

South Lake MS Modernization Public Information Meeting

March 18, 2021



MEETING AGENDA

- Introductions
- Overview of Measure E Program
- Project Overview
- Interim Housing
- Site Logistics and Phasing
- Resources
- Questions and Answers



INTRODUCTIONS

- Kelvin Okino – IUSD, Executive Director, Facilities Planning and Construction
- Christa DeBoer – IUSD Supervisor, Facilities/Construction

Additional Team Members:

- Belinda Averill– IUSD, Principal of South Lake MS
 - Diego Matzkin – Perkins Eastman
 - Grant Sawyer – Balfour Beatty
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- In addition to receiving questions and comments during the live stream, additional comments for tonight’s meeting can be submitted by going to: and clicking on <https://iusd.org/business-services/facilities-planning-construction-services/measure-e/measure-e-projects/south-2> and clicking on “Comment Card”



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)



WHERE WE ARE TODAY (SERIES 1)

- ✓ **Enclose Classrooms (6 schools)**
Bonita Canyon ES, College Park ES, Culverdale ES,
Greentree ES, Santiago Hills ES, Stone Creek ES
- ✓ **High School Modernizations (2 schools)**
Irvine HS, University HS
- ✓ **Expansions (2 schools)**
Eastshore ES, Creekside HS
- ✓ **Elementary School Modernizations (4 schools)**
Brywood ES, Meadow Park ES, Springbrook ES, Westpark ES
- ✓ **High School Field Improvements (2 schools)**
Northwood HS, Woodbridge HS
- ✓ **Interim Campuses (2 schools)**
El Camino, Westwood Basics



WHERE WE ARE TODAY (SERIES 1)

-continued-

✓ **Middle School Science Classrooms (5 schools)**

Lakeside MS, Rancho San Joaquin MS, Sierra Vista MS,
South Lake MS, Venado MS

✓ **New Theater (1 school)**

Woodbridge HS

✓ **Music Classroom Buildings (3 schools)**

Brywood ES, Meadow Park ES, Springbrook ES



WHERE WE ARE TODAY (SERIES 2, AFAP, SERIES 3)

SERIES 2 – UNDER CONSTRUCTION

- **New Music Building/MPR (3 schools)**
Bonita Canyon ES, Northwood ES, Turtle Rock ES
- **Expansion/Collab, Design Lab, Special Education Reconfiguration (1 school)**
University Park ES

AUGMENTED FUNDS TO ACCELERATE PROJECTS—OUT TO BID

- **New Music Building/Music Expansions (4 schools)**
Canyon View ES, Deerfield ES, Oak Creek ES, Plaza Vista

SERIES 3 – AWAITING BOND SALE

- **Modernizations (2 schools)**
South Lake MS, Woodbridge HS (Building J & K HVAC Upgrades)
- **New Performing Arts Complex (1 school)**
Irvine HS

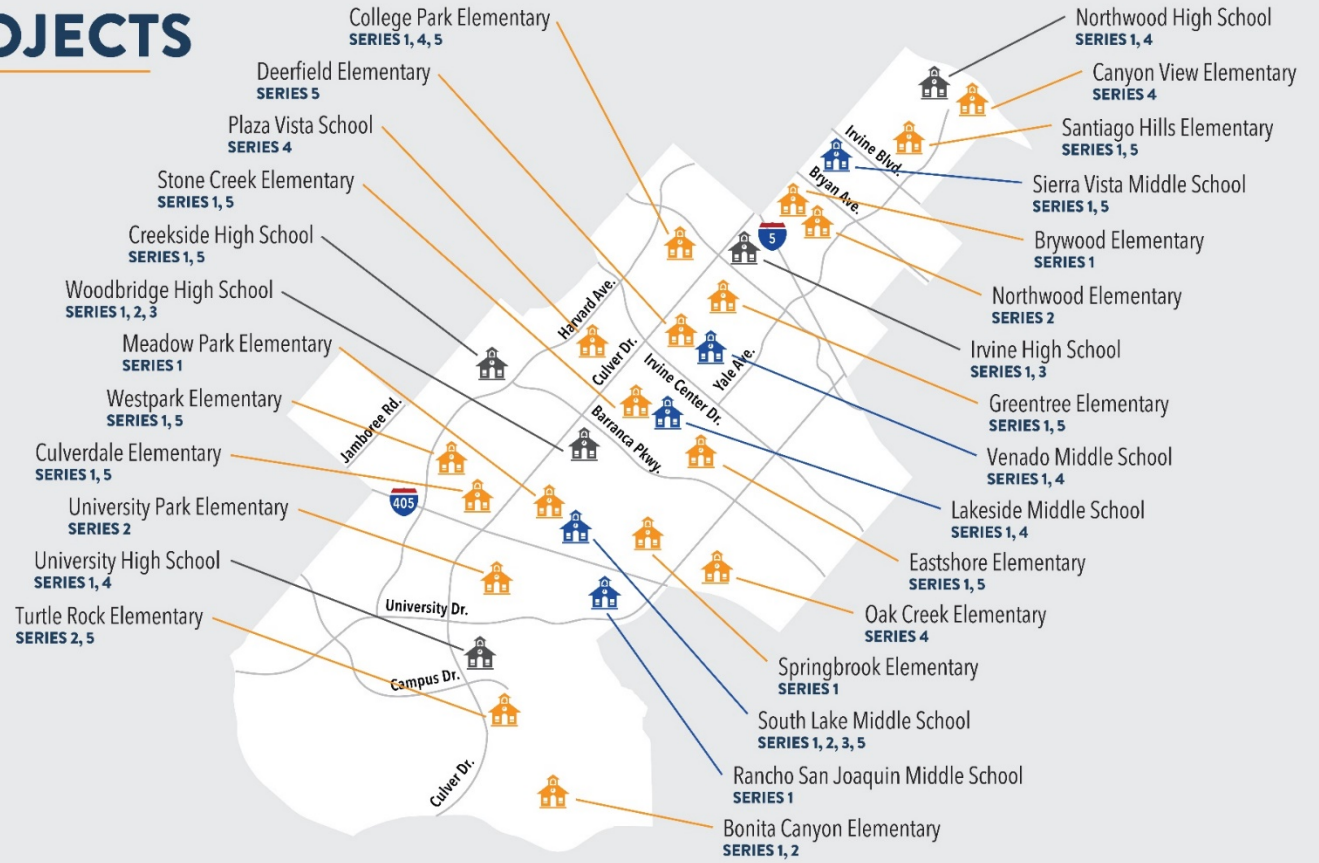
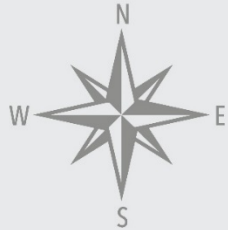


MEASURE E PROJECTS

 - High Schools

 - Middle Schools

 - Elementary Schools



SERIES 1
2016
21 schools

SERIES 2
2018
6 schools
(3 repeats)

SERIES 3
2021
1 school
(1 repeat)

SERIES 4
2024
8 schools
(5 repeats)

SERIES 5
2028
12 schools
(11 repeats)

FOR MORE INFORMATION:



[IUSD.org/MeasureE](https://www.iusd.org/MeasureE)



(949) 936-5000

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 restroom
- A13 Reconfigure old Food Service

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;
- D03 Tackable walls
- D04 New audio/visual system and controls
- D05 Replace floor finishes
- D06 New whiteboards
- D07 New LED lighting and ceilings
- D08 Furniture allocation, areas to be determined by site

E. ED. SPEC. GUIDELINE - CORE SPACES

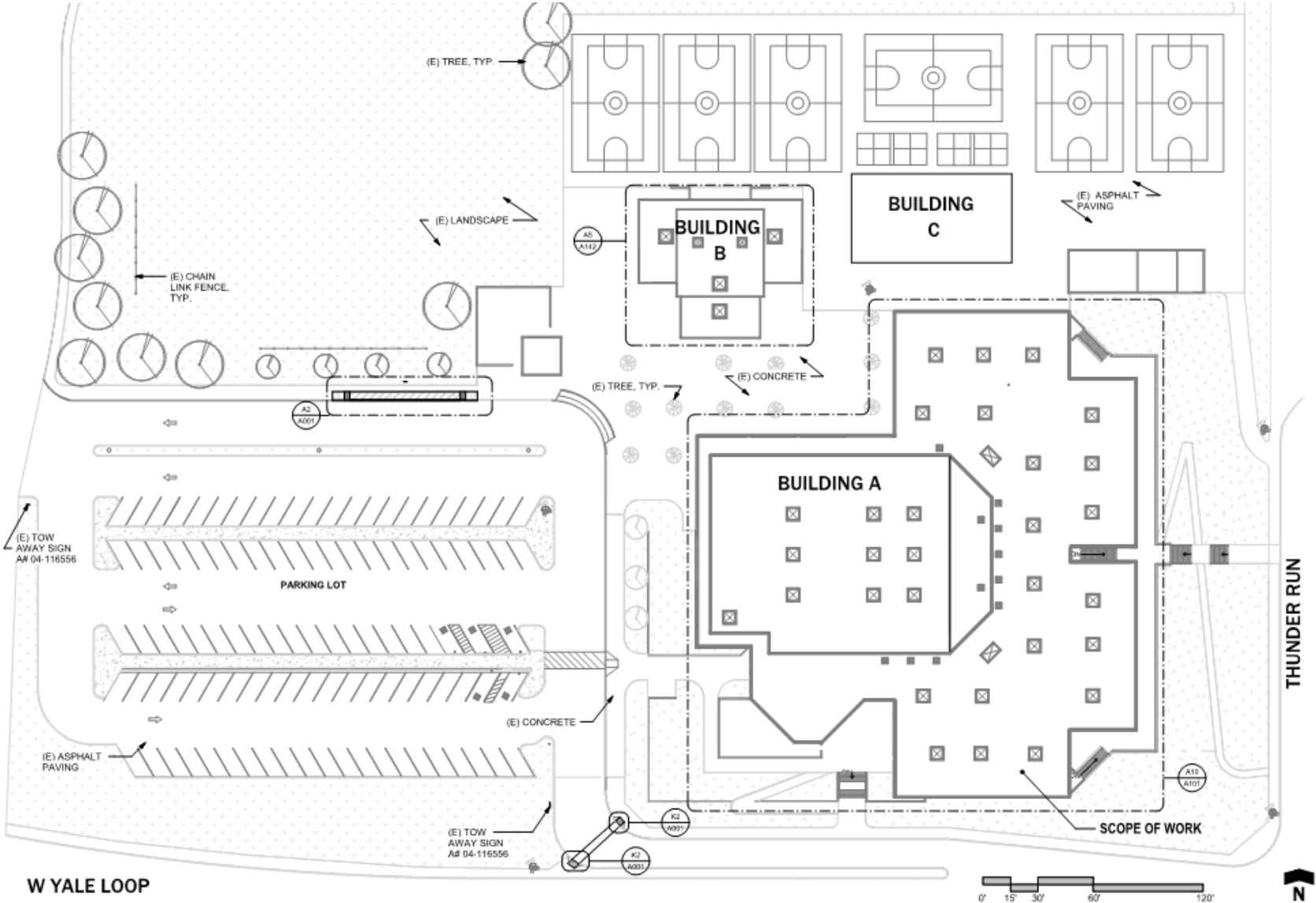
- E01 Renovate/expand food service
- E02 Create Science Labs
- E03 Modernize MPR: finishes, lighting, sound Systems and a new control booth
- E04 Create Student Support Services
- E05 Modernize Administration Minimal
- E06 Furniture allocation, areas to be determined by site
- E07 Conversion of custodial office to sound booth
- E08 Music room addition and reconfiguration of existing space for instrument storage and circulation
- E09

F. OUTDOOR IMPROVEMENTS

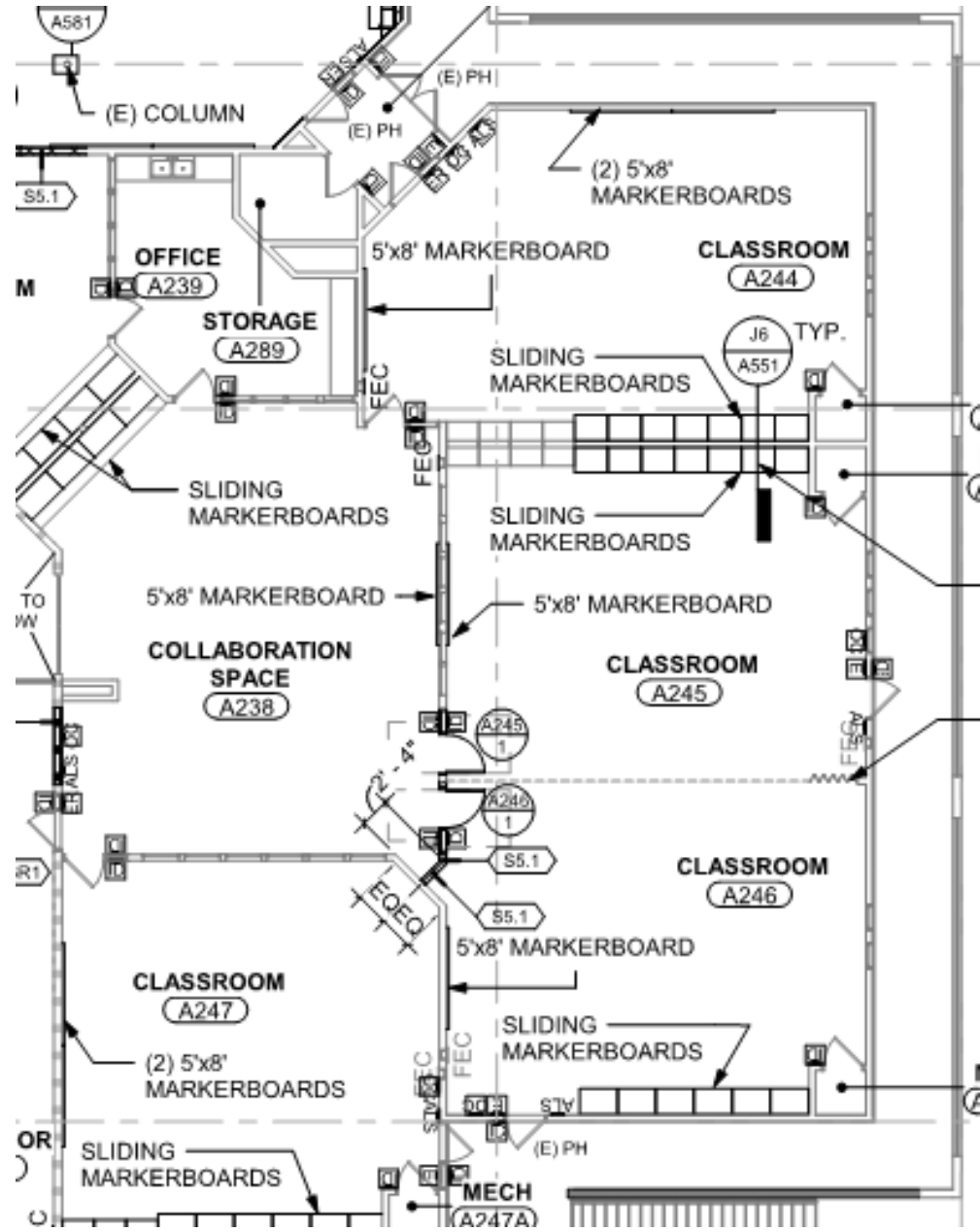
- F01 Exterior wireless access points
- F02 Add shade and seating areas
- F03 Other Outdoor Improvements



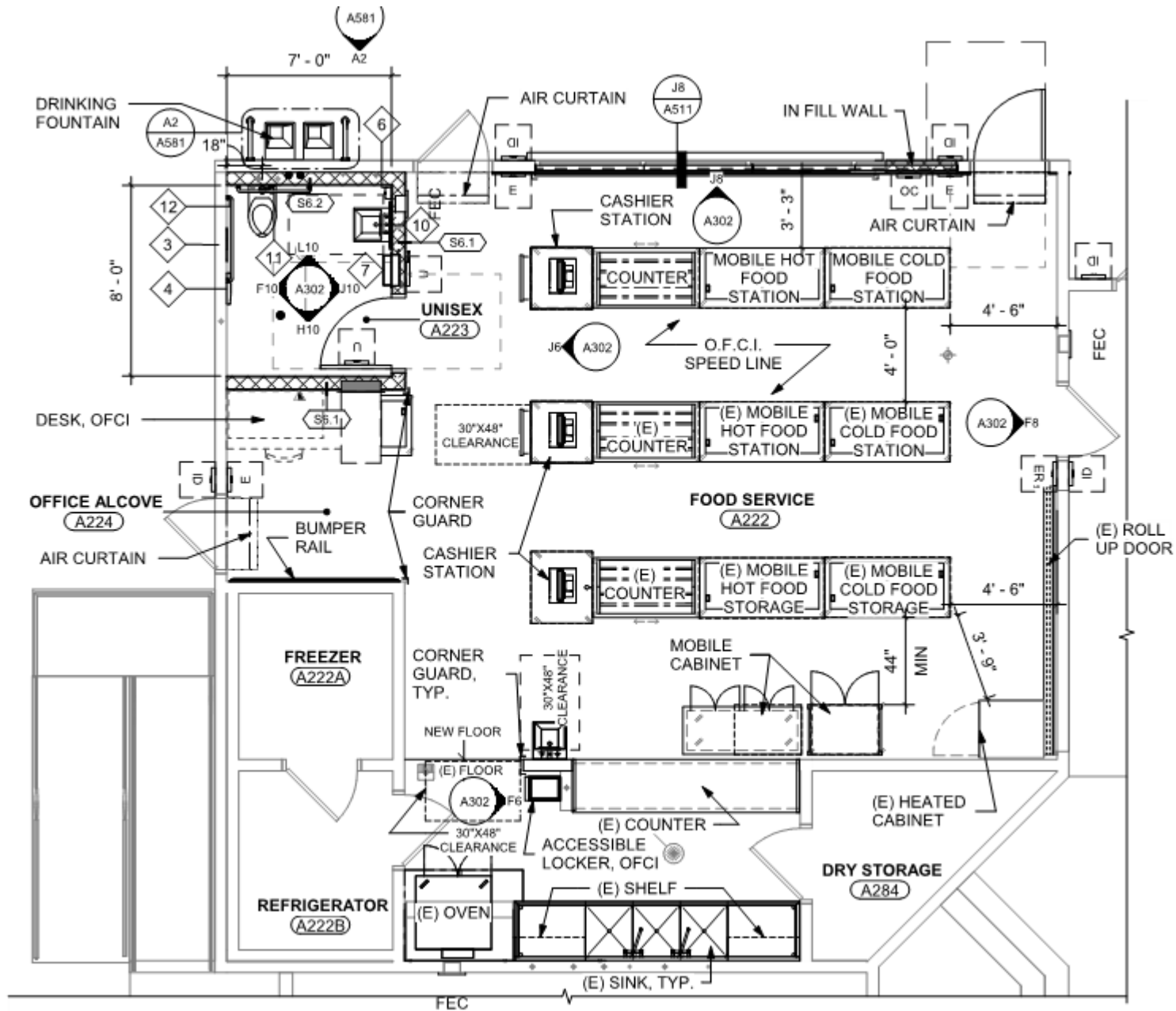
EXISTING SITE PLAN



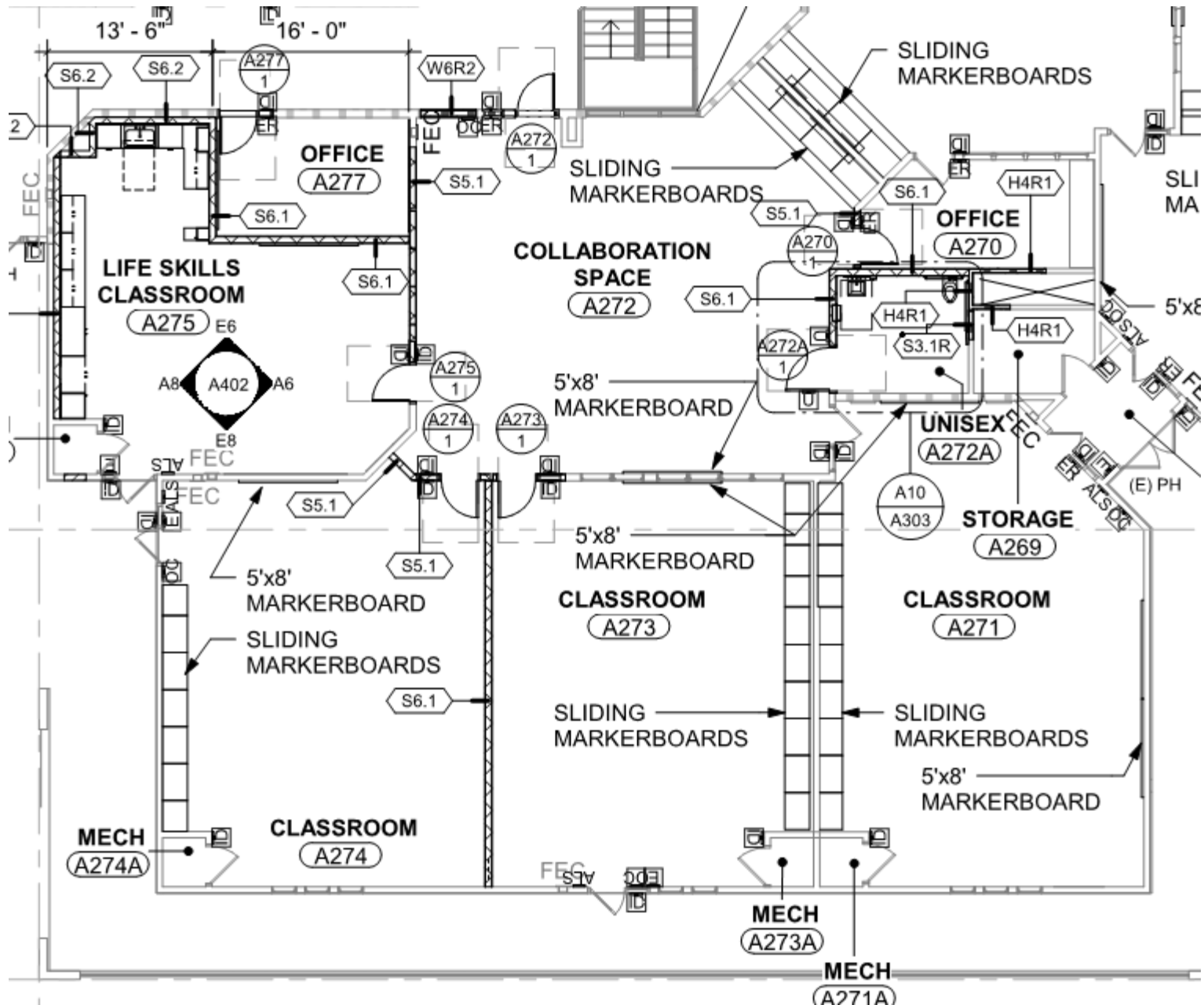
TYPICAL CLASSROOM GROUPING – FLOOR PLAN



FOOD SERVICE – REVISED FLOOR PLAN



STUDENT SUPPORT SERVICES – REVISED FLOOR PLAN



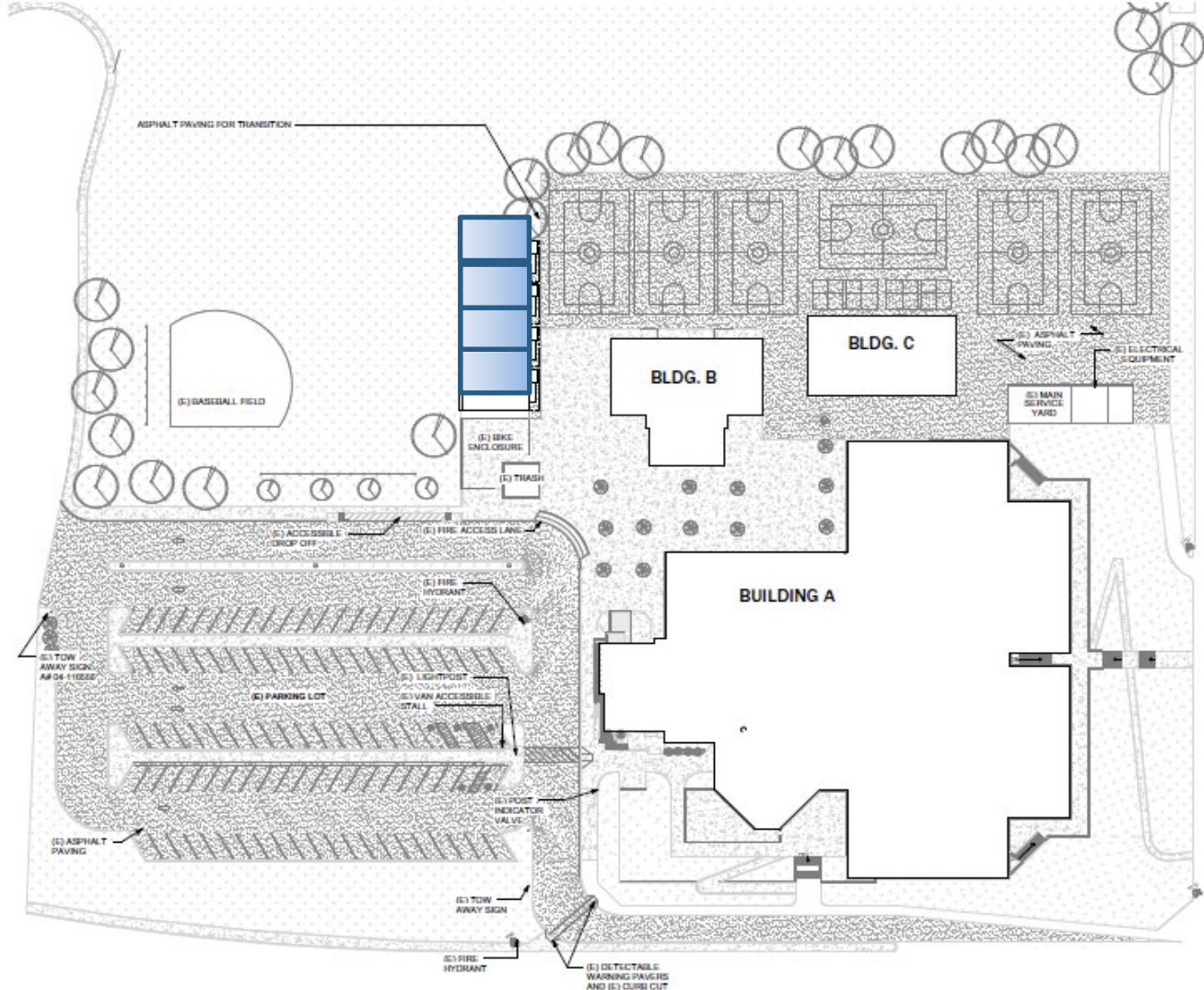
MUSIC CLASSROOM - EXTERIOR RENDERING



Interim Housing



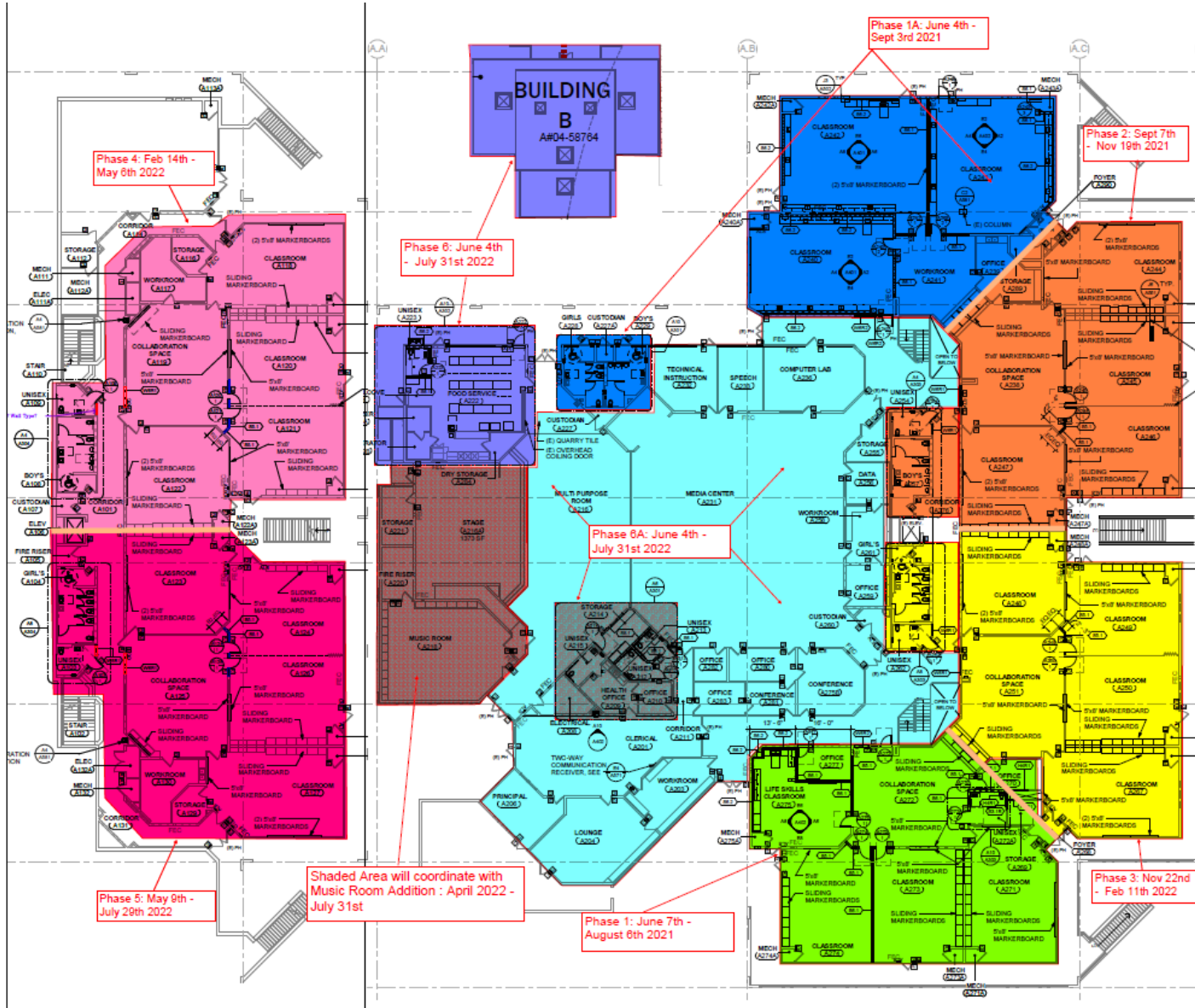
INTERIM HOUSING



Site Logistics and Phasing



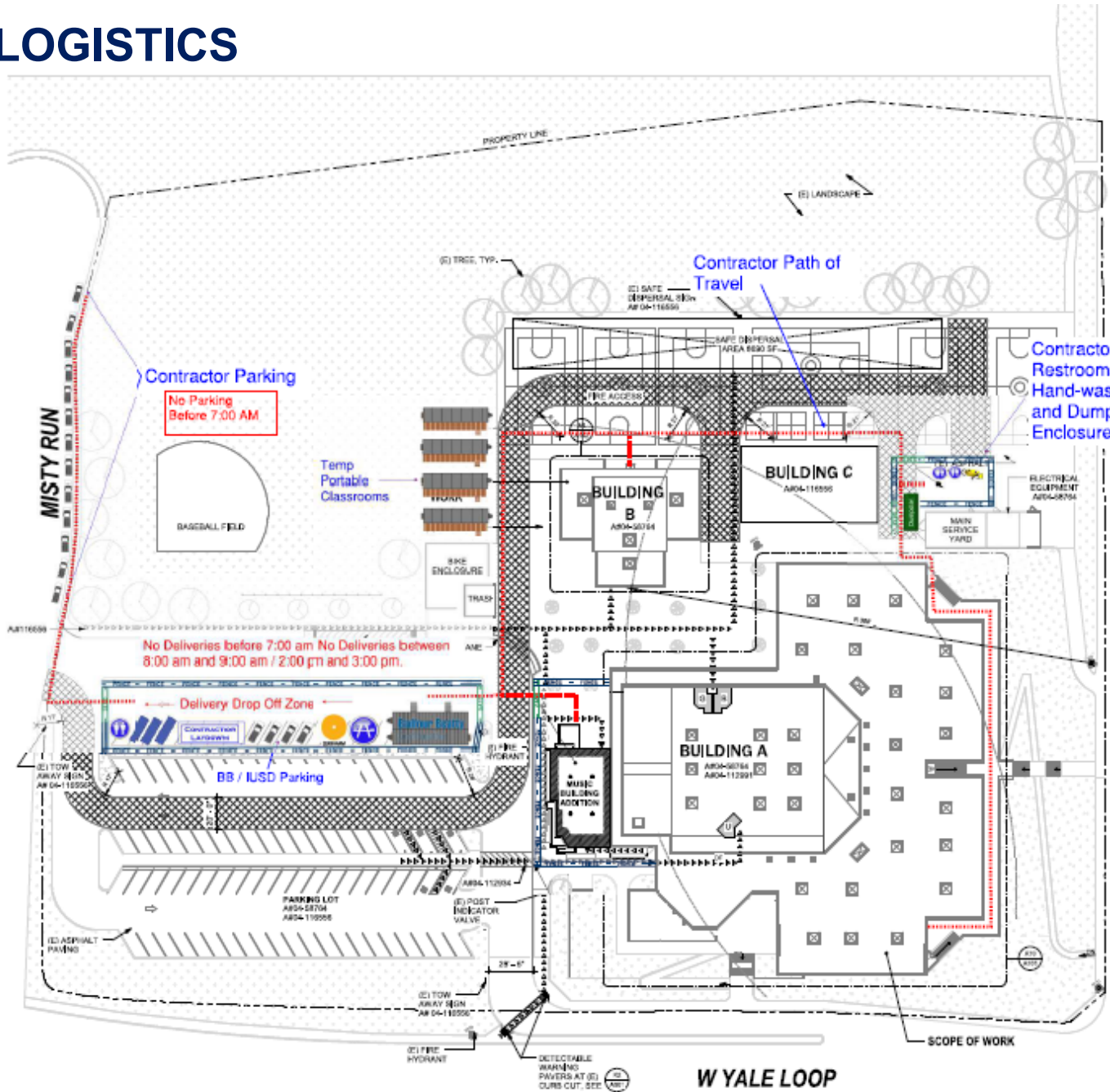
PROJECT PHASING



Phase 1
June 7th - Aug. 6 2021
Phase 1A
June 7- Sept. 3 2021
Phase 2
Sept. 7- Nov. 19 2021
Phase 3
Nov. 22- Feb. 11 2021
Phase 4
Feb. 14- May 6 2022
Phase 5
May 9- July 29 2022
Phase 6
June 4- July 31 2022
Phase 6A
June 4- July 31 2022
Sound Barriers @ Phases



SITE LOGISTICS



W YALE LOOP



MEASURE E RESOURCES

- Measure E Webpage
iusd.org/MeasureE
- South Lake MS Measure E Webpage – school site updates
iusd.org/MeasureEsl
- Citizens Oversight Committee Webpage
iusd.org/COC
- Contact Email for Questions/Concerns
MeasureE@iusd.org





QUESTIONS and ANSWERS