

Meadow Park ES Modernization Public Information Meeting

February 21, 2018



MEETING AGENDA

- **Introductions**
- **Overview of Measure E Program**
- **Project Overview**
- **Resources**
- **Questions and Answers**



INTRODUCTIONS

- Kim Coffeen – IUSD, Director Facilities Planning
- Jill Cheng – IUSD Supervisor, Facilities/Construction
- Tom Haney – CW Driver, Construction Manager

Additional Team Members:

- Kelvin Okino – IUSD, Executive Director, Facilities Planning and Construction
- Thomas Potwora – IUSD, Principal of Meadow Park ES
- Annie Brown – IUSD, Public Information Officer
- Debra Vaughan-Cleff – Webb Cleff Architecture and Engineering, Architect



Overview of Measure E Program



HISTORY OF MEASURE E

- **Comprehensive plan created in 2012**
- **Refined in 2015 with current cost estimates**
 - Districtwide improvement needs over \$800.0 million
 - Districtwide needs include:
 - facilities improvements
 - enrollment growth
 - site upgrades
 - upgrades to non-school site facilities
- **Determined the need for a General Obligation Bond**



SFID BOND MEASURE

- **Schools Facility Improvement District (SFID)**
 - Carved out newer schools under a Mitigation Agreement (Mello-Roos)
 - Focused on 28 schools of the 38 schools
- **June 7, 2016 Ballot**
 - \$319.0 million Bond Measure (Measure E)
 - \$29 / \$100,000 assessed value tax increase
 - Four bond series sales
 - Proposition 39 (School Facilities Local Vote Act of 2000)
 - Passed at 60.2% (55% required)



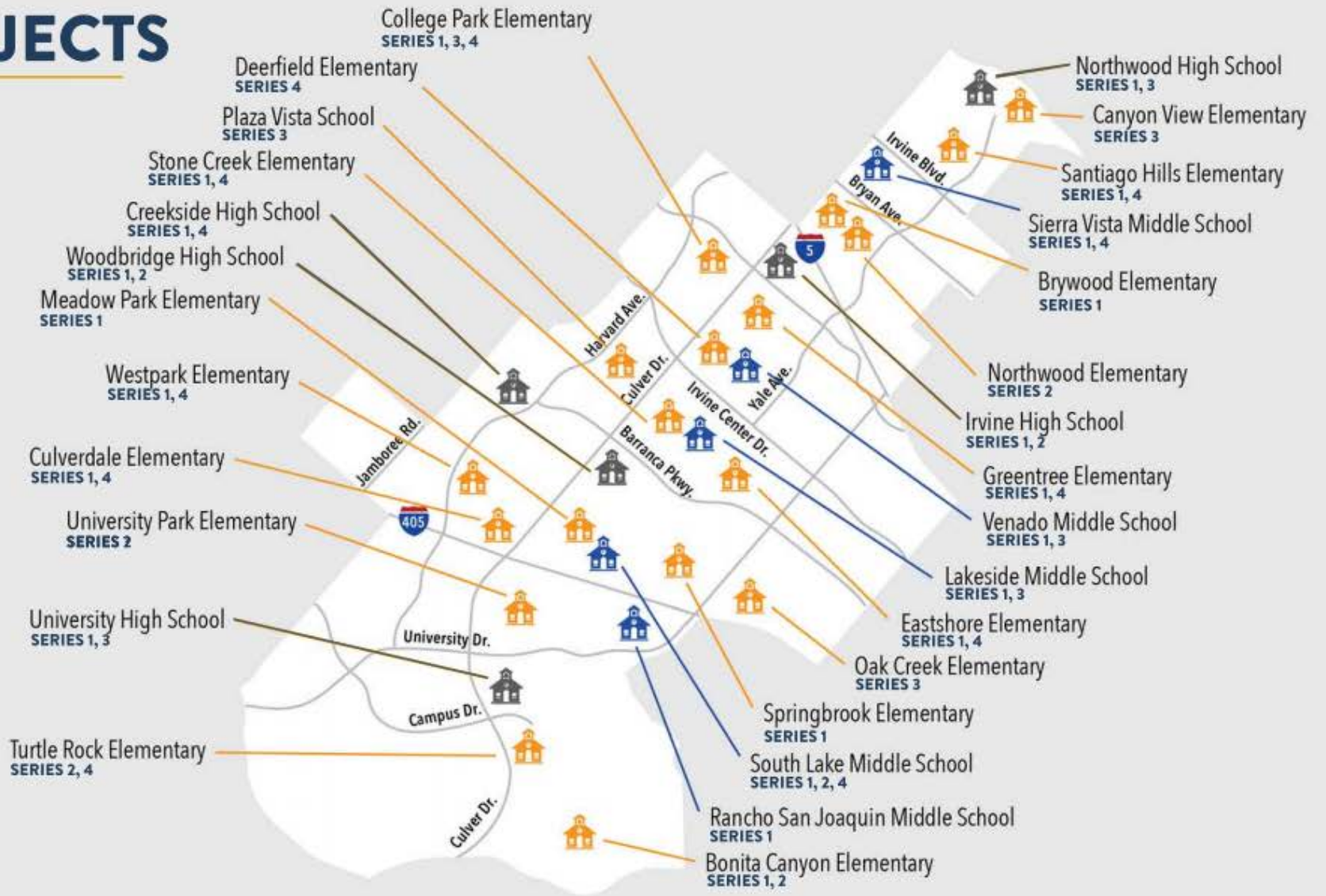
MEASURE E PROJECTS

 - High Schools 5

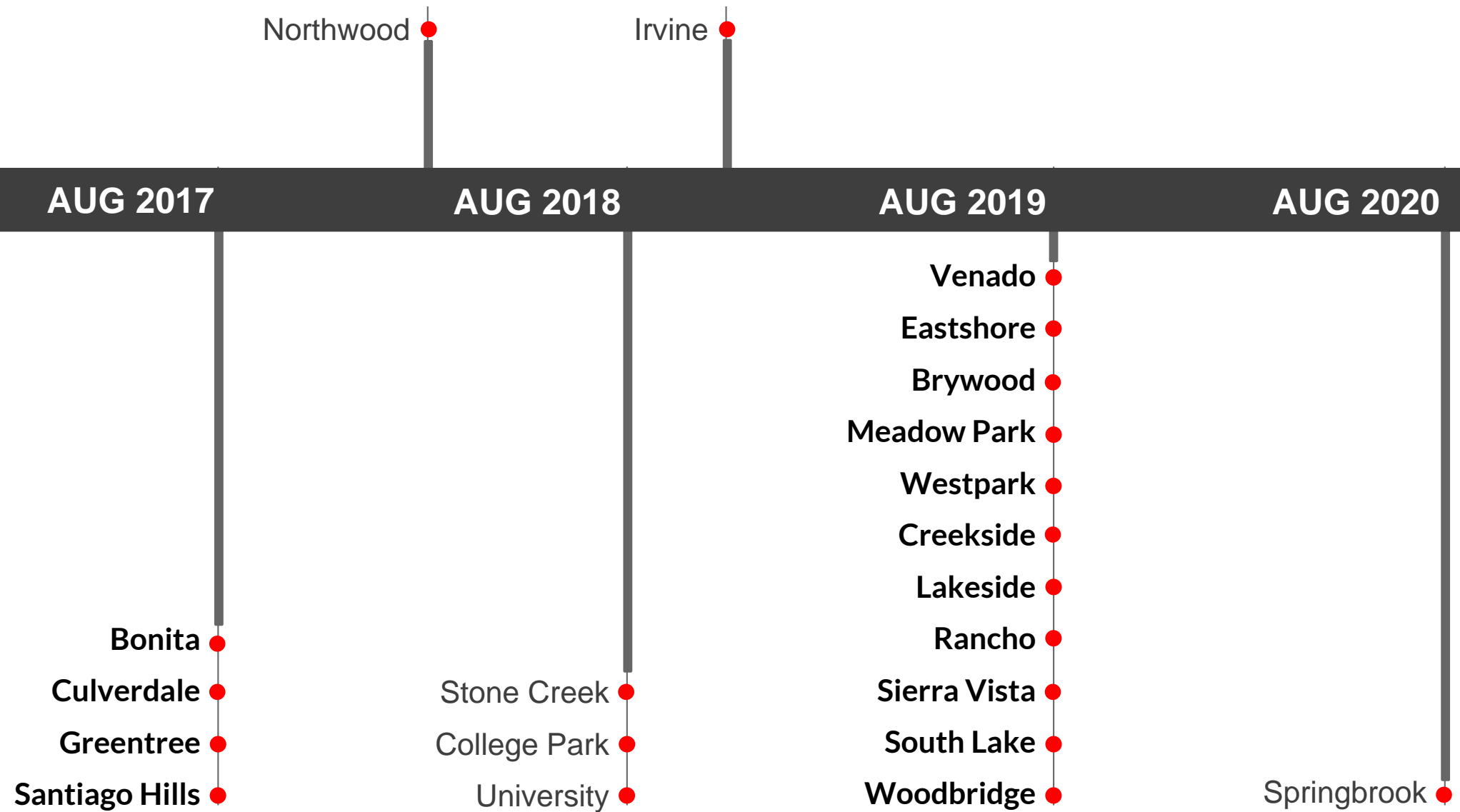
 - Middle Schools 5

 - Elementary Schools 18

28



PROJECT COMPLETION DATE



SERIES 1 PRIORITIES

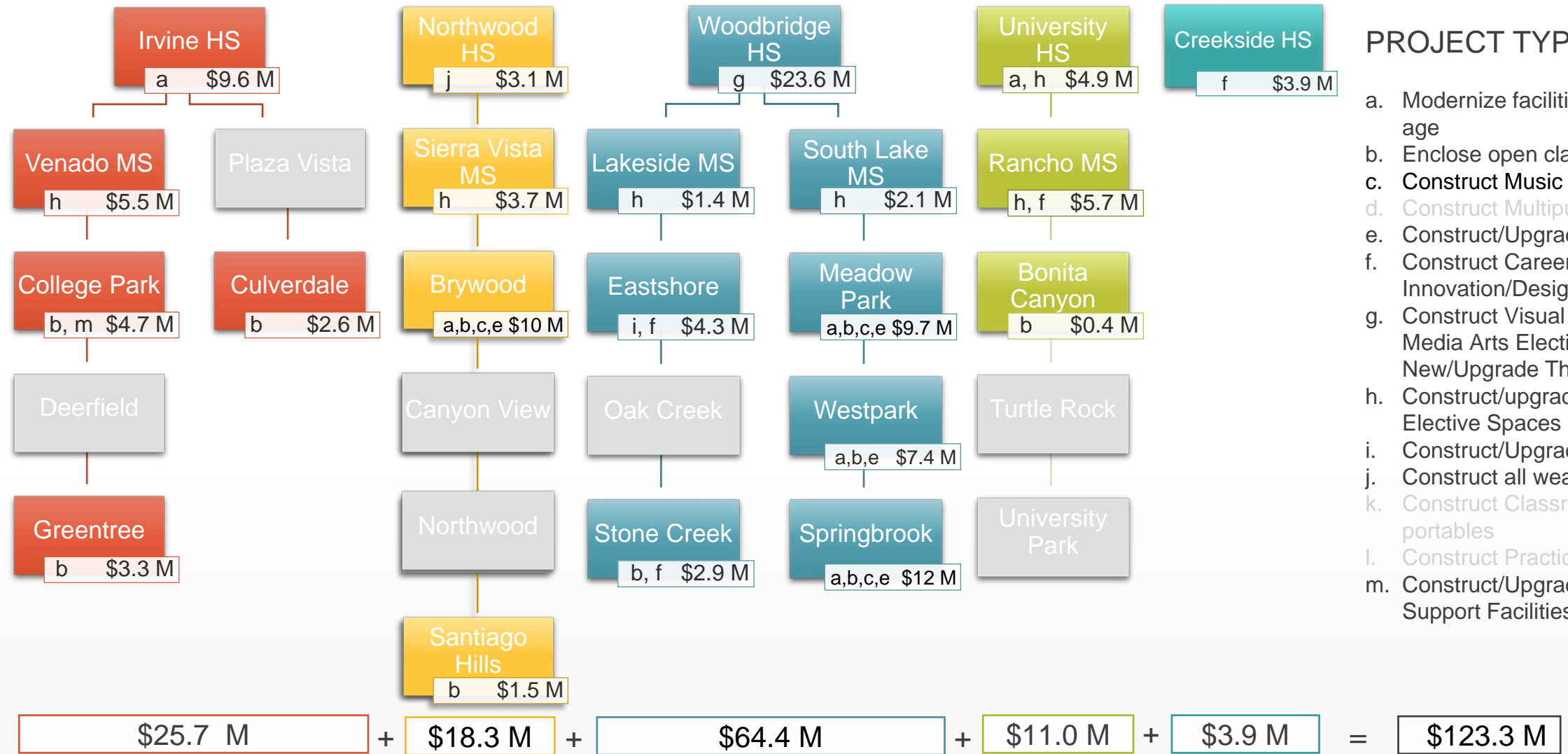
- **Safety and security**
 - Install interior doors at elementary school classrooms
- **Age of the school site**
 - Modernize eligible schools over 25 years old
- **Projects that will impact the greatest amount of students**
 - Projects for high schools and middle schools, which benefit most Irvine USD students, who will attend these schools
- **Upgrade Science Labs at middle schools**





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



Program Escalation + **\$8.1 M**

Total Program Cost \$131.4 M

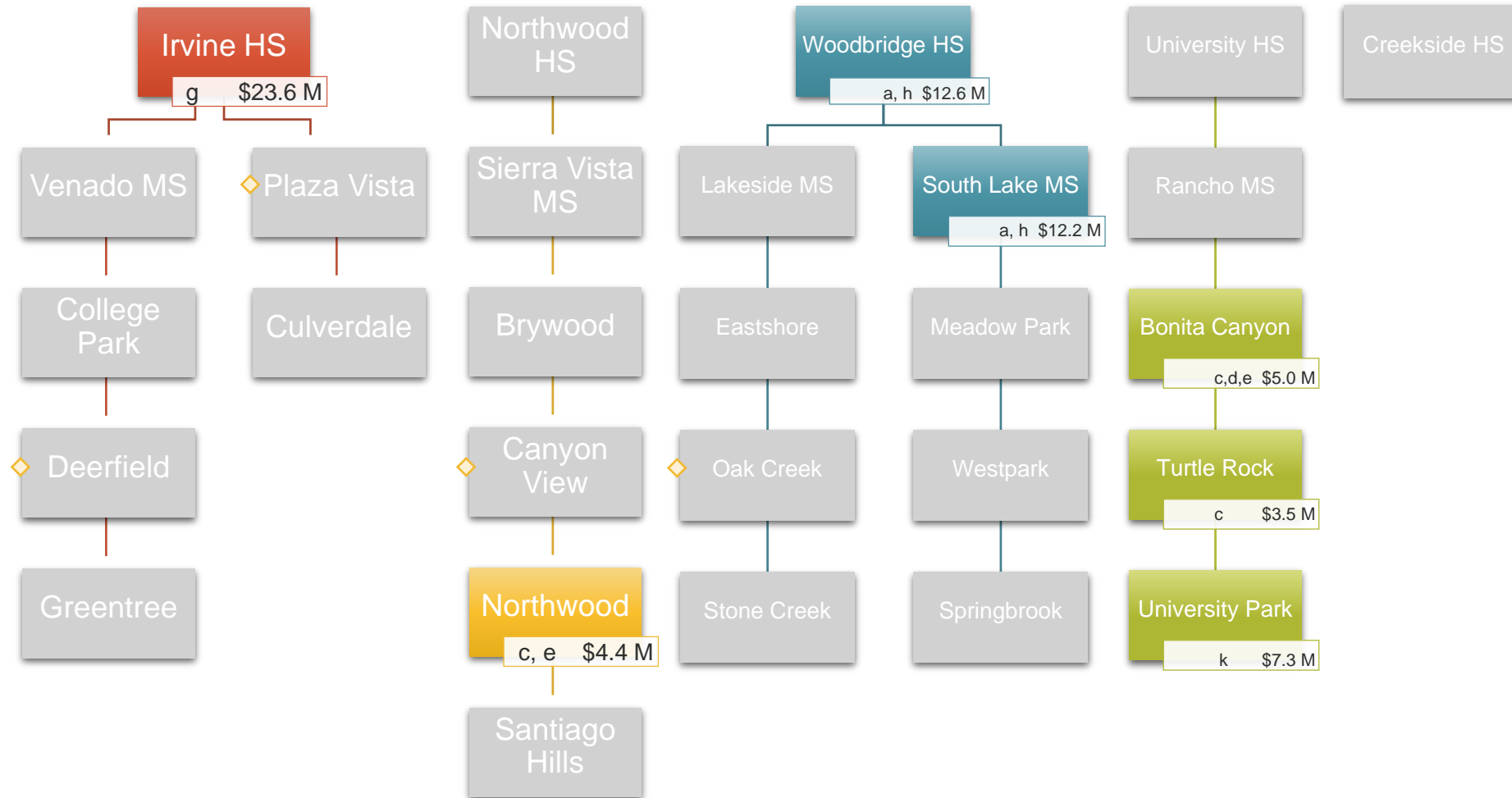
Funding
\$95.0 M Bond
\$36.4 M IUSD

Measure E Series Projects and Costs



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



$$\boxed{\$23.6 \text{ M}} + \boxed{\$4.4 \text{ M}} + \boxed{\$24.8 \text{ M}} + \boxed{\$15.8 \text{ M}} + \boxed{-} = \boxed{\$68.6 \text{ M}}$$

Program Escalation +	<u>\$11.0 M</u>	
Total Program Cost	\$79.6 M	<i>Funding</i> <i>\$51.9 M</i> <i>\$27.7 M</i>
		<i>Bond</i> <i>IUSD</i>

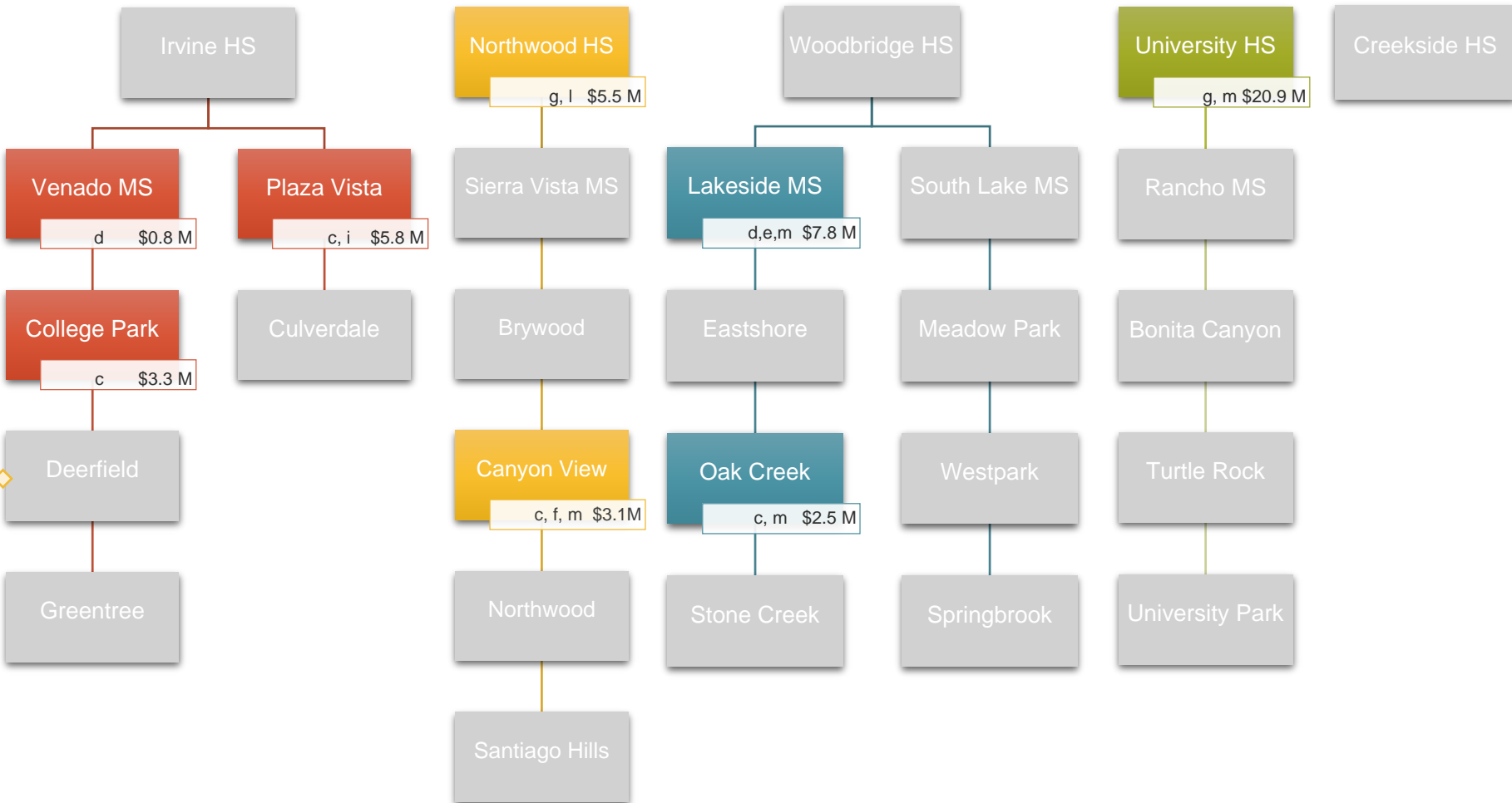
Measure E Series 2 Projects and Costs



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
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- m. Construct/Upgrade Site Specific Support Facilities

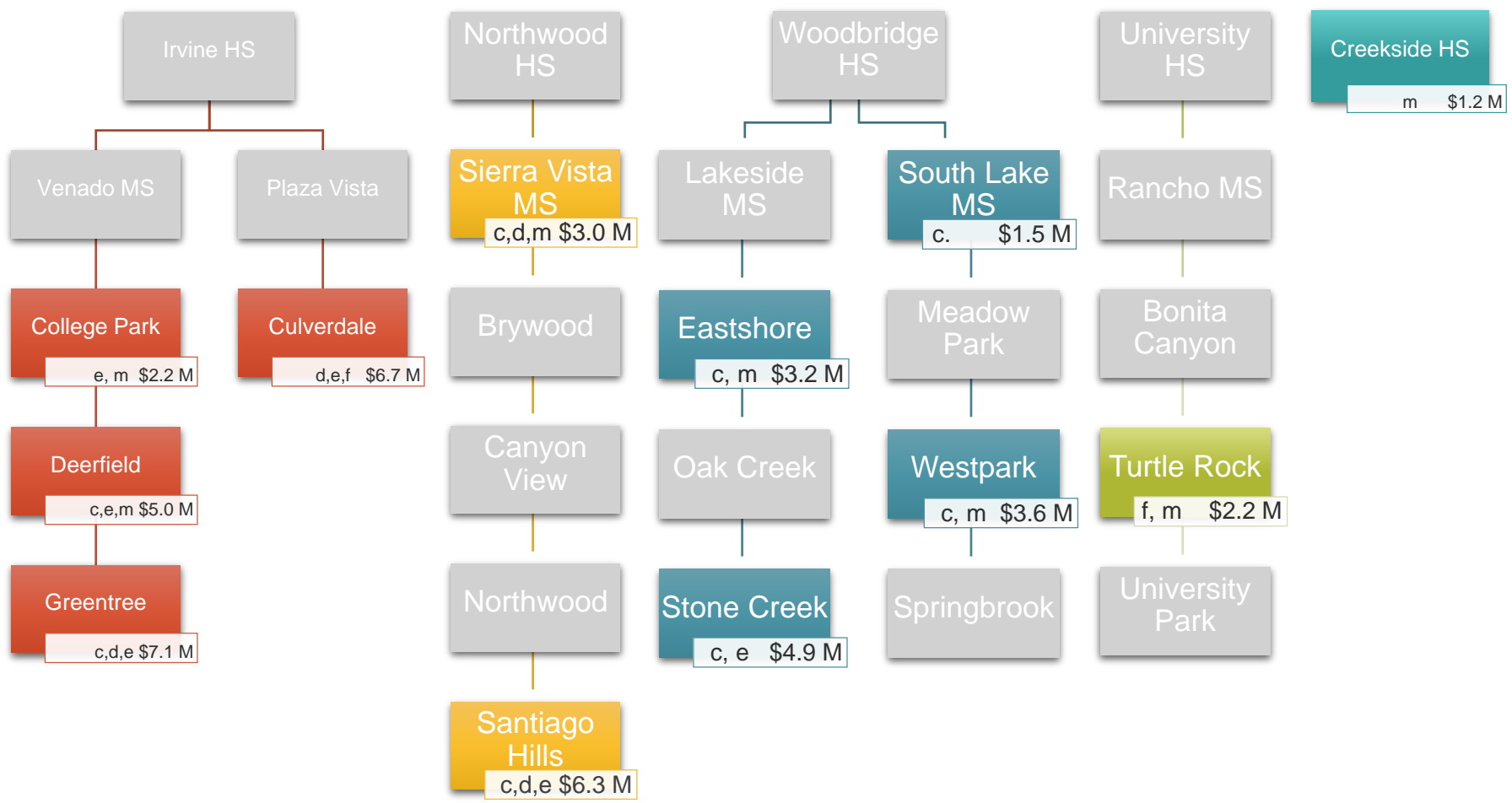
◇ Site that is not part of the previous bond series



\$9.9 M +
 \$8.6 M +
 \$10.3 M +
 \$20.9 M +
 - =
 \$49.7 M

Program Escalation +	\$11.0 M	<i>Funding</i> \$49.4 M \$ 7.7 M \$ 3.6 M	<i>Bond</i> IUSD TBD
Total Program Cost	\$60.7 M		

Measure E Series 3 Projects and Costs



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

\$21.0 M	+	\$9.3 M	+	\$13.2 M	+	\$2.2 M	+	\$1.2 M	=	\$46.9 M	
								Program Escalation +		\$11.0 M	<i>Funding</i>
								Total Program Cost		\$57.9 M	\$54.5 M
											- 0 -
											\$ 3.4 M
											<i>Bond</i>
											IUSD
											TBD

Measure E Series 4 Projects and Costs

DESIGN & CONSTRUCTION PROCESS

ACRONYMS

RFP
Request for Proposal

A/E
Architect / Engineer

CDE
California Department of Education

DSA
Division of State Architect

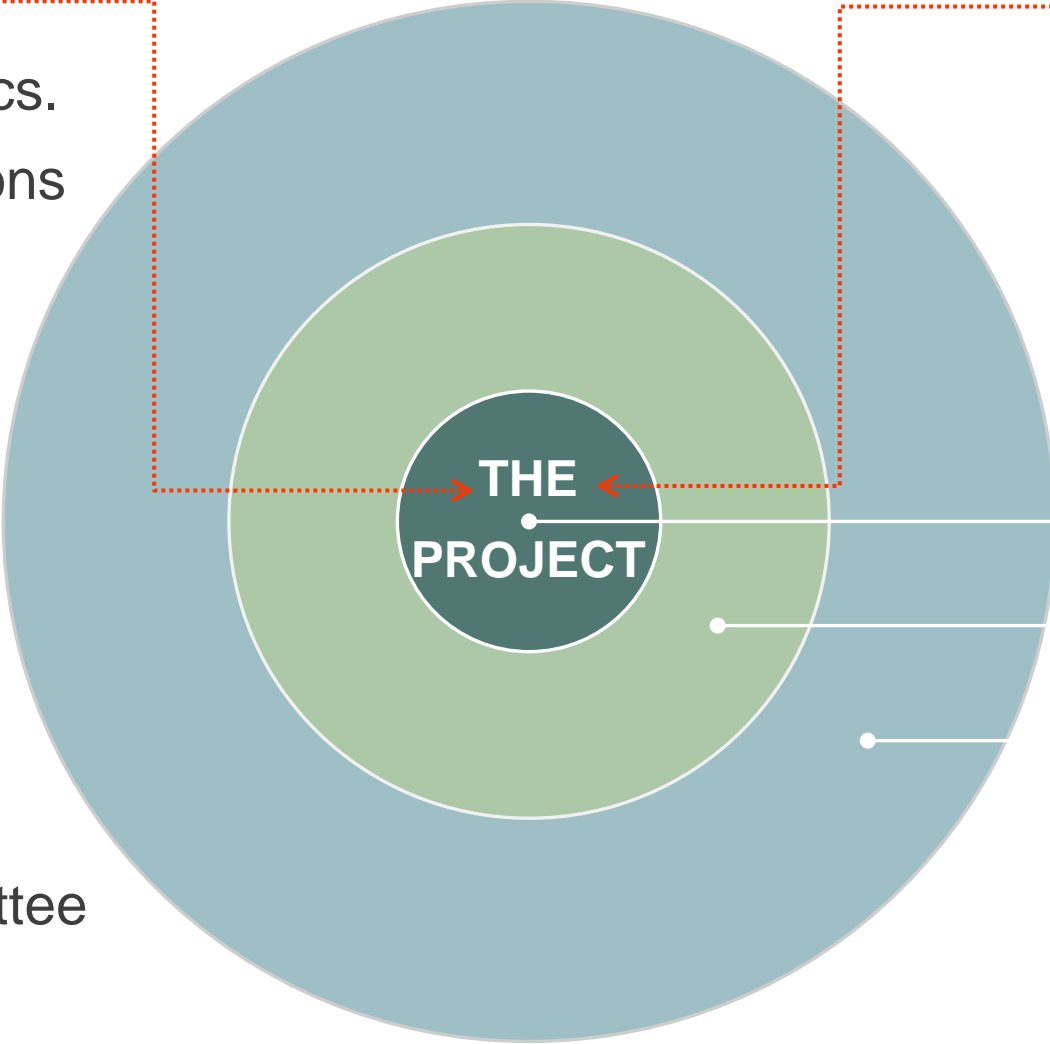
OPSC
Office of Public School Construction



STAKEHOLDERS

INTERNAL REVIEWS

- Ed. Specs./Technical Specs.
- Maintenance and Operations
- IT: network, data, AV
- Security
- Ed. Services
- Milestone Meetings
(Architect & Construction Manager)
- Schools Facilities Improvement Measure Committee
- Citizens Oversight Committee
- Board of Education Study Sessions



AGENCY APPROVALS

- California Dept. of Ed.
- Div. of State Architect
- Fire Authority
- State Funding

Planning Committee

Staff Logistics/Impacts

Community Outreach

- Parents /Students
- H.O.A
- Neighbors
- City of Irvine



Project Overview



MODERNIZATION SCOPE

A. CODE REQUIREMENTS

- A01 Accessible parking / passenger loading zone
- A02 Accessible path of travel from public street and within campus
- A03 Door thresholds and hardware
- A04 Accessible signage
- A05 Accessible restroom upgrades
- A06 Accessible drinking fountains and (2) bottle filling stations
- A07 Lift at MPR Stage
- A08 Fire alarm upgrades
- A09 Revise existing sprinklers
- A10 Add fire rated walls
- A11 Structural upgrades for reconfigured spaces
- A12 Add restrooms
- A13 Reconfigure old Food Service to Restrooms
- A14 New Fire Hydrant to New Classroom Building

B. MAINTENANCE ESSENTIAL NEEDS

- B01 Replace/upgrade heating, ventilation, air conditioning, and energy management systems
- B02 Replace roof
- B03 Replace skylights
- B04 Replace deteriorated exterior siding
- B05 Portable upgrades, as required

C. MODERNIZATION BASIC NEEDS

- C01 Upgrade public address system
- C02 Replace floor finishes
- C03 Paint interiors and graphics
- C04 Upgrade plumbing fixtures in select locations (low flow toilets, faucets)
- C05 Main electrical service/panel upgrades
- C06 Maintain existing security system
- C07 Replace select doors (interior/exterior)
- C08 Replace water heaters, seismic strapping



EDUCATIONAL SPECIFICATIONS GUIDELINE SCOPE

D. ED. SPEC. GUIDELINE - CLASSROOMS

- D01 Enclose Classrooms, new interior doors
- D02 Upgrade student common areas; sliders, if budget allows into classrooms, technology, presentation surfaces, new flexible furniture, if site choose to use allocated funds, branding/way finding
- D03 Tackable walls
- D04 New audio/visual system and controls
- D05 New phone system (VOIP)
- D06 Refurbish existing casework
- D07 Replace floor finishes
- D08 New whiteboards
- D09 New LED lighting and ceilings
- D10 Furniture allocation, areas to be determined by site
- D11 Add (3) additional flexible classrooms

E. ED. SPEC. GUIDELINE - CORE SPACES

- E01 Renovate/expand food service to approx. 600-700 Square Feet, new equipment
- E02 Create new Innovation Lab
- E03 Create Design Lab (Science)
- E04 Modernize Library
- E05 Modernize MPR: finishes, lighting, sound systems
- E06 Create Student Support Services/Learning Center
- E07 Modernize Administration Minimal
- E08 Furniture allocation, areas to be determined by site

F. OUTDOOR IMPROVEMENTS

- F01 Exterior wireless access points
- F02 Add shade and seating areas
- F03 Other Outdoor Improvements



SITE PLAN



LEGEND

- Main Entry
- Secondary Entry
- Drop-Off
- Circulation
- Playfields/Landscape
- Hardcourts
- Play Apparatus
- Parking
- Courtyard
- Shade Shelter - N
- Trees
- Reconfiguration
- Addition
- Commons

UTILIZATION LEGEND

- Kindergarten Classroom
- Classroom
- Specialty Classroom
- Special Ed Classroom
- Portable (Color based on Program)
- Child Care (Portable)
- Other Space

- K Kindergarten
- DL Design Lab
- M Music
- OT Occupational Therapy
- RSP Special Ed/Resource
- PT Physical Therapy
- SAI Specialized Academic Instruction
- IL Innovation Lab

INNOVATION LAB



MULTI-PURPOSE ROOM



TYPICAL CLASSROOM



TYPICAL CLASSROOM



COMMONS



NEW CLASSROOM BUILDING FLOOR PLAN



NEW CLASSROOM BUILDING



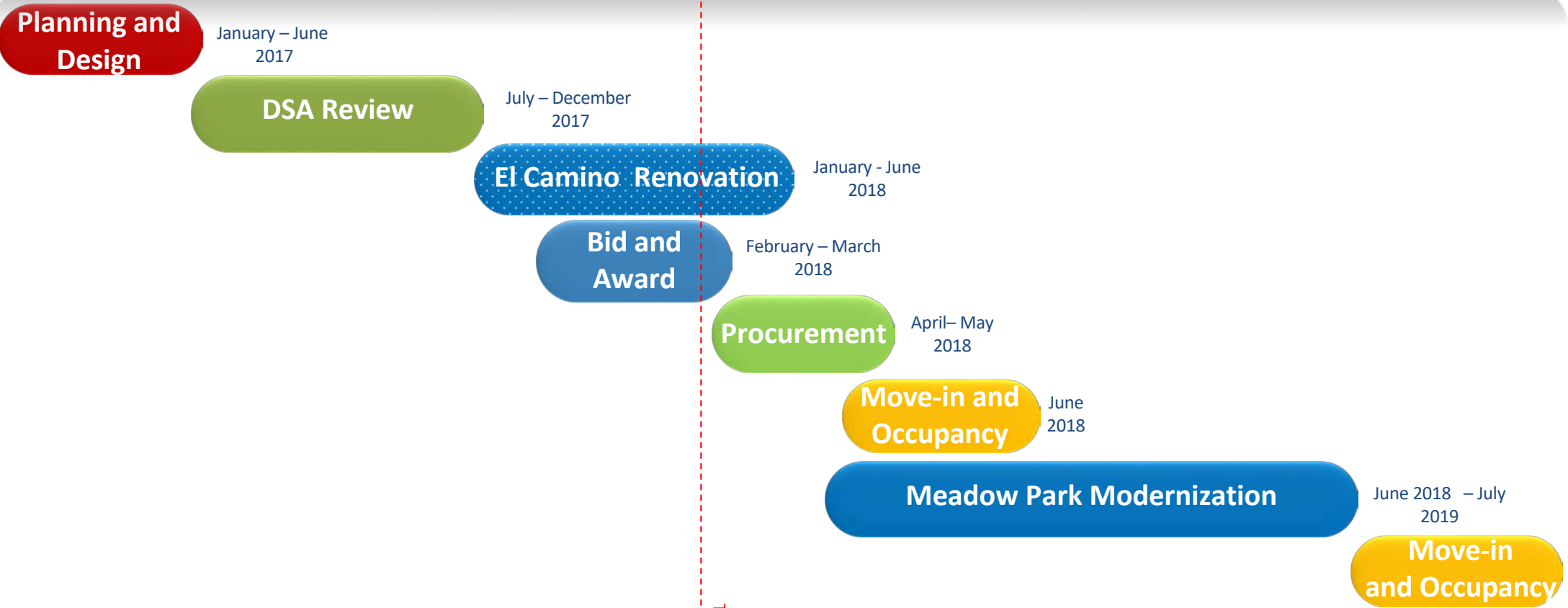
NEW CLASSROOM BUILDING



NEW CLASSROOM



PROJECT MILESTONE SCHEDULE



TODAY



DRAFT SITE LOGISTIC PLAN



LEGEND

- CWD & AOR/IOR TRAILERS
- JOBSITE PARKING
- 8FT HIGH CHAIN LINK FENCE
- JOBSITE ENTRY / EXIT
- MUD SHAKER RUMBLE PLATES
- TRADE STORAGE CONTAINER AREA
- MATERIAL LAYDOWN AREA
- OCFA FIRE LANE
- TRASH DUMPSTERS
- PORTA POTTIES



MEASURE E RESOURCES

- Measure E Webpage
iusd.org/MeasureE
- Meadow Park Measure E Webpage – school site updates
iusd.org/MeasureEmp
- Citizens Oversight Committee Webpage
iusd.org/COC
- Contact Email for Questions/Concerns
MeasureE@iusd.org





QUESTIONS *and* ANSWERS