



Irvine Unified School District

*Measure E*  
*Series 1*  
*Study Session*

May 9, 2017

# STAFF INTRODUCTIONS

Facilities Planning Department (FPD)	Construction Services Department (CSD)	Measure E Staff
Lorrie Ruiz Director	Ryan Zajda Director	Christa DeBoer Supervisor Facilities / Construction (FPD)
Kim Coffeen Assistant Director	Joe Chapin Supervisor, Construction Services	Jill Cheng Supervisor Facilities/Construction (FPD)
Dana Grudem Facilities Planning Supervisor		Bethany Short Construction Services Technician (CSD)
Jesse Barron Facilities Planning Supervisor		
Robert Ramirez Facilities Planner		



# COC INTRODUCTIONS

Citizens Oversight Committee (COC)		
Todd Cope Parent Active in Parent Teacher Org.	Roza Mansouri Parent / Guardian	Connie Stone Parent Active in Parent Teacher Org.
Terri Elia Business Org. Rep.	Patti Ragland Bona-fide Taxpayers Assoc. Rep.	Kenric Stone Member of Community At-Large
Adele Heuer Member of Community At-Large	Jeffrey Schmeh Parent / Guardian	Betty Jo Woollett Senior Citizen Org. Rep.
Ryan Larson Parent Active in Parent Teacher Org.	Kristi Smemoe Parent / Guardian	

- **Meet Quarterly (next meeting July 24, 2017)**
- **COC webpage** [iusd.org/COC](http://iusd.org/COC)



# AGENDA

- **Facilities Master Plan / Bond Measure**
- **Consultant Pools**
- **Finances**
- **Schedule**
- **Communications**
- **Series 1 Projects**
- **Questions**





# **Facilities Master Plan / Bond Measure**



# FACILITIES MASTER PLAN

- **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**





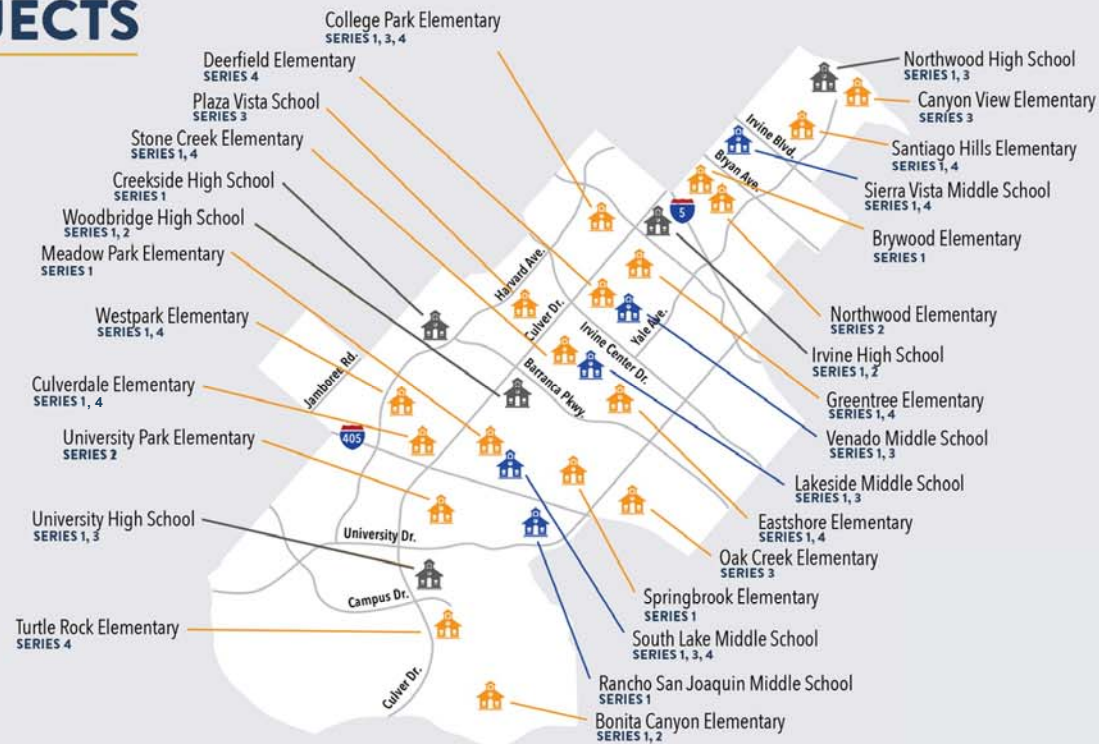
# SFID BOND MEASURE

- **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

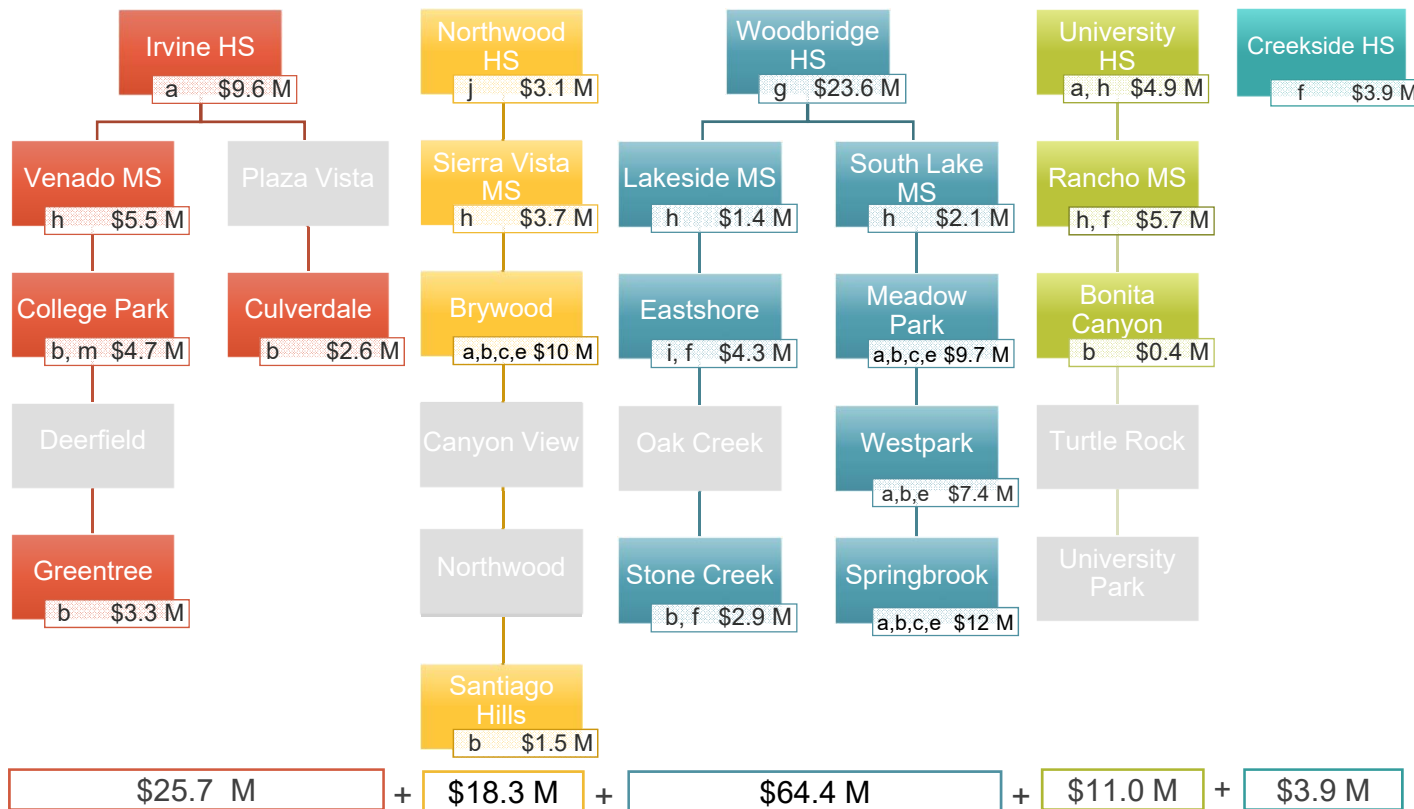
 - High Schools **5**  
 - Middle Schools **5**  
 - Elementary Schools **18**  
**28**



## 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

Program Escalation + **\$8.1 M**

Total Program Cost **\$131.4 M**

**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
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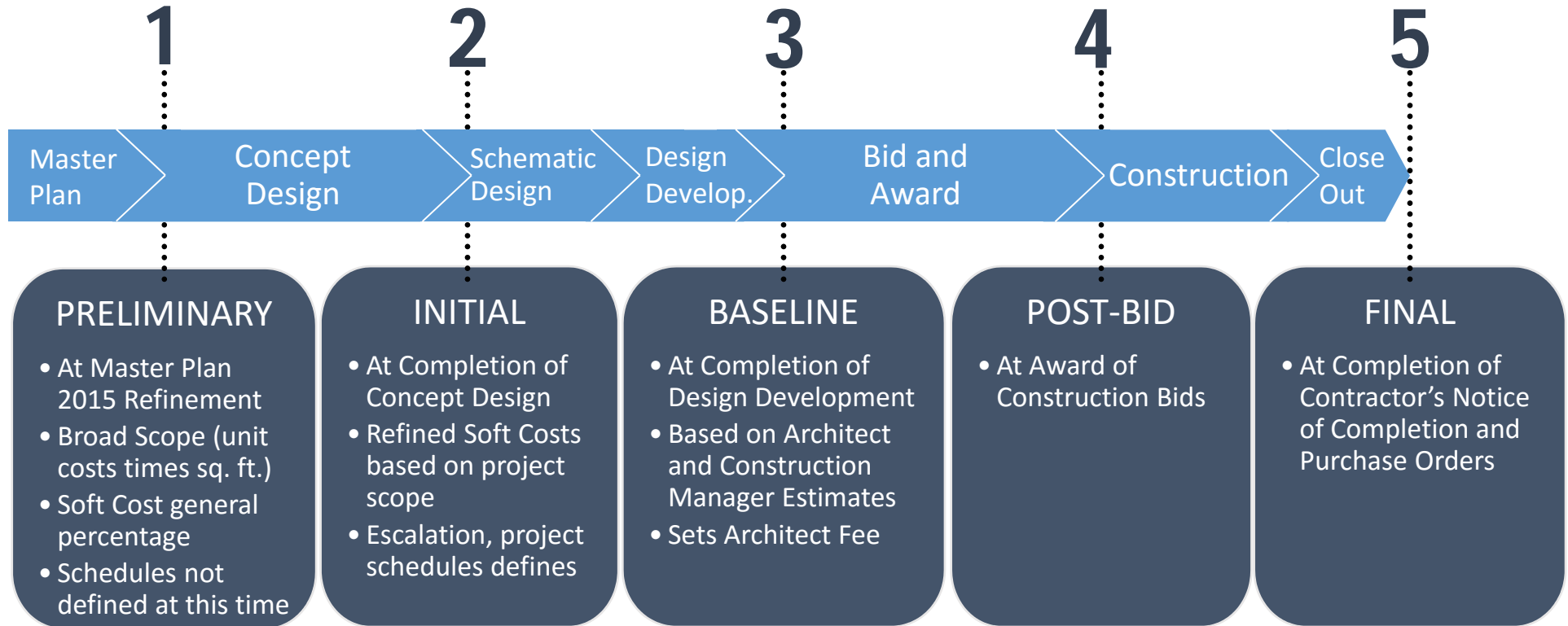
<u>Additional funds made available by District</u>	<u>\$36.4M</u>
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TOTAL Series 1 funds	\$131.4M
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- Potential Series 1 state matching funds over \$25.0M to \$27.0M



# BUDGET UPDATE APPROACH



## SERIES 1: BUDGET vs COMMITMENTS/EXPENDITURES

Fund Source	Budget	Expenditures	Remaining
CFD 86-1	\$13,000,788	\$96,273	\$12,904,515
Fund 21 (Series 1)	\$95,000,000	\$1,625,235	\$93,374,765
Fund 25 (developer fees)	\$8,541,563	\$59,795	\$8,481,768
Fund 40 (special reserves)	\$9,995,458	\$20,250	\$9,975,208
Escalation	\$4,896,948	\$0	\$0
<b>TOTALS</b>	<b>\$131,434,757</b>	<b>\$1,801,553</b>	<b>\$124,736,256</b>



# Schedule



## SERIES 1: SCHEDULE FOR SCHOOLS

- **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



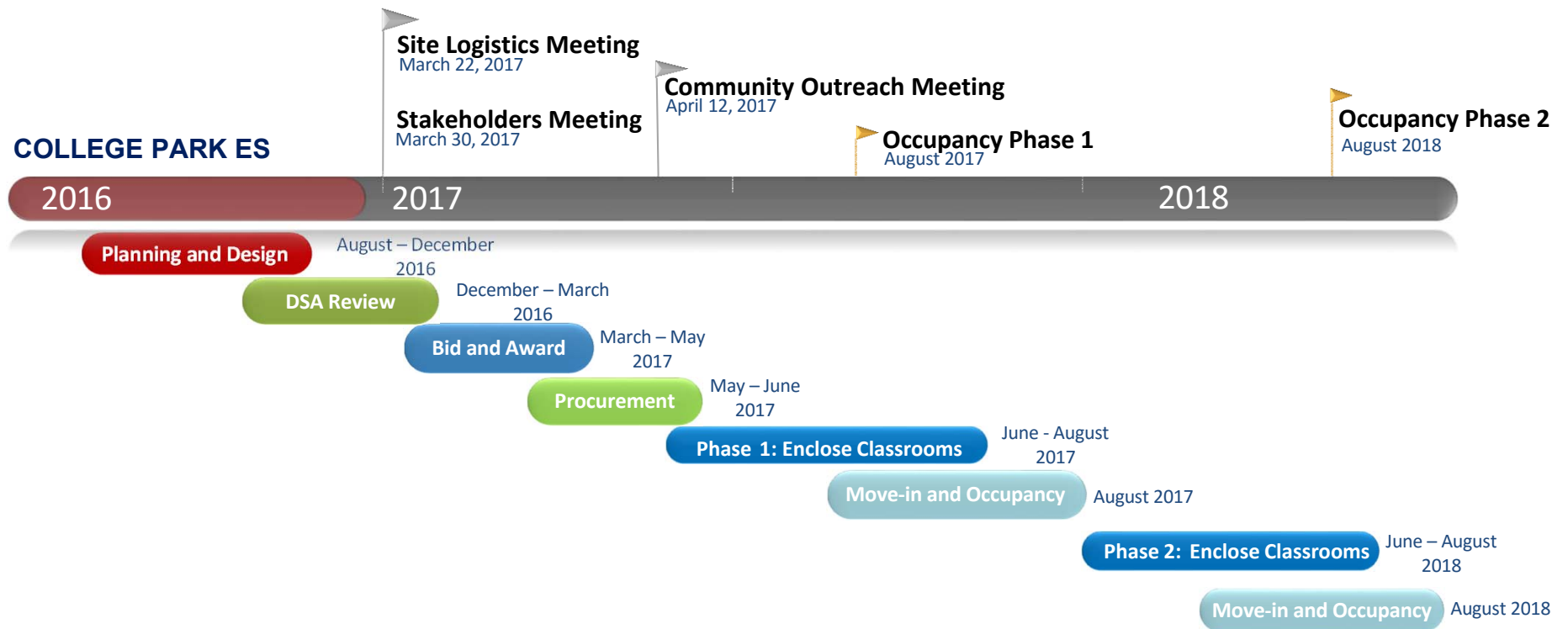


## SERIES 1: SCHEDULE FOR SCHOOLS

- **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



# CONSTRUCTION SCHEDULE (EXAMPLE)



# 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**)




# WEBSITES

- **Measure E Webpage**  
[iusd.org/MeasureE](http://iusd.org/MeasureE)
- **Links to school webpage**  
Example: College Park [iusd.org/MeasureEcp](http://iusd.org/MeasureEcp)
- **Citizens Oversight Committee Webpage**  
[iusd.org/COC](http://iusd.org/COC)
- **Contact Email for Questions/Concerns**  
[MeasureE@iusd.org](mailto:MeasureE@iusd.org)



# WEBSITE: LINK TO MEASURE E (FP&CS LINK)


**IRVINE UNIFIED  
SCHOOL DISTRICT**


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ABOUT   STUDENTS   SCHOOLS   SERVICES


closely with the Education Services Department establishing enrollment projections, making recommendations for new schools, establishing attendance boundaries, and accommodating growth at existing schools.


Our Facilities Planning and Construction Services staff works diligently to identify and deliver the best possible learning environments and support facilities for IUSD students, community, and faculty.


**BIDDER  
INFORMATION &  
PUBLIC NOTICES**  
[LEARN MORE](#)

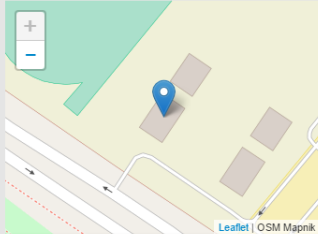
**PROJECTS**  
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**FACILITIES MASTER  
PLAN**  
[LEARN MORE](#)

**MEASURE E**  
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**Enroll**  
IUSD ENROLLMENT  
[LEARN MORE](#)


**CONTACT US**  
FACILITIES  
PLANNING &  
CONSTRUCTION  
CONTACTS  
[LEARN MORE](#)

**Contact Us**

**LOCATION:**  
2015 Roosevelt  
Irvine, CA 92620  
United States



# WEBSITE: LINK UNDER MEASURE E


 **IRVINE UNIFIED  
SCHOOL DISTRICT**

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ABOUTSTUDENTSCHOOLSSERVICES


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 IUSD 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 Citizens Oversight Committee, visit [iusd.org/MeasureE](http://iusd.org/MeasureE).




COLLEGE PARK  
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# Series 1 Projects





# **Enclose Classrooms, New / Upgrade Student Commons**



# BONITA CANYON ES

*Bid and Award Phase*

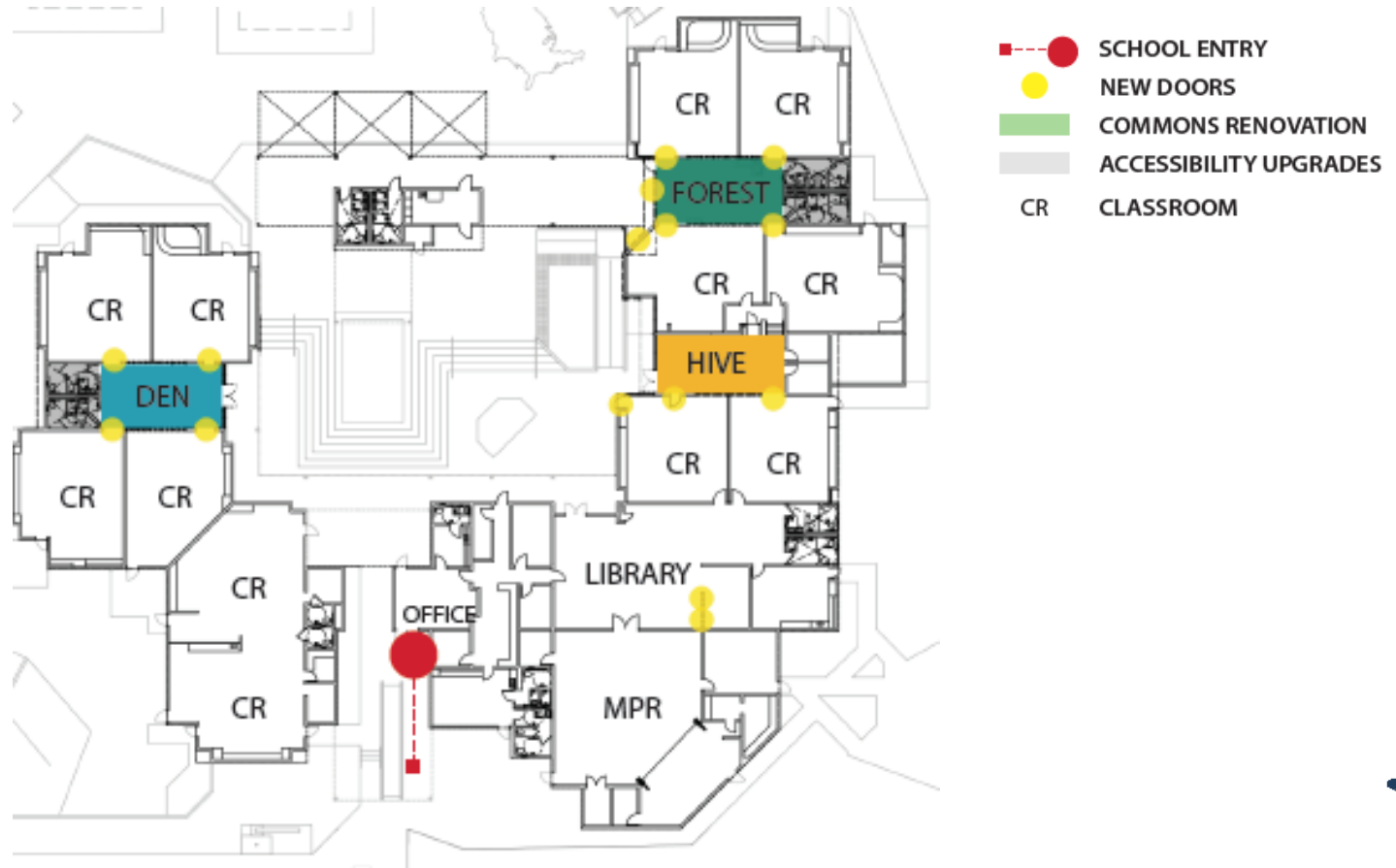


Interior view of Student Commons



# BONITA CANYON ES: Site Plan

*Bid and Award Phase*



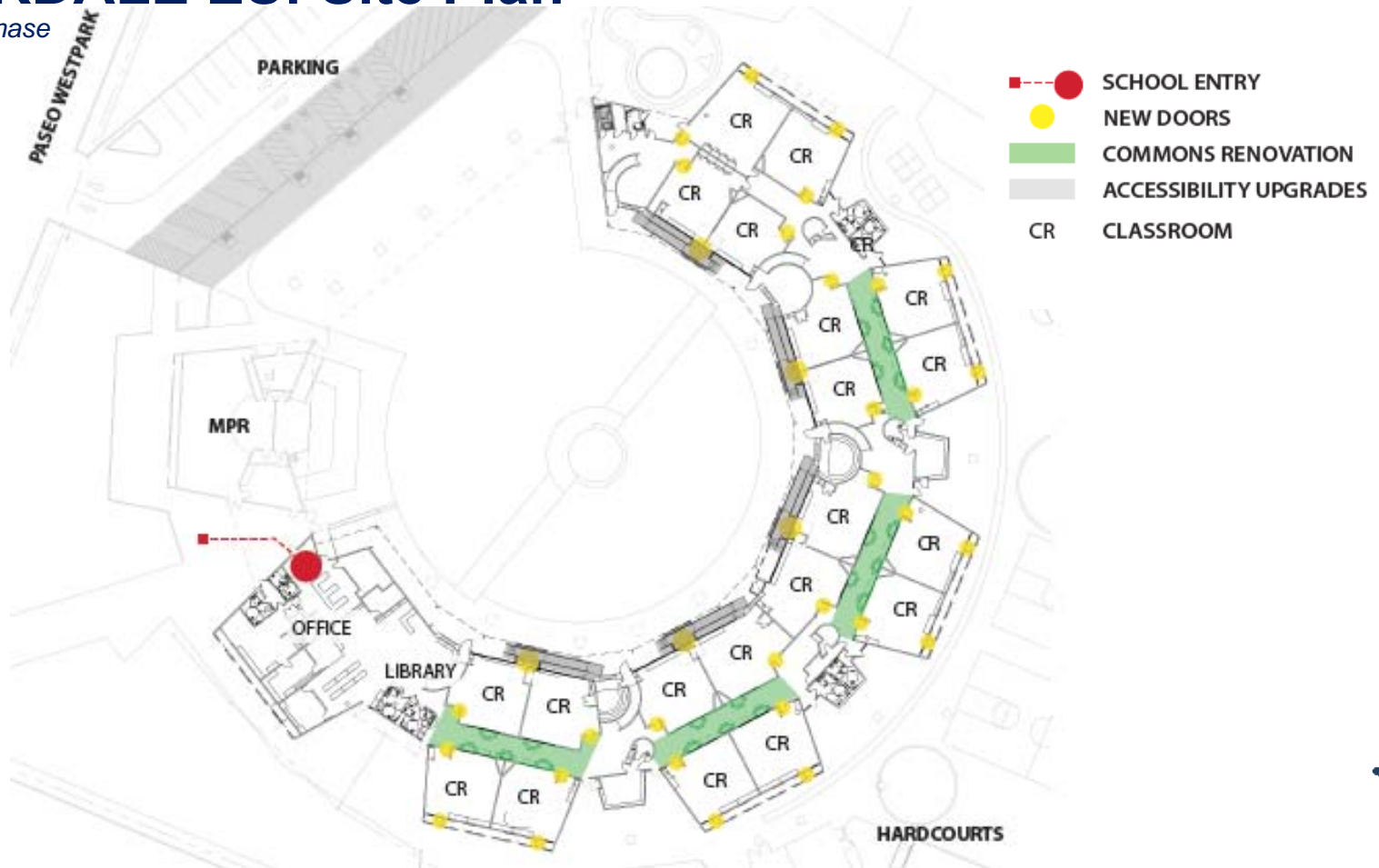
# CULVERDALE ES

*Bid and Award Phase*



# CULVERDALE ES: Site Plan

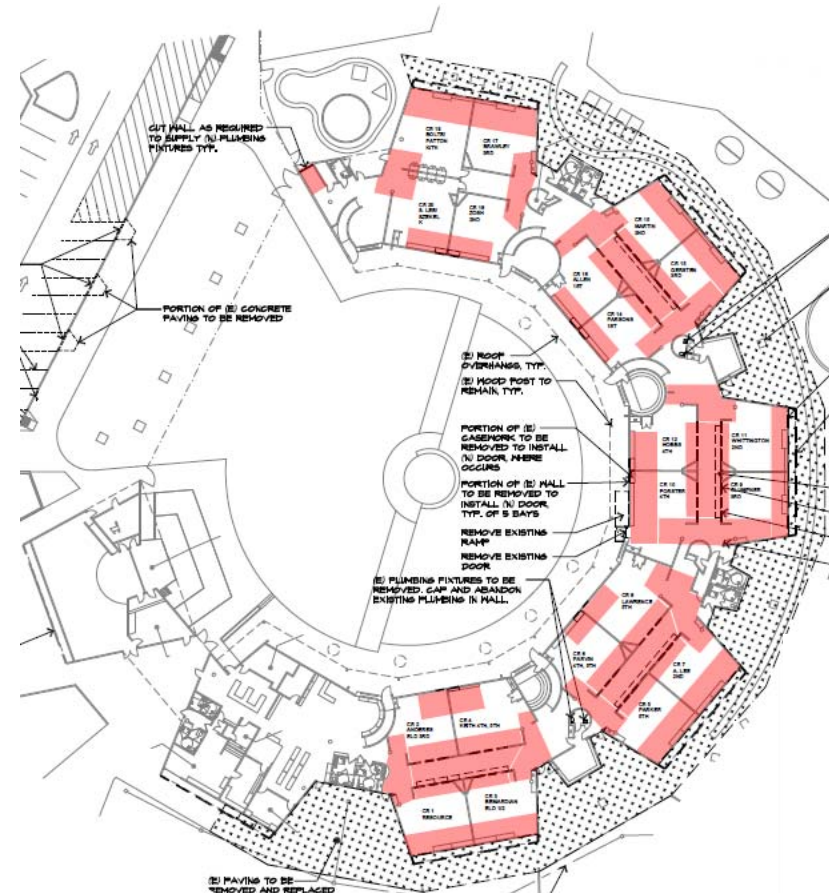
*Bid and Award Phase*



# CULVERDALE ES: Move Plan (Example)

*Bid and Award Phase*

TEACHER	CLASSROOM
Resource	1
Anderes	2
Bemardian	3
Keith	4
Parker	5
Parvin	6
A. Lee	7
Lawrence	8
Clumpner	9
Forster	10
Whittington	11
Hobbs	12
Gersten	13
Parsons	14
Martin	15
Allen	16
Brawley	17
Zosh	18
Bolte/ Patton	19
S.Lee/ Szekel	20





# STONE CREEK ES

### *Bid and Award Phase*



### Interior view of Design Lab





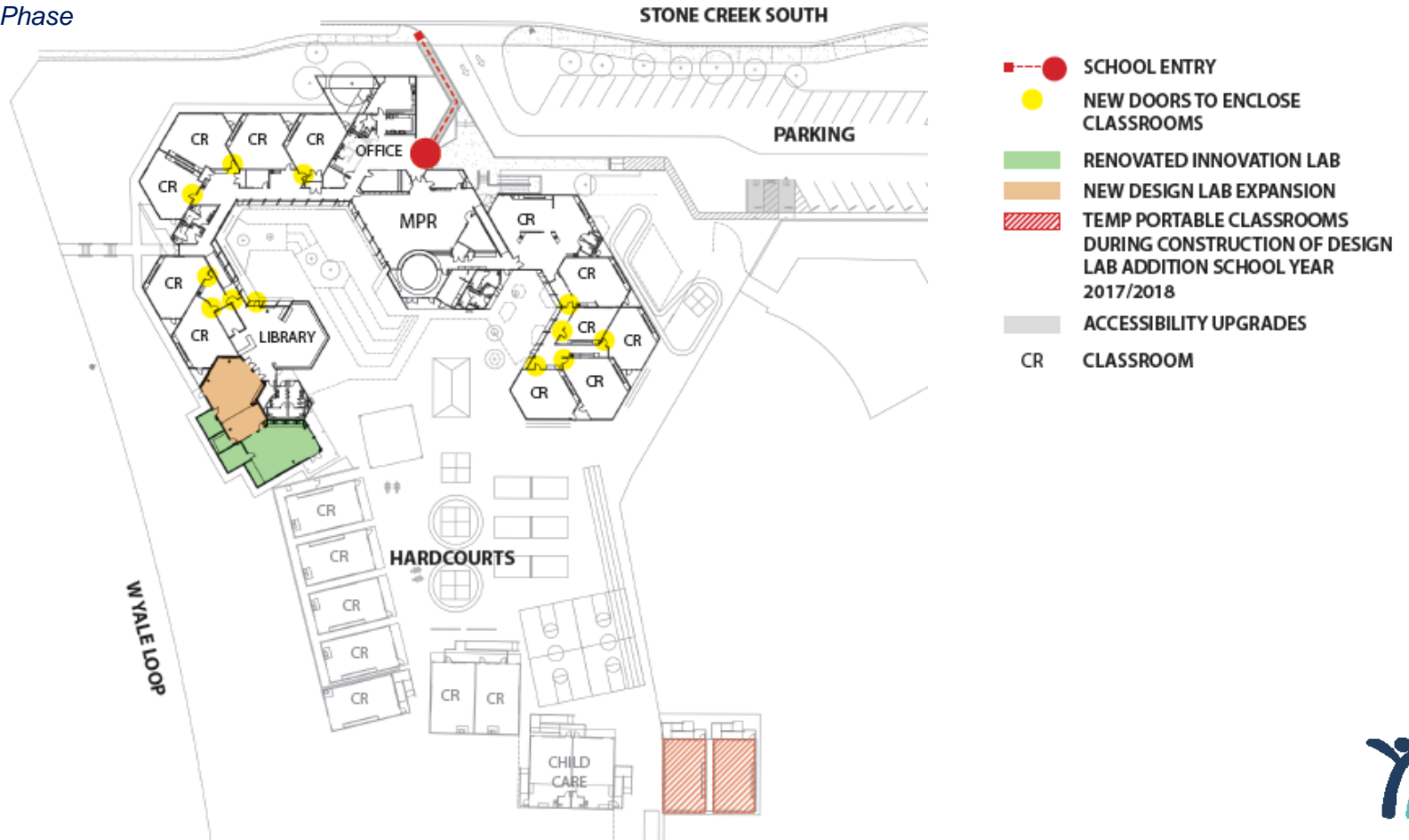
# STONE CREEK ES

*Bid and Award Phase*



# STONE CREEK ES: Site Plan

*Bid and Award Phase*



# STONE CREEK ES: Site Logistics (Example)

*Bid and Award Phase*



# COLLEGE PARK ES

*Bid and Award Phase*

[MyLumion](#)





# COLLEGE PARK ES

*Bid and Award Phase*



# COLLEGE PARK ES: Site Plan

Bid and Award Phase

CHAPARRAL AVENUE



# GREENTREE ES

*Bid and Award Phase*

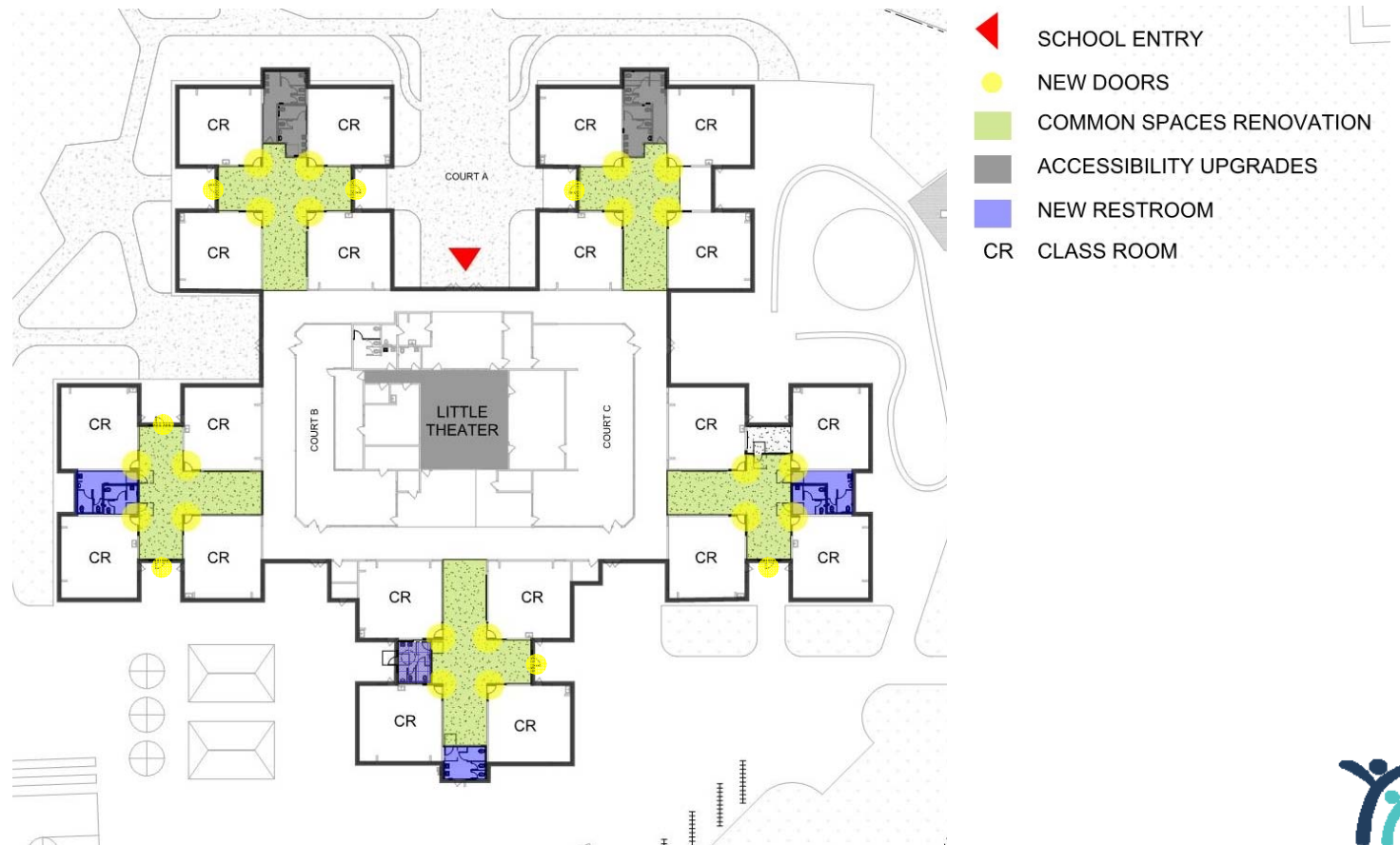


Interior view of Student Commons



# GREENTREE ES: Site Plan

*Bid and Award Phase*





# GREENTREE ES: Project Sign (Example)

*Bid and Award Phase*



# SANTIAGO HILLS ES

*Bid and Award Phase*



Interior view of Student Commons



# SANTIAGO HILLS ES: Site Plan

*Bid and Award Phase*





# Expansions



# CREEKSIDE HS

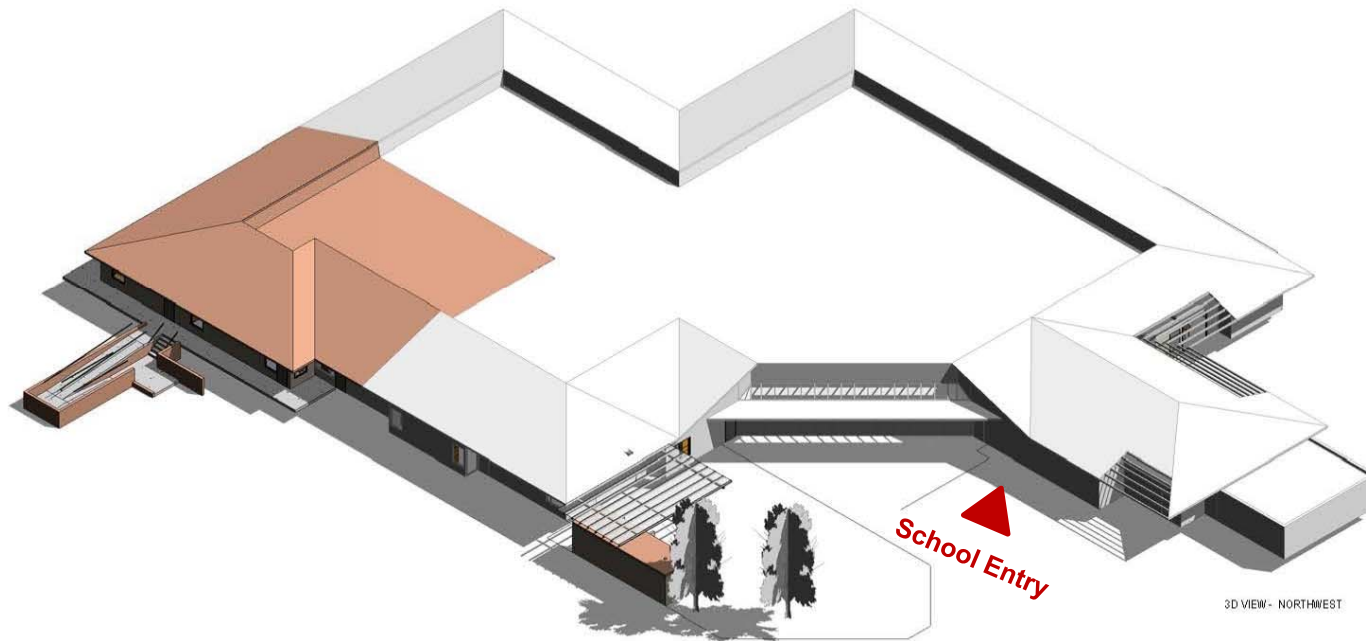
*Schematic Design Phase*





# EASTSHORE ES

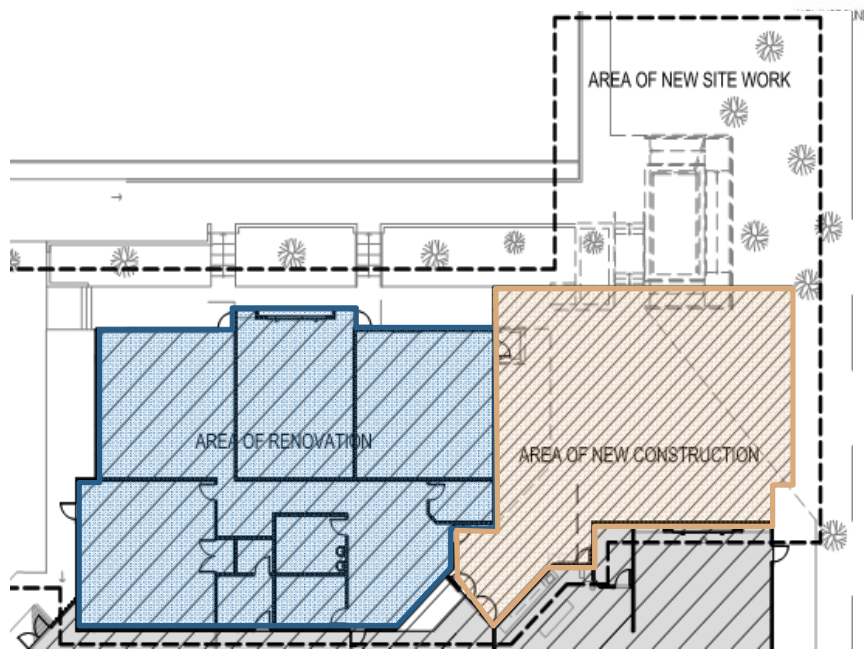
*Design Development Phase*



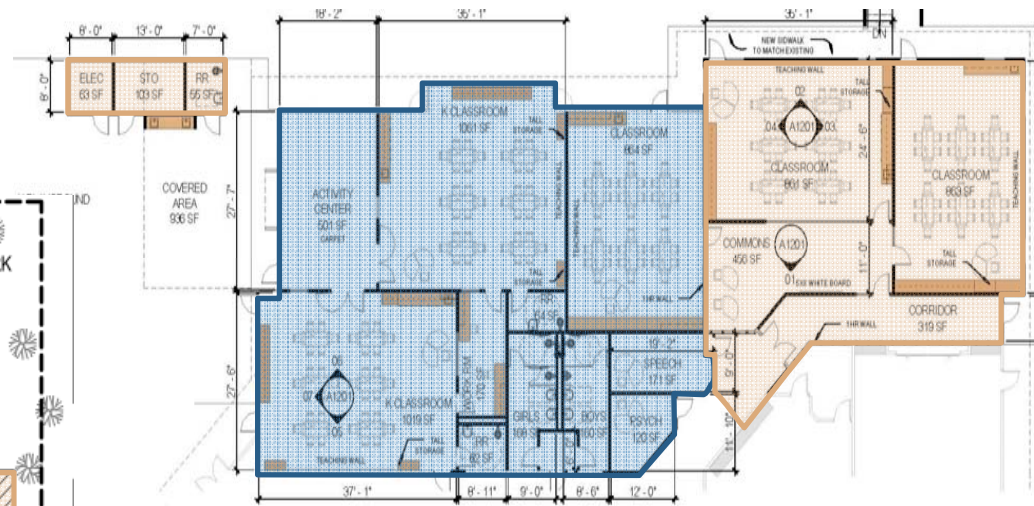
## Kindergarten Expansion



### Design Development Phase



### Enlarged Plan (Existing)



### Enlarged Plan (New)





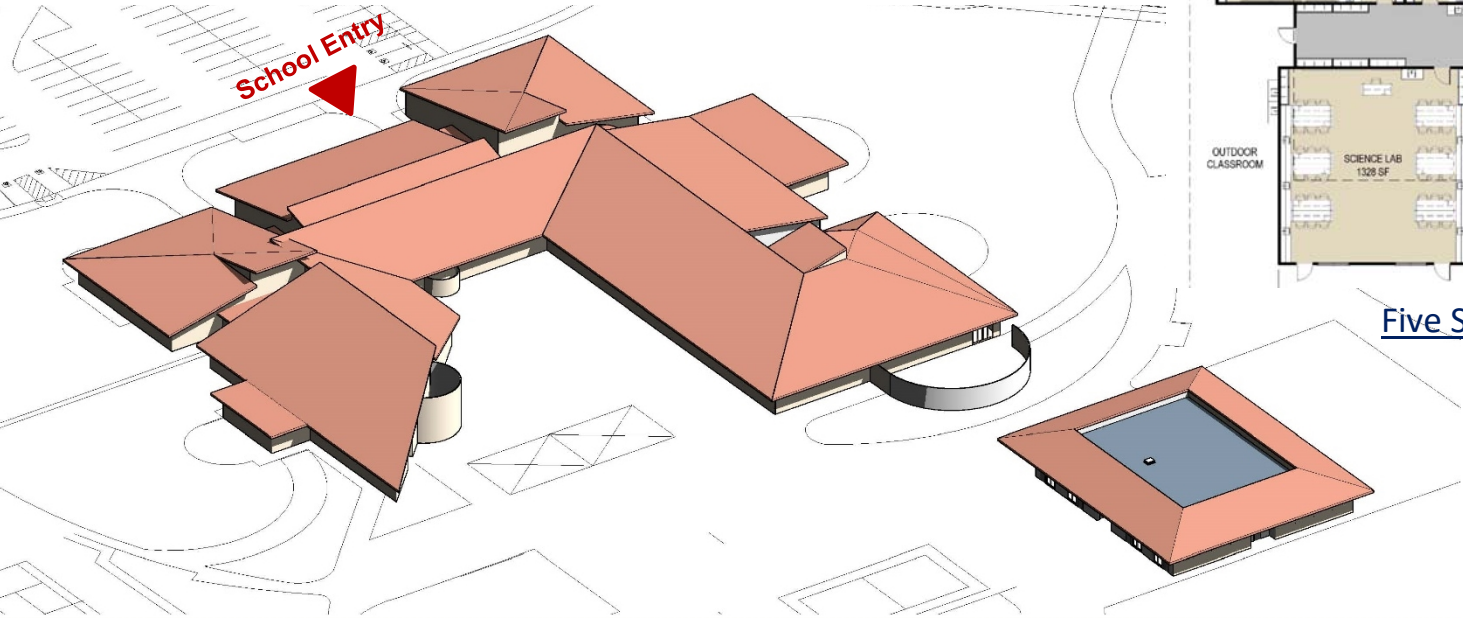
# **Middle School Science Classrooms**





# VENADO MS

Design Development Phase



Five Science Classrooms

New Science Classroom Building

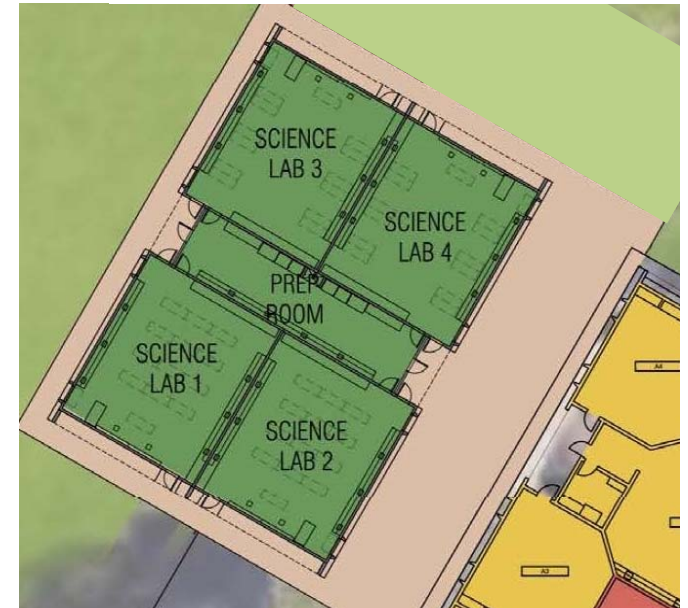


# SIERRA VISTA MS

*Schematic Design Phase*



Science Classroom Building Expansion – Site View



Enlarged Plan

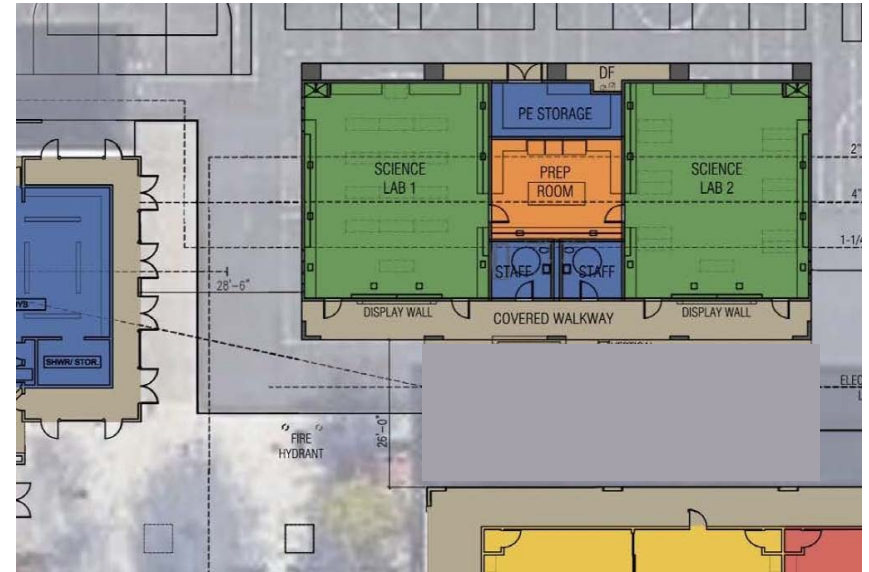


# SOUTH LAKE MS

*Schematic Design Phase*



Science Classroom Building Expansion - Site



Science Classroom Building Expansion



# SOUTH LAKE MS

*Schematic Design Phase*



Science Lab Interiors – Lab Setting

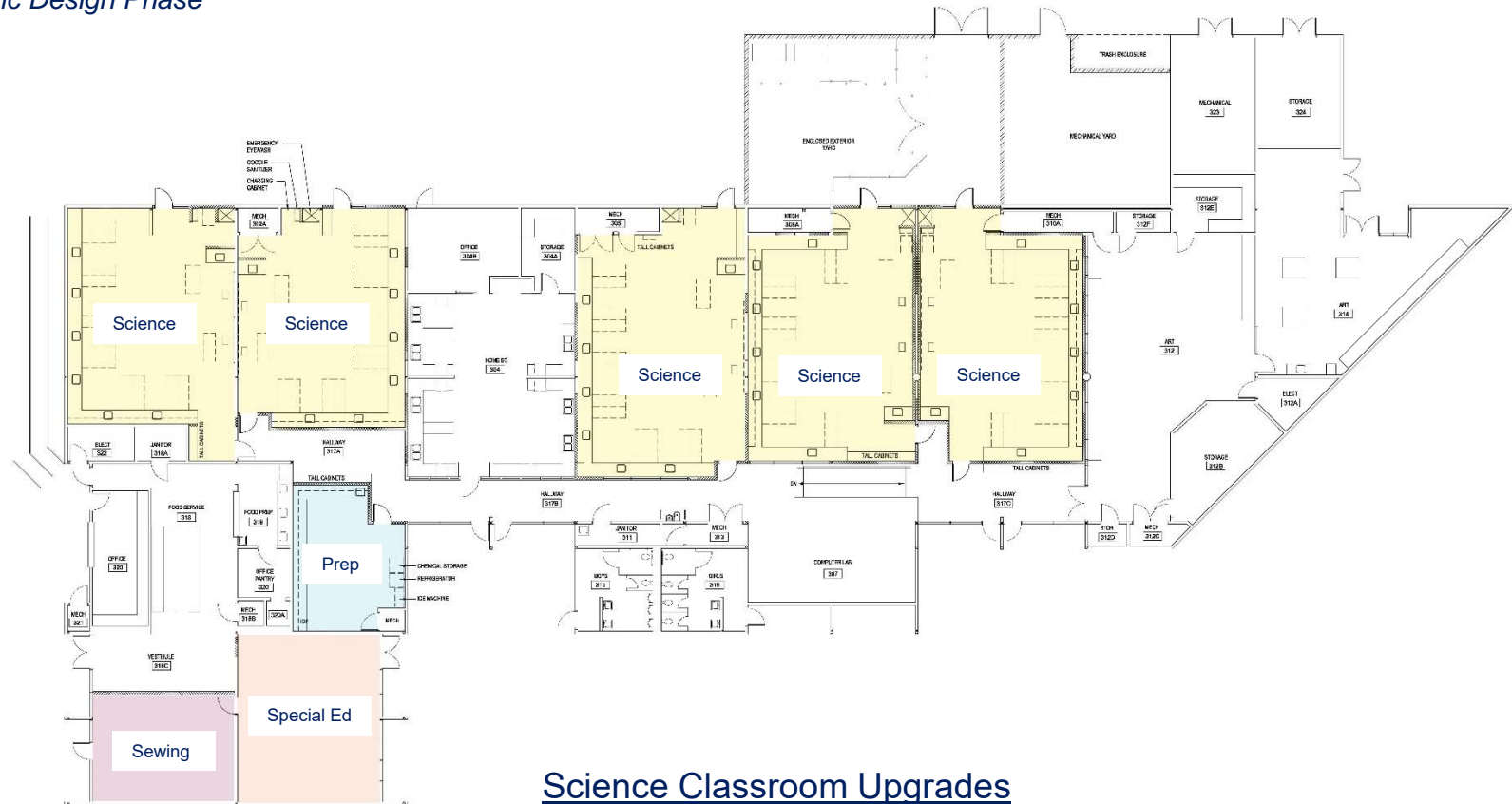


Science Lab Interiors – Lecture Setting



# LAKESIDE MS

*Schematic Design Phase*





# RANCHO SAN JOAQUIN MS

*Schematic Design Phase*



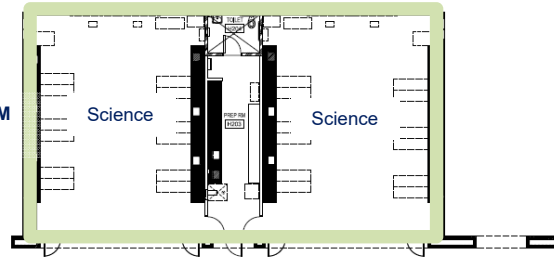
Science Classroom Building Expansion and Upgrades



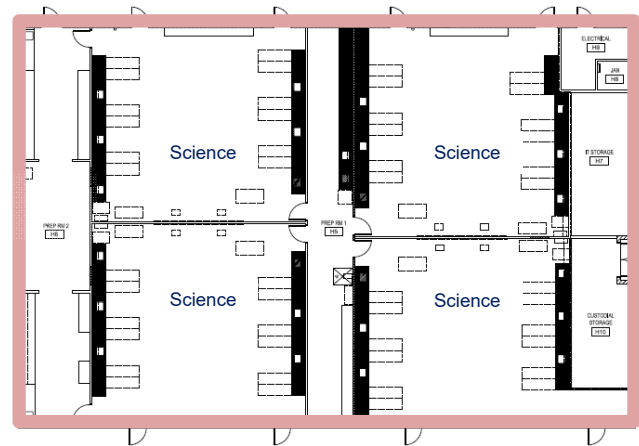
# RANCHO SAN JOAQUIN MS

*Schematic Design Phase*

**NEW SCIENCE CLASSROOM  
BUILDING**



**UPGRADED SCIENCE  
CLASSROOMS**



## Science Classroom Building Expansion and Upgrades





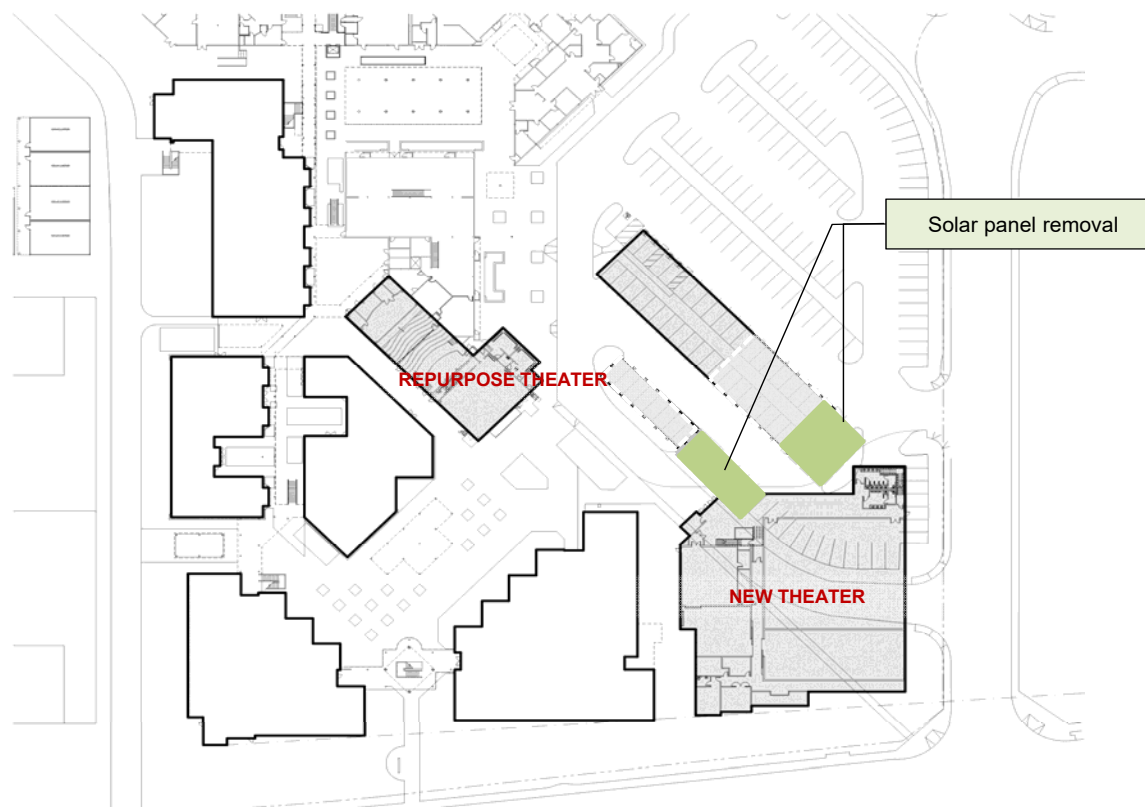
# New Theater





# WOODBIDGE HS

*Schematic Design Phase*

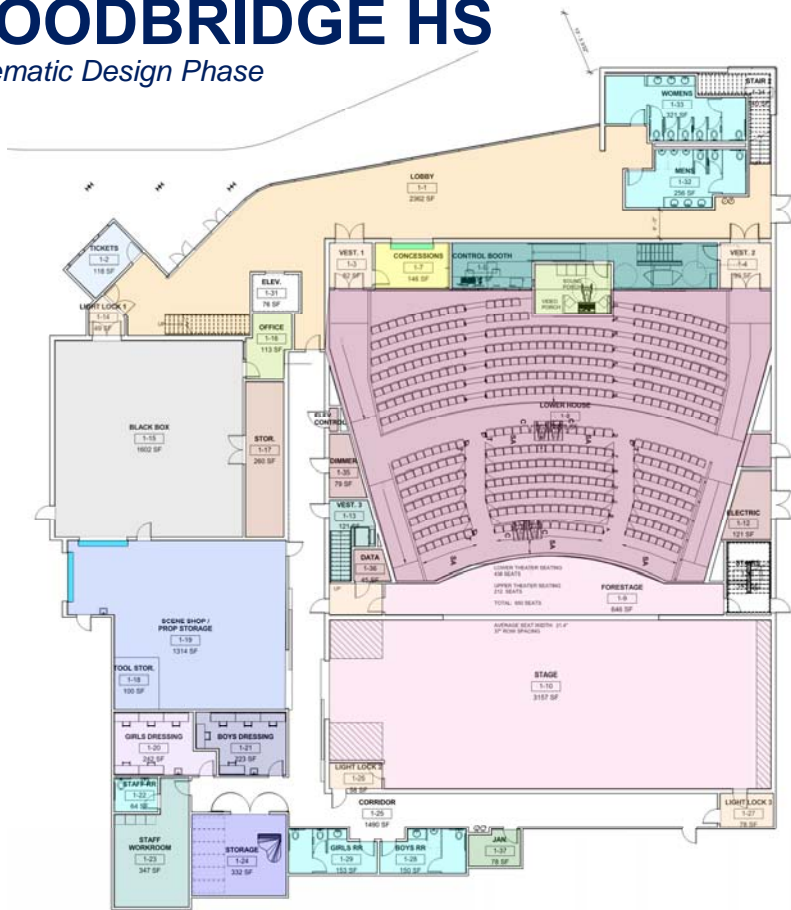


New Theater and Repurpose Existing Theater

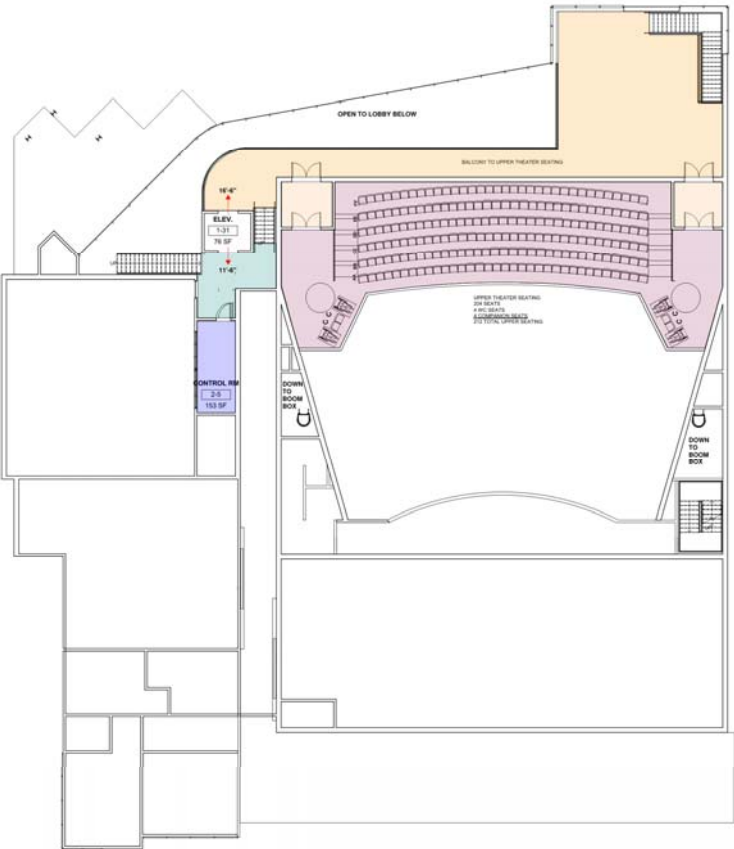


# WOODBIDGE HS

Schematic Design Phase



LEVEL ONE



LEVEL TWO





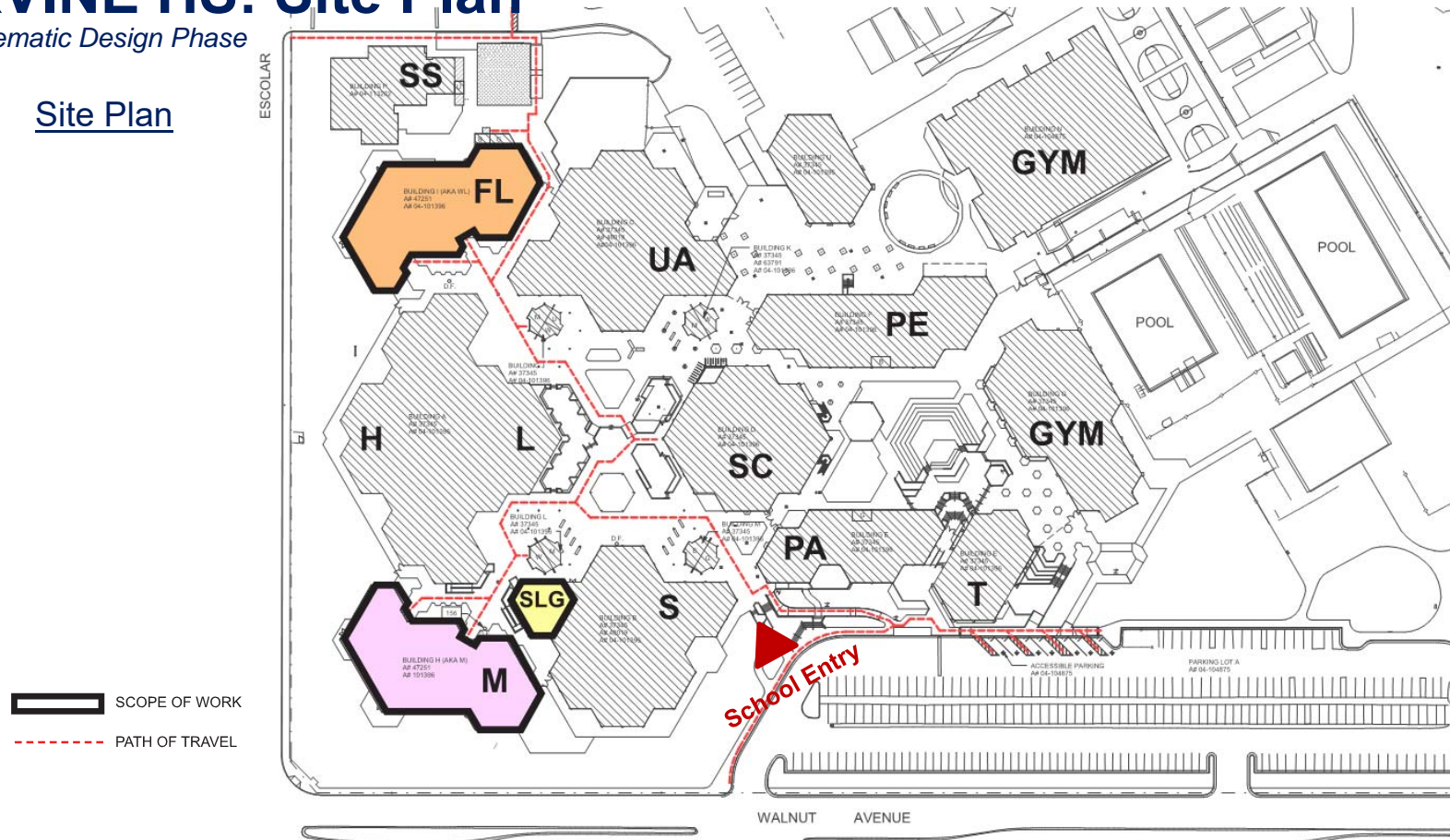
# High School Modernizations



# IRVINE HS: Site Plan

Schematic Design Phase

## Site Plan

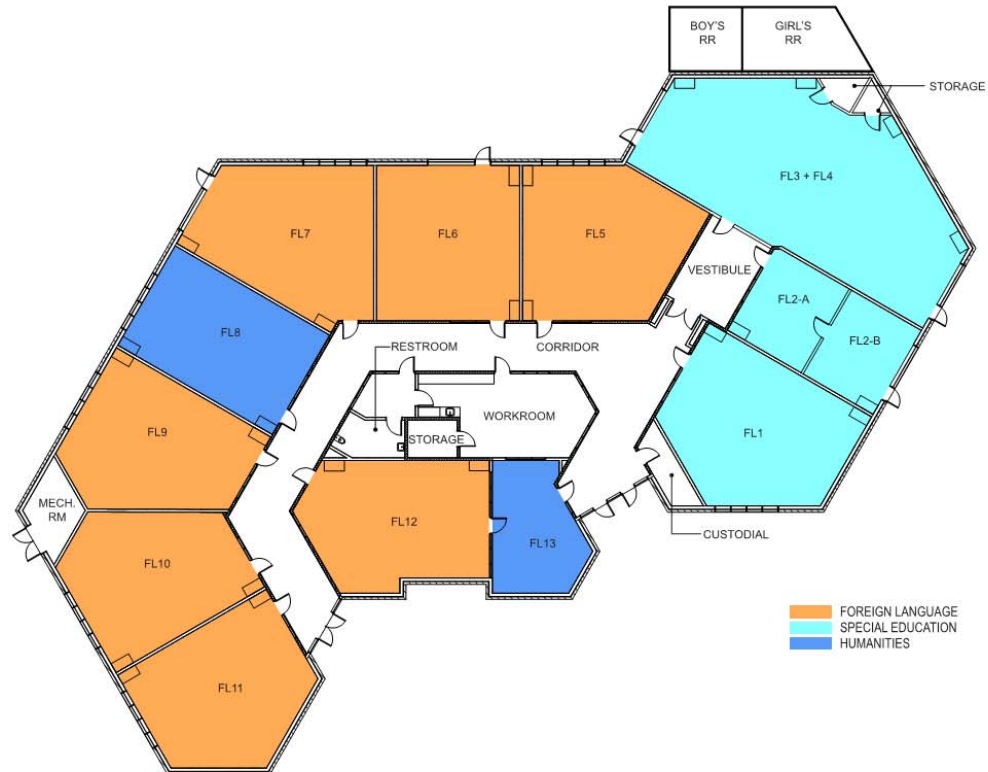


# IRVINE HS

*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

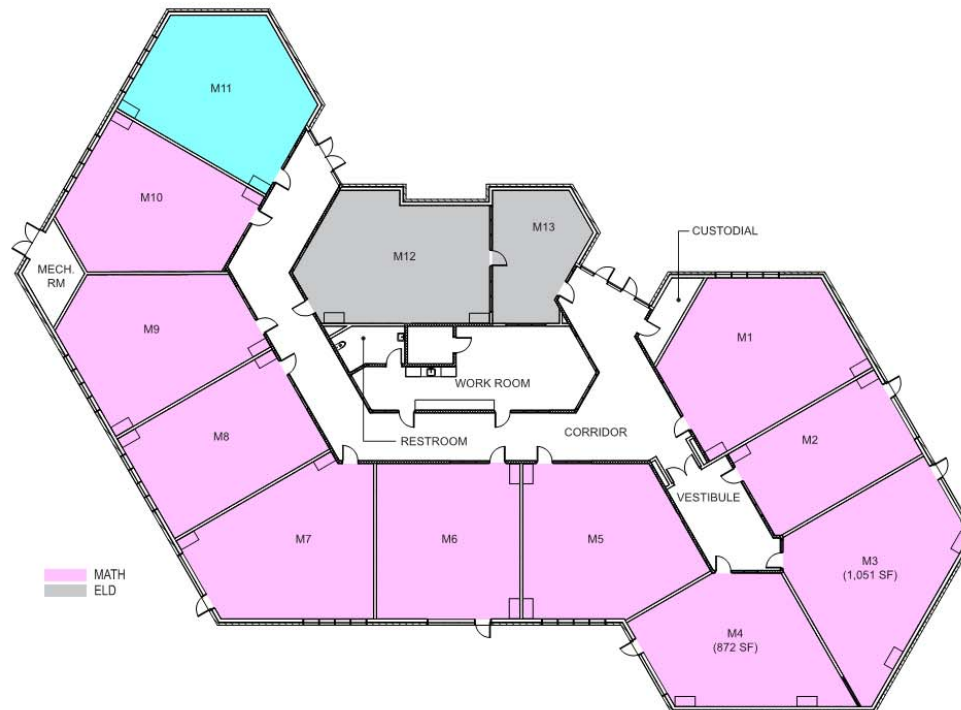


# IRVINE HS

*Schematic Design Phase*

## Building M

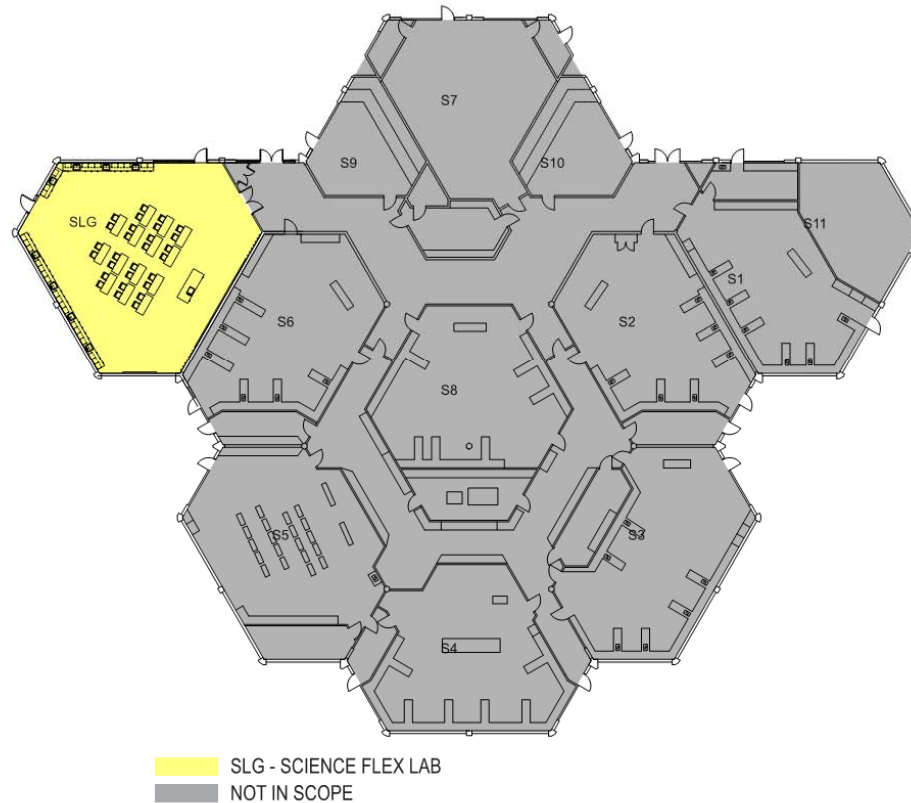
- FIRE ALARM UPGRADE
- REPLACE LIGHTS
- REPLACE HVAC SYSTEM
- PAINT INTERIOR WALL
- REPAIR CASEWORK
- REPLACE FLOORING
- REPLACE CEILING TILES
- NEW AUDIO AND VISUAL SYSTEM



# 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

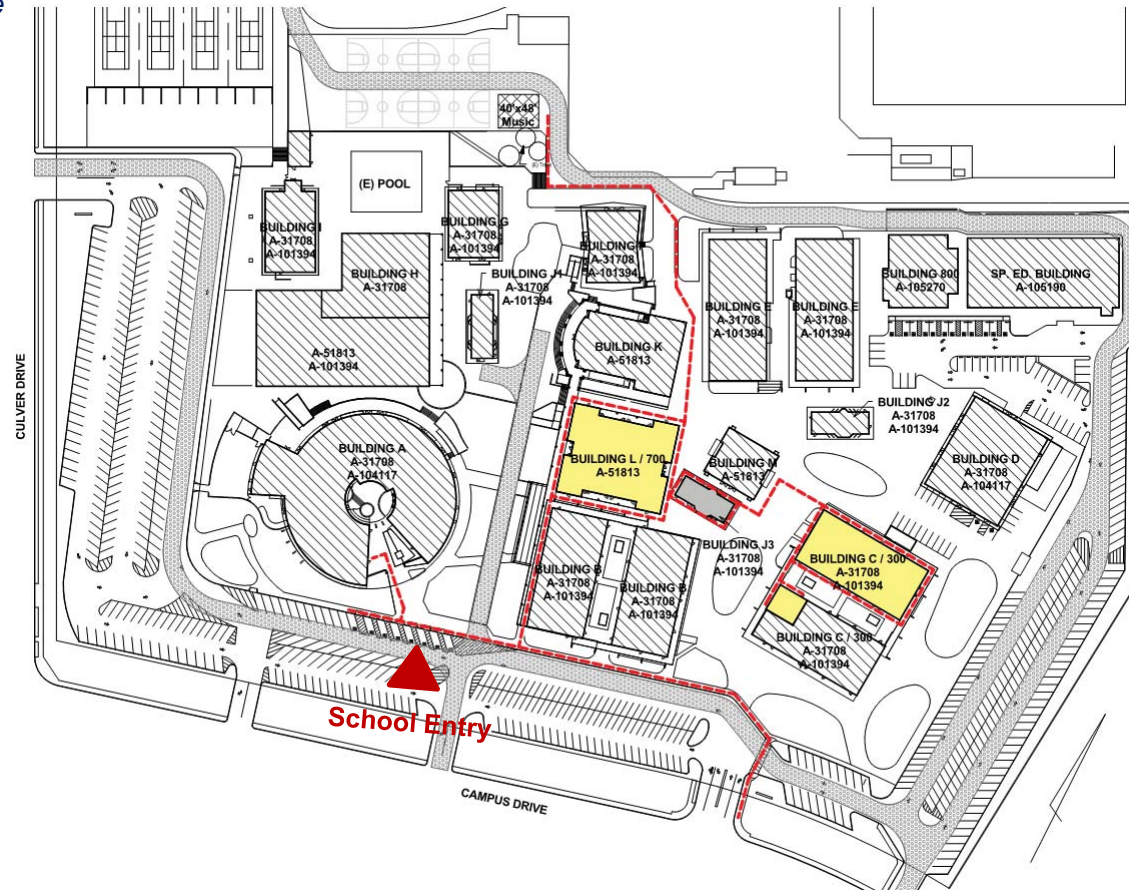




# UNIVERSITY HS: Site Plan

*Schematic Design Phase*

## Site Plan





# UNIVERSITY HS

Schematic Design Phase

## Building 300

- CHEMISTRY LABS
- GENERAL SCIENCE
- WORK ROOM / STORAGE
- NOT IN SCOPE

- 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

- CHEMISTRY 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, 709, 710



# UNIVERSITY HS

Schematic Design Phase

## Building J3

- STUDENT RR
- STAFF RR
- JANITOR / STORAGE

- ADA UPGRADE:

NEW DOORS  
ADA WATERCLOSET  
AMBULATORY WATERCLOSET  
REPLACE URINAL WITH WATERCLOSET IN J114





# Interim Campuses

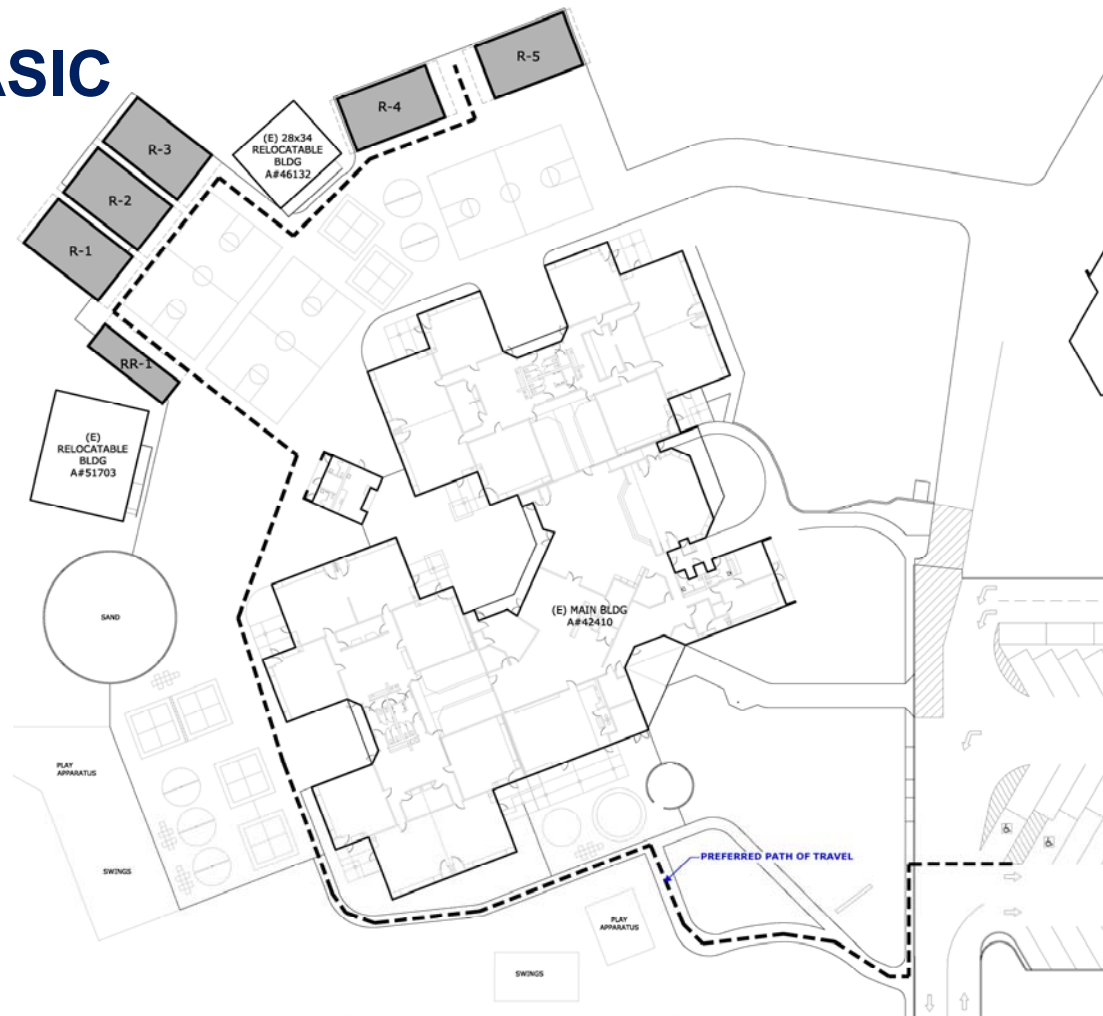


# WESTWOOD BASIC

*Schematic Design Phase*

## Brywood ES

School Year 2018/19



# EL CAMINO REAL SCHOOL

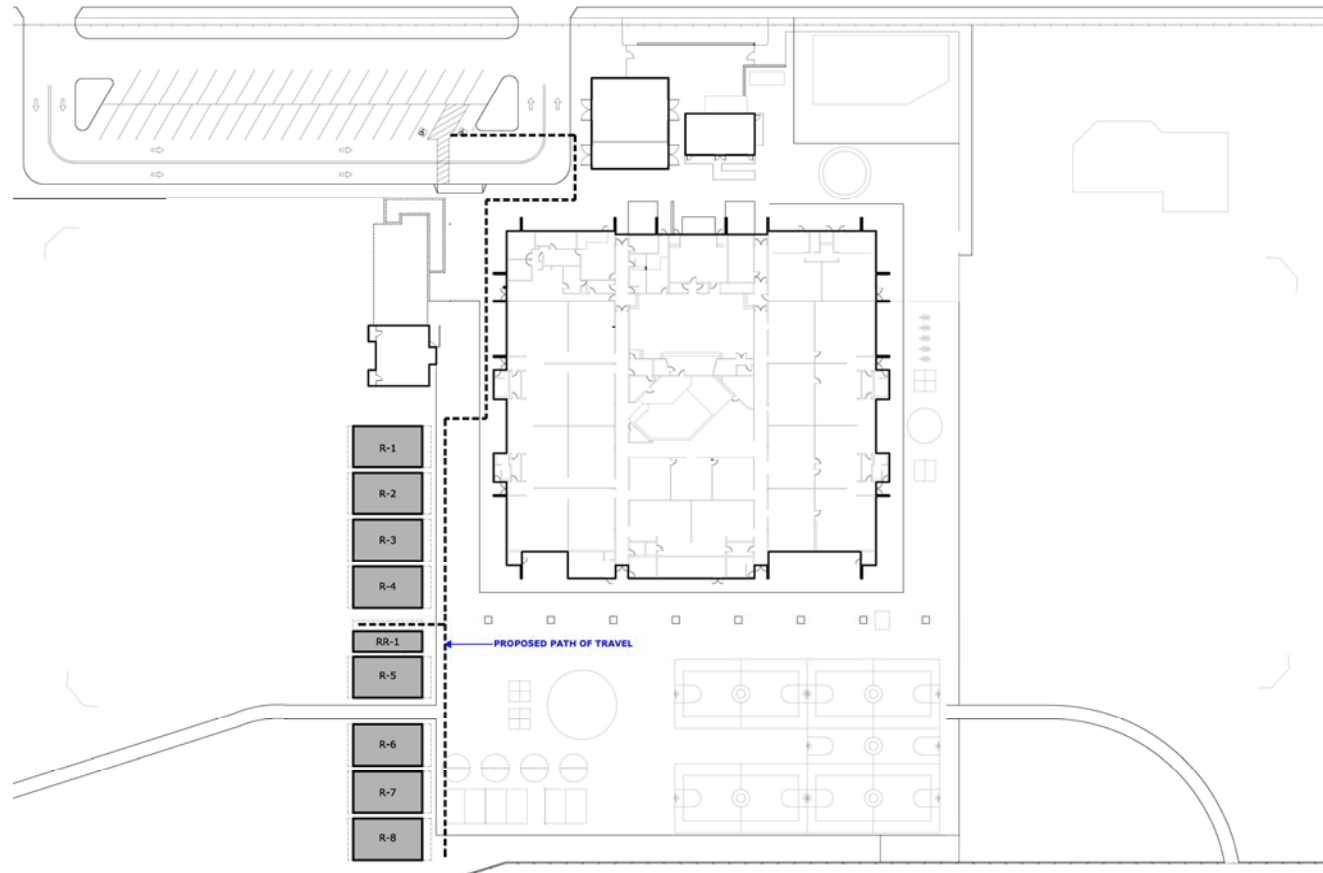
*Schematic Design Phase*

## 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

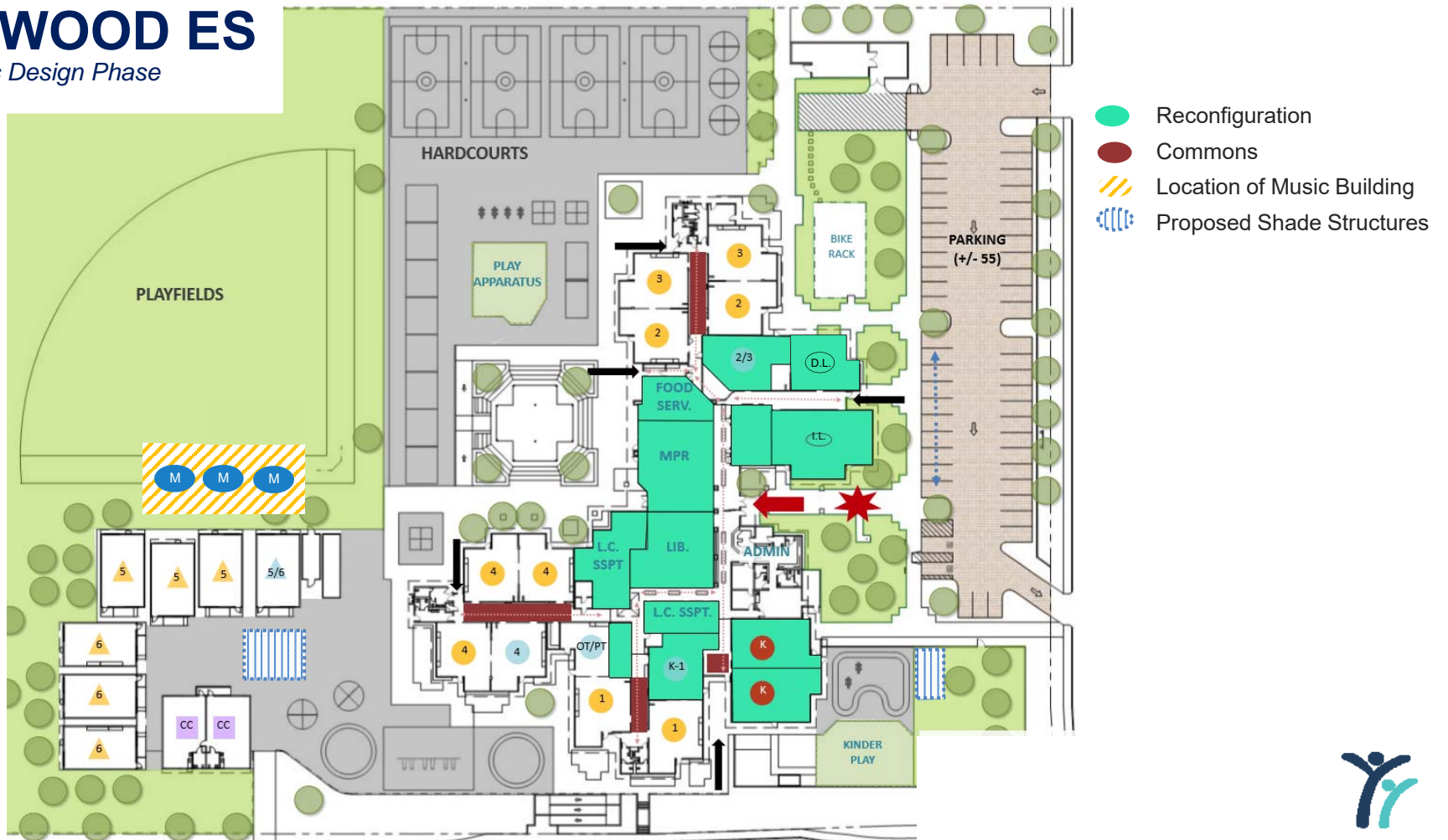
## F. OUTDOOR IMPROVEMENTS

- F01 Exterior wireless access points
- F02 Add shade and seating areas
- F03 Other outdoor improvements



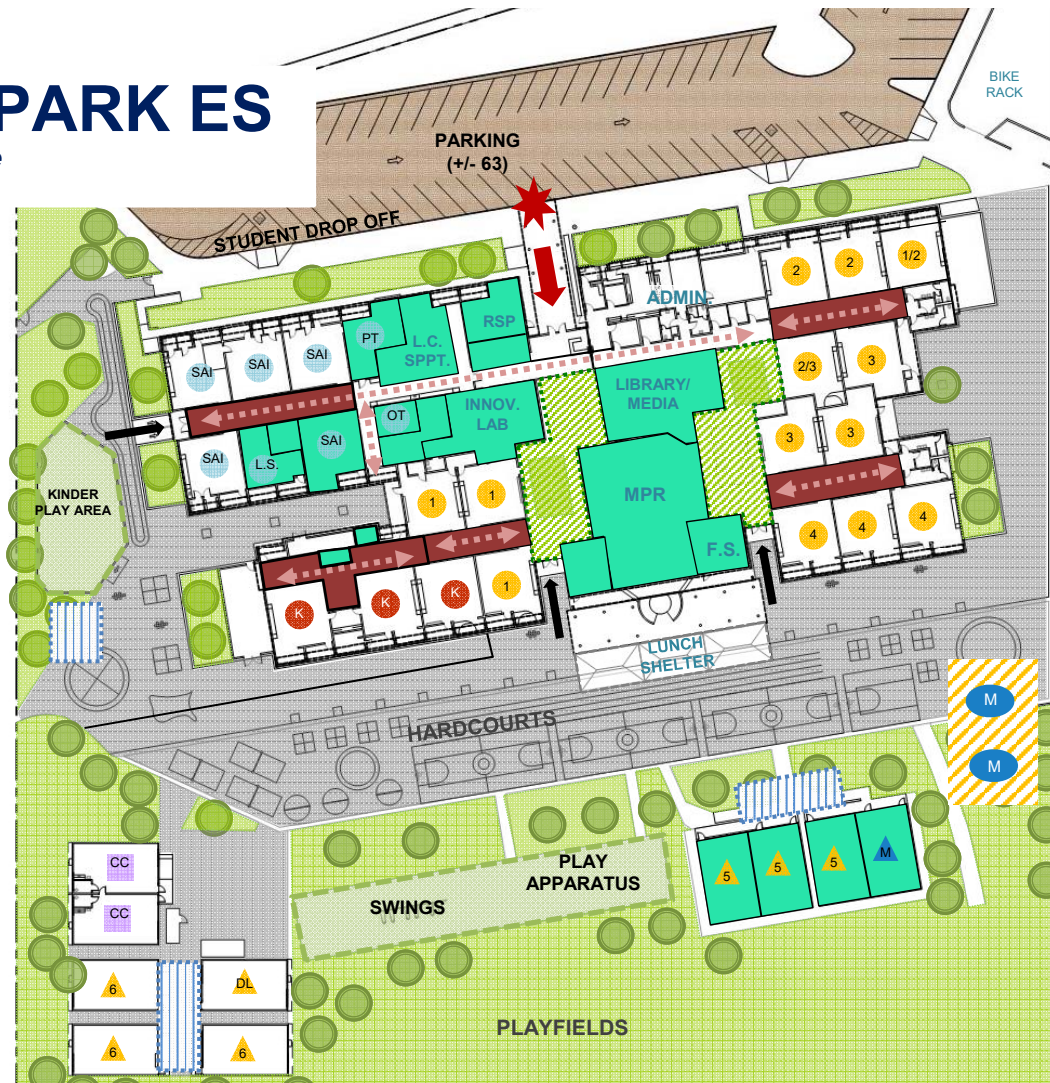
# BRYWOOD ES

Schematic Design Phase



# MEADOW PARK ES

*Schematic Design Phase*



- Reconfiguration
- Commons
- ▨ Location of Music Building
- ⦿ Proposed Shade Structures





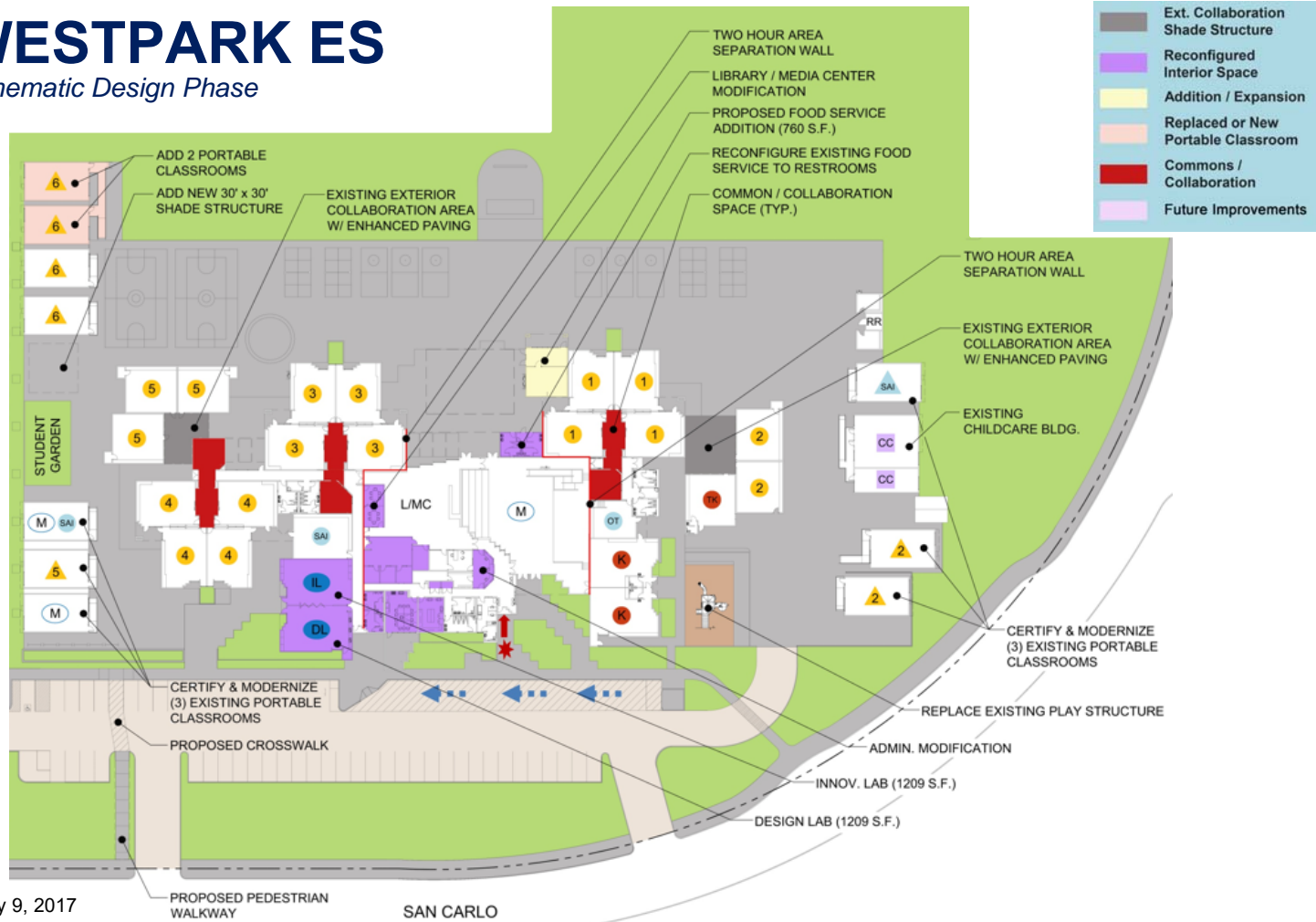
# SPRINGBROOK ES

*Schematic Design Phase*



# WESTPARK ES

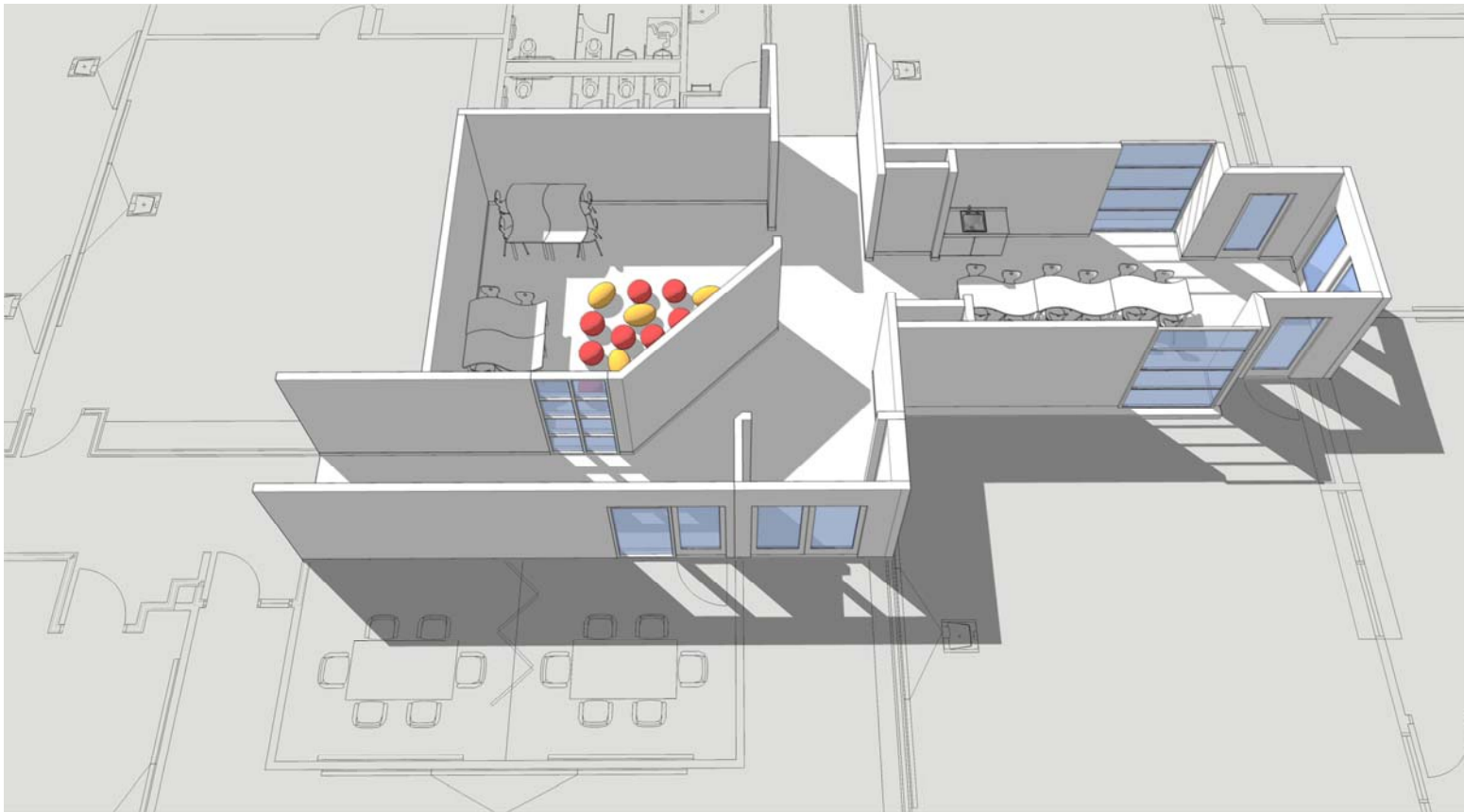
*Schematic Design Phase*





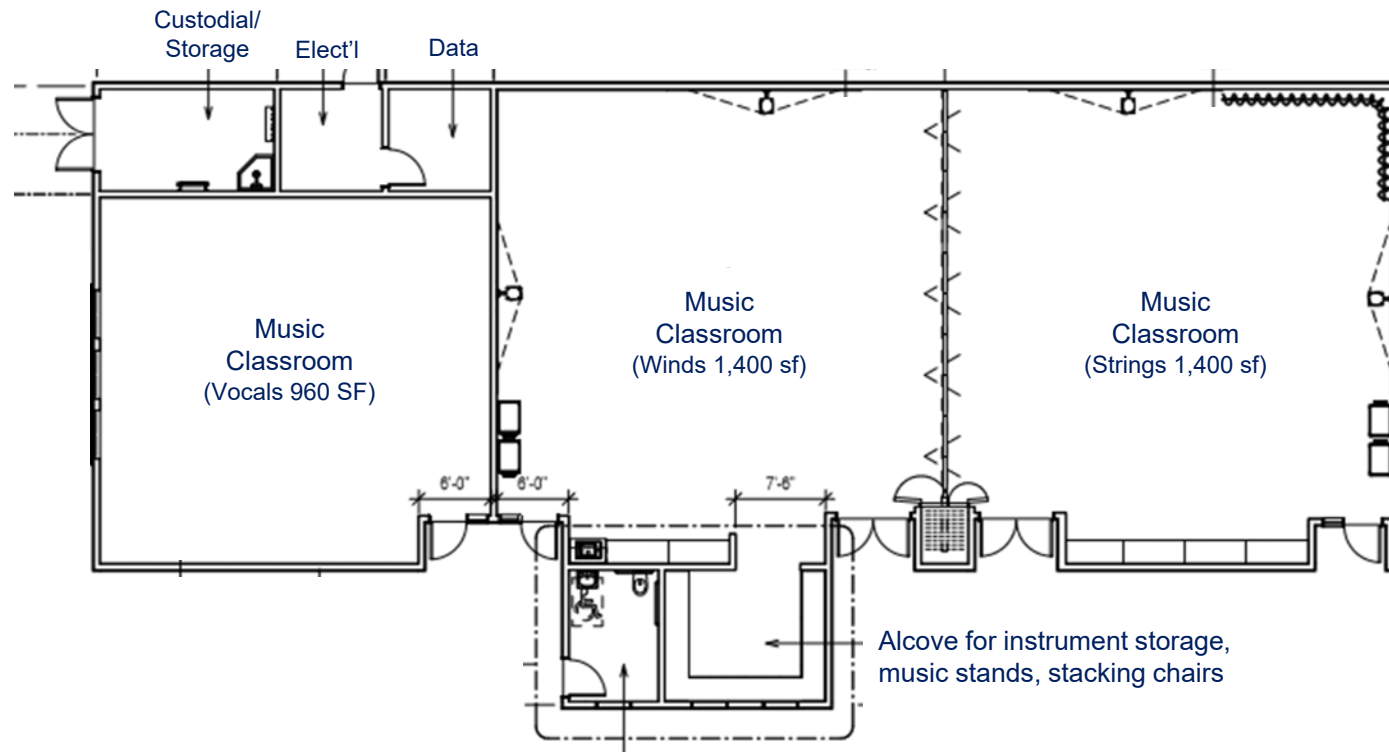
# WESTPARK ES

*Interior View of Commons*



# EXAMPLE MUSIC BUILDING

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





# 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?***