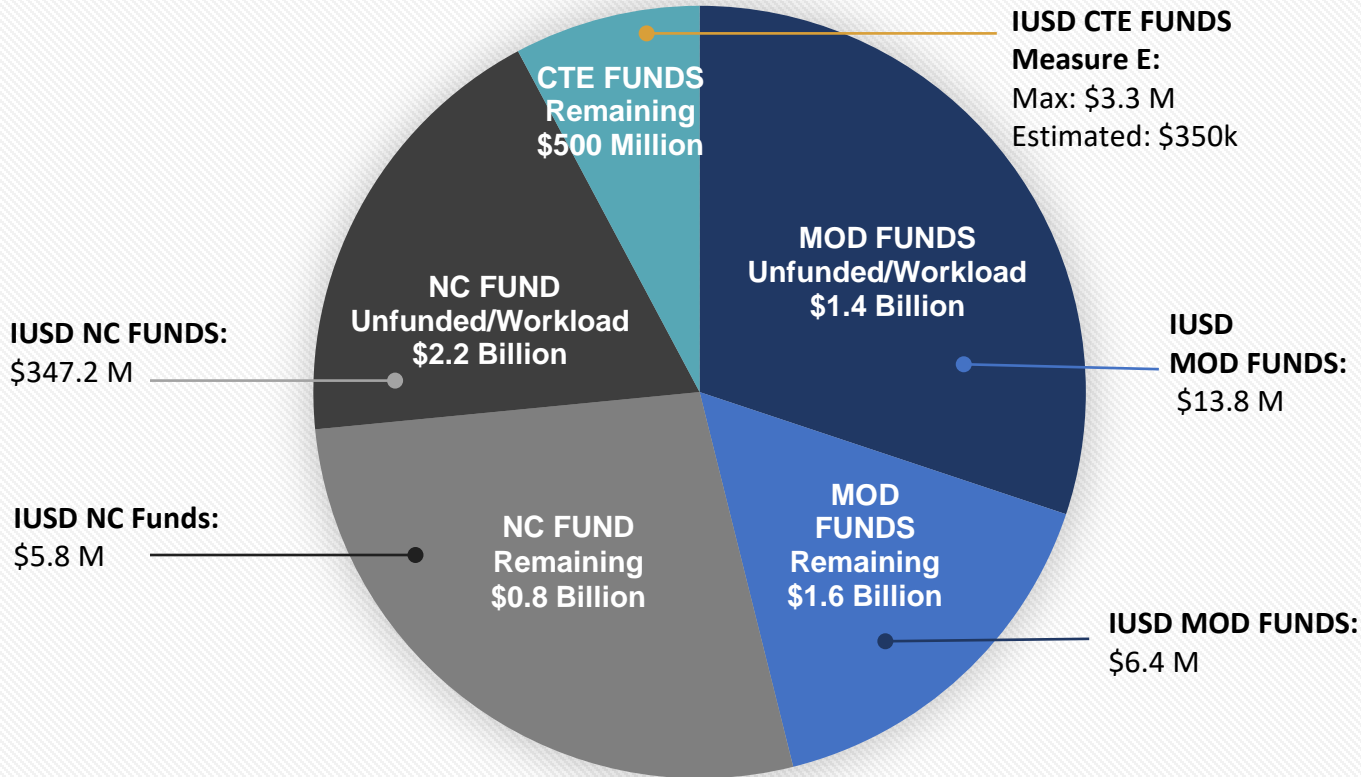


IRVINE UNIFIED
SCHOOL DISTRICT



STATE FUNDING UPDATE

SUMMARY OF PROP 51 BOND FUNDS AND IUSD ELIGIBLE PROJECTS



Prop 51 Bond issuance is expected 2018 (\$600-640 M each year)

Current SAB Approved IUSD Projects:

CYES	\$25.6 M
NHS EXP	\$ 4.8 M
	<hr/>
	\$30.4 M

Next Step:

Priority Round Funding Letters to be submitted during May 9th – June 7th window

Fund release pending available bond funds. Earliest estimate is Fall 2018 – Winter 2019

*SAB/OPSC records as of March 2018

STATE FUNDING UPDATE: NON-MEASURE E PROJECTS

Site Name	50-04 Date Received	Estimated Funding
Cypress Village ES (PA 40)	08/02/13	\$25,660,246
Northwood HS Expansion	01/10/14	\$4,785,541
Irvine HS Expansion	09/02/14	\$6,138,311
Portola HS (HS #5)	01/08/15	\$123,721,268
Portola Springs ES (PA 6)	04/13/15	\$29,839,911
Beacon Park K-8 (HF #1)	04/29/15	\$36,959,900
Northwood HS Culinary Arts	07/22/15	\$453,283
Creekside HS Culinary Arts	07/22/15	\$499,337
Jeffrey Trail MS Villas	08/05/15	\$1,149,226
Cypress Village ES Villas (2015)	08/05/15	\$1,300,562
Portola Springs ES Villas (2016)	06/01/16	\$1,421,676
Cypress Village ES Villas (2016)	08/01/16	\$876,147
Eastwood ES (PA 5B)	08/01/16	\$29,402,726
Portola Springs ES Villas (2017)	08/03/17	\$948,994
Rancho San Joaquin MS Music Classroom	08/24/17	\$331,928
Cadence Park K-8 (HF #2)	09/06/17	\$41,372,337
Loma Ridge ES (PA 6N)	03/21/18	\$33,872,655
Total State Funding Applications (Non-Measure E)		\$338,734,048

*Does not include applications not shown on OPSC Workload List.
Measure E state funding both submitted and pending: Approximately \$33.4 M*



IRVINE UNIFIED
SCHOOL DISTRICT



PROJECT
UPDATES

PROJECTS IN PLANNING



IRVINE CHILDCARE PROJECT EXPANSIONS

PORTOLA SPRINGS ES

CURRENT PROJECTS IN PLANNING

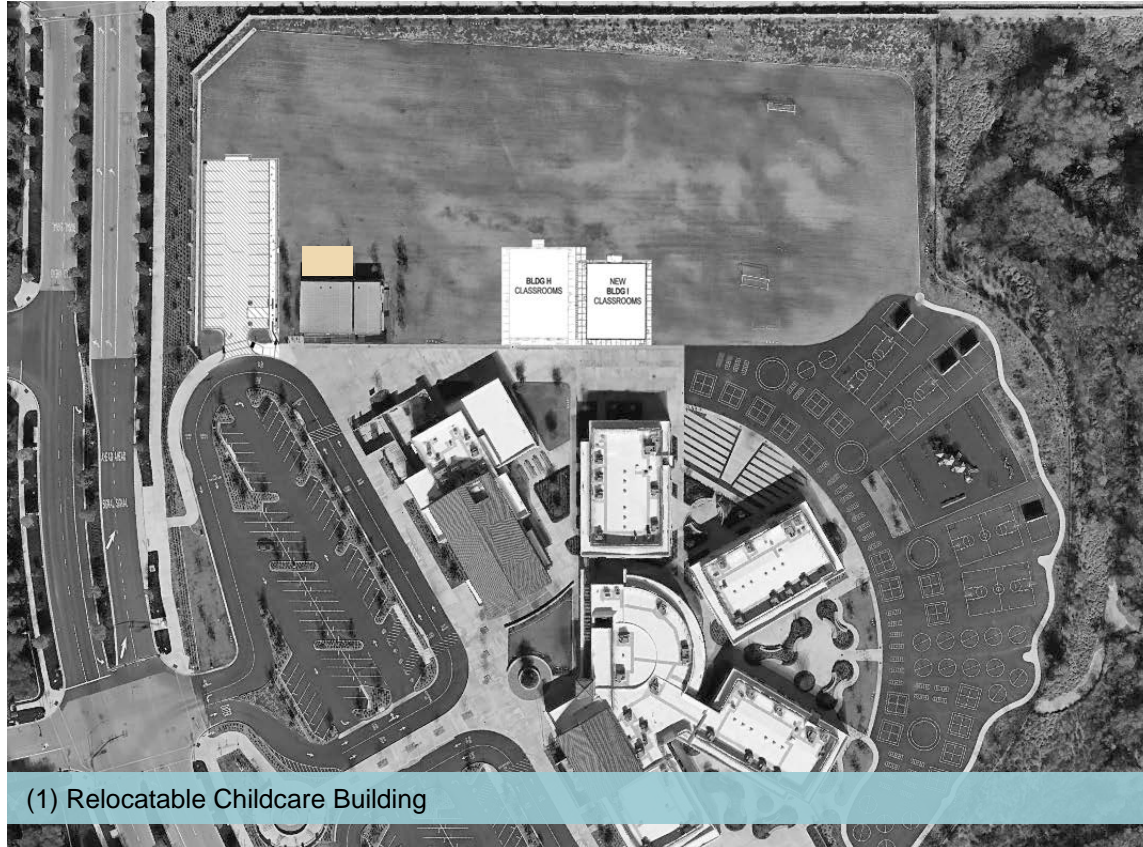
Schedule

Start

Finish

June 2018

August 2018



(1) Relocatable Childcare Building



IRVINE UNIFIED
SCHOOL DISTRICT

IRVINE CHILDCARE PROJECT EXPANSIONS

STONEGATE ES

CURRENT PROJECTS IN PLANNING

Schedule

Start

Finish

June 2018

August 2018



(1) Relocatable Childcare Building



IRVINE UNIFIED
SCHOOL DISTRICT

IRVINE CHILDCARE PROJECT EXPANSIONS

EASTSHORE ES

CURRENT PROJECTS IN PLANNING

Schedule	
Start	Finish
June 2018	August 2018



(1) Relocatable Childcare Building

CYPRESS VILLAGE ES EXPANSION

CURRENT PROJECTS IN PLANNING

Schedule

Start	Finish
June 2018	August 2018



HERITAGE FIELDS #3

CURRENT PROJECTS IN PLANNING

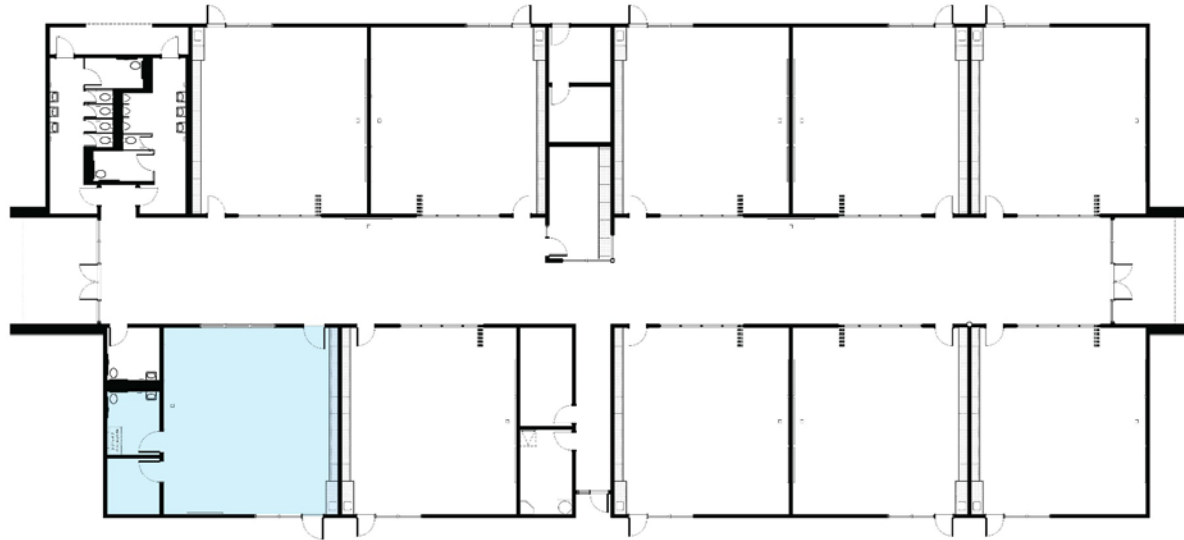
- Approximately 13 acres
- Schedule currently under Review



HERITAGE FIELDS #3

CURRENT PROJECTS IN PLANNING

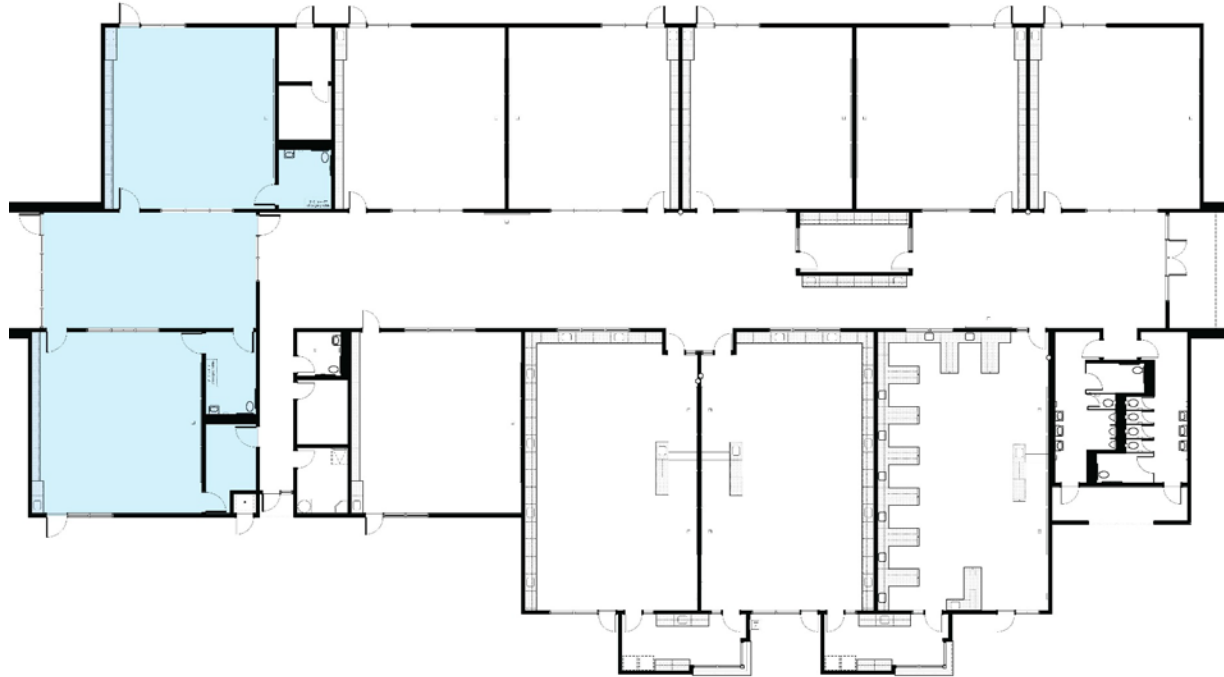
Special Education
Classroom: Primary
Wing



HERITAGE FIELDS #3

CURRENT PROJECTS IN PLANNING

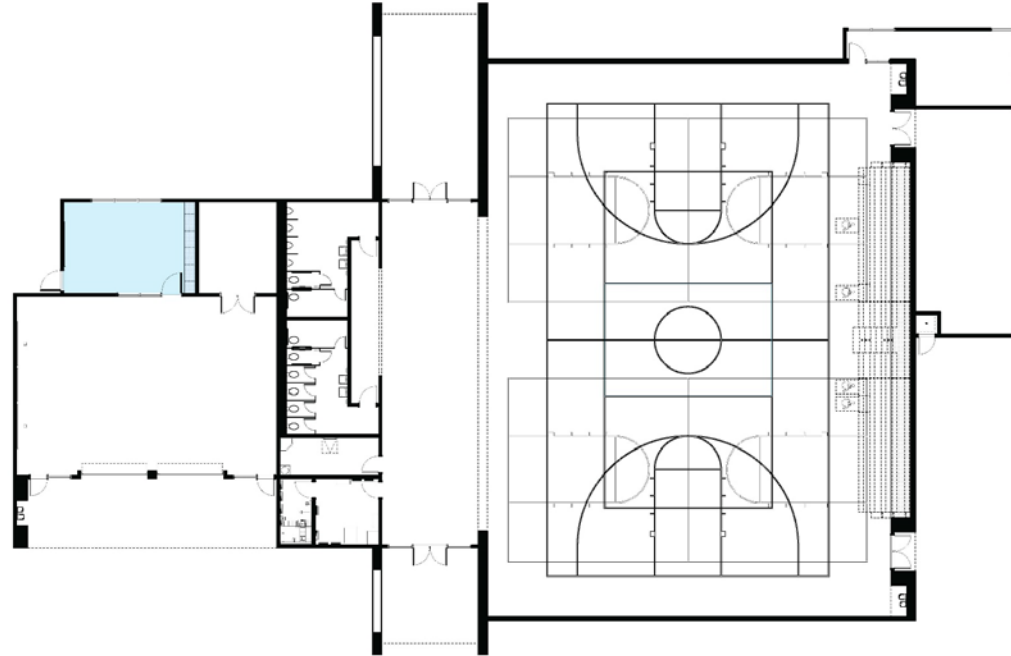
Special Education
Classrooms: Middle
School Wing



HERITAGE FIELDS #3

CURRENT PROJECTS IN PLANNING

Special Education
Support: OT/PT Room



BEACON PARK SCHOOL EXPANSION

CURRENT PROJECTS IN PLANNING

Schedule

Start	Finish
June 2018	August 2018



(3) Relocatable Classroom Buildings



IRVINE UNIFIED
SCHOOL DISTRICT

CANYON VIEW ES NEW VILLA

CURRENT PROJECTS IN PLANNING

Schedule	
Start	Finish
April 2018	August 2018



BIRD'S EYE VIEW

Outdoor spaces and **seat walls** incorporated into the Design to complement the existing architecture and **to be used as functional space** for learning activities.



SOUTH-WEST VIEW



SOUTH-EAST VIEW

CANYON VIEW ES NEW VILLA

CURRENT PROJECTS IN PLANNING

- 8 Classrooms
- 1 Collaborative Space
- 1 Staff Restroom
- 2 Student Restrooms

#24 Classroom

#25 Classroom

#26 Classroom

#27 Classroom

#28 Classroom

#29 Classroom

#30 Classroom

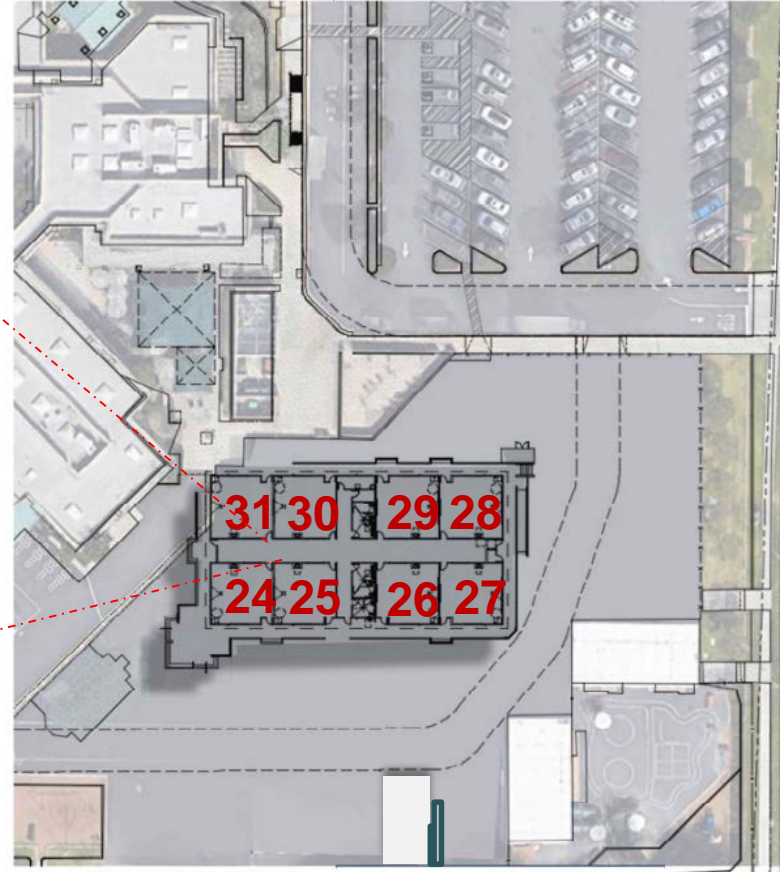
#31 Classroom



IRVINE UNIFIED
SCHOOL DISTRICT

Schedule

Start	Finish
April 2018	August 2018

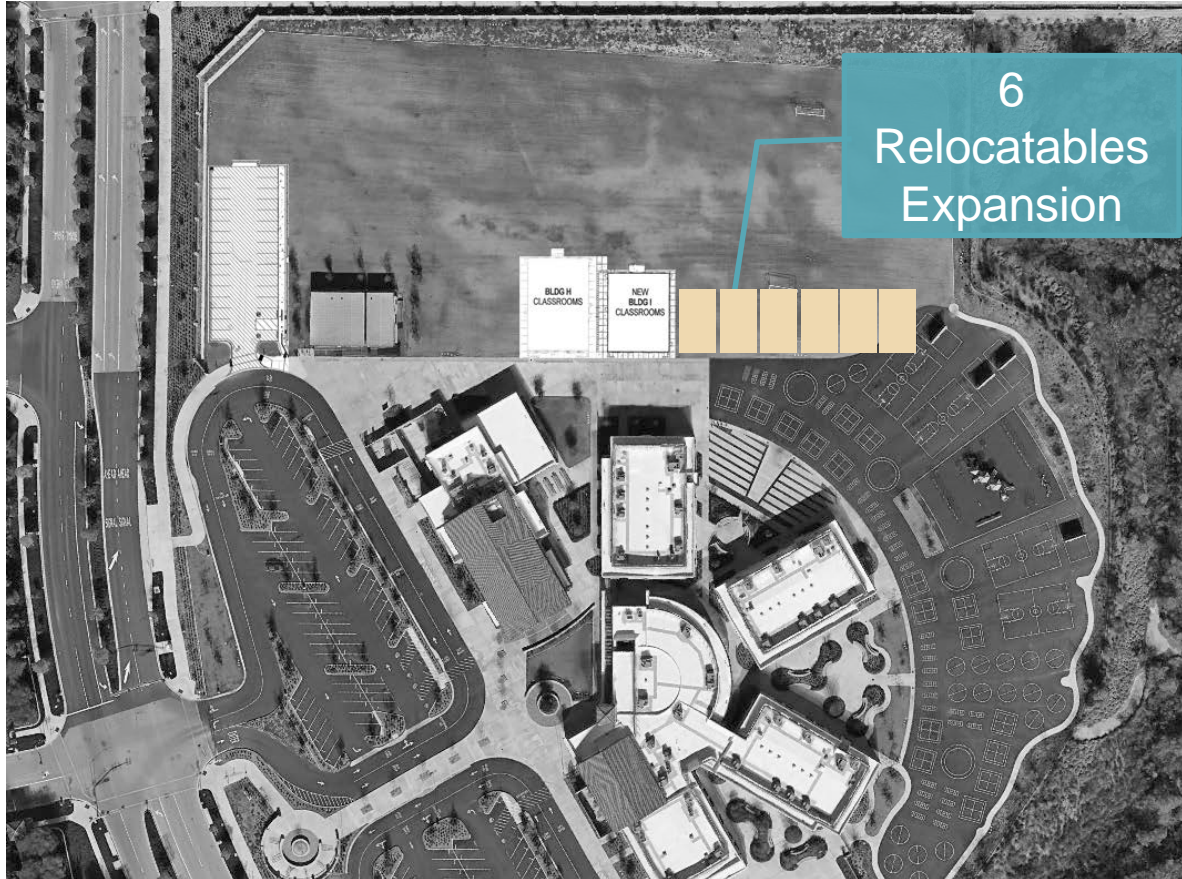


SITE PLAN

PORTOLA SPRINGS ES TEMPORARY EXPANSION

CURRENT PROJECTS IN PLANNING

Schedule	
Start	Finish
June 2018	August 2018



PROJECTS UNDER CONSTRUCTION



LOMA RIDGE ES

PROJECTS UNDER CONSTRUCTION



LOMA RIDGE ES

PROJECTS UNDER CONSTRUCTION



CADENCE PARK SCHOOL

PROJECTS UNDER CONSTRUCTION



Multi-Purpose Building



Campus Entry Point



CADENCE PARK SCHOOL

PROJECTS UNDER CONSTRUCTION



Lunch Shade Shelter



Gymnasium Building



IRVINE UNIFIED
SCHOOL DISTRICT

CADENCE PARK SCHOOL

PROJECTS UNDER CONSTRUCTION



Classroom Building



Classroom Building – Common Area

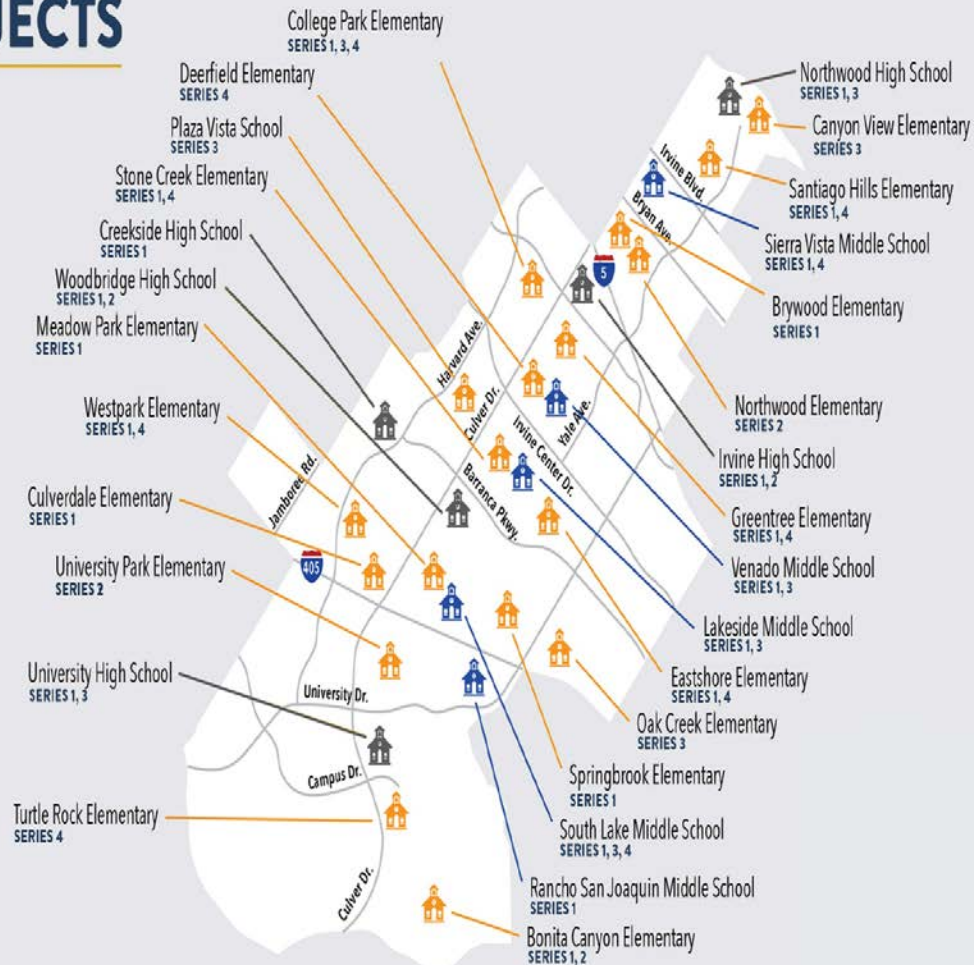


CADENCE PARK SCHOOL

PROJECTS UNDER CONSTRUCTION



MEASURE E PROJECTS



MEASURE E

UPDATE- June 5, 2018

Questions?