

IRVINEUSD

Facilities Study Session

May 11, 2016

Board of Education

Paul Bokota, President

Lauren Brooks

Ira Glasky

Michael Parham

Sharon Wallin



AGENDA

- Enrollment Projection Update
- 2nd Elementary School in Portola Springs
- 2nd School in Heritage Fields
- Community Option Update
- School Facilities Improvement Measure “E” Update
- Project Updates



ENROLLMENT

PROJECTION UPDATE



ENROLLMENT PROJECTION UPDATE

- TK-12 Enrollment Projections Study Scenario
- 2015 versus 2016 Projection Comparison
- Capacity versus Projections
- Districtwide Projections



ENROLLMENT

TK-12 Enrollment Projections Study Scenario

- 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 Irvine Company and FivePoint 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 IUSD staffing
 - Used for General Fund budgeting
- Geographic Projection
 - Illustrative of projected students within a school boundary



PROJECTION COMPARISON

2015 Versus 2016 Conservative Projection

March 2015 vs March 2016			
District Wide Projections	2015	2016	2017
March 2015 Projection	32,449	33,923	35,558
March 2016 Projection	32,309 (Actual)	33,143	34,114
Variance	-140	-780	-1,444
Percentage Change	-0.4%	-2.3%	-4.1%

May 2015 vs April 2016			
District Wide Projections	2015	2016	2017
May 2015 Projection	32,360	33,644	35,084
April 2016 Projection	32,309 (Actual)	33,212	34,266
Variance	-51	-432	-818
Percentage Change	-0.2%	-1.3%	-2.3%

Variance Factors
Projection change from March 2015 to May 2015
Change in the Irvine Company Business Plan (End of March 2015)
Change in Transition K enrollment between 2014 and 2015

PROJECTION COMPARISON

2015 Versus 2016 Conservative Projections

- What has changed?
- Lower geographic kindergarten enrollment
 - Projections based on past history
 - Shortfall experienced amongst similar Districts
 - Seen in geographic areas in the District

Kindergarten by Study block					K-12 Mod Prjctn for 2015	Prjctd From Res. Dev.	Sum	Difference	Percent Difference
Study Block	2012	2013	2014	2015	109%				
Bonita Canyon	64	47	53	40	58		58	-18	-31%
Canyon View	52	54	44	41	48	7	55	-14	-25%
Deerfield	87	80	90	69	98		98	-29	-30%
Eastshore	84	81	80	68	87		87	-19	-22%
Northwood	82	99	86	79	94		94	-15	-16%
Vista Verde	32	33	30	26	33		33	-7	-21%

CAPACITY VERSUS PROJECTIONS



CAPACITY VERSUS PROJECTIONS

Moderate Enrollment Projections Summary

Capacity for Grades TK through 6th

District Wide Projections	2015 (Actual)	2016 (1 Year Projection)	2020 (5 Year Projection)	2025 (10 Year Projection)
Capacity	19,209	20,209	22,559	23,059
TK-6 Projection	17,407	18,066	21,748	22,261
Open Seats	1,802	2,143	811	798

CAPACITY VERSUS PROJECTIONS

Moderate Enrollment Projections Summary

Capacity for Grades TK through 6th

School Name	Capacity	Total Capacity	Projected Opening	2016	2017	2018	2019	2020	2021
Cypress Village Villas 2 nd Addition	100	1,000	2016						
Portola Springs Villas 1 st Addition	150	900	2016						
Beacon Park K-8	750	1,000*	2016						
Portola Springs Villas 2 nd Addition	100	1,000	2017						
Eastwood	750	750	2017						
Heritage Fields #2	750	1,000*	2019						
Portola Springs #2	750	750	2019						
Eastwood Expansion	250	1,000	2021						
Canyon View Expansion	250	1,200	2021						

Capacity Considerations:

- Los Olivos or Alternate Facility Modification
- School #3 in Heritage Fields
- Boundary Changes

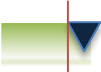

*Includes middle school capacity

CAPACITY VERSUS PROJECTIONS

Moderate Enrollment Projections Summary

Capacity for Grades 7th through 8th

Year	2015 (Actual)	2016 (1 Year Projection)	2020 (5 Year Projection)	2025 (10 Year Projection)
Capacity	6,021	6,271	6,271	6,271
7-8 Projection	5,064	5,358	6,234	6,625
Open Seats	957	913	37	-354
Capacity + HF #2 (7-8)			250	250
Open Seats	957	913	287	-104

School Name	Capacity	Total Capacity	Projected Opening	2016	2017	2018	2019
Beacon Park K-8	250	1,000*	2016				
Heritage Fields #2	250	1,000*	2019				

Capacity Considerations:

- Increase Sierra Vista Capacity to 1,200
- Modify Portola Springs Elementary School No. 1 to a K8
- School #3 in Heritage Fields
- Boundary Changes

*Includes elementary school capacity



CAPACITY VS PROJECTIONS

Moderate Enrollment Projections Summary

Capacity for Grades 9th through 12th

Year	2015 (Actual)	2016 (1 Year Projection)	2020 (5 Year Projection)	2025 (10 Year Projection)
Capacity	10,212	10,812	12,612	13,325*
9-12 Projection	9,502	9,982	12,341	12,856
Open Seats	710	830	271	469

School Name	Capacity	Total Capacity	Projected Opening	2016	2017	2018	2019
Portola High School 9 th Grade	600	600	2016				
Portola High School 10 th Grade	600	1,200	2017				
Portola High School 11 th Grade	600	1,800	2018				
Portola High School 12 th Grade	600	2,400	2019				

Capacity

Considerations:

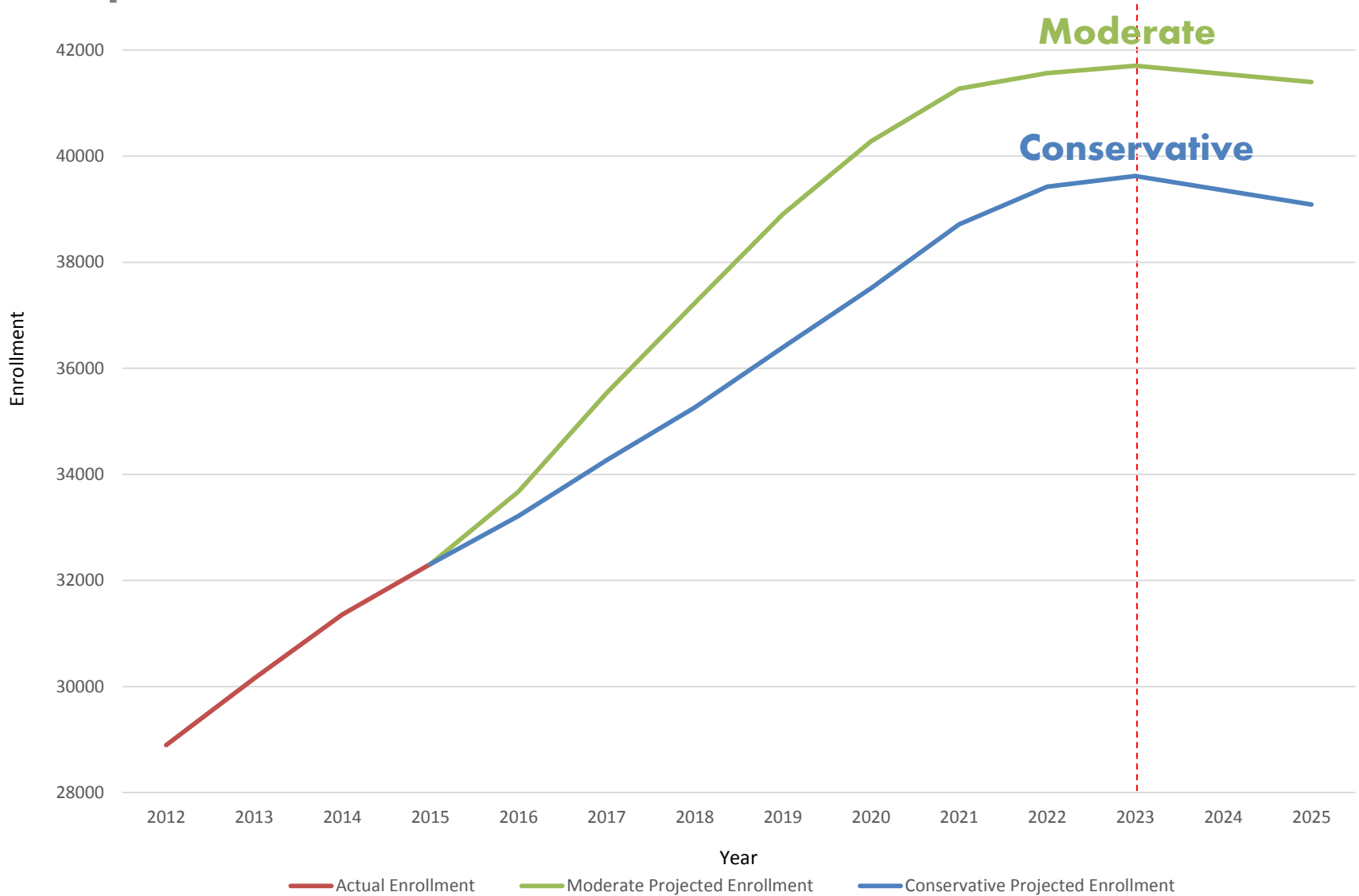
- Boundary Changes

*Capacity in 2025 and beyond assumes Board Maximum capacity of 2,600 at each of the 5 high schools + 325 at Creekside High School (Total of 13,325)

Source: IUSD16Mod Recent Development, Capacities include Irvine High School Expansion and Portola High School

DISTRICTWIDE PROJECTIONS

Projected Enrollment Growth



Source: IUSD16Mod (Rec Dev) and IUSD16Cnsv (Rec Dev) Enrollment Projections
Includes TK-12 and SDC students

PORTOLA SPRINGS

SECOND SITE



PORTOLA SPRINGS #2

- Projected Enrollment
- Projected Timeline
- Site Location Map



PORTOLA SPRINGS

Moderate Geographic Projected Enrollment

Grades TK through 6th

	2015 (Actual)	2016 (1 Year Projection)	2017	2018	2019	2020 (5 Year Projection)	2025 (10 Year Projection)
Portola Springs #1 Capacity	774	900	1,000	1,000	1,000	1,000	1,000
Portola Springs #2 Capacity	-	-	-	-	750	750	1,000
TK-6 Projection	635	786	1,121	1,363	1,580	1,715	1,926
Open Seats	139	114	-121	-363	170	35	74

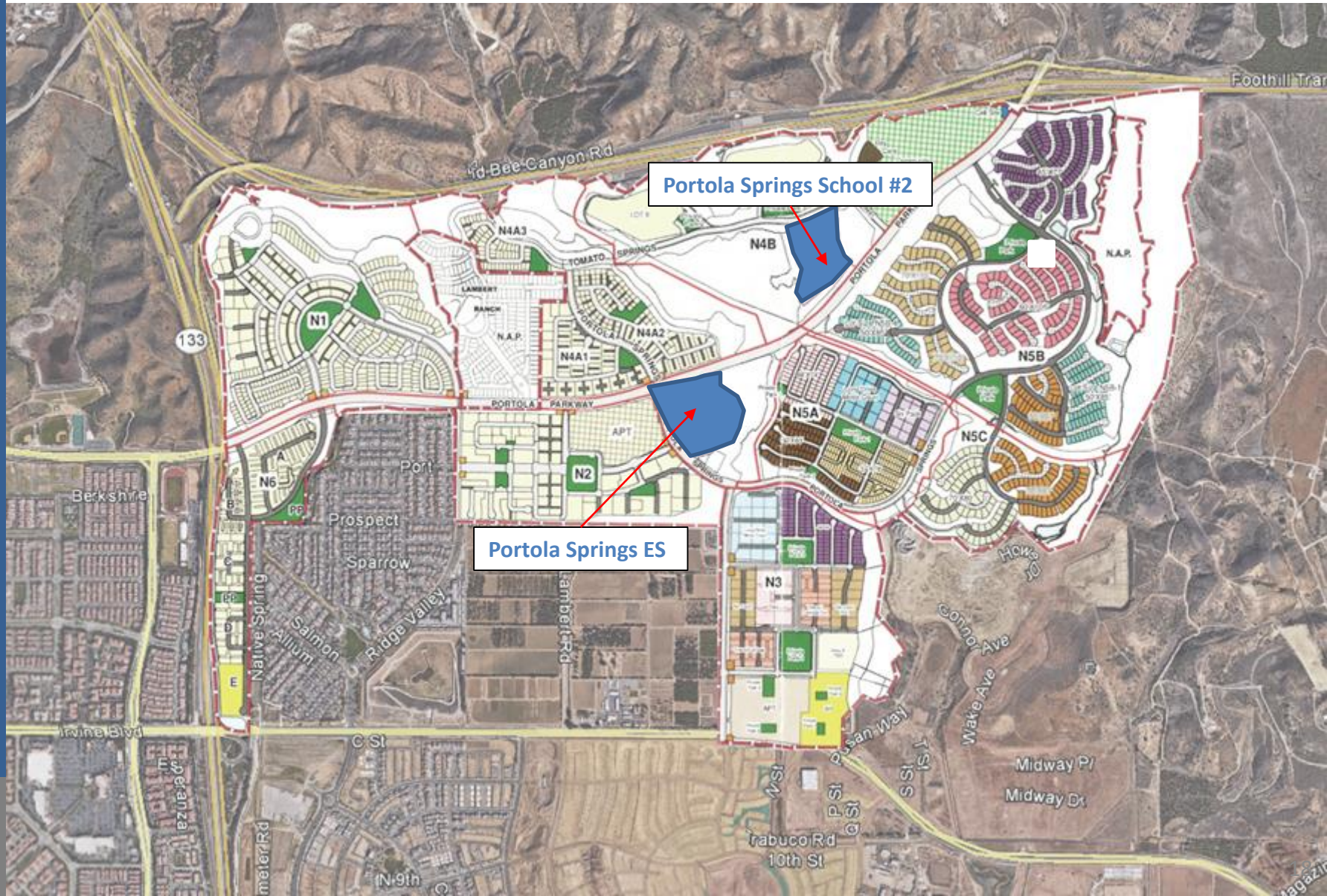
PORTOLA SPRINGS #2

Projected Timeline



PORTOLA SPRINGS #2

Site Location Map



Portola Springs School #2

Portola Springs ES



HERITAGE FIELDS

SECOND SITE



HERITAGE FIELDS #2

- Projected Enrollment
- Projected Timeline
- Site Location Map
- Site Considerations
- Discussion Items



HERITAGE FIELDS #2

Developer Geographic Projected Enrollment

“Notwithstanding anything herein to the contrary, the District may elect, with the reasonable approval of Heritage, to convert the second K–8 School to a District elementary school (K–6) facility, and to accommodate Project Students in grades 7–8 in existing District middle school facilities at no additional cost to Heritage.”

– Section 2.15 of Heritage Fields School Mitigation Agreement

Grades TK through 8th

	2015 (Actual)	2016 (1 Year Projection)	2017	2018	2019	2020 (5 Year Projection)	2025 (10 Year Projection)
Beacon Park K-8 Capacity	-	1,000	1,000	1,000	1,000	1,000	1,000
Heritage Fields # 2 K-8 Capacity	-	-	-	-	1,000	1,000	1,000
K-8 Projection	323	530	821	1,166	1,515	1,861	2,159
Open Seats	-323	470	179	-166	485	139	-159

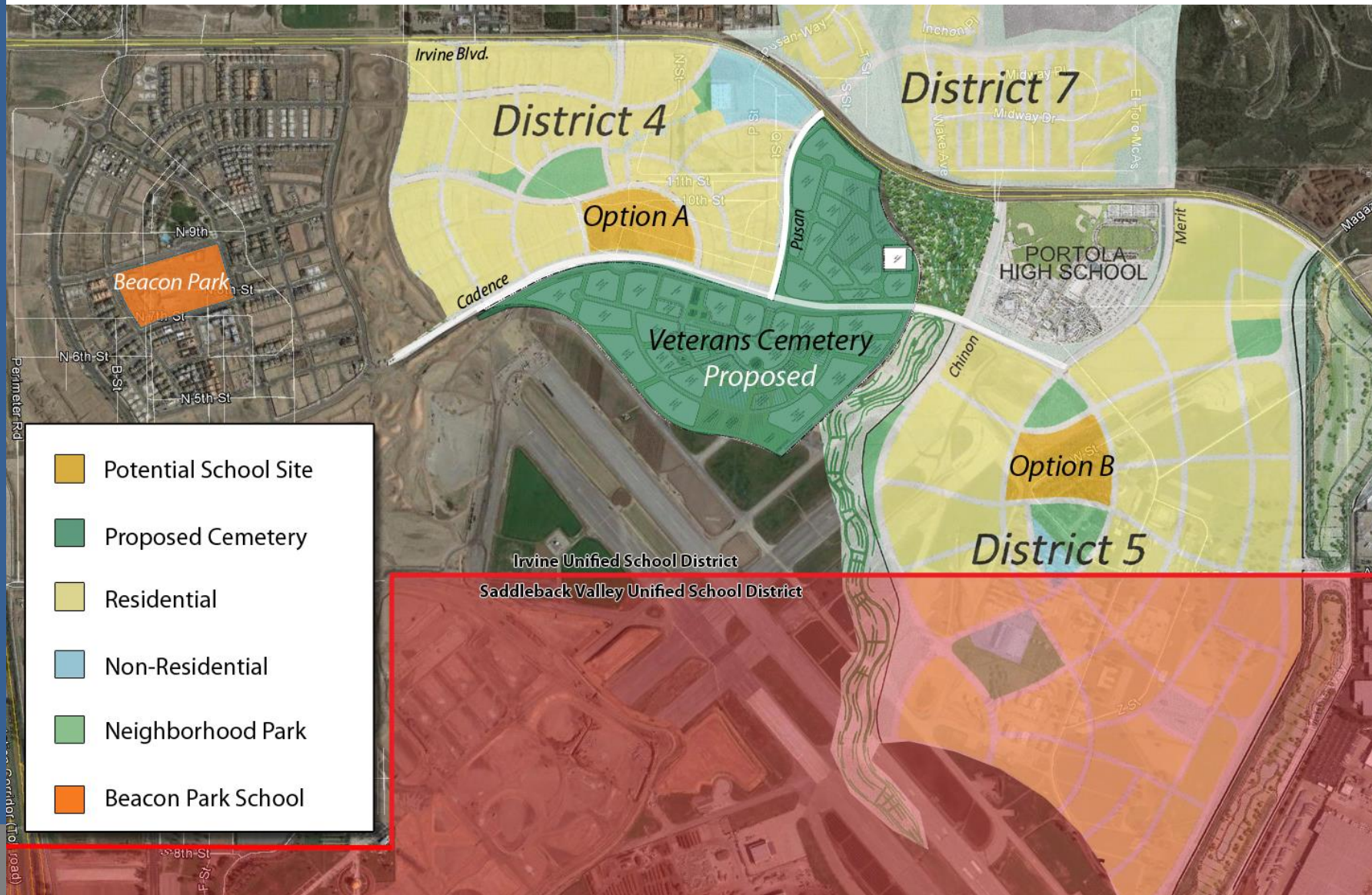
HERITAGE FIELDS #2

Projected Timeline



HERITAGE FIELDS #2

Site Location Map



HERITAGE FIELDS #2

Site Considerations Option A

- Proposed school site rough graded, minimal work to obtain final grade
- District 4 building pads rough graded and utilities are being installed
- Street (Cadence) south of school site has been constructed
- Utilities are installed in street (Cadence)
- Proposed school site less than one mile from Beacon Park School
- Adjacencies to the proposed school site:
 - Tract homes planned (west and east)
 - Park planned (north)
 - Unknown development across street – city property (south)



HERITAGE FIELDS #2

Site Considerations Option B

- Proposed school site requires relocation of tree boxes, construction trailers
- District 5 has not started demolition or rough grade
- Streets not constructed
- Utilities not installed
- Proposed school site less than two miles from Beacon Park School
- Distance from Portola High School approximately 450 yards
- Adjacencies to the proposed school site:
 - Tract homes planned (west, south, and east)
 - Park planned (north and south)



HERITAGE FIELDS #2

Discussion Items

- Heritage Fields #2 K-6 or K-8
- Heritage Fields #2 Option A or Option B
- Upcoming Board Agenda Items
 - Architect Selection – June 14th
 - Environmental Consultant – June 28th



ALDERWOOD & OAK CREEK

COMMUNITY OPTION UPDATE



COMMUNITY OPTION UPDATE

- Expansion Projects Abandoned at Alderwood and Oak Creek
 - Updated Enrollment Projections
 - Mitigation Agreement Amendment
- Options for Housing Students
 - Re-Open Vacated School
 - New School in Los Olivos
- Next Steps



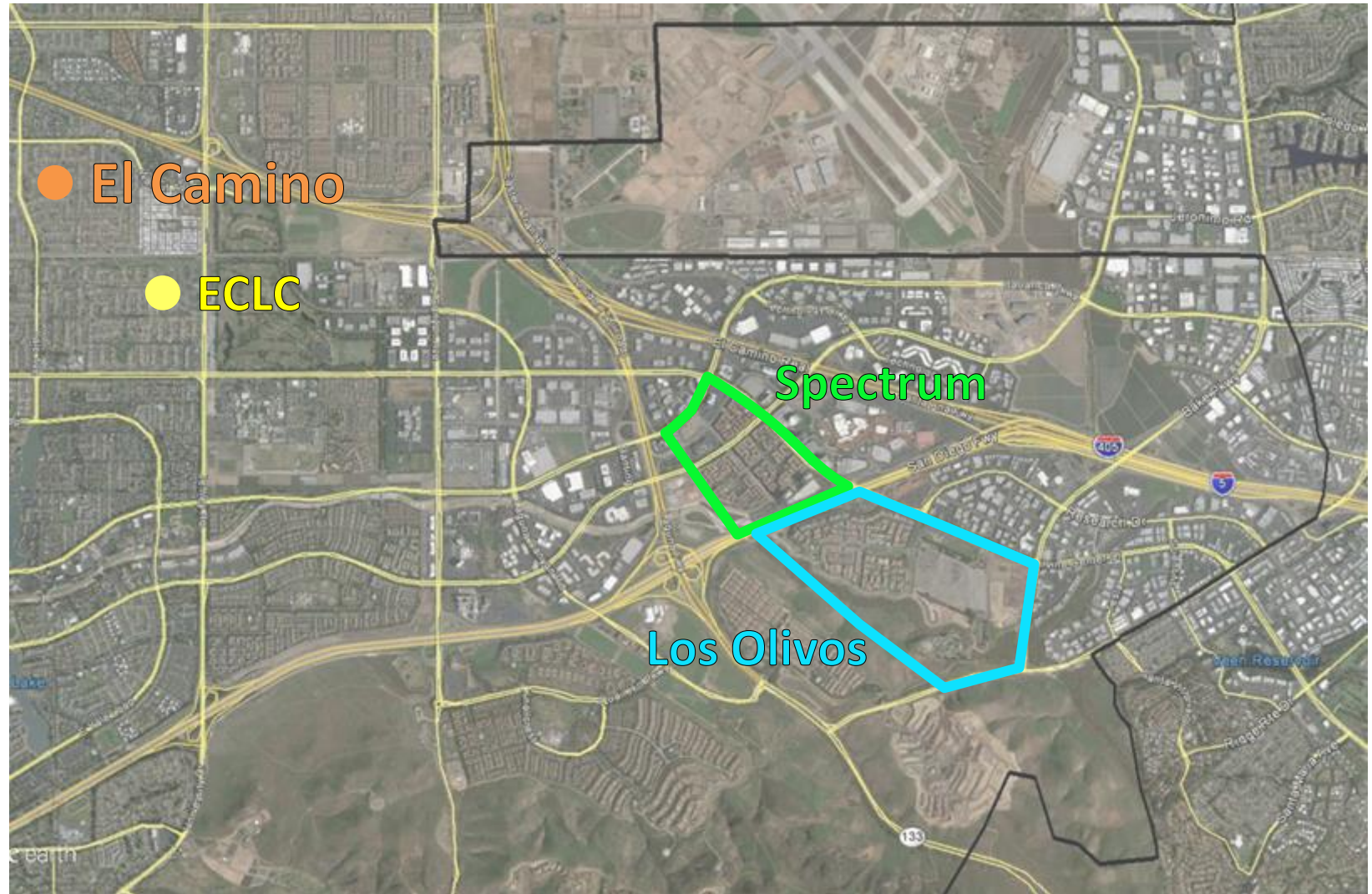
COMMUNITY OPTION UPDATE

Timeline to re-open a vacated school in the District



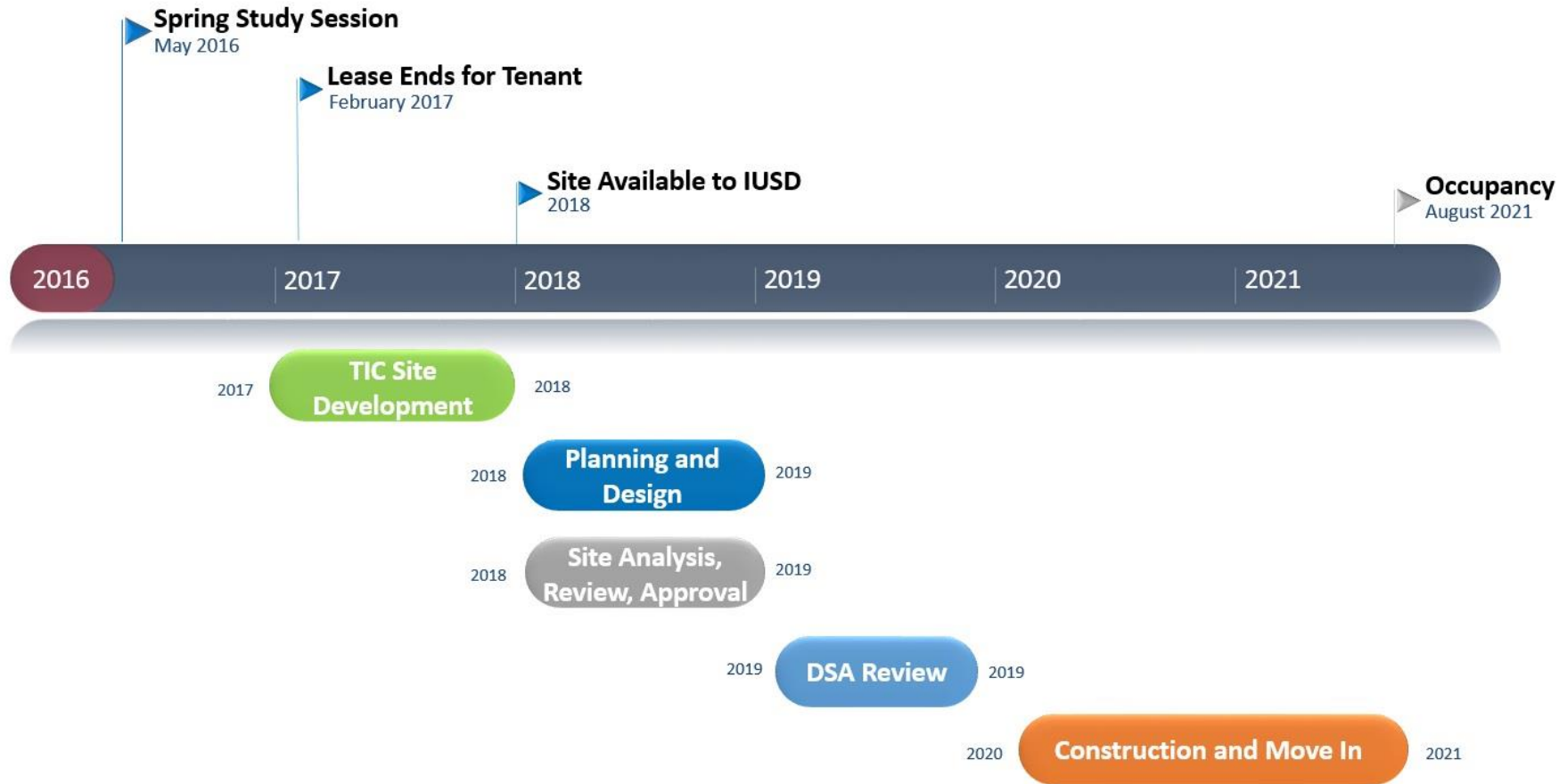
COMMUNITY OPTION UPDATE

Re-Open Vacated School In District



COMMUNITY OPTION UPDATE

Open New School In Los Olivos



COMMUNITY OPTION UPDATE

Next Steps

- Continue to monitor enrollment at Alderwood and Oak Creek
- Continue to monitor enrollment from Los Olivos and Spectrum communities
- Education Services and Facilities staff to meet monthly to review enrollment impacts and make adjustments as necessary
- Work with developer on schedule of next phase of developments



MEASURE "E" UPDATE

SCHOOL FACILITIES IMPROVEMENT MEASURE



MEASURE "E"

School Facilities Improvement Measure

- Maximum available bond issuance of \$319 million
(Assumes 4.5% Annual Growth of Assessed Valuation)
- Issued in four series over twelve years (2017, 2021, 2025, 2029)
- 3 years deadline to have funds under contract with each issuance
- First bond issuance anticipated for January or February 2017

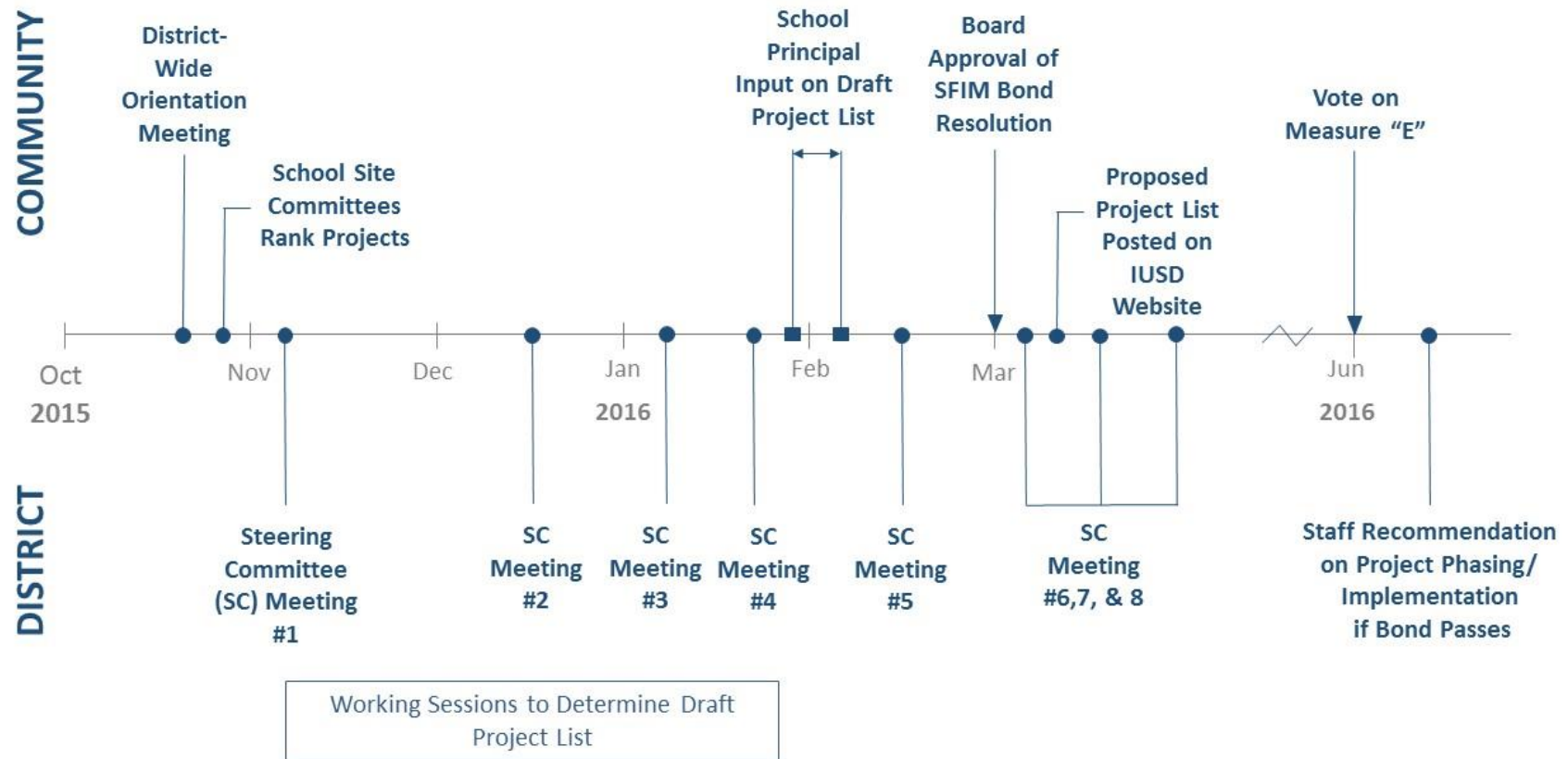
Website source:

<http://iusd.org/schoolimprovements.html>

MEASURE "E"

School Facilities Improvement Measure

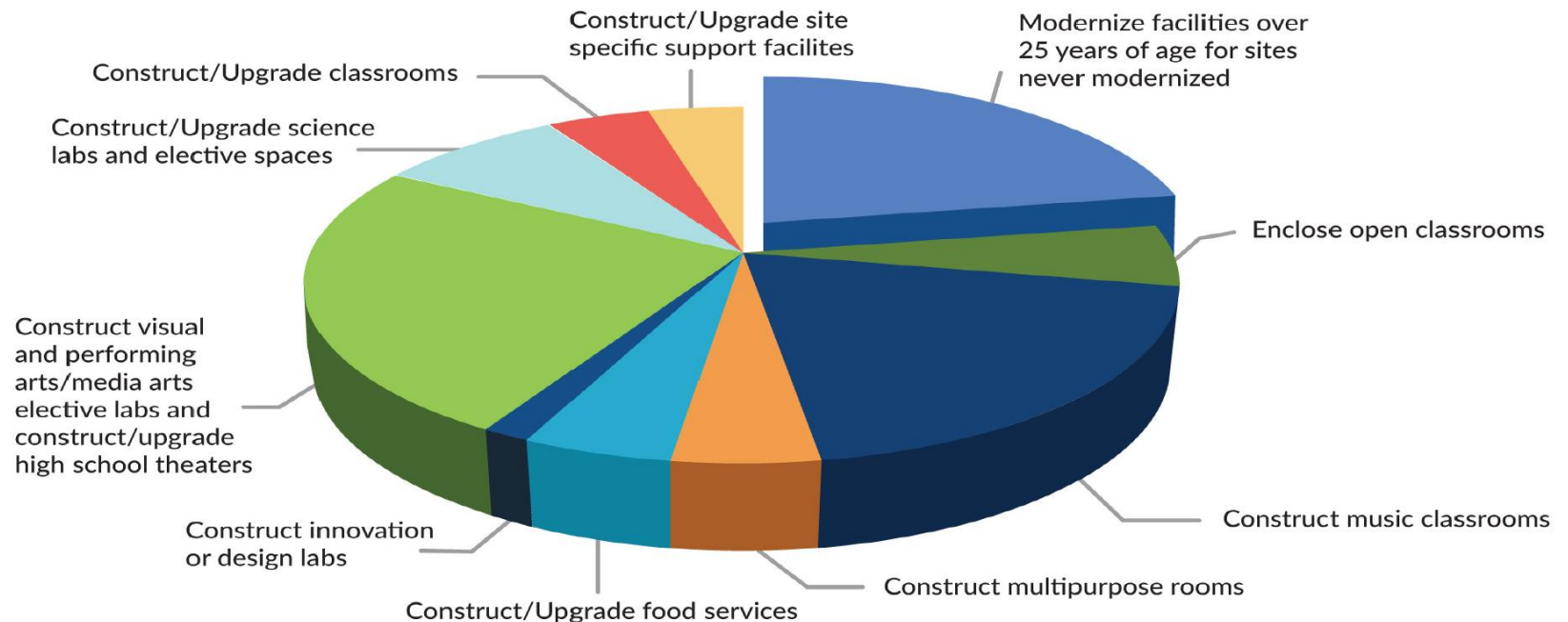
SUMMARY OF PROCESS AND KEY DATES



MEASURE "E"

School Facilities Improvement Measure

Proposed Project List by Funding Category

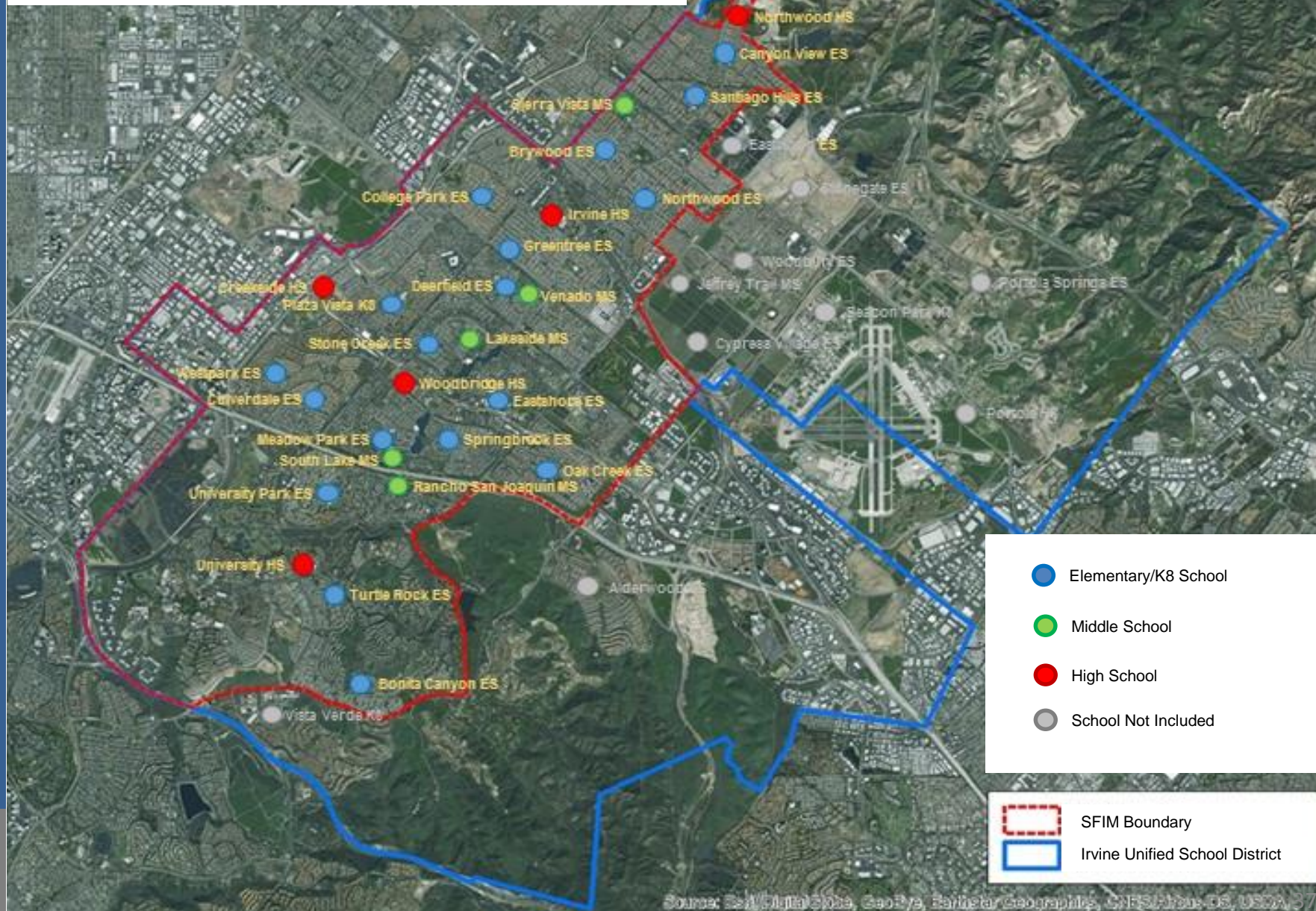


Website source:

<http://iusd.org/schoolimprovements.html>

MEASURE "E"

School Facilities Improvement Measure



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, 37
 1562, AER, GeoEye, AeroGRID, IGN, 13P, SwissTopo, and the GIS User Community



MEASURE "E"

School Facilities Improvement Measure



Springbrook Elementary School

SCHOOL FACILITIES IMPROVEMENT MEASURE "E"

Proposed Project List

Modernize Facilities Over 25 Years of Age

Modernization includes the following work, as required and as funding is available.

Code Upgrades:

- Accessibility requirements, path-of-travel, restrooms, casework, signage.
- New fire alarm system and devices.
- Energy and water conservation, new light fixtures and controls, new plumbing fixtures, building envelope upgrades, e.g. insulation and window systems.

Building System Upgrades:

- Main electrical service upgrade.
- New heating and air conditioning (HVAC) system, duct work and controls.
- New security system, door access control.
- Re-roofing, as required for HVAC upgrades.

Functional Improvements:

- New furniture.
- New classroom audio/visual systems.
- Creation of flexible collaborative spaces near classrooms.
- Reconfiguration of some spaces to support the program functional needs.
- New or refurbished casework.
- New flooring, ceiling and wall finishes.
- New equipment for kitchen.
- Modify existing skylights to reduce heat gain and glare.

Other Improvements

- Refresh Technology Systems.
- Modernize Media Centers, Innovation Labs.
- Create spaces for Student Support Services and Special Education programs.
- Upgrade Administration Area.



Enclose Open Classrooms

- Construct interior doors on existing classrooms.
- Modify heating and air conditioning.

Construct (3) Music Classrooms

Construct new building to include:

- Three (3) music classrooms.
- Instrument Storage
- Site work associated with new building.



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Springbrook Elementary School

SCHOOL FACILITIES IMPROVEMENT MEASURE "E"

Proposed Project List

Projects Funded Through Other Sources

Technology Upgrades

Upgrade and replace network cabling and related equipment to ensure that every IUSD campus can support at least one device for every student in all instructional and collaborative work spaces on the campus. The work began in October 2015 and will continue through June 2018 (tentatively).

Prop 39 Energy Efficiency Upgrades

Lighting upgrades planned for summer 2017.

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PROJECT UPDATES



COMPLETED

Irvine HS: Classroom Building

Irvine HS: Classroom Building

Project Budget	\$10,980,000
Opened	Winter 2015



COMPLETED

Central Kitchen / Culinary Arts

Central Kitchen / Culinary Arts	
Project Budget	\$11,600,000
Opened	Winter 2015



CONSTRUCTION

Portola High School

Portola High School

Project Budget

\$157,433,000

Opening

August 2016



PROJECT UPDATES

Portola High School



Administration Building



PROJECT UPDATES

Portola High School



Classroom Buildings F/G



PROJECT UPDATES

Portola High School



Student Center / Library



CONSTRUCTION

Beacon Park School

Beacon Park School	
Project Budget	\$33,000,000
Opening	August 2016



Administration Building



PROJECT UPDATES

Beacon Park K-8



Classroom Buildings C3/C4



CONSTRUCTION

Eastwood Elementary School

Eastwood Elementary School	
Project Budget	\$34,650,000
Opening	August 2017



Artist's Rendering

Administration / Campus Hub



CONSTRUCTION

M&O Modernization

M & O Modernization	
Project Budget	\$10,600,000
Opening	Fall 2016



New Warehouse Building

LOOKING AHEAD...

► Projects in Planning:

- Cypress Village ES Villa – Summer 2016
- Portola Springs ES Villa – Summer 2016
- Westpark ES Relocatables – Summer 2016
- Irvine HS Driveway Realignment – Summer 2016
- Creekside Education Center Additional Parking – Summer 2016
- Career Technical Education Projects – Summer 2016 & 2017
- Eastshore ES Relocatables – Summer 2017
- Rancho San Joaquin MS Music Classroom – Summer 2017
- 2nd Elementary School in Portola Springs – Summer 2019
- 2nd School in Heritage Fields – Summer 2019



FACILITIES STUDY SESSION

Questions?

