

Brywood ES Modernization Public Information Meeting

September 13, 2017



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
- Hanh Vu – CW Driver, Construction Manager

Additional Team Members:

- Kelvin Okino – IUSD, Executive Director, Facilities Planning and Construction
- Astrid Ramirez – IUSD, Principal of Brywood ES
- Annie Brown – IUSD, Public Information Officer
- Debra Vaughan-Cleff – Webb Cleff Architecture and Engineering, Architect
- Bob Webb – Webb Cleff Architecture and Engineering, Architect
- Jonathan Keene – CW Driver, Construction Manager



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)



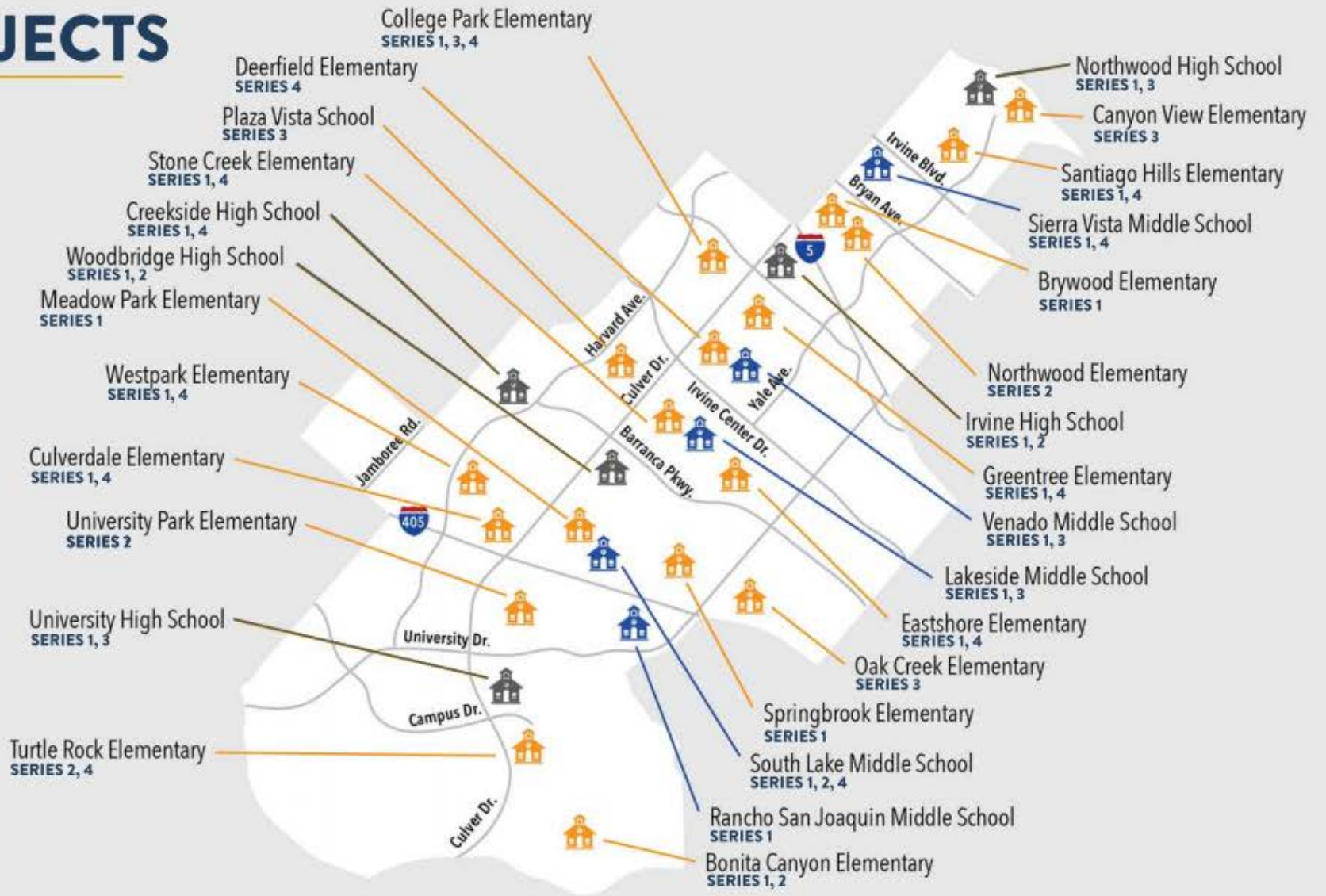
MEASURE E PROJECTS

 - High Schools 5

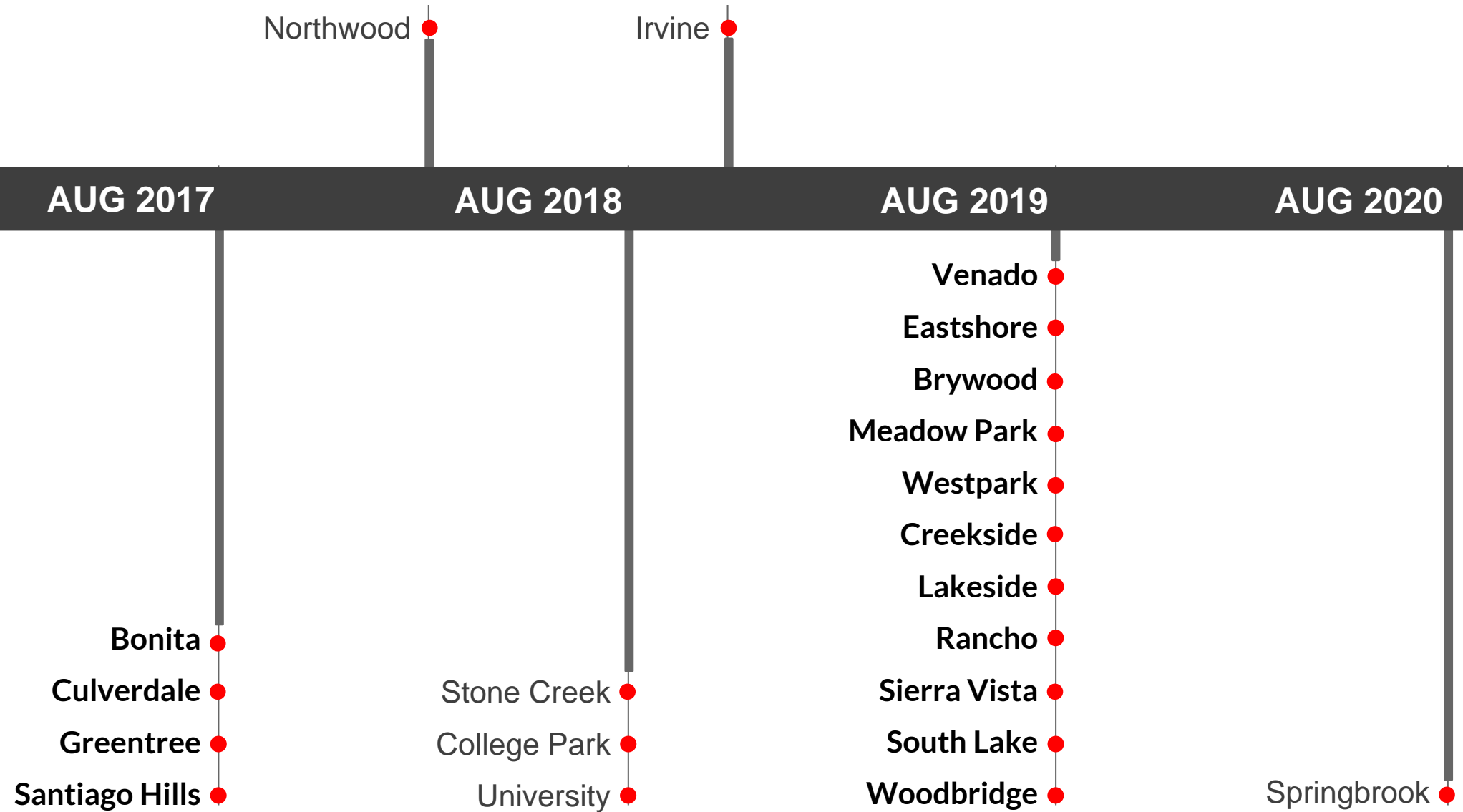
 - Middle Schools 5

 - Elementary Schools 18

28



PROJECT COMPLETION DATE



SERIES 1 PRIORITIES

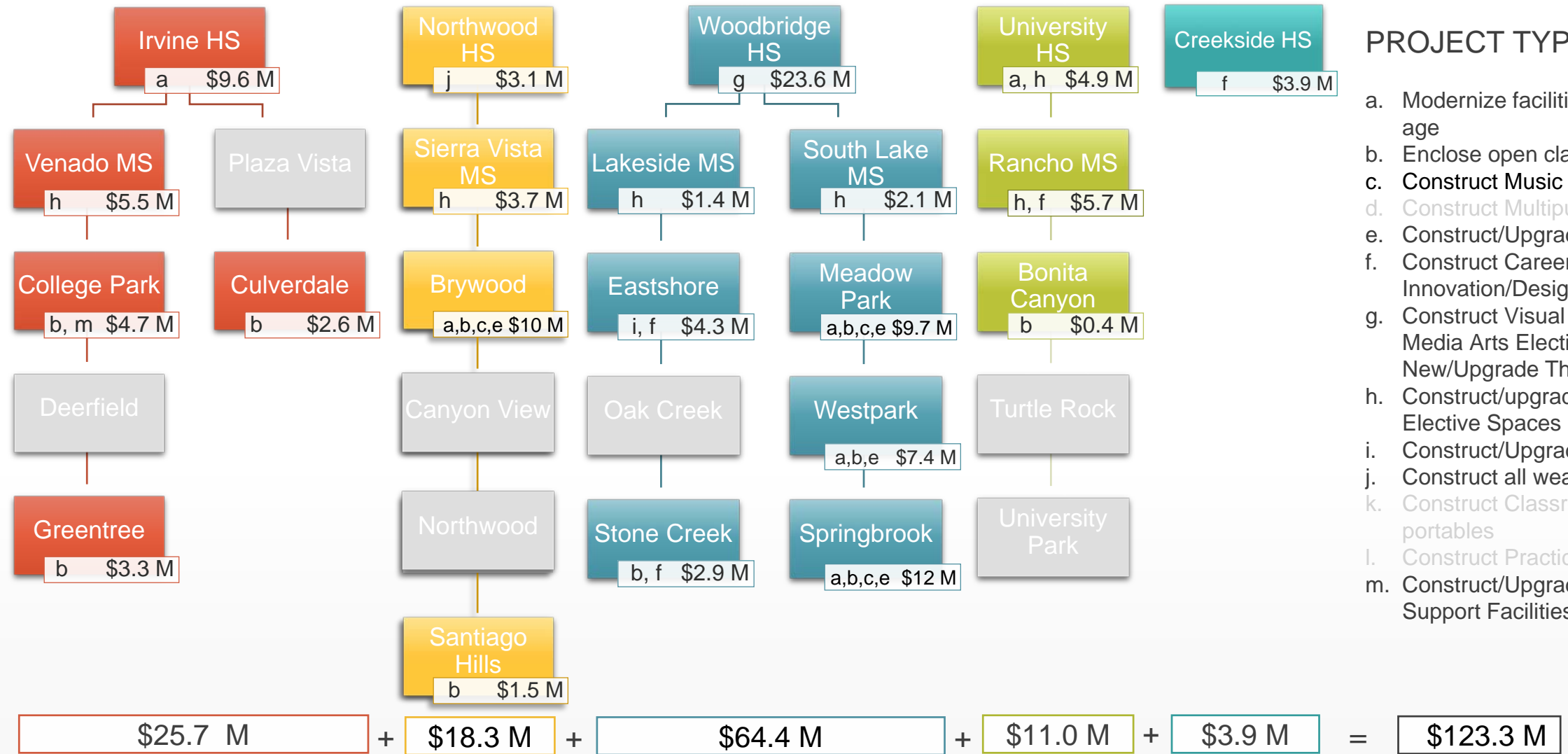
- **Safety and security**
 - Install interior doors at elementary school classrooms
- **Age of the school site**
 - Modernize eligible schools over 25 years old
- **Projects that will impact the greatest amount of students**
 - Projects for high schools and middle schools, which benefit most Irvine USD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

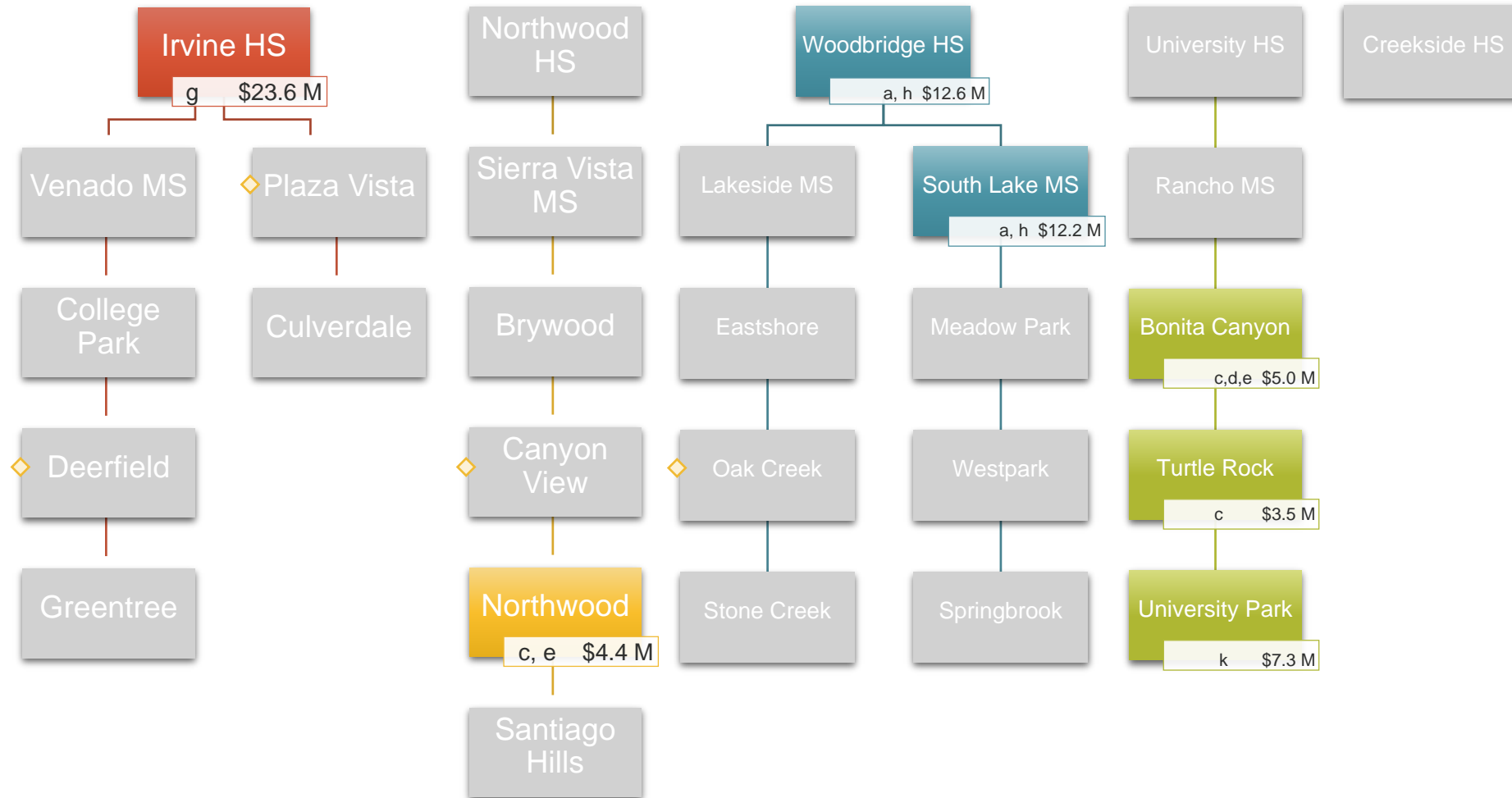
Funding
 \$95.0 M Bond
 \$36.4 M IUSD

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>

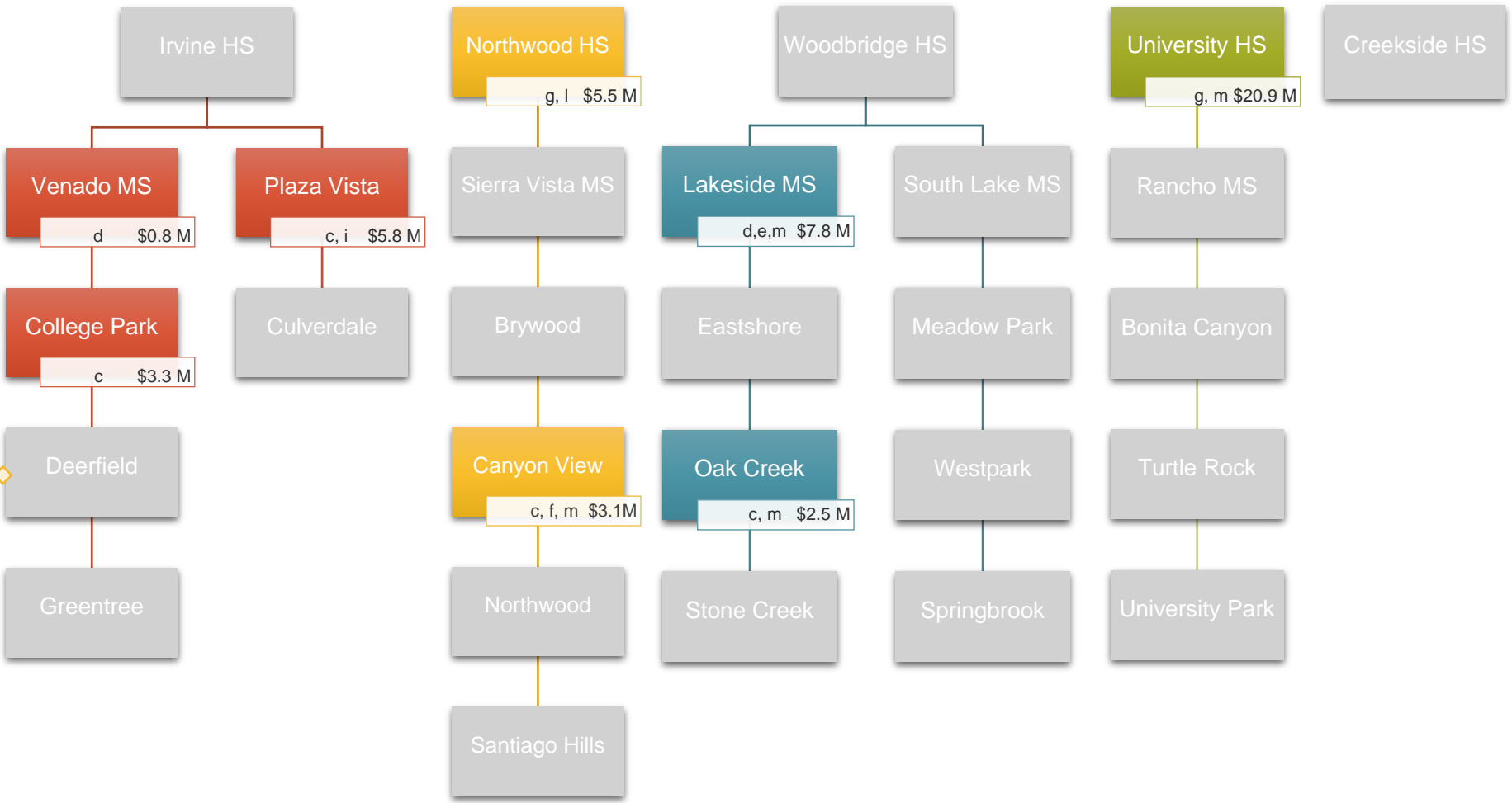
Bond IUSD

Measure E Series 2 Projects and Costs



PROJECT TYPES

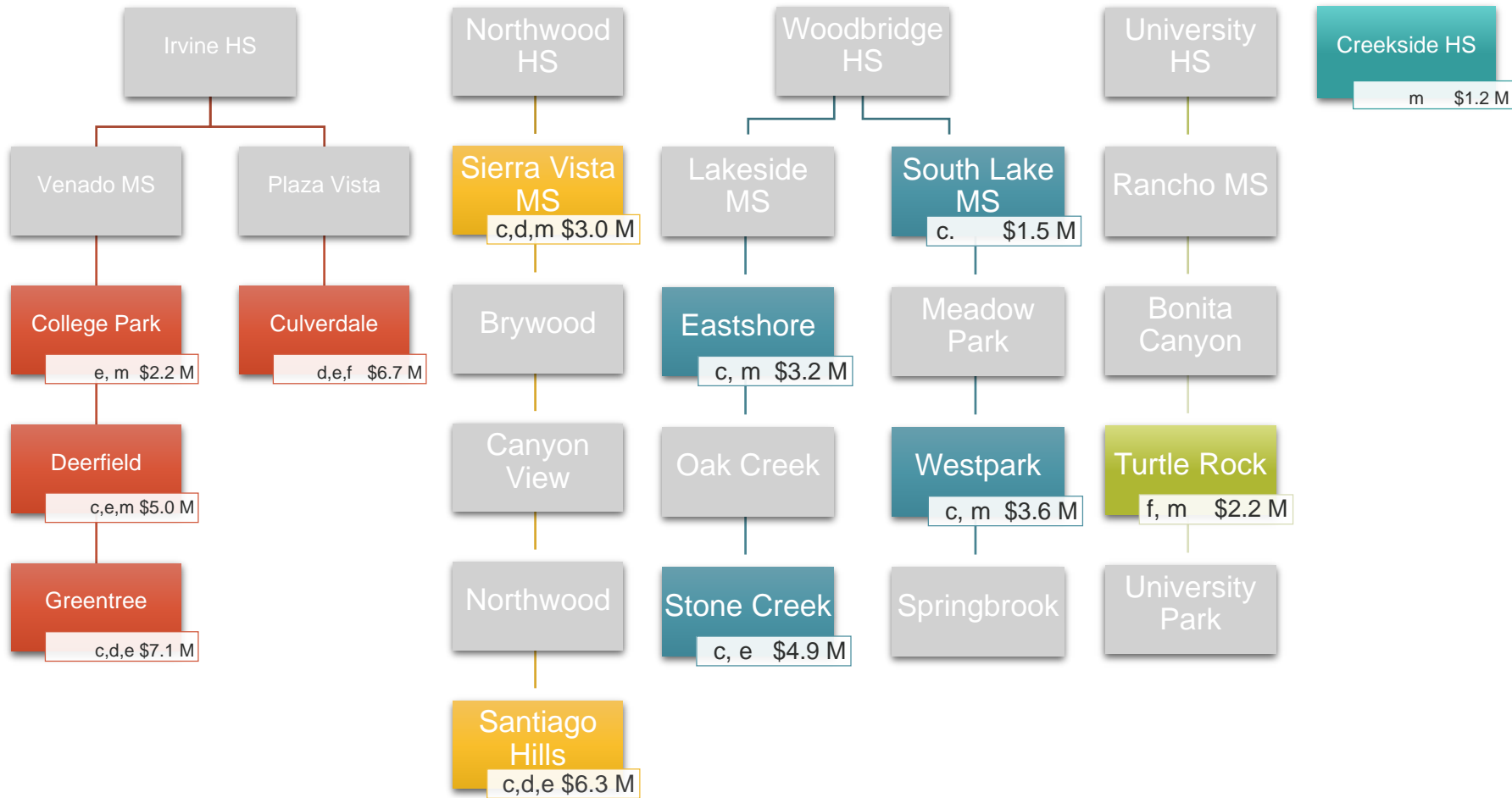
- a. Modernize facilities over 25 years of age
 - b. Enclose open classrooms
 - c. Construct Music Classrooms
 - d. Upgrade/Construct Multipurpose Room
 - e. Construct/Upgrade Food Service
 - f. Construct Career Tech and Innovation/Design Labs
 - g. Construct Visual and Performing Arts, Media Arts Elective 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
 - 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 +
 - =
 \$49.7 M

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

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

$$\boxed{\$21.0 \text{ M}} + \boxed{\$9.3 \text{ M}} + \boxed{\$13.2 \text{ M}} + \boxed{\$2.2 \text{ M}} + \boxed{\$1.2 \text{ M}} = \boxed{\$46.9 \text{ M}}$$

Program Escalation +	\$11.0 M	Funding \$54.5 M - 0 - \$ 3.4 M	Bond IUSD TBD
Total Program Cost	\$57.9 M		

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

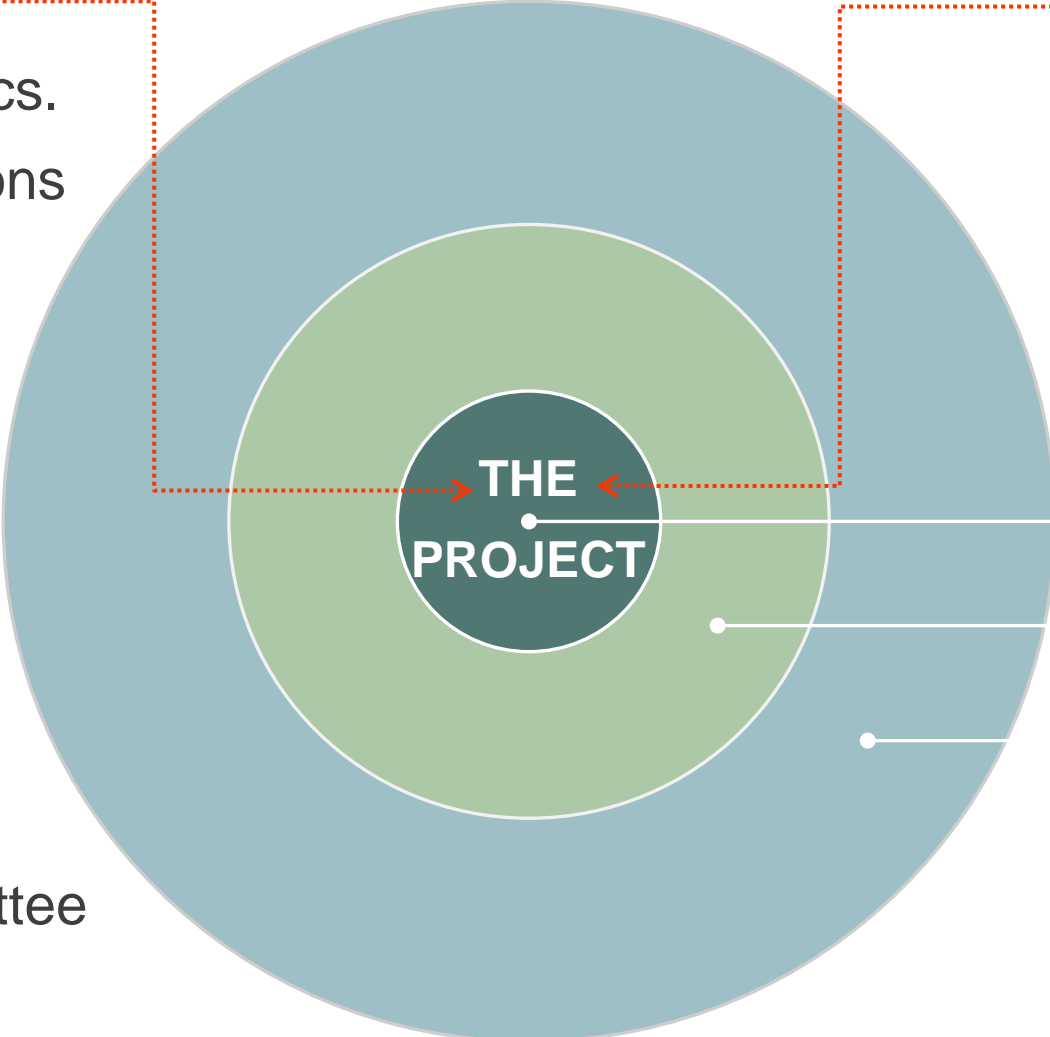
OPSC
Office of Public School Construction



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

B. MAINTENANCE ESSENTIAL NEEDS

- B01 Replace/upgrade heating, ventilation, air conditioning, and energy management systems
- B02 Replace roof
- B03 Replace skylights - Add Alternate
- 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)

- K Kindergarten
- DL Design Lab
- M Music
- OT/PT Occupational Therapy/ Physical Therapy
- Admin. Administration
- I.L. Innovation Lab



INNOVATION LAB



DESIGN LAB



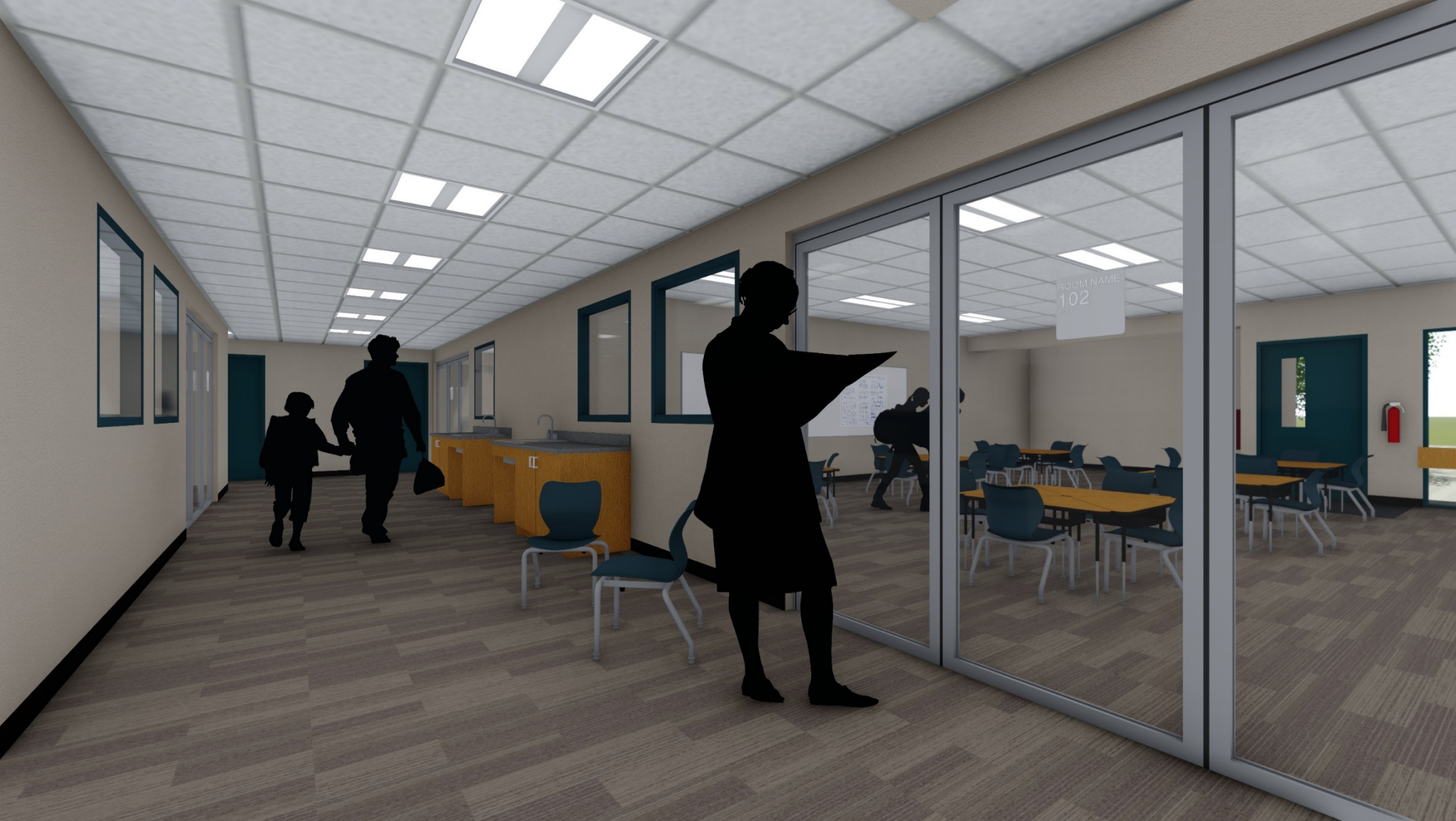
MULTI-PURPOSE ROOM



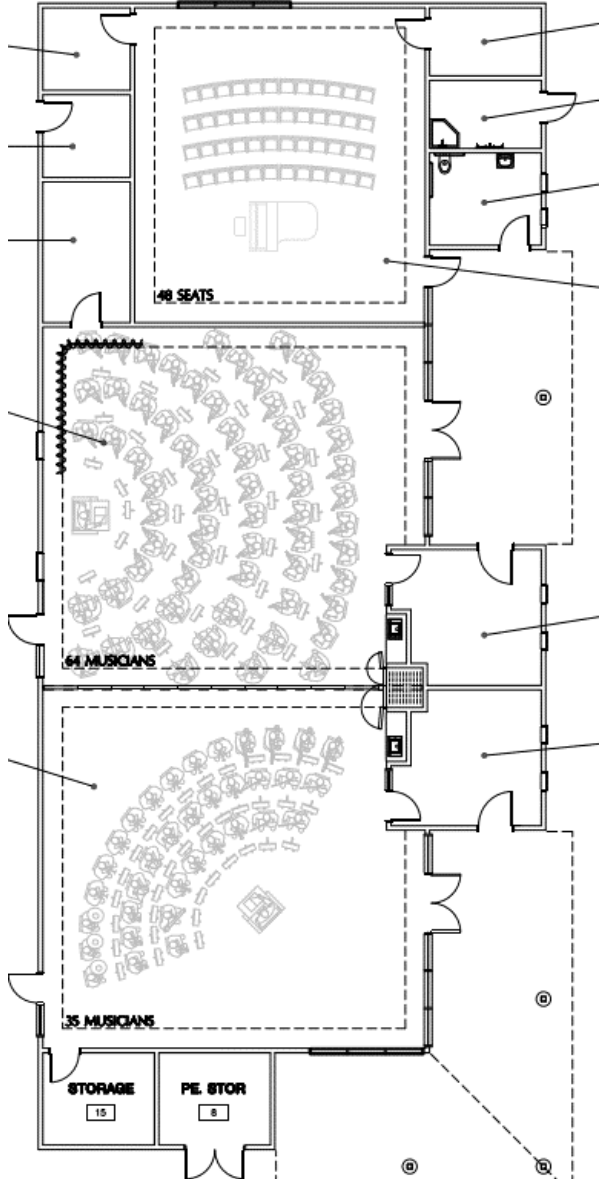
TYPICAL CLASSROOM



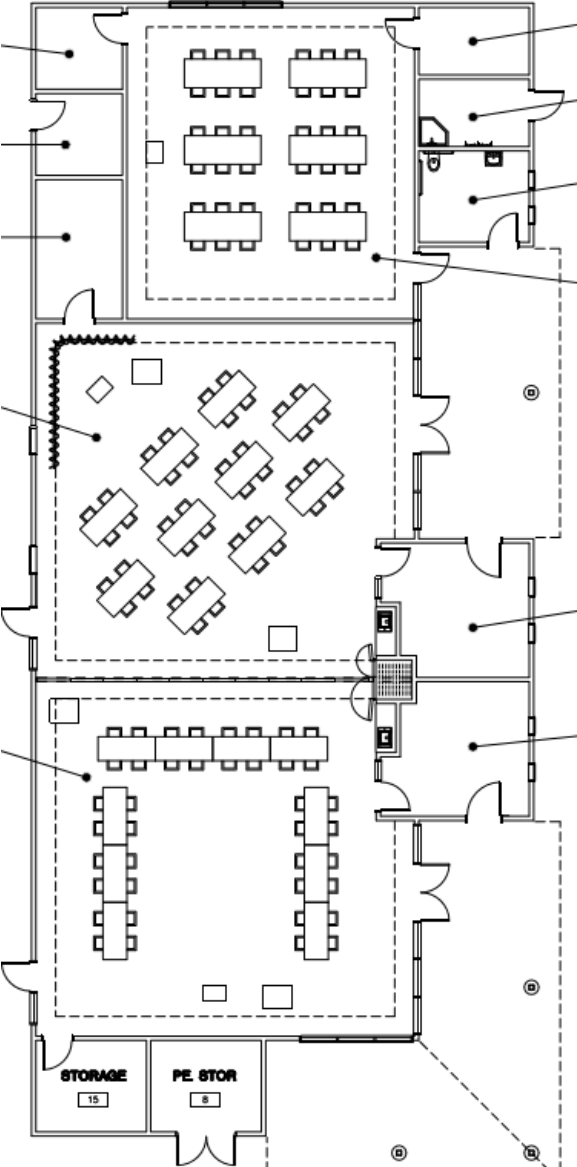
COMMONS



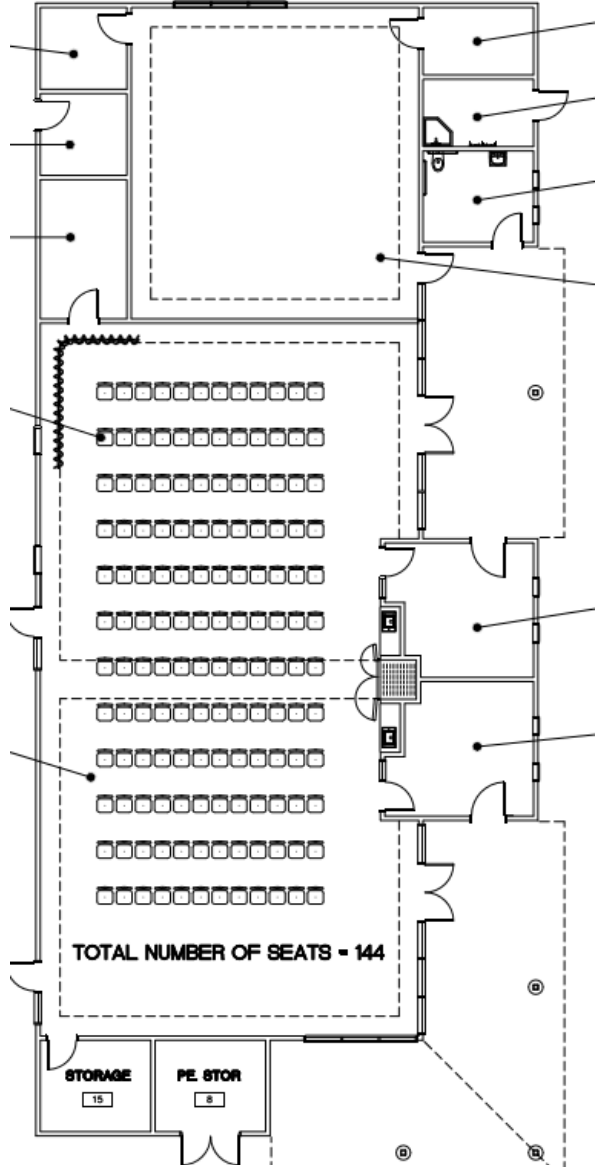
FLEXIBLE CLASSROOM / MUSIC BUILDING



Music Layout



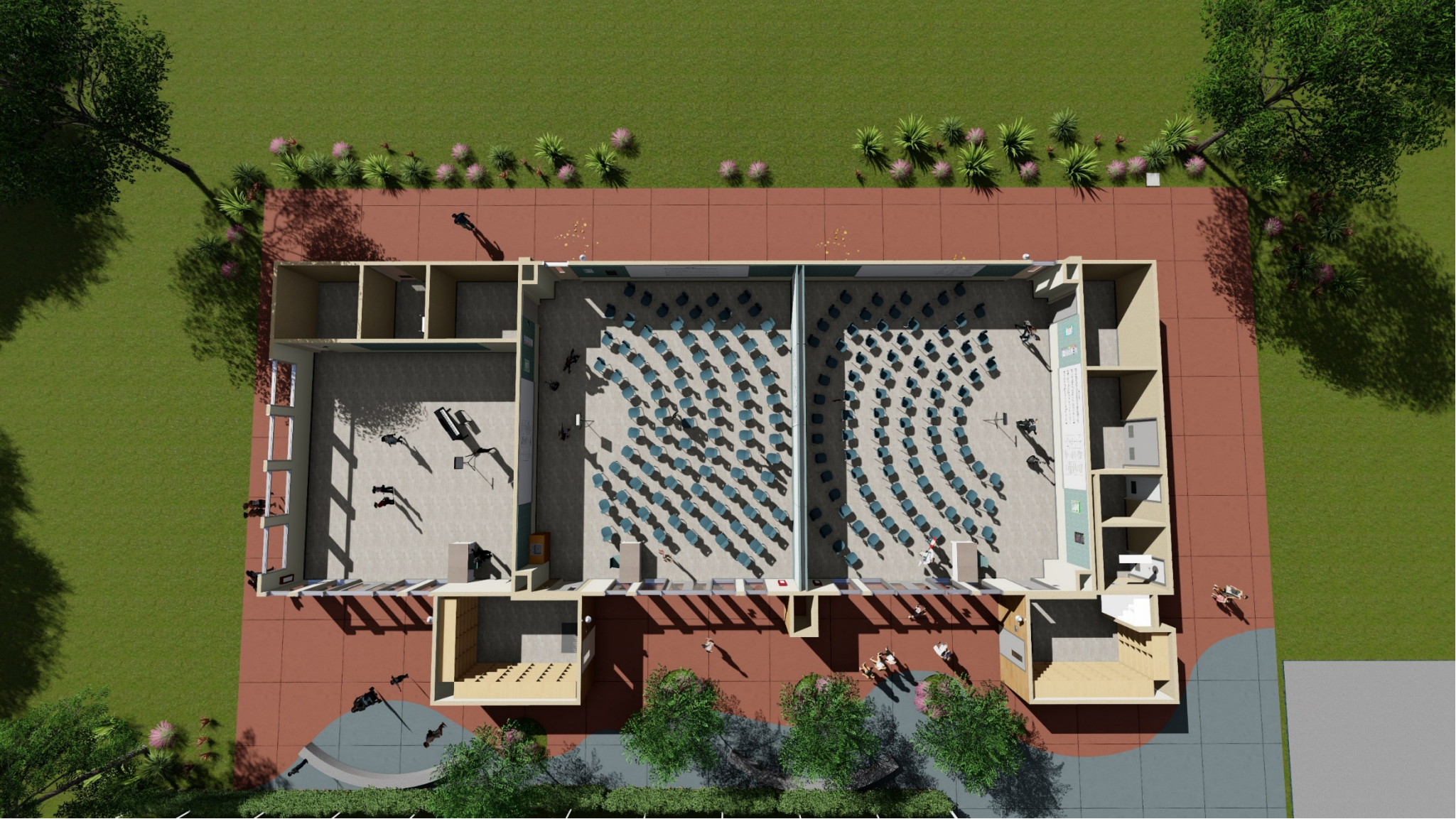
Projects Layout



Assembly Layout



NEW CLASSROOM BUILDING FLOOR PLAN



NEW CLASSROOM BUILDING



NEW CLASSROOM BUILDING



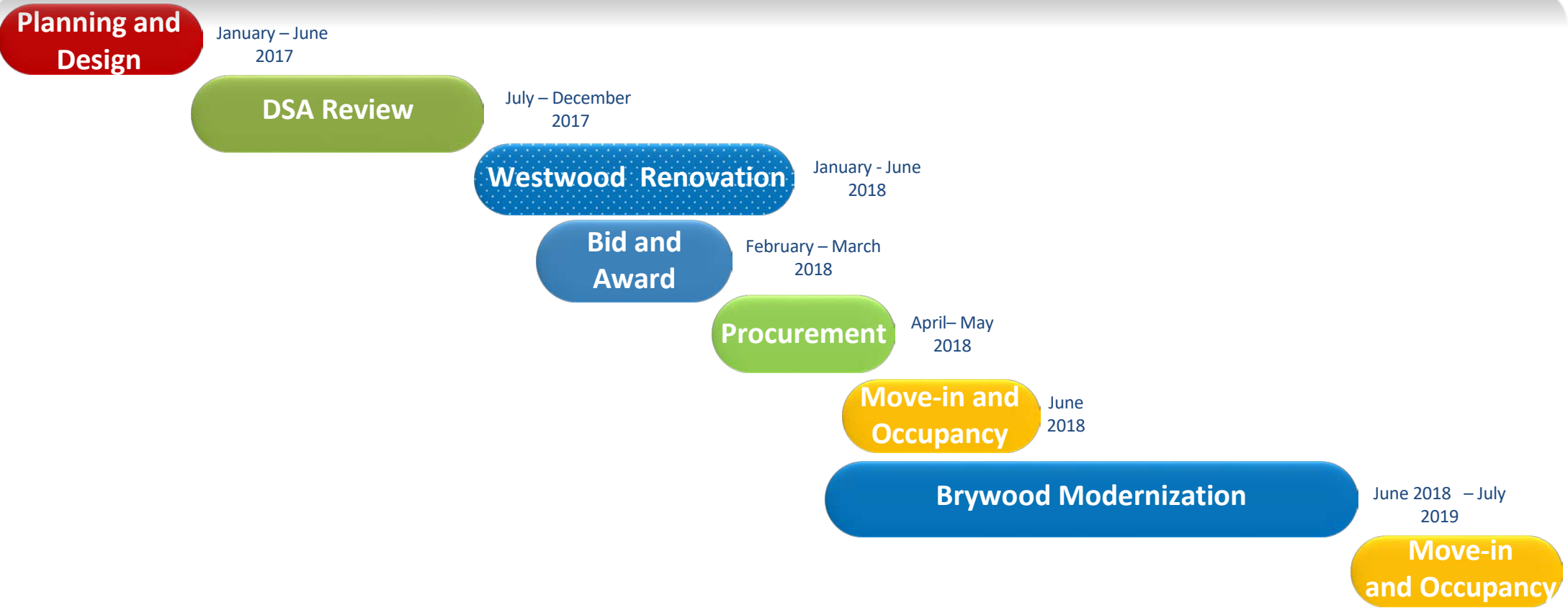
NEW CLASSROOM



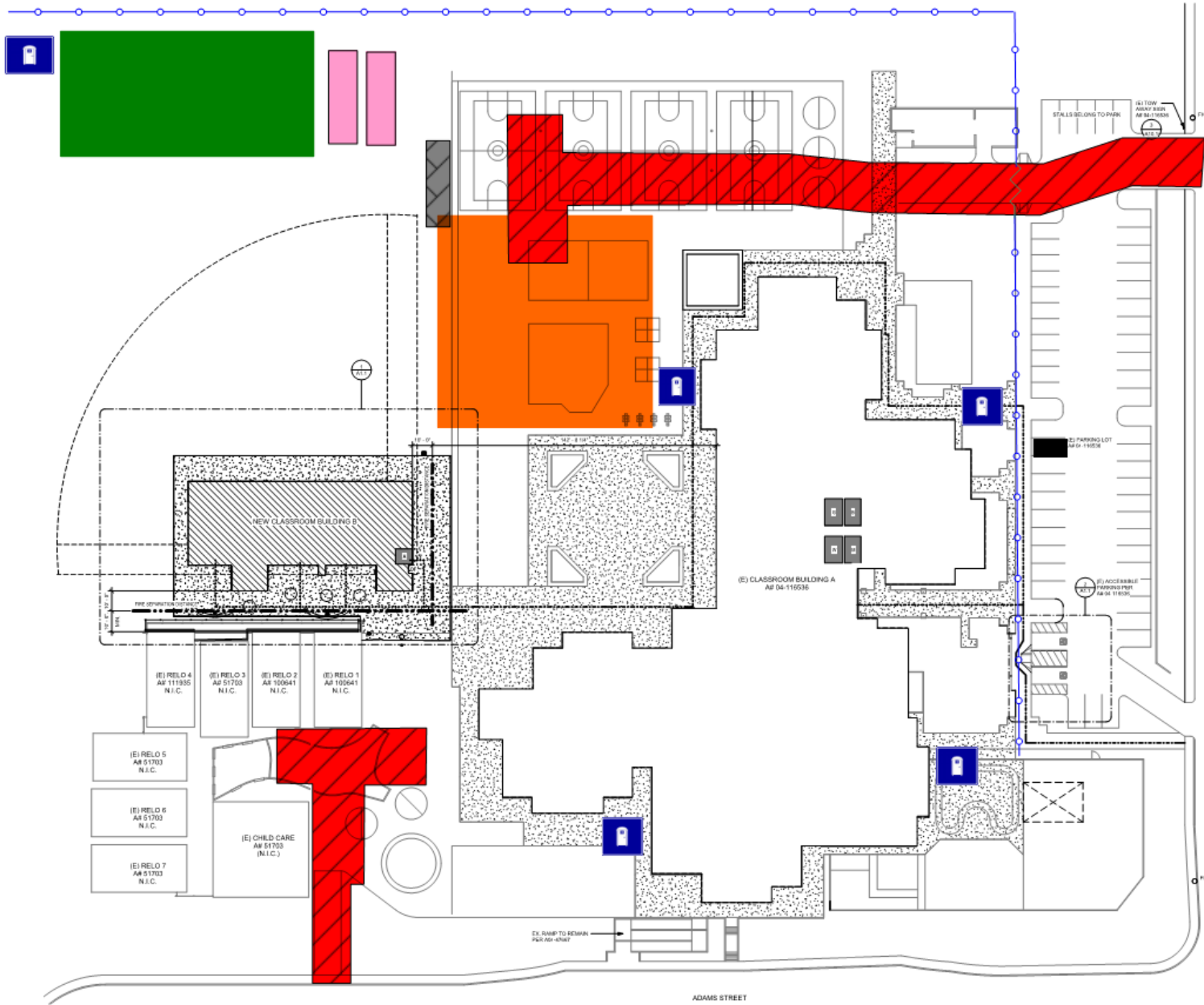
NEW CLASSROOM



PROJECT MILESTONE SCHEDULE



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
- P PORTA POTTIES



MEASURE E RESOURCES

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





QUESTIONS *and* ANSWERS