Draft Project Implementation Plan
Measure “E” Bond
Agenda

- Funding
  - Bond Assumptions
  - IUSD Fund Sources

- Implementation Process
  - Criteria
  - Overview
  - Project Types

- Implementation Plan
  - Summary of Projects
  - Project Implementation by Bond Series

- Next Steps
FUNDING
Bond Assumptions

- $29 per $100,000 AV Tax Rate
- Each Bond Series is 30 years
- 4 Bond Series
- 15 Year Construction Duration
- The Draft Project Implementation Plan uses 3% AV or $250.8 M

<table>
<thead>
<tr>
<th>Bond Series</th>
<th>@ 3%</th>
<th>@ 4.5%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Series 2017</td>
<td>$95.0 M</td>
<td>$95.0 M</td>
</tr>
<tr>
<td>Series 2021</td>
<td>$51.9 M</td>
<td>$74.3 M</td>
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<tr>
<td>Series 2025</td>
<td>$49.4 M</td>
<td>$74.3 M</td>
</tr>
<tr>
<td>Series 2029</td>
<td>$54.5 M</td>
<td>$70.6 M</td>
</tr>
<tr>
<td>Total</td>
<td>$250.8 M</td>
<td>$314.2 M</td>
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</table>

These amounts exclude the cost for issuance and interest charges. Face value (Par) amounts are $253 M & $319 M respectively.
IUSD Fund Sources ($65 M) and Restrictions

<table>
<thead>
<tr>
<th>Fund</th>
<th>Amount</th>
<th>Restrictions</th>
</tr>
</thead>
<tbody>
<tr>
<td>FUND 25</td>
<td>$13.5 M</td>
<td>Developer fees – work related to growth district-wide</td>
</tr>
<tr>
<td>FUND 40</td>
<td>$12.1 M</td>
<td>Least restrictive, use if projects do not qualify for funding from Fund 25 or CFD 86-1</td>
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<tr>
<td>CFD 86-1</td>
<td>$39.4 M</td>
<td>Schools within CFD 86-1 or schools that have at least 10% of students that live in CFD 86-1</td>
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<tr>
<td></td>
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<td>Schools within 86-1:</td>
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<tr>
<td></td>
<td></td>
<td>- Canyon View</td>
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<td>- Culverdale</td>
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<td>- Plaza Vista</td>
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<td>- Westpark</td>
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<td></td>
<td>- Northwood HS</td>
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<td></td>
<td>- Creekside</td>
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<td></td>
<td>Schools that may qualify through open enrollment (as of 2015/16):</td>
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<tr>
<td></td>
<td></td>
<td>- Brywood</td>
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<td></td>
<td></td>
<td>- College Park</td>
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<td></td>
<td></td>
<td>- Northwood ES</td>
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<td>- Santiago Hills</td>
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<td>- Springbrook</td>
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<td>- Lakeside</td>
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<td>- Sierra Vista</td>
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<td>- South Lake</td>
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<td>- Venado</td>
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<td>- Irvine HS</td>
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<td>- University Park</td>
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<td></td>
<td></td>
<td>- University HS</td>
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<td></td>
<td></td>
<td>- Woodbridge HS</td>
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</tbody>
</table>
IMPLEMENTATION PROCESS
Criteria for Implementing Projects

▪ Leverage IUSD Funds in the first 6 years of the Bond to construct projects at 24 of the 28 schools

▪ Address safety and security
  o Enclose open classrooms at Elementary Schools

▪ Address older school facilities
  o Modernize facilities over 25 years of age
  o Optimize submittal of potential State funding

▪ Construct projects at all high schools
  o Impacts a broad range of students
  o Sequence new theaters to minimize impact on VAPA program

▪ Upgrade/New Science Labs at Middle Schools
Overview of Funds and Program Costs

Variables Impacting Implementation

- Bond proceeds dependent on assessed values
- Availability of State funds
- Construction market saturation
- Unknown escalation rates

<table>
<thead>
<tr>
<th></th>
<th>Bond (3% AV)</th>
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<tbody>
<tr>
<td>Bond (3% AV)</td>
<td>$250.8 M</td>
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<tr>
<td>IUSD Funds</td>
<td>$65.0 M</td>
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<tr>
<td>Total Available Funds</td>
<td>$315.8 M</td>
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<tr>
<td>Total Program Cost Identified</td>
<td>$332.3 M</td>
</tr>
<tr>
<td>Potential State Funding *</td>
<td>$16.5 M difference, pending State funding or other IUSD fund sources</td>
</tr>
<tr>
<td>Modernization</td>
<td>$23 - 25 M</td>
</tr>
<tr>
<td>New Construction</td>
<td>$12 - 18 M</td>
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</tbody>
</table>

* If State Funding is received there is a potential to accelerate projects forward
Draft Project Implementation Plan Overview

Bond Series 2017 IUSD Funds Total
- $95.0 M
- $29.6 M
- $124.6 M

Bond Series 2021 IUSD Funds Total
- $51.9 M
- $27.7 M
- $79.6 M

Bond Series 2025 IUSD Funds Total
- $49.4 M
- $7.7 M
- $57.1 M

Bond Series 2029 IUSD Funds Total
- $54.5 M
- $54.5 M

Program Cost by Series: $124.6 M

5 HS
5 MS
11 ES
21 Schools

2 HS
1 MS
4 ES
7 Schools
(4) Repeat Schools

2 HS
2 MS
4 ES/K8
8 Schools
(5) Repeat Schools

1 HS
2 MS
12 ES
15 Schools
(14) Repeat Schools

Potential Funding
Pending Nov. 2016 State Bond Passage

$20 - 22 M
$4 - 6 M
$6 - 8 M
$5 - 7 M

Anticipated Bond Sales Subject to Change

* Anticipate additional State funds

Irvine Unified School District Board Meeting Topic: Draft Project Implementation Plan (subject to change, for discussion purposes only) 8/26/2016 Pg. 9
IMPLEMENTATION PLAN
Summary of Projects

Address safety and security
- (10) Elementary Schools - enclose open classrooms
  - College Park, Culverdale, Greentree, Brywood, Santiago Hills, Stone Creek, Meadow Park, Westpark, Springbrook, Bonita Canyon

Address older school facilities
- (4) Elementary Schools – modernize original school facility
  - Brywood, Meadow Park, Westpark, Springbrook
- (2) High Schools – modernize eligible buildings – Irvine HS, University HS
- Evaluate use of closed sites for interim housing during the Elementary Schools modernizations

Construct projects at (5) high schools
- (2) Modernization of eligible buildings – Irvine HS, University HS (Science Lab Building)
- (1) New Theater and Elective Spaces – Woodbridge HS
- (1) New synthetic Track and Field – Northwood HS
- (1) New CTE/Science Labs – Creekside HS

Upgrade/New Science Labs/Design Labs
- (2) Elementary School Design Lab – Stone Creek, Eastshore
- (5) Middle Schools – Sierra Vista MS, Lakeside MS, Southlake MS, Rancho MS, Venado MS
- (1) Middle School – Convert existing classroom to Design Lab – Rancho

New Kinder Classroom
- (1) Elementary School – Eastshore

Support Facilities
- (1) Elementary School – Convert existing classrooms to common areas, add new portables - College Park
**Project Implementation**

**Bond Series**

21 Schools – 11 ES, 5 MS, 5 HS

<table>
<thead>
<tr>
<th>School</th>
<th>Project Types</th>
</tr>
</thead>
<tbody>
<tr>
<td>Irvine HS</td>
<td>a. Modernize facilities over 25 years of age</td>
</tr>
<tr>
<td>Northwood HS</td>
<td>b. Enclose open classrooms</td>
</tr>
<tr>
<td>Woodbridge HS</td>
<td>c. Construct Music Classrooms</td>
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<tr>
<td>University HS</td>
<td>d. Construct Multipurpose Room</td>
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<tr>
<td>Creekside HS</td>
<td>e. Construct/Upgrade Food Service</td>
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<tr>
<td>Rancho MS</td>
<td>f. Construct Career Tech and Innovation/Design Labs</td>
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<tr>
<td>South Lake MS</td>
<td>g. Construct Visual and Performing Arts, Media Arts Elective Labs and New/Upgrade Theaters</td>
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<tr>
<td>Oak Creek</td>
<td>h. Construct/upgrade science labs and Elective Spaces</td>
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<tr>
<td>Northwood</td>
<td>i. Construct/Upgrade Kinder Classrooms</td>
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<tr>
<td>Canyon View</td>
<td>j. Construct all weather track and field</td>
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<tr>
<td>Deerfield</td>
<td>k. Construct Classrooms to replace portables</td>
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<tr>
<td>Brywood</td>
<td>l. Construct Practice Gym</td>
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<tr>
<td>Woodbridge HS</td>
<td>m. Construct/Upgrade Site Specific Support Facilities</td>
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<tr>
<td>Creekside HS</td>
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<tr>
<td>Nirvana MS</td>
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<tr>
<td>Meadow Park</td>
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<td>South Lake MS</td>
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<td>Rancho MS</td>
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<td>Eastshore</td>
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<td>Northwood</td>
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<td>Stone Creek</td>
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<td>Westpark</td>
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<td>University Park</td>
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<td>Northwood</td>
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<td>Sierra Vista MS</td>
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<td>Lakeside MS</td>
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<td>Rancho MS</td>
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<td>Lakeside MS</td>
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<td>Oak Creek</td>
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<tr>
<td>Rancho MS</td>
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</tbody>
</table>

**Funding**

- $95.0 M
- $29.6 M

**Bond**

Total Program Cost: $124.6 M

Program Escalation + $10.9 M = $113.7 M

*Graphic intended for regional representation and is not perfectly aligned with School boundaries*
Summary of Projects

- Address older school facilities
  - (1) Middle School – South Lake MS
  - (1) High School – modernize eligible buildings – Woodbridge HS

- Upgrade/New Science Labs
  - (1) Middle School – South Lake MS
  - (1) High School in modernization – Woodbridge HS

- Construct/Upgrade Visual Performing Arts
  - (3) Elementary Schools - New Music Spaces
    - Northwood, Bonita Canyon, Turtle Rock
  - (1) Elementary School - New MPR - Bonita Canyon
  - (1) High School - New Theater with Elective Spaces – Irvine HS

- Construct/Upgrade Food Services
  - (2) Elementary Schools – Northwood, Bonita Canyon

- Construct Classrooms to replace portables
  - (1) Elementary School – University Park
**Project Implementation**

**Bond Series**

7 Schools – 4 ES, 1 MS, 2 HS

(includes 4 repeat schools)

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**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

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**Irvine Unified School District**

**Board Meeting**

Topic: Draft Project Implementation Plan (subject to change, for discussion purposes only)

8/26/2016  Pg. 14
Summary of Projects

- Construct/Upgrade Visual Performing Arts
  - (4) Elementary School/K8 - new Music Spaces
    - College Park, Canyon View, Oak Creek, Plaza Vista
  - (1) Middle School - new MPR – Lakeside MS
  - (1) Middle School - upgrade existing MPR – Venado MS
  - (2) High Schools - upgrade Theater systems – Northwood HS, University HS
  - (1) High School - new Performing Arts/Elective Spaces – University HS

- New Kinder Classroom
  - (1) K8 School – Plaza Vista

- Construct/Upgrade Food Services
  - (1) Middle School – Lakeside MS

- Construct Practice Gym
  - (1) High School – Northwood HS

- Construct Innovation Lab
  - (1) Elementary School – Canyon View

- Construct/Upgrade Support Facilities
  - (1) Elementary School – Repurpose Commons – Canyon View
  - (1) Elementary School – Lunch shelter – Oak Creek
  - (1) Middle School – Upgrade and relocate portables – Lakeside MS
8 Schools - 4 ES/K8, 2 MS, 2 HS

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
j. Construct all weather track and field
k. Construct Classrooms to replace portables
l. Construct Practice Gym
m. Construct/Upgrade Site Specific Support Facilities

Site that is not part of the previous bond series

$9.9 M + $8.6 M + $10.3 M + $20.9 M + $7.7 M = $49.7 M

Program Escalation + $11.0 M = $60.7 M

Total Program Cost

Funding
$49.4 M
Bond
$7.7 M
IUSD
$3.6 M
TBD

* Graphic intended for regional representation and is not perfectly aligned with School boundaries
Summary of Projects

- **Construct/Upgrade Visual Performing Arts**
  - (9) Elementary Schools - New Music Spaces
    - Deerfield, Greentree, Brywood, Santiago Hills, Eastshore, Stone Creek, Meadow Park, Westpark, Springbrook
  - (3) Elementary Schools - New MPR – Culverdale, Greentree, Santiago Hills
  - (2) Middle Schools - New Music Spaces – Sierra Vista MS, Southlake MS
  - (1) Middle School - upgrade existing MPR – Southlake MS

- **Construct/Upgrade Food Services**
  - (6) Elementary Schools – College Park, Culverdale, Deerfield, Greentree, Santiago Hills, Stone Creek

- **Construct Innovation/Design Labs**
  - (2) Elementary Schools – Turtle Rock, Culverdale

- **Construct/Upgrade Support Spaces**
  - (1) Elementary School – Staff lounge expansion – Deerfield
  - (1) Elementary School – Lunch shelter – College Park
  - (1) Elementary School – Expand hardcourts- Eastshore, Westpark
  - (1) Elementary School – Repurpose Commons – Turtle Rock
  - (1) Middle School - Special Education Spaces – Sierra Vista MS
  - (1) High School - Fitness Lab – Creekside HS
**Project Implementation**

*By Region*

- **Irvine HS**
  - Venado MS
  - College Park
  - Deerfield
  - Greentree
  - $2.2 M

- **Northwood HS**
  - Plaza Vista
  - Brywood
  - Canyon View
  - Northwood
  - $7.1 M

- **Woodbridge HS**
  - Sierra Vista MS
  - Eastshore
  - Oak Creek
  - Stone Creek
  - $4.9 M

- **University HS**
  - Lakeside MS
  - Meadow Park
  - Westpark
  - $3.5 M

- **Creekside HS**
  - South Lake MS
  - Bonita Canyon
  - Turtle Rock
  - $2.2 M

- **Rancho MS**
  - $1.2 M

**Total Program Cost** $67.4 M

**Funding**

- $54.5 M
- $12.9 M TBD

**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

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**Irvine Unified School District**

**Board Meeting**

**Topic:** Draft Project Implementation Plan (subject to change, for discussion purposes only)

8/26/2016  Pg. 18
Next Steps

- Communication to Sites and Community
  - August 16 – All Principal Meeting
  - August 23 – Board Update
  - September – Overview Meeting for All Sites
  - October – Facilities meet 1:1 with Site Principals
  - Website update

- School Board Meeting on Sept. 13
  - Consider Financing of First Bond Series
  - Recommendation of Citizens Oversight Committee Members