



# IRVINE UNIFIED SCHOOL DISTRICT

## *Presentation to the Board of Education*

*June 5, 2012*



# Board Presentation:

DISTRICT

Introduction

Past Master Planning Process Review

LPA

History of Master Planning Process (schedule & scope of services)

Goals for the Master Plan

Stakeholder Engagement

Sample ES, K8, MS, HS Master Plans

Total Program Cost & Deliverables

DISTRICT

Definition of Prioritization

Funding Sources

Closing / Q&A

# Agenda



*Introduction to  
Facility Master Plan  
Presentation*



# 2001 Facilities Master Plan:

## Identified 29 sites for improvements:

- 6 of those 29 sites had changed uses no longer requiring improvements
- 18 of those sites became eligible for improvements before 2011
- 5 of those sites are still pending eligibility from 2012 thru 2019

## All 18 sites were modernized as a part of the 2001 Facilities Master Plan

- In total, all 18 sites eligible for modernization improvements were completed under the aggregate estimated costs



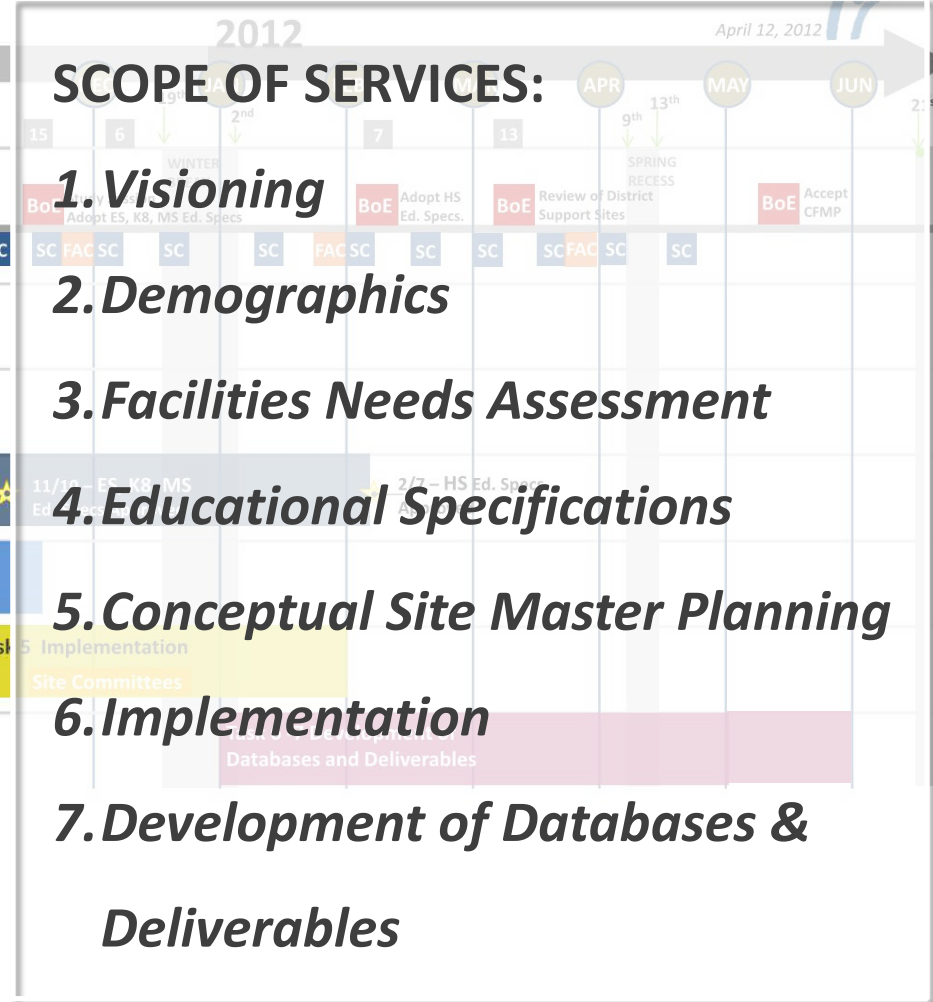
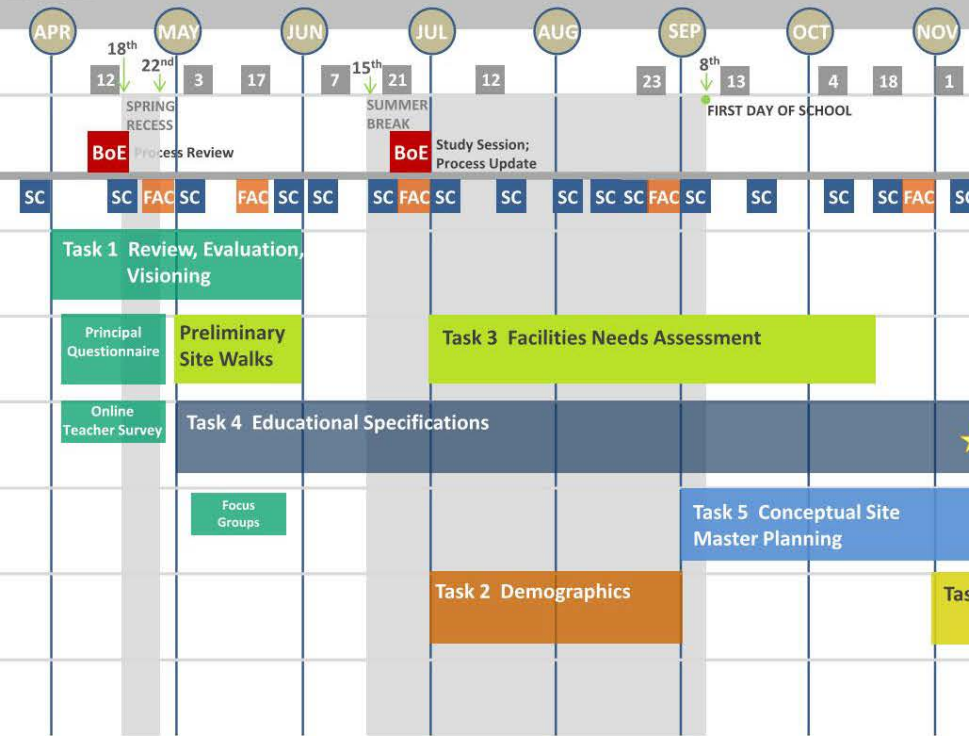
## 2001 Facility Master Plan Projected and Actual costs:

Projected Costs for Relevant Sites (excluding Optional Enhancements):	\$140,181,271
Total Projected Costs Related to Optional Enhancements at Various Sites:	+ \$63,006,390
Grand Total of Projected Costs:	\$203,187,661
Total Actual Costs of Improvements:	\$151,011,676
Note: Projected Costs for 5 Sites Pending SFP Eligibility are included in 2012 FMP:	
Note: When Planning for the 2001 FMP Began Approximately \$80m had been Identified as Available for Improvements:	



Comprehensive Facilities Master Plan  
TIMELINE 2011-2012

2011



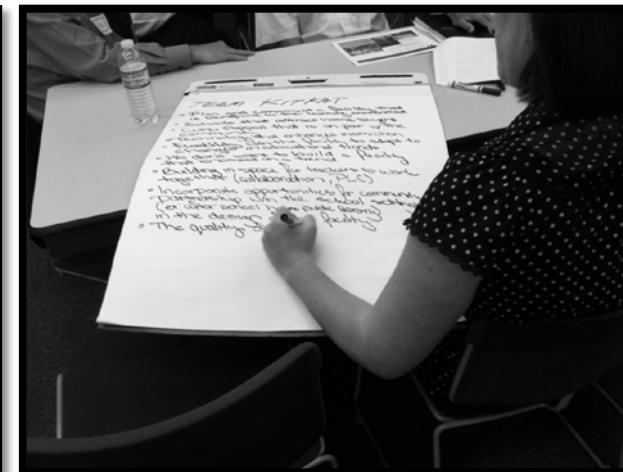
- SCOPE OF SERVICES:**
- 1. Visioning**
  - 2. Demographics**
  - 3. Facilities Needs Assessment**
  - 4. Educational Specifications**
  - 5. Conceptual Site Master Planning**
  - 6. Implementation**
  - 7. Development of Databases & Deliverables**

# History of the Master Planning Process



# Master Plan Goals

- 15-20 year roadmap
- Beneficial to have plan in place





# Master Plan Goals

- Marries facilities with educational program vision
- Develops equity of opportunities for all students





# Master Plan Goals

- Supports District's Continuous Improvement Processes



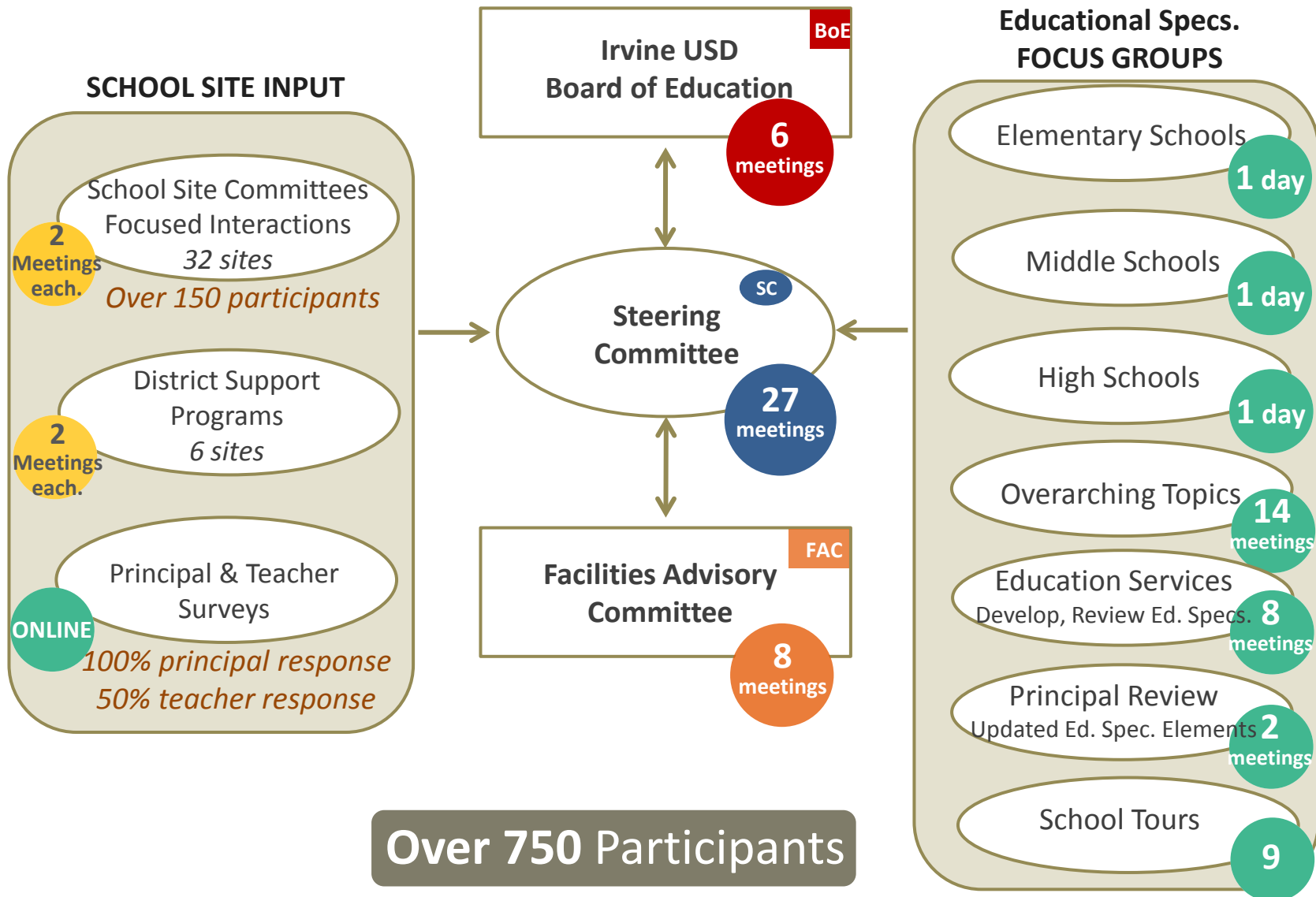


# Master Plan Goals

- Intent is for Board to receive Master Plan
- Projects will be identified and recommended for Board approval as funds become available

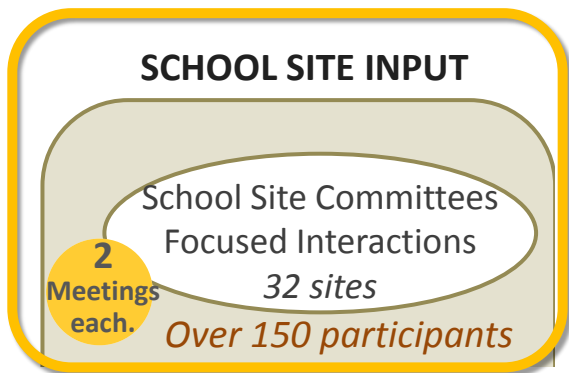


# Stakeholder Engagement





# Stakeholder Engagement



## Process for Engaging the School Sites

- 1 District-Wide Orientation
- 2 Sites engaged local stakeholders as required
- 3 LPA / District / Site Committee meetings
- 4 Third follow-up meeting as required

**PURPOSE** *To overlay Ed Specs on school sites to develop master plan recommendations*



# Sample Master Plans

1 Site Analysis

2 Space Program

3 Proposed Master Plan

- Alderwood ES (MIN.)
- Stonecreek ES (MED.)
- Brywood ES (MAX.)
- Vista Verde K-8
- Rancho San Joaquin MS
- Woodbridge HS

### SCHOOL STATISTICS

Grades:	K-6
Building SF:	56,910
Portable SF:	6,720
2010/11 Enrollment:	841
Year Built:	2005
Modernization:	(2030)
Site Acreage:	13.4
# Portables:	4+3 CC

### CLASSROOM COUNT

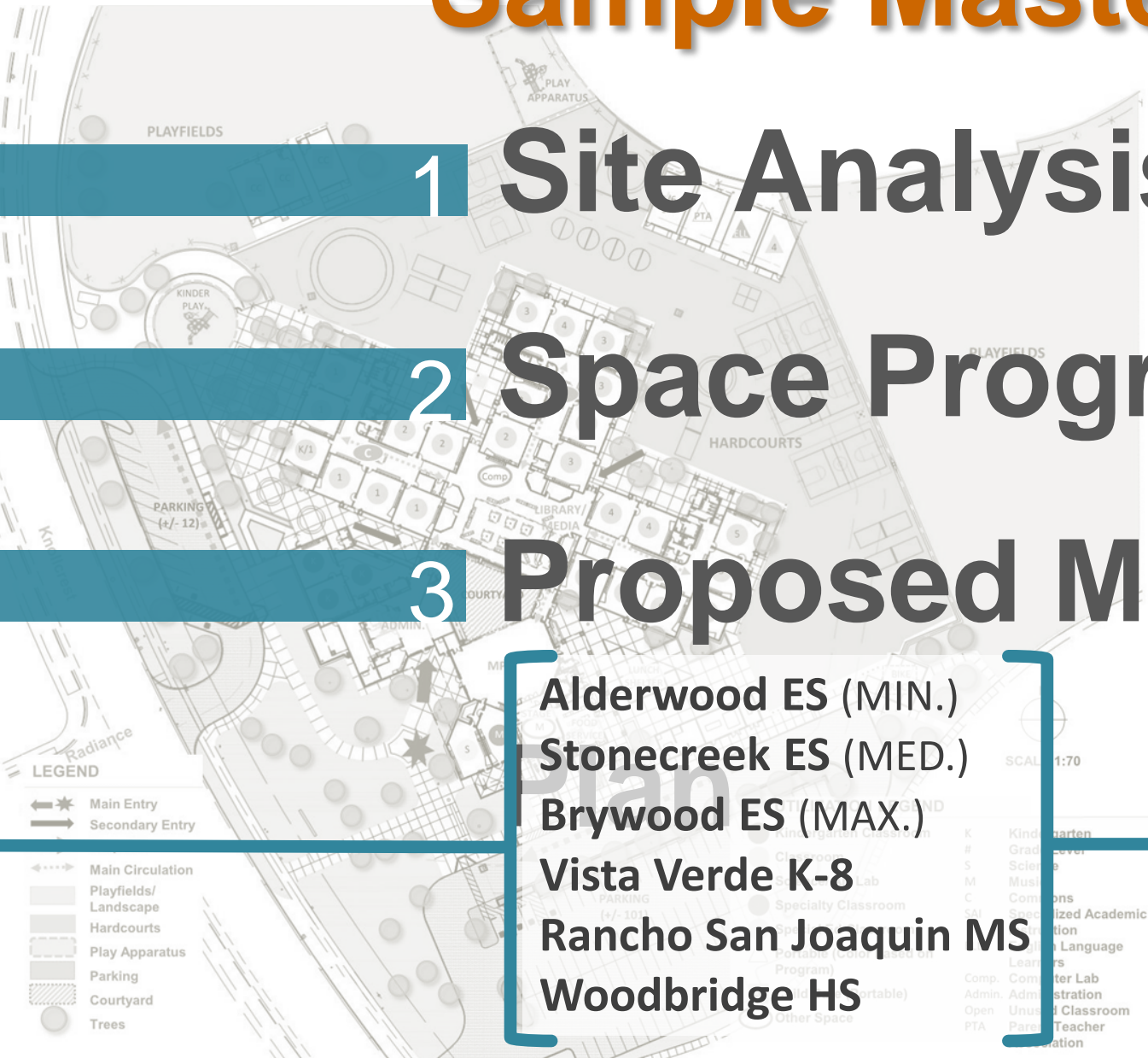
Kindergarten*	3.5
1st & 2nd Grade	9.5
3rd & 4th Grade (8 + 1 Portable)	9
5th & 6th Grade	6
7th & 8th Grade	1
9th & 10th Grade	1
11th & 12th Grade	1
SAI (1 Portable)	1
Computer Lab	1
<b>TOTAL</b>	<b>33</b>

\*K Activity Center used as classroom  
 \*\*MPR stage also used as music classroom;  
 but, no partition, not included in count

Natural Daylighting	● ● ● ●
Controllability (Daylight, Lighting, HVAC)	● ● ● ●
Flexibility in Classrooms	● ● ● ●
Access to Technology	● ● ● ●
Collaboration	● ● ● ●
Student Display	● ● ● ●
MPR	● ● ● ●
Library/ Media	● ● ● ●
Functional Landscaping	● ● ● ●
Energy Consumption	● ● ● ●
General Condition	● ● ● ●

Site Analysis – Alderwood Elementary School  
2005 Knollcrest | Irvine, CA 92612

Alderwood Elementary School



### LEGEND

- Main Entry
- Secondary Entry
- Main Circulation
- Playfields/ Landscape
- Hardcourts
- Play Apparatus
- Parking
- Courtyard
- Trees



# ALDERWOOD ES

# Site Analysis



### SCHOOL STATISTICS

Grades:	K-6
Building SF:	56,910
Portable SF:	6,720
2010/11 Enrollment:	841
Year Built:	2005
Modernization:	(2030)
Site Acreage:	13.4
# Portables:	4+3 CC

### CLASSROOM COUNT

Kindergarten*	3.5
1 <sup>st</sup> & 2 <sup>nd</sup> Grade	9.5
3 <sup>rd</sup> & 4 <sup>th</sup> Grade (8 + 1 Portable)	9
5 <sup>th</sup> & 6 <sup>th</sup> Grade	6
Science	1
Music**	1
ELL (1 Portable)	1
SAI (1 Portable)	1
Computer Lab	1
<b>TOTAL</b>	<b>33</b>

\*K Activity Center used as classroom  
 \*\*MPR stage also used as music classroom; but, no partition, not included in count

### MEASURES OF QUALITY -

Wayfinding/ Entry/ Welcome	○ ○ ○ ○
Natural Daylighting	○ ○ ○ ○
Controllability (Daylight, Lighting, HVAC)	○ ● ○ ○
Flexibility in Classrooms	○ ● ○ ○
Access to Technology	○ ● ○ ○
Collaboration	○ ● ○ ○
Student Display	○ ● ○ ○
MPR	○ ● ○ ○
Library/ Media	○ ● ○ ○
Functional Landscaping	○ ● ○ ○
Energy Consumption	○ ● ○ ○
General Condition	○ ● ○ ○

### LEGEND

- Main Entry
- Secondary Entry
- Drop-Off
- Main Circulation
- Playfields/ Landscape
- Hardcourts
- Play Apparatus
- Parking
- Courtyard
- Trees

### UTILIZATION LEGEND

- Kindergarten Classroom
- Classroom
- Science/ Art Lab
- Specialty Classroom
- Special Ed Classroom
- Portable (Color based on Program)
- Child Care (Portable)
- Other Space
- Kindergarten
- Grade Level
- Science
- Music
- Commons
- Specialized Academic Instruction
- English Language Learners
- Computer Lab
- Administration
- Unused Classroom
- Parent Teacher Association

Alderwood Elementary School  
 Site Analysis – Alderwood Elementary School  
 2005 Knollcrest | Irvine, CA 92612  
 10.20.11  
 LPA



# ALDERWOOD ES

# Space Program

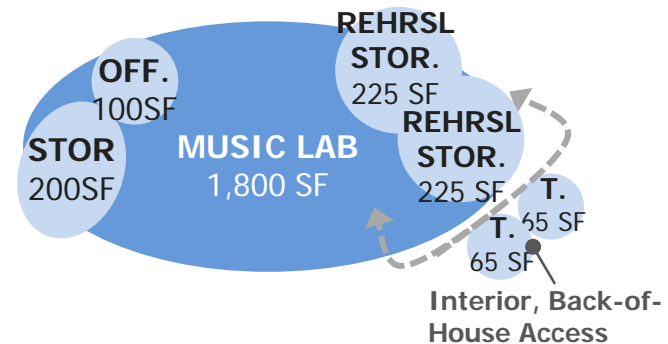
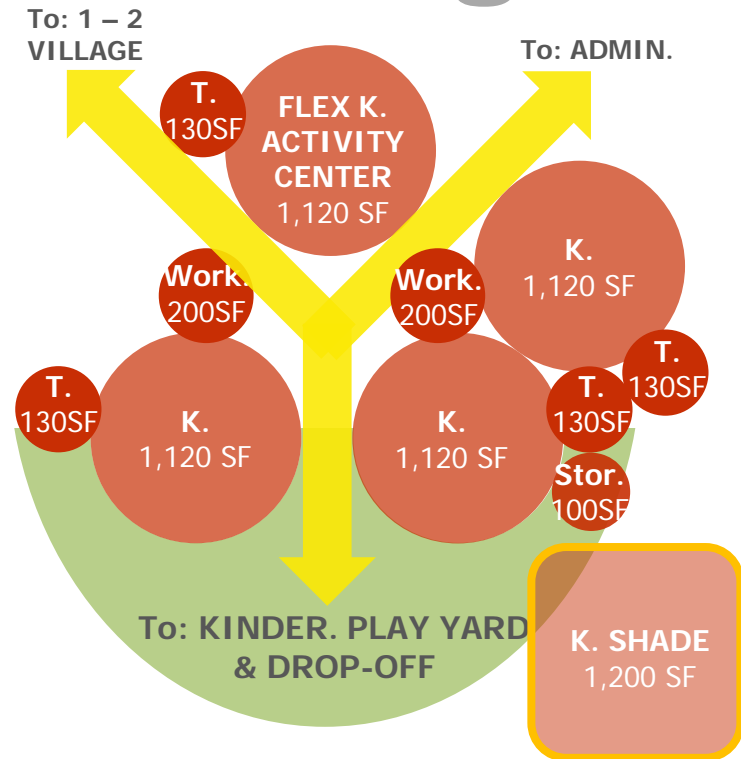
## PROPOSED PROGRAM ENHANCEMENTS

- 3<sup>rd</sup> Kindergarten
- Kinder shade structure
- 3<sup>rd</sup> music room (Strings)
- Music support spaces
- Student support services
- Parent Center

**Additions: 6,156 SF**

**Total: 63,066 SF**

**ES Ed Spec: 62,656 SF**





# ALDERWOOD ES: Master Plans

minimal scope



<b>YEAR BUILT:</b>	<b>2005</b>
<b>YEAR MODERNIZED:</b>	<b>(2030)</b>
<b>CURRENT ENROLLMENT:</b>	<b>841</b>

<b>EXISTING CLASSROOMS:</b>	<b>30 + 4 Portables*</b>
<b>PROPOSED CLASSROOMS:</b>	<b>33 + 0 Portables</b>

\*One of four portables previously used for PTA and not included in total classroom count

### PROPOSED SCOPE

- Construct (1) New Kindergarten Classroom with dedicated restrooms and enclose connection to Activity Center, Construct Kinder Shade Structure
- Construct Ramp/Stair to Kinder Cluster and Ramp to Hardcourts from Drop-Off and Provide Security Fencing
- Re-purpose existing Science Lab to Design Lab
- Construct (1) Music Room and Design Lab support spaces
- Reconfigure (1) Classroom and (1) RSP Room into Student Support Services and Parent Center
- Install folding partition at Stage to improve acoustics
- Upgrade Computer Lab Area to Innovation Lab
- General Site Upgrades to Include Outdoor Learning courtyards

### PROPOSED SCOPE

- NEW CONSTRUCTION
- RECONFIGURATION
- MODERNIZATION
- NEW SITE WORK
- DEMOLITION/REMOVAL/RELOCATE
- NEW SITE WALL/ FENCE
- FUTURE ENROLLMENT GROWTH FLEXIBILITY

### UTILIZATION LEGEND

- Kindergarten Classroom
- Classroom
- Science/Design Lab
- Specialty Classroom
- Special Ed Classroom
- △ Portable (Color based on Program)
- Other Spaces
- K Kindergarten
- # Grade Level
- C Collaboration Area
- AC Kinder Activity Center
- DL Design Lab
- M Music
- IL Innovation Lab
- PC Parent/Conf. Center
- SS Student Support Svcs.
- RSP Special Ed/ Resource
- CC Child Care (Portable)

### LEGEND

- ★ Main Entry
- ➔ Secondary Entry
- ➔ Drop-Off
- Playfields/Landscape
- Hardcourts
- Play Apparatus
- Parking
- Courtyard
- Trees



SCALE 1:70

The School Site Facilities Master Implementation Plan projects the majority of the facility of spaces approved by the USD Board, June 2011, onto the existing facility plans. The proposed facility alterations were prepared by a school site architect. The school site architect's role was to coordinate the school site improvements with the school site and district of the projects. The current approved ed. specs. will provide the framework for the design. Further discussions with school site and district stakeholders will refine the design and details of the intended to represent a final design. During the later detailed design phase, building, site, and funding constraints may require changes to this original plan.

**Implementation Plan**  
 Alderwood Elementary School  
 2005 Knollcrest | Irvine, CA 92612  
 March 2012  
**LPA**

Alderwood Elementary School





# STONE CREEK ES

# Site Analysis



**SCHOOL STATISTICS**

Grades:	K-6
Building SF:	25,715
Portable SF:	8,640
2010/11 Enrollment:	533
Year Built:	1978
Modernization:	2009
Site Acreage:	5.5
# Portables:	7 + 2CC

**CLASSROOM COUNT**

Kindergarten	2
1 <sup>st</sup> & 2 <sup>nd</sup> Grade (3 + 2.5 Portables)	5.5
3 <sup>rd</sup> & 4 <sup>th</sup> Grade (2 + 3 Portables)	5
5 <sup>th</sup> & 6 <sup>th</sup> Grade (4 + Shared Port.)	4.5
Science (Shared Portable)	0.5
Music (1 Stage + Shared Portable)	1.5
RSP/RTI	2
Computer Lab	1
<b>TOTAL</b>	<b>22</b>

**MEASURES OF QUALITY -**

Wayfinding/ Entry/ Welcome	○ ○ ● ○ ○
Natural Daylighting	○ ● ○ ○ ○
Controllability (Daylight, Lighting, HVAC)	○ ● ○ ○ ○
Flexibility in Classrooms	○ ● ○ ○ ○
Access to Technology	○ ● ○ ○ ○
Collaboration	○ ● ○ ○ ○
Student Display	○ ○ ● ○ ○
MPR	○ ● ○ ○ ○
Library/ Media	○ ● ○ ○ ○
Functional Landscaping	○ ● ○ ○ ○
Energy Consumption	○ ○ ● ○ ○
General Condition	○ ○ ● ○ ○

**LEGEND**

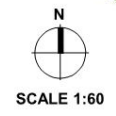
- Red star: Main Entry
- Black arrow: Secondary Entry
- Blue dashed arrow: Drop-Off
- Red dashed arrow: Circulation
- Green: Playfields/ Landscape
- Grey: Hardcourts
- Green dashed: Play Apparatus
- Brown: Parking
- Green circle: Trees

**UTILIZATION LEGEND**

- Red circle: Kindergarten Classroom
- Yellow circle: Classroom
- Yellow circle: Science/ Art Lab
- Blue circle: Specialty Classroom
- Light blue circle: Special Ed Classroom
- Triangle: Portable (Color based on Program)
- Purple square: Child Care (Portable)
- White circle: Other Spaces

**KEY**

- K: Kindergarten
- #: Grade Level
- S: Science
- A: Art
- M: Music
- RSP: Special Ed/Resource
- RTI: Response to Intervention
- SE: Special Education
- Admin: Administration
- Open: Unused Classroom



Stone Creek Elementary School  
 Site Analysis — Stone Creek Elementary School  
 2 Stone Creek South | Irvine, CA 92604  
 10.20.11  
 LPA



# STONE CREEK ES

# Space Program

## PROPOSED PROGRAM ENHANCEMENTS

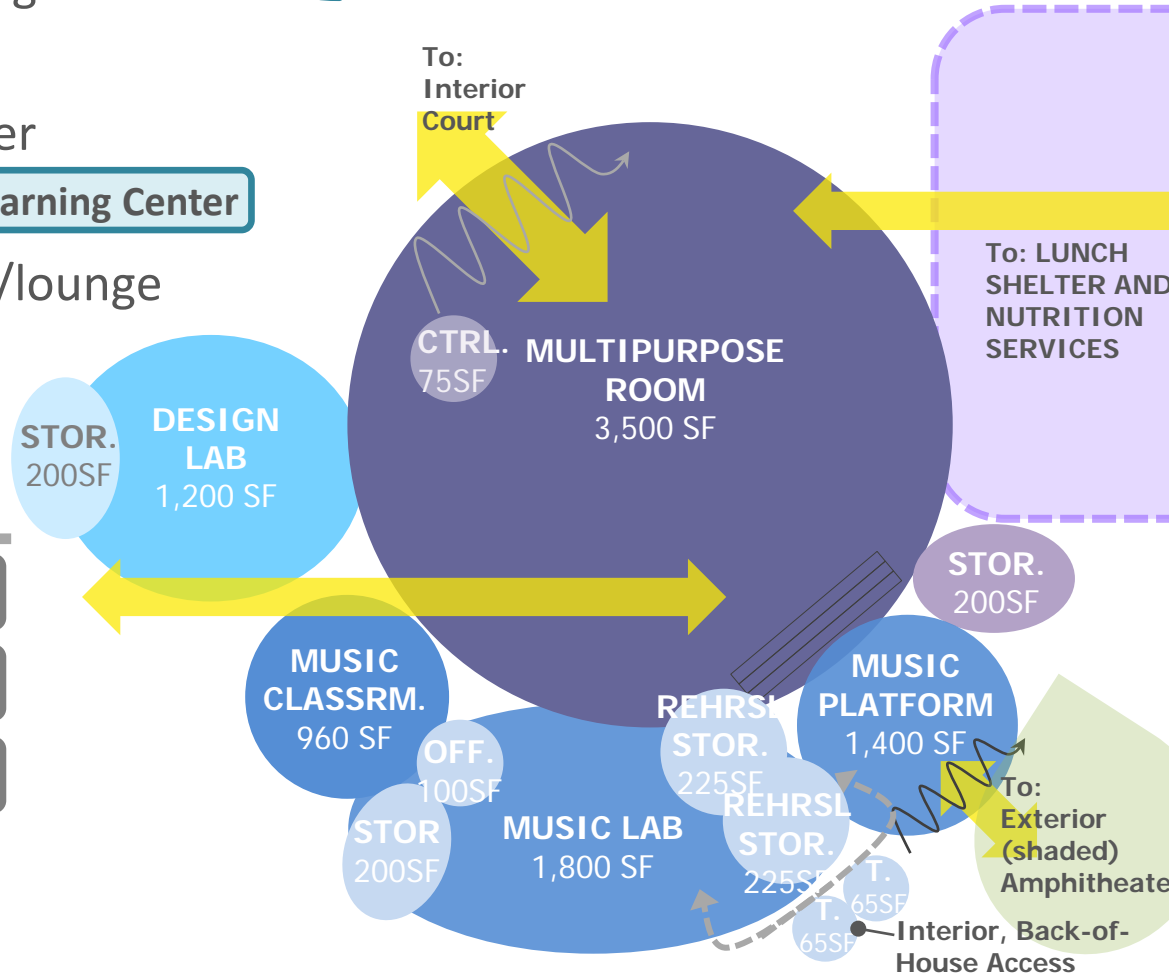
- New multi-purpose building
- New (5) TS classroom building  
**5<sup>th</sup> & 6<sup>th</sup> Grades**
- Convert MPR to Media Center  
**Library, Innovation Lab, Learning Center**
- Convert library to staff work/lounge
- Parent Center
- Kinder shade structure

- MPR
- (3) Music rooms/stage
  - (1) Design lab
  - Food service/lunch shelter

**Additions: 24,856 SF**

**Total: 50,571 SF**

**ES Ed Spec: 62,656 SF**

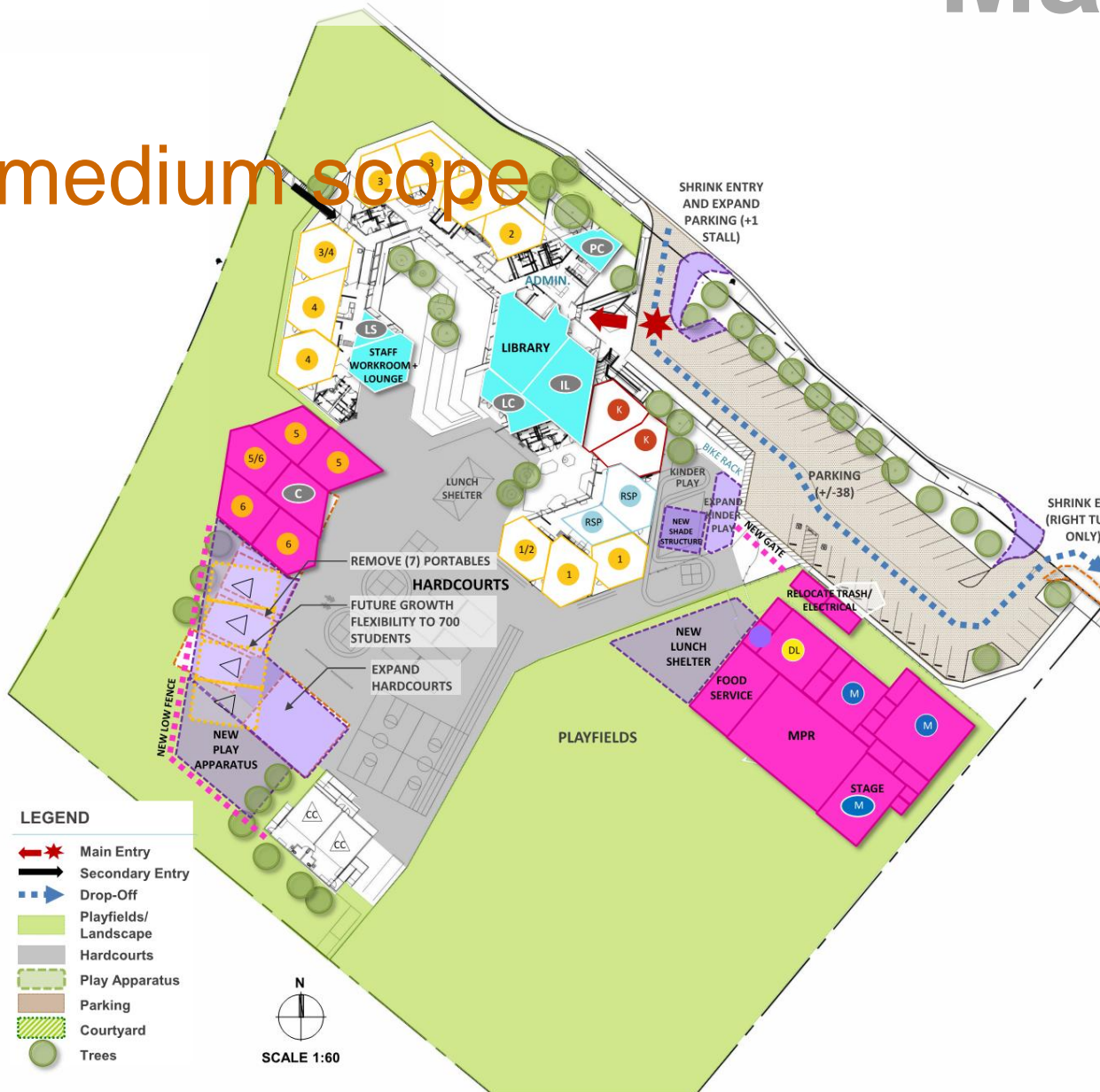




# STONE CREEK ES:

# Master Plans

## medium scope



<b>YEAR BUILT:</b>	<b>1978</b>
<b>YEAR MODERNIZED:</b>	<b>2009</b>
<b>CURRENT ENROLLMENT:</b>	<b>533</b>
<b>EXISTING CLASSROOMS:</b>	<b>15 + 7 Portables</b>
<b>PROPOSED CLASSROOMS:</b>	<b>24 + 0 Portables</b>

### PROPOSED SCOPE

- Reconfigure Existing MPR to Library, Innovation Lab and Learning Center
- Construct New Classroom Building with (5) Classrooms and a Shared Collaboration Commons
- Reconfigure existing Staff Lounge to Parent/Conference Center; Reconfigure Existing Library to New Staff Workroom/ Lounge; Reconfigure Existing Media Center to Living Skills
- Remove (7) Classroom Portables; Expand Hardcourts and Relocate Play Apparatus
- Construct New MPR/ Music/ Design Lab/ Food Service Building with New Lunch Shelter
- Relocate Trash/ Electrical Enclosure & Expand Kinder Play Area
- General site upgrades to include Outdoor Learning courtyards

### PROPOSED SCOPE

- NEW CONSTRUCTION
- RECONFIGURATION
- MODERNIZATION
- NEW SITE WORK
- DEMOLITION/REMOVAL/RELOCATE
- NEW SITE WALL/ FENCE
- FUTURE ENROLLMENT GROWTH FLEXIBILITY

### UTILIZATION LEGEND

- Kindergarten Classroom K Kindergarten
- Classroom # Grade Level
- Science/Design Lab C Collaboration Area
- Specialty Classroom AC Kinder Activity Center
- Special Ed Classroom DL Design Lab
- Special Ed Classroom M Music
- Portable (Color based on Program) IL Innovation Lab
- Restrooms PC Parent/Conf. Center
- Other Spaces LC Learning Center
- SS Student Support Svcs.
- RSP Special Ed/Resource
- CC Child Care (Portable)

This School Site Facility Master Plan implementation Plan presents an overview of the facility and space supported by the USD Board. It is not intended to represent a final design. During the later detailed design phase, building, site, and funding constraints may require changes to this original plan.

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# BRYWOOD ES

# Site Analysis



### LEGEND

- ADAMS Main Entry
- Secondary Entry
- Drop-Off
- Main Circulation
- Playfields/Landscape
- Hardcourts
- Play Apparatus
- Parking
- Trees

### UTILIZATION LEGEND

- Kindergarten Classroom
  - Classroom
  - Science/ Art Lab
  - Specialty Classroom
  - Special Ed Classroom
  - Portable (Color based on Program)
  - Child Care (Portable)
- |        |                                       |        |                                       |
|--------|---------------------------------------|--------|---------------------------------------|
| K      | Kindergarten                          | K      | Kindergarten                          |
| #      | Grade Level                           | #      | Grade Level                           |
| S      | Science                               | S      | Science                               |
| A      | Art                                   | A      | Art                                   |
| M      | Music                                 | M      | Music                                 |
| RSP    | Special Ed/Resource                   | RSP    | Special Ed/Resource                   |
| SE     | Special Education                     | SE     | Special Education                     |
| OT/PT  | Occupational Therapy/Physical Therapy | OT/PT  | Occupational Therapy/Physical Therapy |
| RTI    | Response to Intervention              | RTI    | Response to Intervention              |
| APE    | Adaptive Physical Ed.                 | APE    | Adaptive Physical Ed.                 |
| Comp.  | Computer Lab                          | Comp.  | Computer Lab                          |
| Admin. | Administration                        | Admin. | Administration                        |
| Open   | Unused Classroom                      | Open   | Unused Classroom                      |



### SCHOOL STATISTICS

Grades:	K-6
Building SF:	34,510
Portable SF:	8,640
2010/11 Enrollment:	632
Year Built:	1988
Modernization:	(2013)
Site Acreage:	6.0
# Portables:	7 + 2CC

### CLASSROOM COUNT

Kindergarten	2
1 <sup>st</sup> & 2 <sup>nd</sup> Grade	4
3 <sup>rd</sup> & 4 <sup>th</sup> Grade	5
5 <sup>th</sup> & 6 <sup>th</sup> Grade (4 + 3 Portables)	7
Science (shared portable)	.5
Music* (shared portable)	.5
RSP/RTI/OT/PT/APE/SE* (4 + 3 Portables)	7
Title 1	1
Computer Lab	1
<b>TOTAL</b>	<b>28</b>

\*MPR used for Music and Special Ed as well

### MEASURES OF QUALITY -

Wayfinding/ Entry/ Welcome	<input type="radio"/> <input checked="" type="radio"/> <input type="radio"/> <input type="radio"/>
Natural Daylighting	<input type="radio"/> <input checked="" type="radio"/> <input type="radio"/> <input type="radio"/>
Controllability (Daylight, Lighting, HVAC)	<input type="radio"/> <input checked="" type="radio"/> <input type="radio"/> <input type="radio"/>
Flexibility in Classrooms	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/> <input type="radio"/>
Access to Technology	<input type="radio"/> <input checked="" type="radio"/> <input type="radio"/> <input type="radio"/>
Collaboration	<input checked="" type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/>
Student Display	<input type="radio"/> <input checked="" type="radio"/> <input type="radio"/> <input type="radio"/>
MPR	<input checked="" type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/>
Library/ Media	<input type="radio"/> <input checked="" type="radio"/> <input type="radio"/> <input type="radio"/>
Functional Landscaping	<input checked="" type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/>
Energy Consumption	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/> <input type="radio"/>
General Condition	<input type="radio"/> <input checked="" type="radio"/> <input type="radio"/> <input type="radio"/>



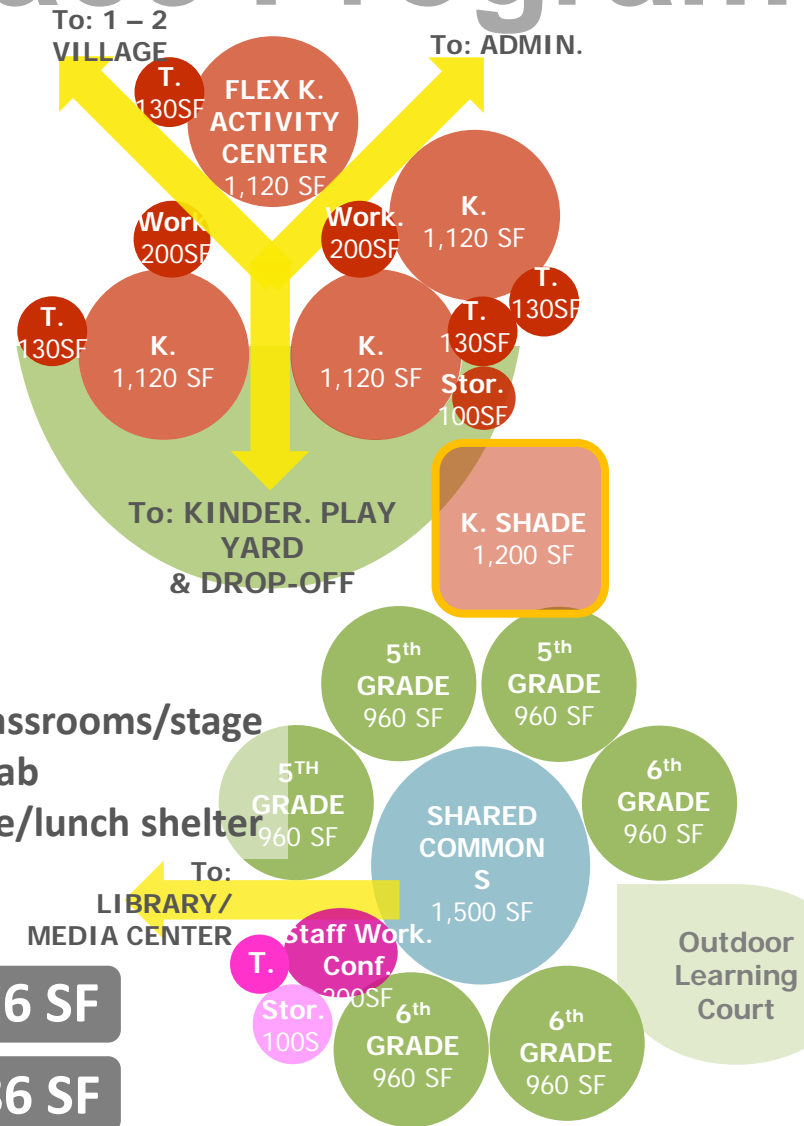


# BRYWOOD ES

# Space Program

## PROPOSED PROGRAM ENHANCEMENTS

- Eligible for modernization
- Kinder activity area
- Kinder play structure
- Add commons areas @ existing classroom clusters
- New (6) TS classroom building  
**5<sup>th</sup> & 6<sup>th</sup> Grades**
- New multi-purpose building — **MPR**  
(3) Music classrooms/stage  
(1) Design lab  
Food service/lunch shelter
- Convert MPR to Innovation Lab
- Parent Center
- Admin. reconfiguration



**Additions: 29,476 SF**

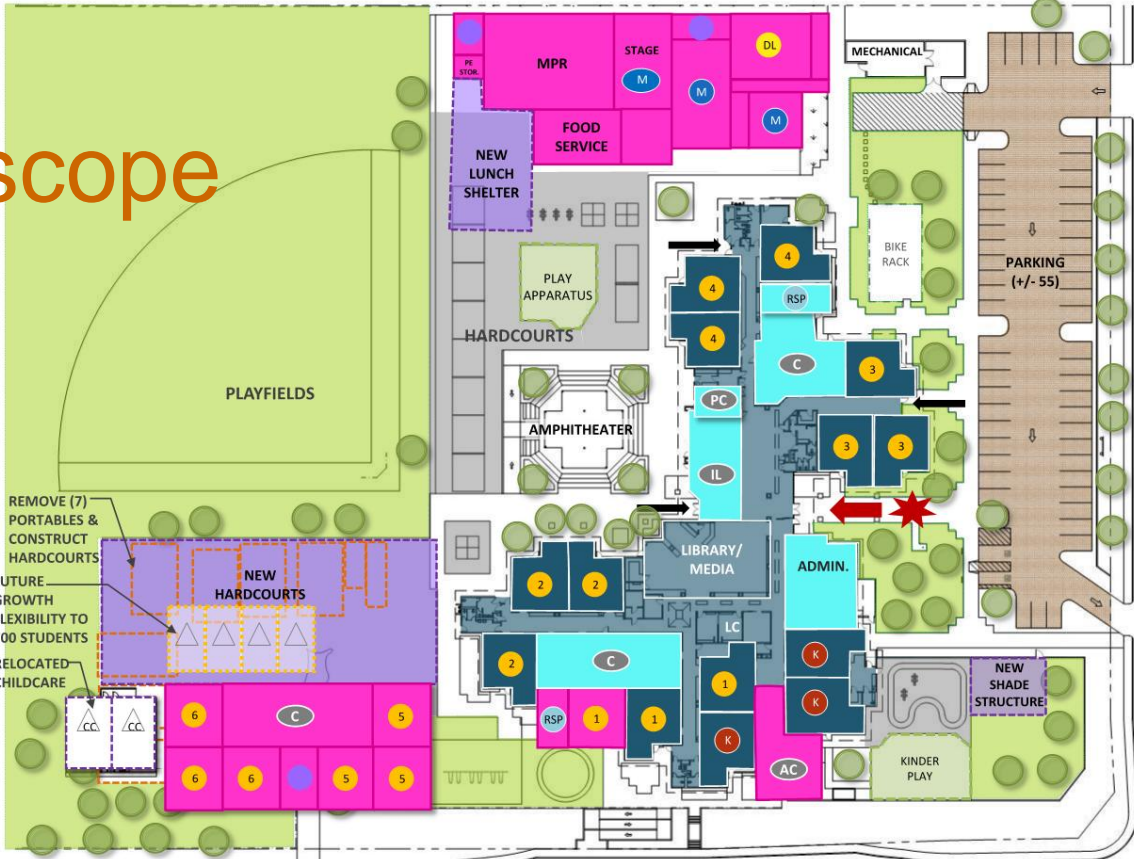
**Total: 63,986 SF**

**ES Ed Spec: 62,656 SF**



# BRYWOOD ES: maximum Master Plans

## scope



REMOVE (7) PORTABLES & CONSTRUCT HARDCOURTS

FUTURE GROWTH FLEXIBILITY TO 700 STUDENTS

RELOCATED CHILDCARE

<b>YEAR BUILT:</b>	<b>1988</b>
<b>YEAR MODERNIZED:</b>	<b>(2013)</b>
<b>CURRENT ENROLLMENT:</b>	<b>632</b>
<b>EXISTING CLASSROOMS:</b>	<b>21 + 7 Portables</b>
<b>PROPOSED CLASSROOMS:</b>	<b>28 + 0 Portables</b>

- PROPOSED SCOPE**
- Construct Kindergarten Activity Center & Shade Structure
  - Construct new MPR, Food Service, Lunch Shelter, (3) Music Classrooms and Design Lab
  - Reconfigure existing MPR and Food Service to new Innovation Lab and Parent Center
  - Reconfigure existing Administration
  - Modernize (14) Classrooms, Library/ Media Center and Support Spaces
  - Reconfigure existing (2) classrooms into collaboration space and (1) RSP in the 3-4 grade level village
  - Reconfigure existing (2) classrooms into collaboration space and construct (1) Classroom and RSP room for 1-2 grade level village
  - Construct new (6) Classroom 5-6 grade level village and collaboration space
  - Remove (7) portables and expand hardcourts
  - Relocate (2) Child Care portables
  - General site upgrades to include Outdoor Learning courtyards
  - Enhance existing Lunch Shelter to Amphitheater

**PROPOSED SCOPE**

<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> NEW CONSTRUCTION	<span style="display:inline-block; width:15px; height:15px; border:1px dashed black;"></span> FUTURE ENROLLMENT GROWTH FLEXIBILITY
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> RECONFIGURATION	
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> MODERNIZATION	
<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> NEW SITE WORK	
<span style="display:inline-block; width:15px; height:15px; border:1px dashed black;"></span> DEMOLITION/REMOVAL/RELOCATE	

**UTILIZATION LEGEND**

<span style="display:inline-block; width:10px; height:10px; background-color:red; border-radius:50%;"></span> Kindergarten Classroom	K	Kindergarten
<span style="display:inline-block; width:10px; height:10px; background-color:yellow; border-radius:50%;"></span> Classroom	#	Grade Level
<span style="display:inline-block; width:10px; height:10px; background-color:yellow; border-radius:50%;"></span> Science/Design Lab	C	Collaboration Area
<span style="display:inline-block; width:10px; height:10px; background-color:blue; border-radius:50%;"></span> Specialty Classroom	AC	Kinder Activity Center
<span style="display:inline-block; width:10px; height:10px; background-color:blue; border-radius:50%;"></span> Special Ed Classroom	DL	Design Lab
<span style="display:inline-block; width:10px; height:10px; background-color:lightblue; border-radius:50%;"></span> Staff/Student Restrooms	M	Music
<span style="display:inline-block; width:10px; height:10px; background-color:purple; border-radius:50%;"></span> Other Spaces	IL	Innovation Lab
	PC	Parent/Conf. Center
	LC	Learning Center
	SS	Student Support Svcs.
	RSP	Special Ed/Resource
	CC	Child Care (Portable)

**LEGEND**

- Main Entry
- Secondary Entry
- Drop-Off
- Playfields/ Landscape
- Hardcourts
- Play Apparatus
- Parking
- Trees

N

SCALE 1:60

\* Note: May need to add Special Ed Program toilet & ILS support spaces to accommodate current student population

Brywood Elementary School  
 Implementation Plan  
 Brywood Elementary School  
 1 Westwood | Irvine, CA 92620  
 March 2012  
 LPA

This School Facilities Master Plan, prepared by the LPA Group, Inc., 2011, is the existing facility plan. The proposed facilities master plan is a long-term plan for the school site. It is intended to provide a framework for the school site and district stakeholders will refine the design and details of the implementation as funding is available. Once funding is determined for specific projects, further discussions with school site and district stakeholders will refine the design and details of the projects. The current approved ed. specs. will provide the framework for the design. The modifications shown here reflect a rough potential layout, to establish budgets; they are not intended to represent a final design. During the later detailed design phase, building, site, and funding constraints may require changes to this original plan.



# VISTA VERDE K8

# Site Analysis



**SCHOOL STATISTICS**

Grades:	K-8, yr round
Building SF:	68,985
Portable SF:	6,720
2010/11 Enrollment:	908
Year Built:	2006
Modernization:	(2031)
Site Acreage:	14.5
# Portables:	4 + 3 CC

**CLASSROOM COUNT**

Kindergarten	3
1 <sup>st</sup> - 3 <sup>rd</sup> Grade (1 Portable)	12
4 <sup>th</sup> - 5 <sup>th</sup> Grade	6
6 <sup>th</sup> - 8 <sup>th</sup> Grade	6
Science	2.5
Music (1 Portable)	3.5
Not Used (2 Portables)	2
Special Education	1
Computer Lab	1
<b>TOTAL</b>	<b>37</b>

*\*One RSP space, not included in count*

**MEASURES OF QUALITY -**

Wayfinding/ Entry/ Welcome	○ ○ ● ○
Natural Daylighting	○ ○ ● ○
Controllability (Daylight, Lighting, HVAC)	○ ○ ● ○
Flexibility in Classrooms	○ ○ ● ○
Access to Technology	○ ○ ● ○
Collaboration	○ ○ ● ○
Student Display	○ ○ ● ○
MPR	○ ○ ● ○
Library/ Media	○ ○ ● ○
Functional Landscaping	○ ● ○ ○
Energy Consumption	○ ○ ● ○
General Condition	○ ○ ● ○

**LEGEND**

- Main Entry
- Secondary Entry
- Drop-Off
- Playfields/ Landscape
- Hardcourts
- Play Apparatus
- Parking
- Courtyard
- Trees

**UTILIZATION LEGEND**

- Kindergarten Classroom
  - Classroom
  - Science/ Art Lab
  - Specialty Classroom
  - Special Ed Classroom
  - Portable (Color based on Program)
  - Child Care (Portable)
  - Other Space
- |        |                     |
|--------|---------------------|
| K      | Kindergarten        |
| #      | Grade Level         |
| C      | Commons             |
| S      | Science             |
| A      | Art                 |
| M      | Music               |
| RSP    | Special Ed/Resource |
| Comp.  | Computer Lab        |
| Admin. | Administration      |
| Open   | Unused Classroom    |



Vista Verde School (K-8)

Site Analysis - Vista Verde School (K-8)  
6 Federation Way | Irvine, CA 92603



# VISTA VERDE K8

# Space Program

## PROPOSED PROGRAM ENHANCEMENTS

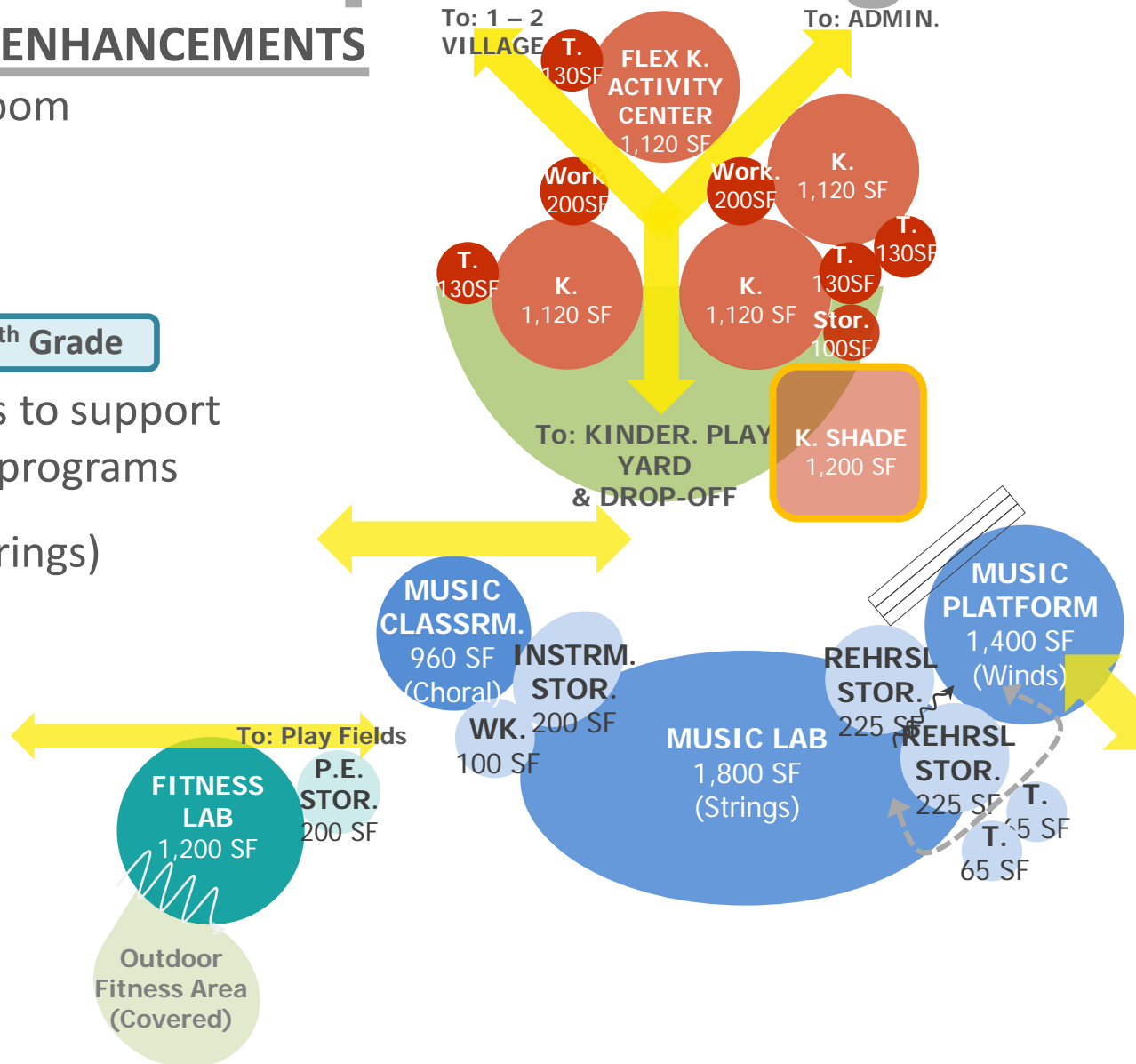
- 3<sup>rd</sup> Kindergarten classroom
- Kinder shade structure
- Add (2) classrooms
- Reconfigure classrooms to support science and design lab programs
- Add 3<sup>rd</sup> music room (Strings)
- Music support spaces
- Add fitness lab

(1) 3<sup>rd</sup> Grade & (1) 8<sup>th</sup> Grade

**Additions: 9,324 SF**

**Total: 78,309 SF**

**K8 Ed Spec: 76,860 SF**







# VISTA VERDE K8

# Master Plans



<b>YEAR BUILT:</b>	<b>2006</b>
<b>YEAR MODERNIZED:</b>	<b>(2031)</b>
<b>CURRENT ENROLLMENT:</b>	<b>908</b>
<b>EXISTING CLASSROOMS:</b>	<b>33 + 4 Portables*</b>
<b>PROPOSED CLASSROOMS:</b>	<b>35 + 4 Portables</b>

\* (2) Portables are currently not being used

### PROPOSED SCOPE

- Construct (1) new Kindergarten Classroom & Kinder Shade Structure
- Reconfigure (3) classrooms into (1) Design Lab and (1) Science Lab
- Reconfigure (3) classrooms into (2) Science Labs
- Reconfigure (1) classroom into (2) RSP rooms
- Reconfigure (1) classroom into Student Support Services
- Construct new Music and Fitness Lab and P.E. support spaces
- Remove (4) portables and expand playfields
- Construct (2) classrooms for 3<sup>rd</sup> and 8<sup>th</sup> grade
- Remove (4) portables and expand playfields
- General site upgrades to include Outdoor Learning courtyards

### PROPOSED SCOPE

- NEW CONSTRUCTION
- RECONFIGURATION
- MODERNIZATION
- NEW SITE WORK
- DEMOLITION/REMOVAL/RELOCATE
- FUTURE ENROLLMENT GROWTH FLEXIBILITY

### UTILIZATION LEGEND

- Kindergarten Classroom
- Classroom
- Science/Design Lab
- Specialty Classroom
- Special Ed Classroom
- △ Portable (Color based on Program)
- Student/Staff Restrooms
- Other Spaces
- K Kindergarten
- # Grade Level
- C Collaboration Area
- AC Kinder Activity Center
- DL Design Lab
- A Art
- M Music
- IL Innovation Lab
- PC Parent/Conf. Center
- FL Fitness Lab
- LC Learning Center
- SS Student Support Svcs.
- RSP Special Ed/Resource
- LS Living Skills
- FX Flex Lab
- CC Child Care (Portable)

### LEGEND

- ➔ Main Entry
- ➔ Secondary Entry
- ➔ Drop-Off
- Playfields/Landscape
- Hardcourts
- Play Apparatus
- Parking
- Courtyard
- Trees



The School Facilities Master Implementation Plan presents an overview of the facility of Vista Verde School, approved by the USD Board, March 2011, onto the existing facility plan. The proposed facilities modifications and improvements were prepared by LPA in accordance with the USD Board's decision on March 20, 2011. This plan reflects the proposed modifications to the school site. Implementation as funding is available. Once funding is determined for specific projects, further discussions with school site and district stakeholders will refine the design and details of the projects. The current approved ed. specs. will provide the framework for the design. The modifications shown here reflect a rough potential layout, to establish budgets, they are not intended to represent a final design. During the later detailed design phase, building, site, and funding constraints may require change to this original plan.

**Implementation Plan**  
 Vista Verde School (K-8)  
 6 Federation Way | Irvine, CA 92603

**Vista Verde School (K-8)**

March 2012  
**LPA**

# RANCHO SAN

# Site Analysis



**SCHOOL STATISTICS**

Grades:	7-8
Building SF:	67,884
Portable SF:	4,800
2010/11 Enrollment:	840
Year Built:	1972
Modernization:	2001
Site Acreage:	20.0
# Portables:	5

**CLASSROOM COUNT**

General Classroom (2 Portables)	17
Science	7
Art / Tech	2
Music*	1
Special Education	4
Physical Education	2
Computer Lab/Classroom	1
Open/Unused	2
<b>TOTAL</b>	<b>36</b>

\*Also may use MPR for music

**MEASURES OF QUALITY -**

Wayfinding/ Entry/ Welcome	○ ● ○ ○ ○
Natural Daylighting	● ○ ○ ○ ○
Controllability (Daylight, Lighting, HVAC)	○ ● ○ ○ ○
Flexibility in Classrooms	○ ● ○ ○ ○
Access to Technology	○ ● ○ ○ ○
Collaboration	○ ● ○ ○ ○
Student Display	○ ● ○ ○ ○
MPR	○ ● ○ ○ ○
Library/ Media	○ ● ○ ○ ○
Functional Landscaping	○ ● ○ ○ ○
Energy Consumption	○ ● ○ ○ ○
General Condition	○ ● ○ ○ ○

**LEGEND**

- Red star with arrow: Main Entry
- Black arrow: Secondary Entry
- Red dashed arrow: Circulation
- Blue dashed arrow: Drop-Off
- Green area: Playfields/Landscape
- Grey area: Hardcourts
- Brown area: Parking
- Green circle: Trees

**UTILIZATION LEGEND**

- Yellow circle: Classroom
- Light yellow circle: Science/ Art/ Tech Lab
- Blue circle: Specialty Classroom
- Light blue circle: Special Ed Classroom
- Green circle: Physical Education
- White triangle: Portable (Color based on Program)
- White circle: Other Space

**Room Codes:**

- CR: Regular Classroom
- S: Science
- A: Art
- T: Tech
- M: Music
- C: Commons
- PE: Physical Education
- LR: Locker Room
- RSP: Special Ed/ Resource
- SE: Special Education
- IPSF: Irvine Public Schools Foundation (Instrmt Rental)
- Comp.: Computer Lab/Area
- Open: Unused Classroom

SCALE 1:80

Rancho San Joaquin Middle School  
 Site Analysis - Rancho San Joaquin Middle School  
 4861 Michelson Drive | Irvine, CA 92612  
 10.20.11  
 LPA



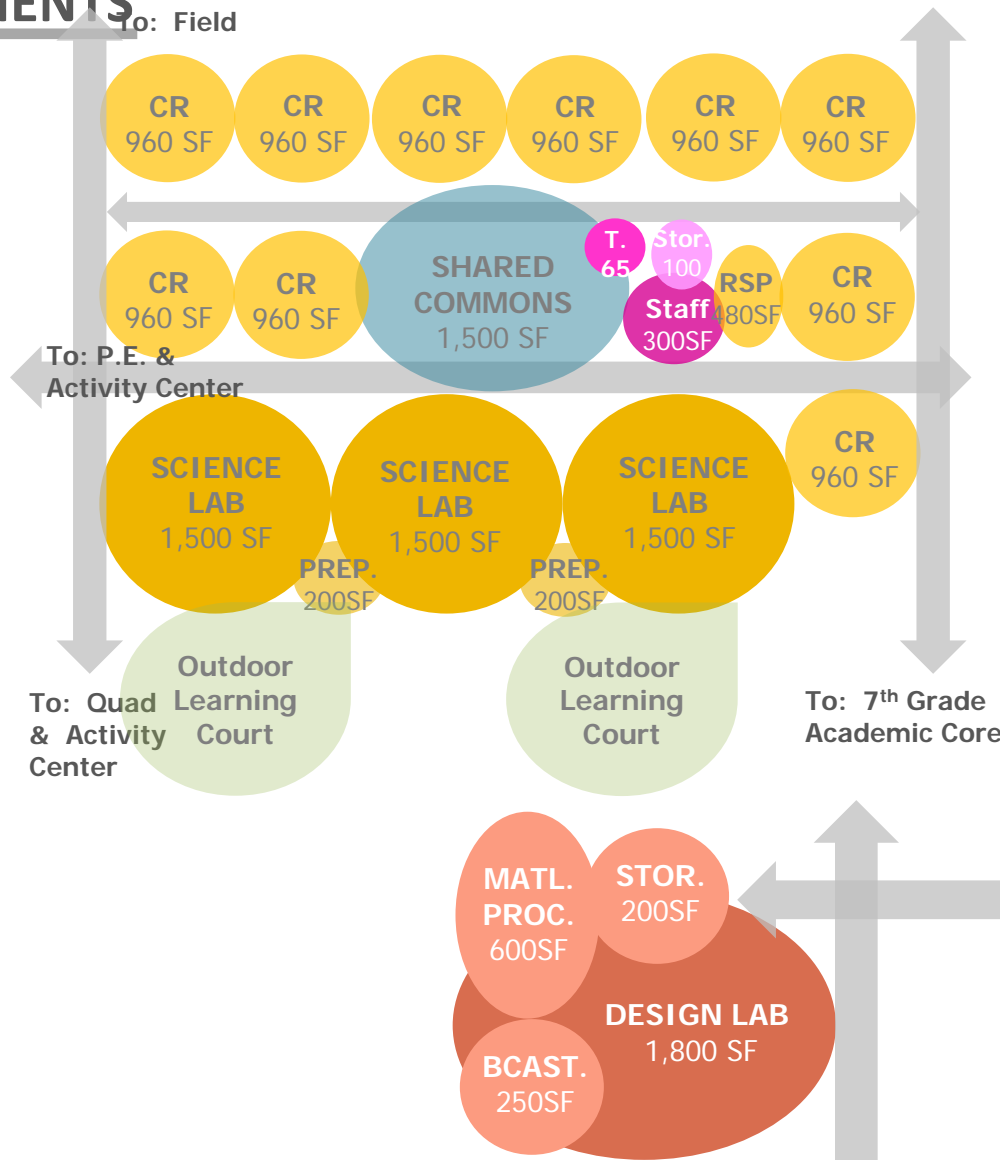
# RANCHO SAN JOAQUIN MS

# Space Program

## PROPOSED PROGRAM ENHANCEMENTS

- Organize classrooms into 7<sup>th</sup> & 8<sup>th</sup> grade clusters
- Centralize science
- Add (2) science labs
- Reconfigure shop into design lab
- Reconfigure (2) fitness labs
- Reconfigure Special Education
- Convert Central Kitchen & MPR to Media Center

- Library
- Innovation Lab
- District Art & Music Storage





# RANCHO SAN

# Space Program

## PROPOSED PROGRAM ENHANCEMENTS

- Convert library to support services
- New multi-purpose building
- Expand lunch shelter

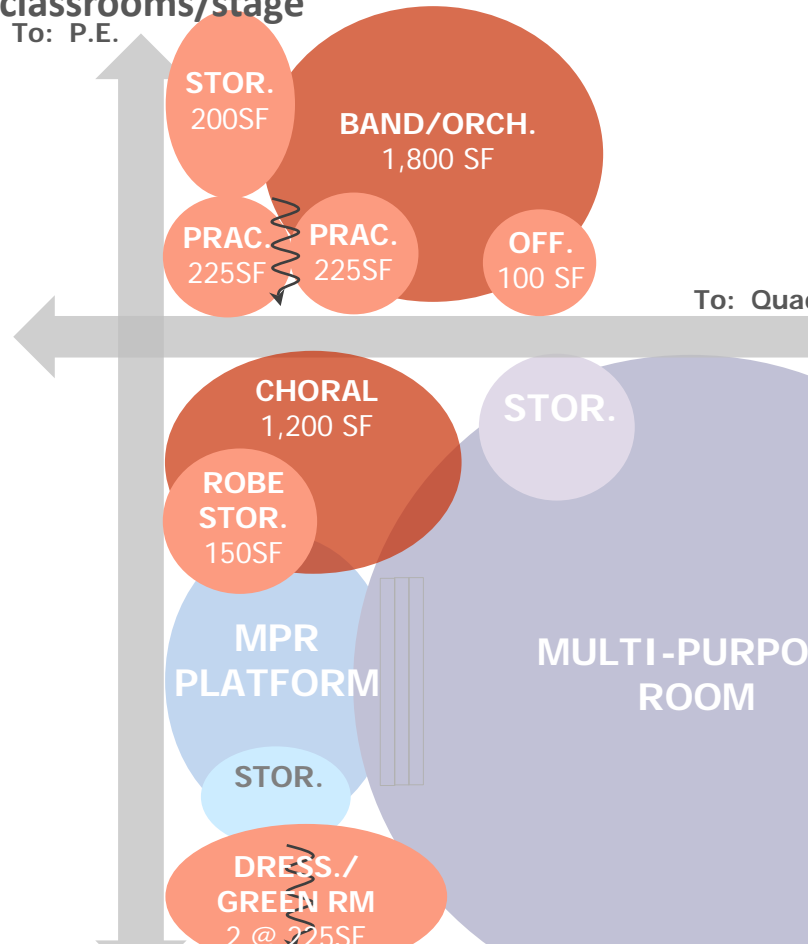
Student services  
RSP  
Parent center

MPR  
(3) music classrooms/stage  
To: P.E.

**Additions: 9,324 SF**

**Total: 85,350 SF**

**MS Ed Spec: 84,216 SF**





# RANCHO SAN

# Master Plans



<b>YEAR BUILT:</b>	<b>1972</b>
<b>YEAR MODERNIZED:</b>	<b>2001</b>
<b>CURRENT ENROLLMENT:</b>	<b>840</b>
<b>EXISTING CLASSROOMS:</b>	<b>34 + 2 Portables</b>
<b>PROPOSED CLASSROOMS:</b>	<b>37 + 0 Portables</b>

- PROPOSED SCOPE**
- Remove IPSF portables and construct new MPR, Food Service, Lunch Shelter, (2) Music Classrooms
  - Reconfigure/Expand (2) Science Labs
  - Remove (2) portables and construct (2) Science Labs & toilets
  - Reconfigure existing Central Kitchen/MPR and Library/Media Center into Lobby/Gallery, Library/Media Center, Innovation Lab, Student Support Services, (2) RSP, Parent Center & District Art Storage
  - Remove Site enclosures and Storage Containers and convert Portable into District Music Storage
  - Reconfigure existing (1) P.E. classroom and Food Service into (2) Fitness Labs
  - Reconfigure existing (2) Science & Tech Labs into Design Lab and Food Service
  - General site upgrades to include Outdoor Learning courtyards

- PROPOSED SCOPE**
- NEW CONSTRUCTION
  - RECONFIGURATION
  - MODERNIZATION
  - NEW SITE WORK
  - DEMOLITION/REMOVAL/RELOCATE
  - FUTURE ENROLLMENT GROWTH FLEXIBILITY

- LEGEND**
- ★ Main Entry
  - Secondary Entry
  - Drop-Off
  - Playfields/Landscape
  - Hardcourts
  - Play Apparatus
  - Parking
  - Courtyard
  - Trees

- UTILIZATION LEGEND**
- Classroom
  - Science/Design Lab
  - Specialty Classroom
  - Special Ed Classroom
  - Physical Education
  - Portable (Color based on Program)
  - Staff/Student Restrooms
  - Other Spaces
  - CR Classroom
  - C Collaboration Area
  - S Science Lab
  - A Art
  - E Elective
  - M Music
  - DL Design Lab
  - IL Innovation Lab
  - PC Parent/Conf. Center
  - FL Fitness Lab
  - TW Teacher Workroom
  - SS Student Support Svcs.
  - RSP Special Ed/Resource
  - LS Living Skills
  - D Drama
  - FX Flex Lab
  - HE Home Economics

This School Facilities Master Plan represents a preliminary plan. It is subject to change based on the results of the 2011-2012 bond measure. The proposed facilities modifications and construction program are subject to the final design and construction program. The current approved ed. specs. will provide the framework for the design. The modifications shown here reflect a rough potential layout. To establish budgets, they are not intended to represent a final design. During the later detailed design phase, building, site, and funding constraints may require changes to this original plan.

**Implementation Plan**  
 Rancho San Joaquin Middle School  
 4881 Michelson Dr. | Irvine, CA 92612  
 March 2012  
**LPA**

**Rancho San Joaquin Middle School**



# WOODBIDGE HS

# Site Analysis

**SCHOOL STATISTICS**

Grades:	9-12
Building SF:	177,791
Portable SF:	10,440
2010/11 Enrollment:	2160
Year Built:	1981
Modernization:	Some Bldgs. 2011
Site Acreage:	22.1
# Portables:	4

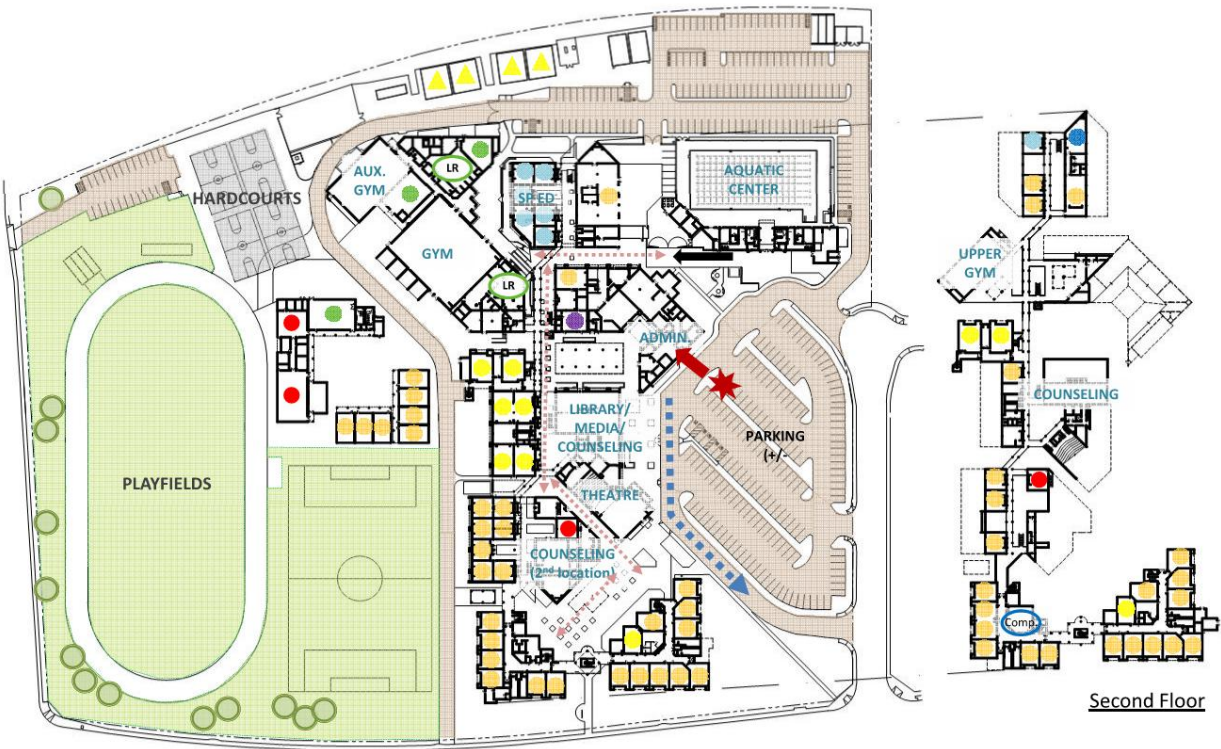
**CAPACITY**

69 Standard Classrooms
6 SDC
4 Portables
1 ASB
3 Physical Education
<b>83 TOTAL</b>

Woodbridge High School

Site Analysis - Woodbridge High School  
2 Meadowbrook | Irvine, CA 92604

01/05/2012  
LPA



Site Plan

Second Floor

- LEGEND**
- ➔\* Main Entry
  - ➔ Secondary Entry
  - ➔ Drop-Off
  - Playfields/Landscape
  - Hardcourts
  - Play Apparatus
  - Parking
  - Trees



SCALE 1:150

- UTILIZATION LEGEND**
- Classroom Clusters
  - Science
  - Business/Design/Engin.
  - Special Ed (SDC/SH)
  - Physical Education
  - Perf. Arts/Multi Media
  - ASB/Library/Stu. Union
  - Portable (Color based on Program)
  - Other Spaces

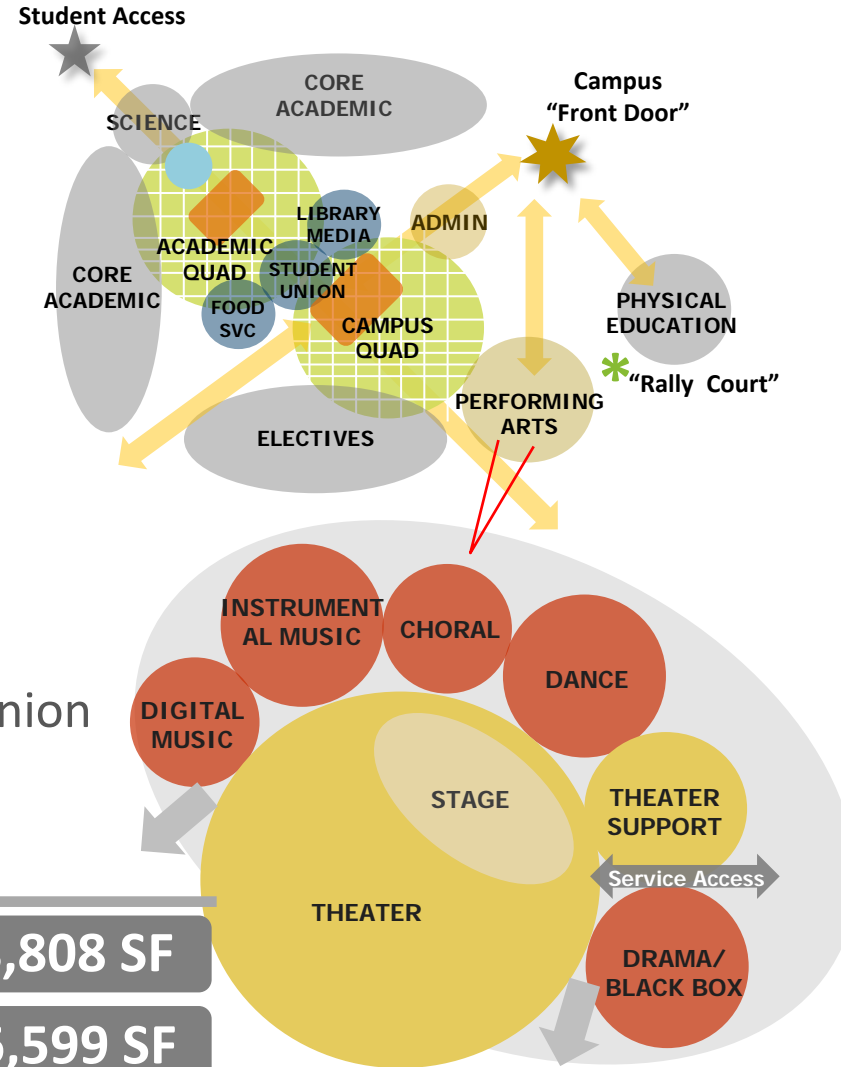


# WOODBRIIDGE HS

# Space Program

## PROPOSED PROGRAM ENHANCEMENTS

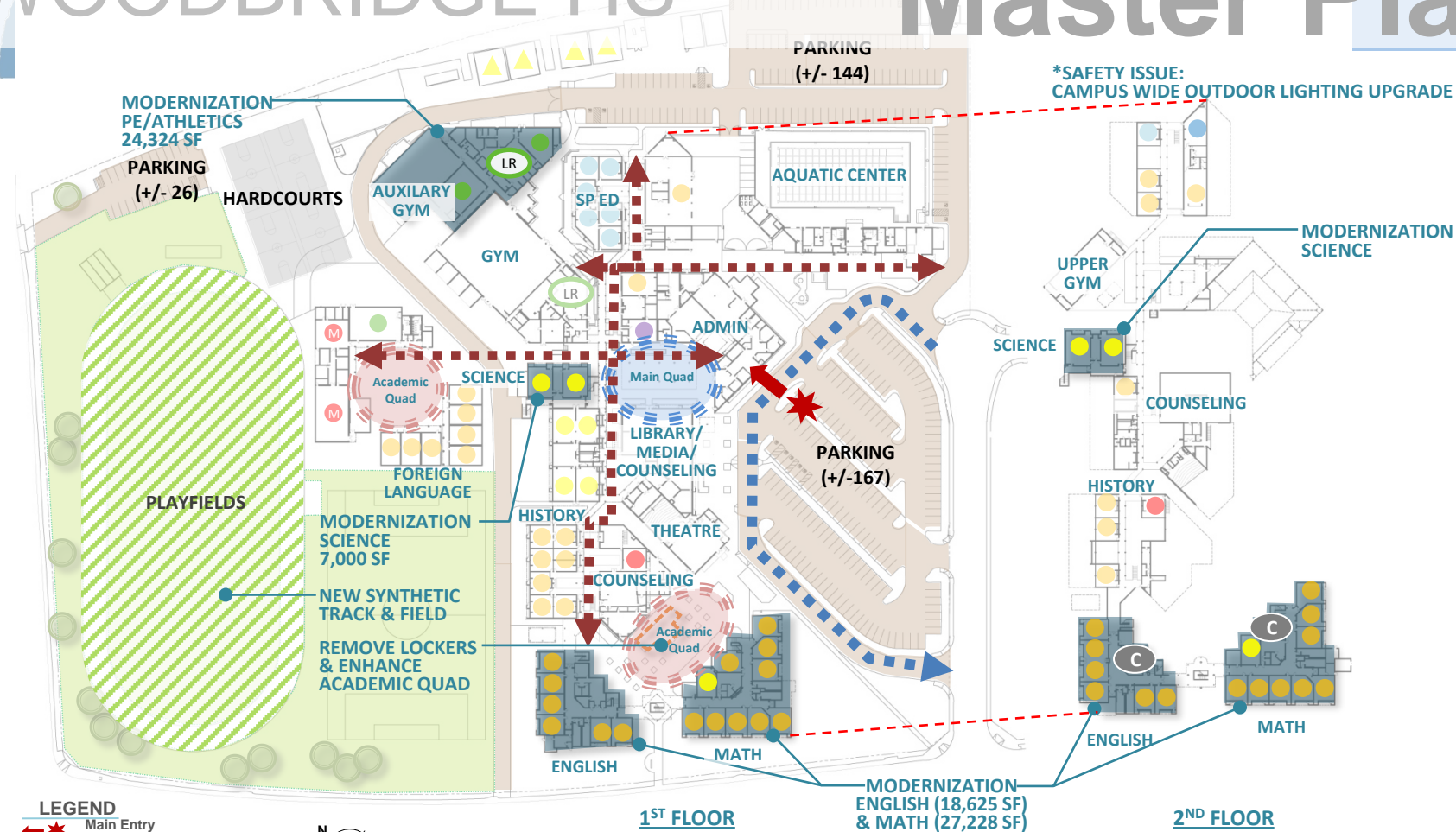
- (4) buildings eligible for modernization
- Develop academic quads
- Synthetic track and field
- Reconfigure parking
- New Performing Arts building
  - 700-seat theater
  - (2) Drama & Dance rooms
  - (4) Technical Arts labs
- Convert Library to Media Center/Student Union
- Reconfigure electives to support program evolutions



**Additions: 38,808 SF**

**Total: 216,599 SF**

**HS Ed Spec: 295,044 SF**



- LEGEND**
- Main Entry
  - Secondary Entry
  - Drop-Off
  - Playfields/Landscape
  - Hardcourts
  - Play Apparatus
  - Parking
  - Trees
  - Re-configure Space
  - Modernize/Re-Purpose Space
  - Demolish Space
  - Addition/Expansion
  - Modernization Eligible



SCALE 1:200

**UTILIZATION LEGEND**

- Classroom Clusters
- Science
- Business/Design/Engineering
- Special Ed (SDC/SH)
- Physical Education
- Performing Arts/Multi Media
- ASB/Library/Student Union
- Portable (Color based on Program)
- Other Spaces

## Project 1

**PROPOSED SCOPE**

- New Construction
- Reconfiguration
- Modernization
- New Site Work
- Demolition

**CAPACITY**

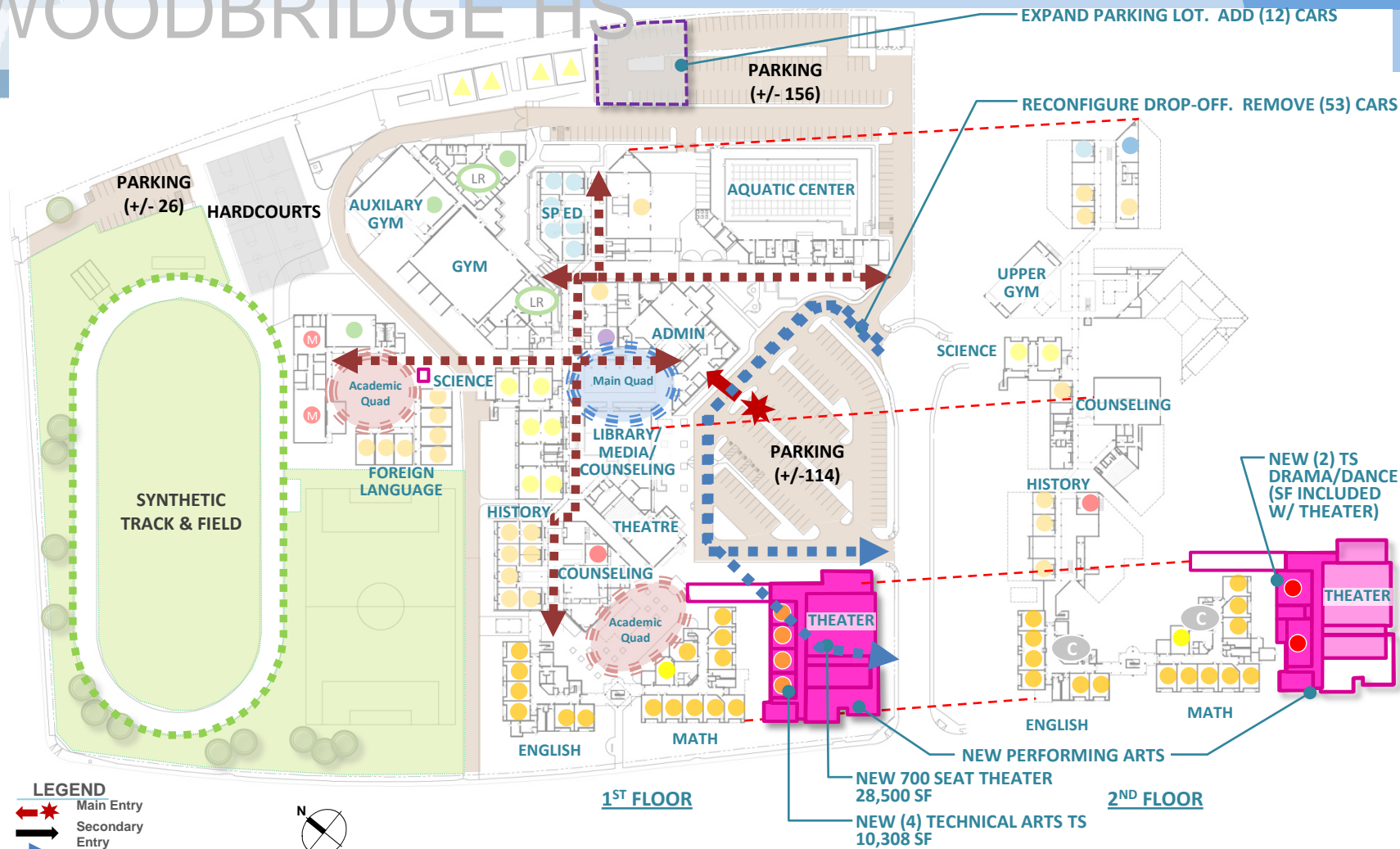
69 Standard Classrooms  
+6 SDC  
 = 75 Permanent Teaching Stations  
+4 Science (Relo's)  
 = 79 Teaching Stations

**SCHOOL STATISTICS**

**Grades:** 9-12  
**2010/11 Enrollment:** 2160  
**Year Built:** 1981  
**Modernization:** Some Bldgs  
**Site Acreage:** 22.1  
**# Portables:** 4  
**Existing Parking:** ± 310  
**Targeted Enrollment** 2400



# WOODBIDGE HS



## LEGEND

- Main Entry
- Secondary Entry
- Drop-Off
- Playfields/Landscape
- Hardcourts
- Play Apparatus
- Parking
- Trees
- Re-configure Space
- Modernize/Re-Purpose Space
- Demolish Space
- Addition/Expansion
- Modernization Eligible



SCALE 1:200

## UTILIZATION LEGEND

- Classroom Clusters
- Science
- Business/Design/Engineering
- Special Ed (SDC/SH)
- Physical Education
- Performing Arts/Multi Media
- ASB/Library/Student Union
- Portable (Color based on Program)
- Other Spaces

## Project 2

### PROPOSED SCOPE

- New Construction
- Reconfiguration
- Modernization
- New Site Work
- Demolition

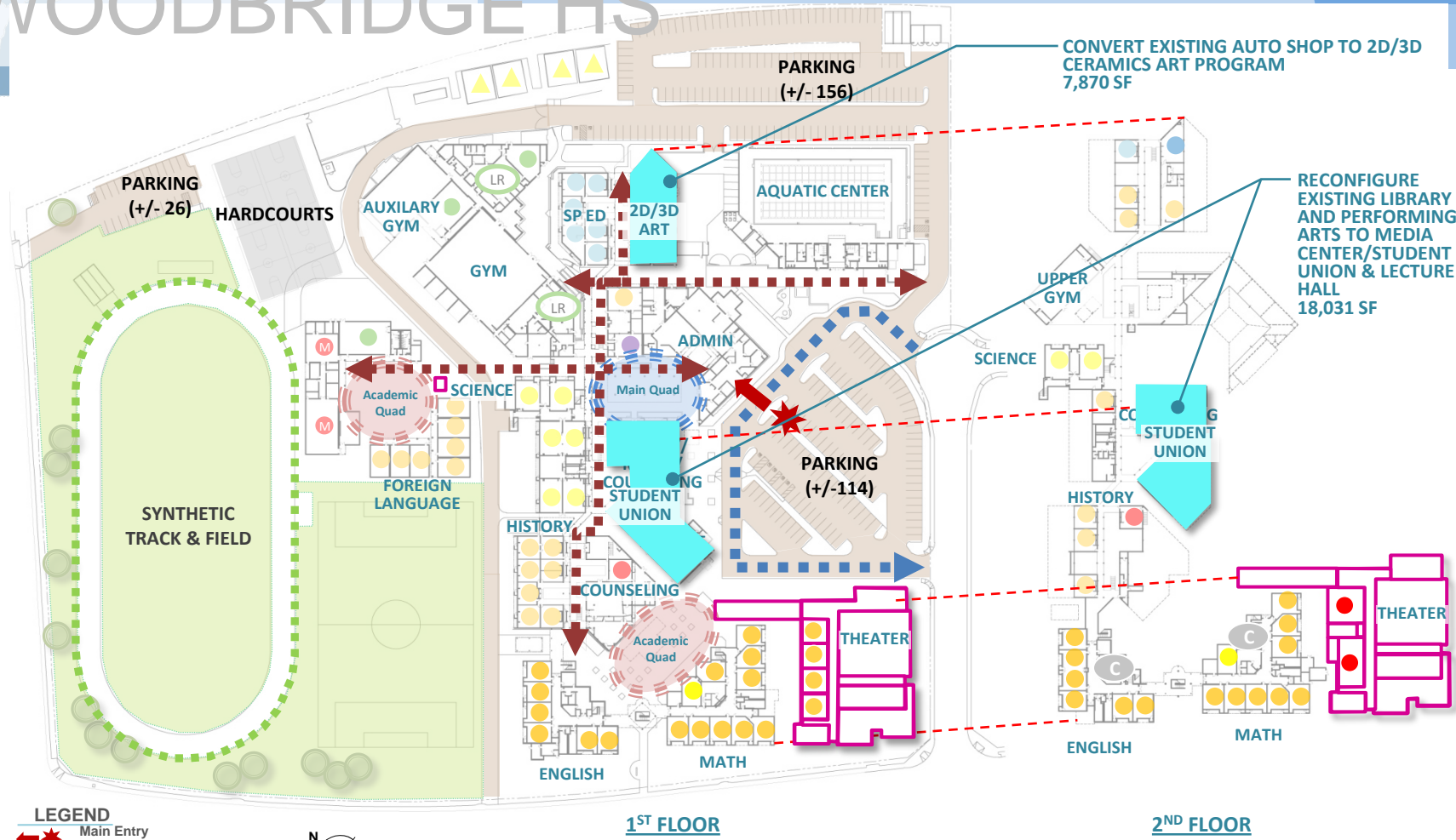
### CAPACITY

79 Teaching Stations  
 +4 Tech Arts  
 +2 Performing Arts  
 = 85 Teaching Stations

### SCHOOL STATISTICS

Grades:	9-12
2010/11 Enrollment:	2160
Year Built:	1981
Modernization:	Some Bldgs
Site Acreage:	22.1
# Portables:	4
Existing Parking:	± 310
Targeted Enrollment	2400

# WOODBIDGE HS



## Project 3

### PROPOSED SCOPE

- New Construction
- Reconfiguration
- Modernization
- New Site Work
- Demolition

### CAPACITY

81 Permanent Teaching Stations  
4 Portable Science

### SCHOOL STATISTICS

Grades:	9-12
2010/11 Enrollment:	2160
Year Built:	1981
Modernization:	Some Bldgs
Site Acreage:	22.1
# Portables:	4
Existing Parking:	± 310
Targeted Enrollment	2400



# Total Program Cost





# Total Program Cost

## ELEMENTARY

1	Alderwood Elementary	\$ 3,846,000
2	Bonita Canyon Elementary	\$ 15,764,000
3	Brywood Elementary	\$ 21,740,000
4	Canyon View Elementary	\$ 6,355,000
5	College Park Elementary	\$ 12,954,000
6	Culverdale Elementary	\$ 17,307,000
7	Deerfield Elementary	\$ 6,049,000
8	Eastshore Elementary	\$ 16,563,000
9	Greentree Elementary	\$ 13,318,000
10	Meadow Park Elementary	\$ 22,864,000
11	Northwood Elementary	\$ 12,979,000
12	Oak Creek Elementary	\$ 5,972,000
13	Santiago Hills Elementary	\$ 10,546,000
14	Springbrook Elementary	\$ 22,285,000
15	Stone Creek Elementary	\$ 13,942,000
16	Stonegate Elementary	\$ 4,059,000
17	Turtle Rock Elementary	\$ 17,398,000
18	University Park Elementary	\$ 14,550,000
19	Westpark Elementary	\$ 24,209,000
20	Woodbury Elementary	\$ 3,845,000

**SUBTOTAL: \$ 266,545,000**



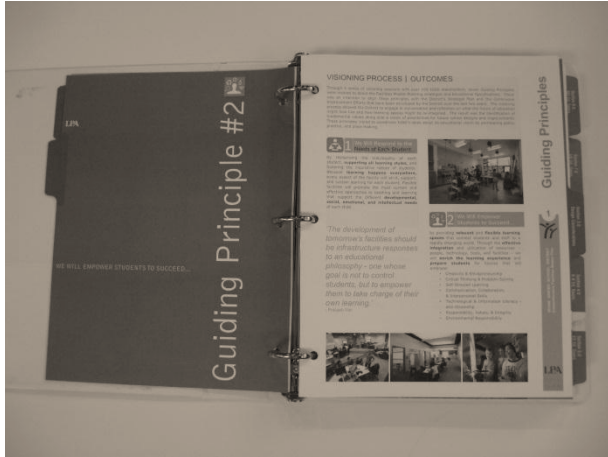
# Total Program Cost

K8	21	Plaza Vista K8	\$ 8,739,000
	22	Vista Verde K8	\$ 6,794,000
	<b>SUBTOTAL:</b>		<b>\$ 15,533,000</b>
MIDDLE	23	Lakeside Middle	\$ 14,161,000
	24	Rancho San Joaquin Middle	\$ 15,195,000
	25	Sierra Vista Middle	\$ 13,633,000
	26	Southlake Middle	\$ 22,659,000
	27	Venado Middle	\$ 16,755,000
<b>SUBTOTAL:</b>		<b>\$ 82,403,000</b>	
HIGH	28	Creekside High	\$ 9,811,000
	29	Irvine High	\$ 61,239,000
	30	Northwood High	\$ 27,725,000
	31	University High	\$ 45,727,000
	32	Woodbridge High	\$ 43,825,000
<b>SUBTOTAL:</b>		<b>\$ 188,327,000</b>	
DISTRICT	33	Training Center	\$ 8,325,000
	34	Culinary Arts	\$ 7,581,000
	35	Central Kitchen	\$ 8,549,000
	36	ECLC	\$ 1,558,000
	37	M&O Site	\$ 13,256,000
	38	District Office	\$ 2,766,000
<b>SUBTOTAL:</b>		<b>\$ 42,035,000</b>	

**TOTAL PROJECT COST (2012\$): \$ 594,843,000**



# Master Plan Deliverables



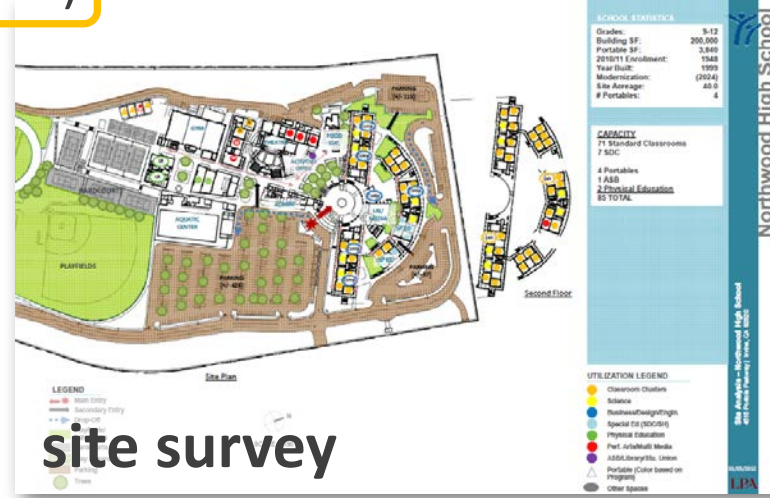




# Deliverables

## VOLUME 2 (Today's Presentation)

- Process Executive Summary
- Existing Site Surveys
- 15 Scope Categories
- Proposed Master Plan Diagrams
- Cost Estimates



Northwood High School  
Site Analysis - by Irvine USD  
Proposed Master Plan - by Irvine USD





# Deliverables

## VOLUME 3

- Detailed Site Needs Assessment (by District)
- Meeting Minutes (Completed)
- LPA Energy Master Plans (Completed)

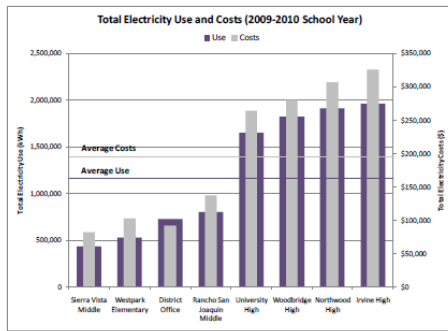
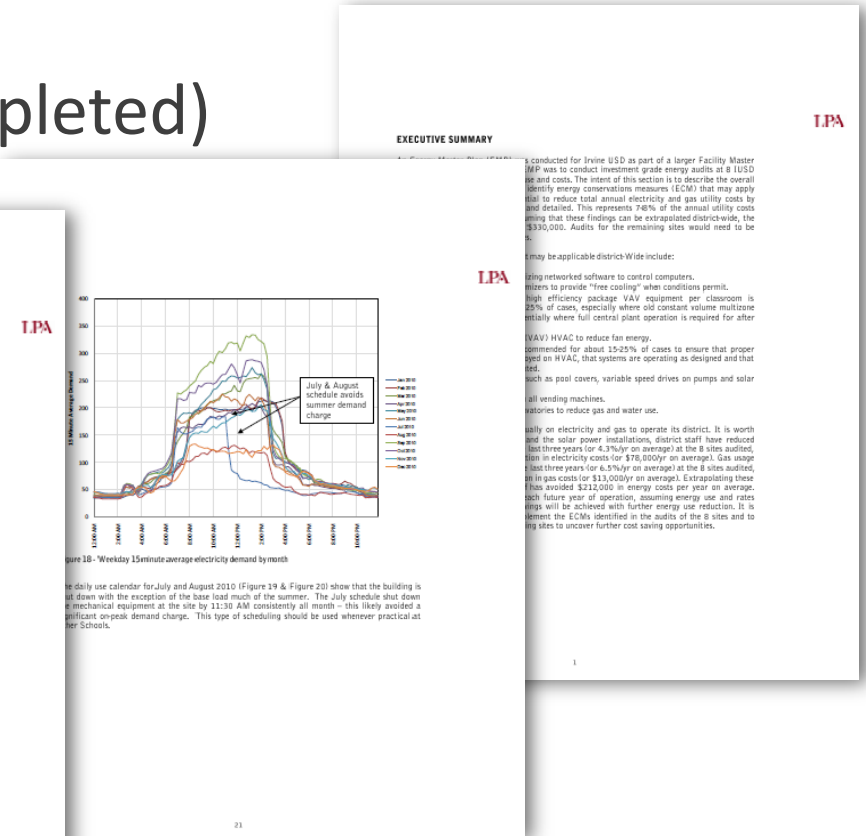
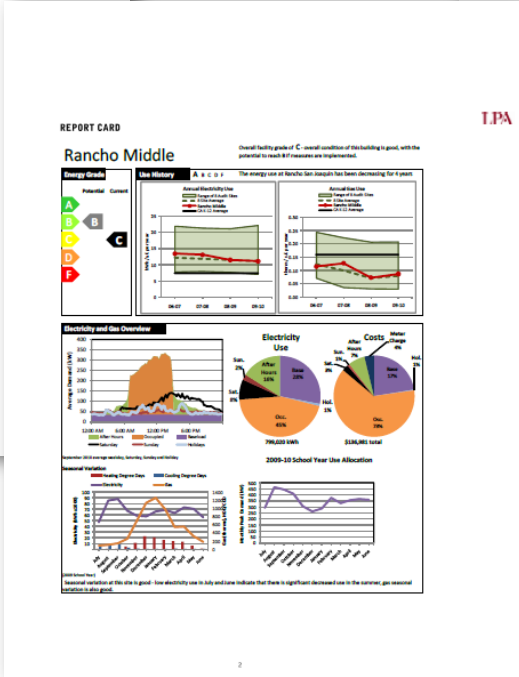


Figure 1 - Total gross electricity use and costs for 8 sites investigated at Irvine USD





# Board Presentation:

DISTRICT

Introduction

Past Master Planning Process Review

LPA

History of Master Planning Process (schedule & scope of services)

Goals for the Master Plan

Stakeholder Engagement

Sample ES, K8, MS, HS Master Plans

Total Program Cost & Deliverables

DISTRICT

**Definition of Prioritization**

**Funding Sources**

**Closing / Q&A**

# Agenda



# Definition of Prioritization

## Master Plan as a Living Document

*As dollars become available to implement the Comprehensive Long Range Facilities Master Plan recommendations, the Irvine Unified School District will evaluate future projects, and future project scope budgets, on a case-by-case basis. This prioritization evaluation may be based upon consideration of the following criteria:*

- *Total Funding Available*
- *Opportunity to Achieve State Funding*
- *Developer Mitigation Agreements*
- *Equalization of Educational Opportunities*
- *District Educational & Support Programs Priorities*
- *Facilities & Utilities Infrastructure Systems Condition & Age*

*Projects will be brought forward to the Irvine Unified School District Board of Education for review, discussion, and approval prior to proceeding.*



## Future school construction and improvements in our school District fall into two major categories. Both are impacted by the 2012 Facilities Master Plan:

**New school construction** will insure IUSD has facilities in place to house current and new students, and is impacted by this FMP through the new educational specifications. New school construction and the Irvine and Northwood High School Classroom expansion are funded through our Mitigation Agreements.

**Existing school modernization and/or improvements** described in the plan are based on the new educational specifications and provide a school-by-school strategy to modernize and improve existing IUSD schools and district support services.

Implementation will require Board approval on a project-by-project basis, as funding is available through federal, state or local funding.



## To develop criteria and a process to prioritize the projects identified in the 2012 Facility Master Plan, staff will:

- utilize an existing FMP committee, or  
*(Steering Committee or Facilities Advisory Committee)*
- establish a new committee.

## Existing Funding Sources

- ❑ The School District has 2 funds that are primarily used for capital facilities
  - Fund 35
    - *Funded by State reimbursement for construction spending*
    - *Current balance: \$56 million*
    - *Funds must be used for State eligible projects*
  - Fund 40
    - *Funded by sale of surplus property and redevelopment funds*
    - *Current balance: \$11 million after funding committed projects*
- ❑ Community Facilities Districts (“CFDs”)
  - School District has CFDs formed with bonds outstanding
    - *1 CFD does have capacity to issue bonds or levy pay-go special taxes*
- ❑ Additional Assets

## CFD No. 86-1

- ❑ Formed in 1986 and authorized to issue up to \$150 million to fund facilities for the School District
  - Also obligated to pay CFD No. 09-1 Qualified School Construction Bonds through an installment purchase agreement
- ❑ Current funds available: \$19.5 million

Unspent and uncommitted proceeds	\$19,500,000
<u>Pay-Go Special Taxes</u>	<u>\$9,500,000</u>
Total	\$29,000,000

- ❑ CFD No. 86-1 is projected to generate \$105 million (*after payment of debt service on currently outstanding bonds*)
  - Funds are first expected to be used for a variety of projects
  - Based on development schedule provided by Irvine Company (“IC”)
  - Assumes Qualified School Construction Bonds (“QSCB”) is used to repay debt

# CFD No. 86-1 Projects

- ❑ In order to comply with the Mitigation Agreement with the IC, CFD No. 86-1 must first fund the expansion of capacity such that each of the two existing high schools within the CFD has the capacity to house 2,400 students.

High Schools	
Northwood	Irvine

- ❑ In addition to the expansion at the high schools listed above, CFD No. 86-1 is also expected to fund modernizations for the following:

Schools
Brywood Elementary
Meadow Park Elementary
Southlake Middle
Westpark Elementary
Springbrook Elementary
Irvine High School
Woodbridge High School

- ❑ Finally, CFD No. 86-1 has also been identified to fund the following:

Other Facilities
Canyon View Relocatables
Food Services
Maintenance and Operations Yard



# Summary of Sources

- The School District has the following sources available for funding facilities within the Facilities Master Plan

Source	Amount
Fund 35	\$56,000,000
Fund 40	\$11,000,000
CFD No. 86-1	\$29,000,000
CFD No. 86-1 (Projected Pay-Go)	\$105,000,000
Total	\$201,000,000

# Further Funding Sources

- ❑ State Funding
- ❑ General Obligation Bond
  - District-wide
  - School Facility Improvement District (“SFID”)
- ❑ Other



**Thank you to all those stakeholders who participated in the development of the 2012 IUSD Facilities Master Plan.**



“The **commitment to excellence** is the hallmark of the Irvine Unified School District. As a school and community partnership, our promise is to provide the **highest quality educational experience** we can envision.”

