## STAFF INTRODUCTIONS

<table>
<thead>
<tr>
<th>Facilities Planning Department (FPD)</th>
<th>Construction Services Department (CSD)</th>
<th>Measure E Staff</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lorrie Ruiz</td>
<td>Ryan Zajda</td>
<td>Christa DeBoer</td>
</tr>
<tr>
<td>Director</td>
<td>Director</td>
<td>Supervisor Facilities / Construction (FPD)</td>
</tr>
<tr>
<td>Kim Coffeen</td>
<td>Joe Chapin</td>
<td>Jill Cheng</td>
</tr>
<tr>
<td>Assistant Director</td>
<td>Supervisor, Construction Services</td>
<td>Supervisor Facilities/Construction (FPD)</td>
</tr>
<tr>
<td>Dana Grudem</td>
<td></td>
<td>Bethany Short</td>
</tr>
<tr>
<td>Facilities Planning Supervisor</td>
<td></td>
<td>Construction Services Technician (CSD)</td>
</tr>
<tr>
<td>Jesse Barron</td>
<td></td>
<td></td>
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<tr>
<td>Facilities Planning Supervisor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Robert Ramirez</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Facilities Planner</td>
<td></td>
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### Citizens Oversight Committee (COC)

<table>
<thead>
<tr>
<th>Member Name</th>
<th>Title</th>
<th>Role/Position</th>
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<tbody>
<tr>
<td>Todd Cope</td>
<td></td>
<td>Parent Active in Parent Teacher Org.</td>
</tr>
<tr>
<td>Roza Mansouri</td>
<td></td>
<td>Parent / Guardian</td>
</tr>
<tr>
<td>Connie Stone</td>
<td></td>
<td>Parent Active in Parent Teacher Org.</td>
</tr>
<tr>
<td>Kenric Stone</td>
<td></td>
<td>Member of Community At-Large</td>
</tr>
<tr>
<td>Adele Heuer</td>
<td></td>
<td>Member of Community At-Large</td>
</tr>
<tr>
<td>Jeffrey Schmehr</td>
<td></td>
<td>Parent / Guardian</td>
</tr>
<tr>
<td>Ryan Larson</td>
<td></td>
<td>Parent Active in Parent Teacher Org.</td>
</tr>
<tr>
<td>Kristi Smemoe</td>
<td></td>
<td>Parent / Guardian</td>
</tr>
</tbody>
</table>

- **Meet Quarterly** (next meeting July 24, 2017)
- **COC webpage** [iusd.org/COC](https://iusd.org/COC)
• Facilities Master Plan / Bond Measure
• Consultant Pools
• Finances
• Schedule
• Communications
• Series 1 Projects
• Questions
Facilities Master Plan / Bond Measure
• 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
• **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)
SERIES 1: PRIORITIZATION OF PROJECTS

- **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

Measure E Series 1 Projects and Costs

10 | May 9, 2017

Funding
$95.0 M Bond
$36.4 M IUSD

Program Escalation + $8.1 M
Total Program Cost $131.4 M

Measure E Series 1 Projects and Costs

10 | May 9, 2017

Funding
$95.0 M Bond
$36.4 M IUSD
SERIES 1: SCHOOL IMPROVEMENTS

• Improvements at various schools
  • Enclose open classrooms, new / upgrade student commons
  • Modernize schools and facilities
  • New music classroom buildings
  • Expand / repurpose classrooms
  • New / upgrade science classrooms
  • New theater
  • New Career Technical Education Labs
  • New synthetic track and field
Consultants
SELECTION PROCESS

• **Consultant Pools established in 2016 and 2017**
  - Ensure consultants are not overloaded
  - District expanding consultant base
  - Selection based on response to Request for Qualification (RFQ)
  - Pool for all District projects
  - Re-establish pool three-to-five years

• **Request For Proposal issued to three-to-four firms**
  - Based on experience and expertise in Request for Qualifications
  - Selected on qualifications, experience, and fee
CONSULTANT POOLS

- Architects (15)
- Construction Managers (13)
- Division of State Architect Inspectors (15)
- Quality Assurance, Quality Control, and Others
  - Materials testing and inspections (15)
  - Geotechnical (15)
  - Environmental (10)
  - Surveying (8)
  - Labor Compliance (7)
  - Commissioning (10)
  - Moving (2)
Finances
SERIES 1: FUNDS

- Twenty-one (21) of twenty-eight (28) schools in Series 1
- Series 1 funds
  
  Measure E Series 1  $95.0M
  
  Additional funds made available by District  $36.4M
  
  TOTAL Series 1 funds  $131.4M

- Potential Series 1 state matching funds over $25.0M to $27.0M
BUDGET UPDATE APPROACH

1. PRELIMINARY
   - At Master Plan 2015 Refinement
   - Broad Scope (unit costs times sq. ft.)
   - Soft Cost general percentage
   - Schedules not defined at this time

2. INITIAL
   - At Completion of Concept Design
   - Refined Soft Costs based on project scope
   - Escalation, project schedules defines

3. BASELINE
   - At Completion of Design Development
   - Based on Architect and Construction Manager Estimates
   - Sets Architect Fee

4. POST-BID
   - At Award of Construction Bids

5. FINAL
   - At Completion of Contractor’s Notice of Completion and Purchase Orders
<table>
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<tr>
<th>Fund Source</th>
<th>Budget</th>
<th>Expenditures</th>
<th>Remaining</th>
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<tr>
<td>CFD 86-1</td>
<td>$13,000,788</td>
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<td>Escalation</td>
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<td><strong>TOTALS</strong></td>
<td><strong>$131,434,757</strong></td>
<td><strong>$1,801,553</strong></td>
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Schedule
• Start summer 2017 (six schools)
  • Enclosed Classrooms: Bonita Canyon ES, College Park ES, Culverdale ES, Greentree ES, Santiago Hills ES, and Stone Creek ES

• Start winter 2017/18 (two schools)
  • Modernization: Irvine HS and University HS
  • Interim Campuses: El Camino Real and Westwood Basics

• Start spring 2018 (one school)
  • New Synthetic Track and Field: Northwood HS
SERIES 1: SCHEDULE FOR SCHOOLS

- Start summer 2018 (eleven schools)
  - Expansion: Creekside HS, Eastshore ES, and Venado ES
  - Modernization: Brywood ES, Meadow Park ES, and Westpark ES
  - Performing Arts Center: Woodbridge HS
  - Science Classrooms: Lakeside MS, Rancho San Joaquin MS, Sierra Vista MS, and South Lake MS

- Start summer 2019 (one school)
  - Modernization: Springbrook ES
Communications
SERIES 1: MEETINGS

- **School Site Meetings**
  - Stakeholders
  - Design Committee
  - Site Meetings
  - Community Outreach

- **District Meetings**
  - Departments
  - Schools Facilities Improvement Measure Steering Committee
  - Citizens Oversight Committee
  - Study Session / Board of Education
DESIGN AND CONSTRUCTION PROCESS

Request For Proposal (RFP)
Architect / Engineer (A/E)
California Department of Education (CDE)
Division of State Architect (DSA)
Office of Public School Construction (OPSC)

STEP 1: RFP(s) for Design and/or Pre-Construction Services
STEP 2: A/E Contract
STEP 3: Site Analysis and Community Outreach
STEP 4: Schematic Design
STEP 5: Design Development
STEP 6: Construction Documents
STEP 7: Obtain Local Approvals
STEP 8: Submit to CDE for Plan Approval
STEP 9: Obtain DSA Approval
STEP 10: Community Outreach
STEP 11: Submit to OPSC for Funding (If Eligible)
STEP 12: Bidding
STEP 13: Construction
STEP 14: Clean Up, Move In
PROJECT COMPLETE
WEBSITES

• Measure E Webpage
  iusd.org/MeasureE

• Links to school webpage
  Example: College Park iusd.org/MeasureEcp

• Citizens Oversight Committee Webpage
  iusd.org/COC

• Contact Email for Questions/Concerns
  MeasureE@iusd.org
WEBSITE: LINK TO MEASURE E (FP&CS LINK)
WEBSITE: LINK UNDER MEASURE E

What this means for College Park is exciting – during this first series we are scheduled to receive modernizations and repairs, building system upgrades and classroom doors, among other upgrades. Click here to see the proposed project list.

Although we are in the early planning stages and the details have not been finalized, College Park leadership and USD are committed to keeping our school community updated at every step of the project. Please check back regularly for College Park Measure E updates, news and scheduled projects. For general Measure E information or information about the Citizen Oversight Committee, visit land.org/MeasureE.
Series 1 Projects
Enclose Classrooms, New / Upgrade Student Commons
BONITA CANYON ES
Bid and Award Phase

Interior view of Student Commons
BONITA CANYON ES: Site Plan
Bid and Award Phase
CULVERDALE ES
Bid and Award Phase

Interior view of Student Commons
CULVERDALE ES: Site Plan
Bid and Award Phase
## CULVERDALE ES: Move Plan (Example)

### Bid and Award Phase

<table>
<thead>
<tr>
<th>TEACHER</th>
<th>CLASSROOM</th>
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<tbody>
<tr>
<td>Resource</td>
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<tr>
<td>Anderes</td>
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<tr>
<td>Bernardian</td>
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<td>Keith</td>
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<td>Parvin</td>
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<tr>
<td>A. Lee</td>
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<td>Lawrence</td>
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<td>Clumpner</td>
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<td>Brawley</td>
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<td>Zosh</td>
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<tr>
<td>Bolte/ Patton</td>
<td>19</td>
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<tr>
<td>S. Lee/ Szekel</td>
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STONE CREEK ES
Bid and Award Phase

Interior view of Design Lab
STONE CREEK ES
Bid and Award Phase

Exterior view of Design and Innovation Labs
STONE CREEK ES: Site Plan

Bid and Award Phase

- SCHOOL ENTRY
- NEW DOORS TO ENCLOSE CLASSROOMS
- RENOVATED INNOVATION LAB
- NEW DESIGN LAB EXPANSION
- TEMP PORTABLE CLASSROOMS DURING CONSTRUCTION OF DESIGN LAB ADDITION SCHOOL YEAR 2017/2018
- ACCESSIBILITY UPGRADES
- CR  CLASSROOM
STONE CREEK ES: Site Logistics (Example)

Bid and Award Phase
COLLEGE PARK ES
Bid and Award Phase

Interior view of Innovation Lab
COLLEGE PARK ES

Bid and Award Phase

Interior view of New Commons
COLLEGE PARK ES: Site Plan

Bid and Award Phase

SCHOOL ENTRY
NEW DOORS
ACCESSIBILITY UPGRADES
- PATH OF TRAVEL (SITE)
- PARKING
- RESTROOMS
COMMON SPACES
RENOVATION
RENOVATED CLASSROOMS
- INNOVATION LAB
- MUSIC CLASSROOM
RATED CORRIDORS
FUTURE MEASURE E WORK
CR CLASS ROOM
MPR MULTIPLE PURPOSE ROOM

42 | May 9, 2017
GREEN TREE ES: Site Plan

Bid and Award Phase

SCHOOL ENTRY
NEW DOORS
COMMON SPACES RENOVATION
ACCESSIBILITY UPGRADES
NEW RESTROOM
CR CLASS ROOM
GREENTREE ES: Project Sign (Example)

Bid and Award Phase
SANTIAGO HILLS ES
Bid and Award Phase

Interior view of Student Commons
Expansions
CREEKSIDE HS
Schematic Design Phase

Classroom Buildings Expansion
EASTSHORE ES
Design Development Phase

Kindergarten Expansion
EASTSHORE ES
Design Development Phase

Enlarged Plan (Existing)

Enlarged Plan (New)
Middle School Science Classrooms
VENADO MS
Design Development Phase

New Science Classroom Building

Five Science Classrooms
SIERRA VISTA MS
Schematic Design Phase

Science Classroom Building Expansion – Site View

Enlarged Plan
SOUTH LAKE MS
Schematic Design Phase

Science Classroom Building Expansion - Site

Science Classroom Building Expansion
SOUTH LAKE MS
Schematic Design Phase

Science Lab Interiors – Lab Setting

Science Lab Interiors – Lecture Setting
RANCHO SAN JOAQUIN MS
Schematic Design Phase

Science Classroom Building Expansion and Upgrades
Science Classroom Building Expansion and Upgrades
New Theater
WOODBRIDGE HS
Schematic Design Phase

New Theater and Repurpose Existing Theater

Solar panel removal
WOODBRIDGE HS
Schematic Design Phase

LEVEL ONE

LEVEL TWO
High School Modernizations
IRVINE HS: Site Plan
Schematic Design Phase
IRVINE HS
Schematic Design Phase

Building FL

- FIRE ALARM UPGRADE
- REPLACE LIGHTS
- REPLACE HVAC SYSTEM
- PAINT INTERIOR WALL
- REPAIR CASEWORK
- REPLACE FLOORING
- REPLACE CEILING TILES
- RECONFIGURE SPECIAL ED CLASSROOMS
- NEW AUDIO AND VISUAL SYSTEM
Building M

- FIRE ALARM UPGRADE
- REPLACE LIGHTS
- REPLACE HVAC SYSTEM
- PAINT INTERIOR WALL
- REPAIR CASEWORK
- REPLACE FLOORING
- REPLACE CEILING TILES
- NEW AUDIO AND VISUAL SYSTEM
IRVINE HS
Schematic Design Phase

Building S - SLG

- REMOVE FLOOR RISERS
- REMOVE CONTROL ROOM
- NEW FLOORING
- PAINT INTERIOR WALL
- NEW INTERIOR LIGHTS
- NEW CASEWORK WITH SINKS
- NEW AUDIO AND VISUAL SYSTEM

SLG - SCIENCE FLEX LAB
NOT IN SCOPE
UNIVERSITY HS: Site Plan
Schematic Design Phase

Site Plan
UNIVERSITY HS
Schematic Design Phase

Building 300

- FIRE ALARM UPGRADE
- PAINT INTERIOR WALLS
- REPLACE (2) GLU LAMS
- REMODEL ROOMS 315, 316, AND WORK ROOM
  NEW CASEWORK
  NEW FUME HOODS & EYEWASH/SHOWER
  NEW WINDOW
  NEW SINKS
  NEW WHITEBOARDS
  NEW FLOORING
  NEW CEILING/LIGHT FIXTURES
  NEW INFRASTRUCTURE FOR SHORT THROW PROJECTOR

ALTERNATE 1: REMODEL OF ROOM 307
ALTERNATE 2: PROVIDE INFRASTRUCTURE FOR FUTURE INSTALLATION OF SHORT THROW PROJECTORS IN ALL ROOMS
UNIVERSITY HS
Schematic Design Phase

Building 700

- Chemisty Labs
- General Science
- Work Room / Storage

- Fire Alarm Upgrade
- Paint Interior Walls
- Replace VCT Flooring and Base
- New Infrastructure for Short Throw Projectors
- Add Extra Deep Sinks in CR 702, 705, 707, 710
- Remove and Replace (1) Sink Faucet, Cap Off the Other Faucet for All Stations

Alternate 3: Provide New Casework in Between Existing Ones in Classrooms 702, 703, 704, 708, 710

70 | May 9, 2017
UNIVERSITY HS
Schematic Design Phase

Building J3

- STUDENT RR
- STAFF RR
- JANITOR / STORAGE

- ADA UPGRADE:
  NEW DOORS
  ADA WATERCLOSET
  AMBULATORY WALK-THROUGH
  REPLACE URINAL WITH WATERCLOSET IN J14

71 | May 9, 2017
Interim Campuses
EL CAMINO REAL SCHOOL
Schematic Design Phase

Meadow Park ES
School Year: 2018/19

Springbrook ES
School Year: 2019/20
Elementary School Modernizations
FACILITIES MASTER PLAN PRINCIPLES

Respond to the needs of each student
Empower students to succeed
Support professional development
Nurture healthy people & healthy, safe environments
Establish the highest quality programs
Celebrate the uniqueness of Irvine’s communities

How these principles manifests in the improvements:

• Upgrade commons (student collaboration spaces) to support instruction and diverse educational experiences for students
• Provide spaces that meet the Ed. Specs. – Design and Innovation Labs (Science and Technology)
• Coordinate Special Education program needs and Student Support Services
• Upgrade core spaces to improve function and operations e.g. Food Services, MPR, Administration
• Provide Music Classrooms that support the performing arts and provide flexible learning environments
• Design to respond to each school community
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 Restroom

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

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: Offices, Reception, Staff Workroom, Lounge, Staff Restrooms
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
SPRINGBROOK ES
Schematic Design Phase

Reconfiguration
Commons
Location of Music Building
Proposed Shade Structures
WESTPARK ES
Schematic Design Phase

- Add 2 portable classrooms
- Add new 30' x 30' shade structure
- Existing exterior collaboration area w/ enhanced paving
- Two hour area separation wall
- Library / media center modification
- Proposed food service addition (760 S.F.)
- Reconfigure existing food service to restrooms
- Common / collaboration space (typ.)

- Existing exterior collaboration area w/ enhanced paving
- Existing childcare bldg.
- Certify & modernize (3) existing portable classrooms
- Proposed crosswalk
- Proposed pedestrian walkway
- Design lab (1209 S.F.)
- Admin. modification
- Innovative lab (1209 S.F.)

Future improvements:
- Ext. collaboration
- Shade structure
- Reconfigured interior space
- Addition / expansion
- Replaced or new portable classroom
- Commons / collaboration

82 | May 9, 2017
San Carlo
WESTPARK ES

Interior View of Commons
EXAMPLE MUSIC BUILDING

(3) Classrooms at Brywood and Springbrook and (2) Classrooms at Meadow Park

- Music Classroom (Vocals 960 SF)
- Music Classroom (Winds 1,400 sf)
- Music Classroom (Strings 1,400 sf)

Alcove for instrument storage, music stands, stacking chairs
Synthetic Track and Field
NORTHWOOD HS
Schematic Design Phase

• Update
  • Architect selected
  • Kick-off meeting scheduled for mid-May 2017
  • Start of construction is tentatively scheduled for April 2018
QUESTIONS?