Irvine Unified School District
MEASURE E
Your Dollars at Work!

Springbrook ES Modernization Public Information Meeting

November 29, 2018

MEETING AGENDA

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

INTRODUCTIONS

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

Additional Team Members:

- Kelvin Okino – IUSD, Executive Director, Facilities Planning and Construction
- Sunny Shen– IUSD, Principal of Springbrook ES
- Annie Brown – IUSD, Public Information Officer
- Joe Kelly – Sprotte Watson Architect

Overview of Measure E Program

HISTORY OF MEASURE E

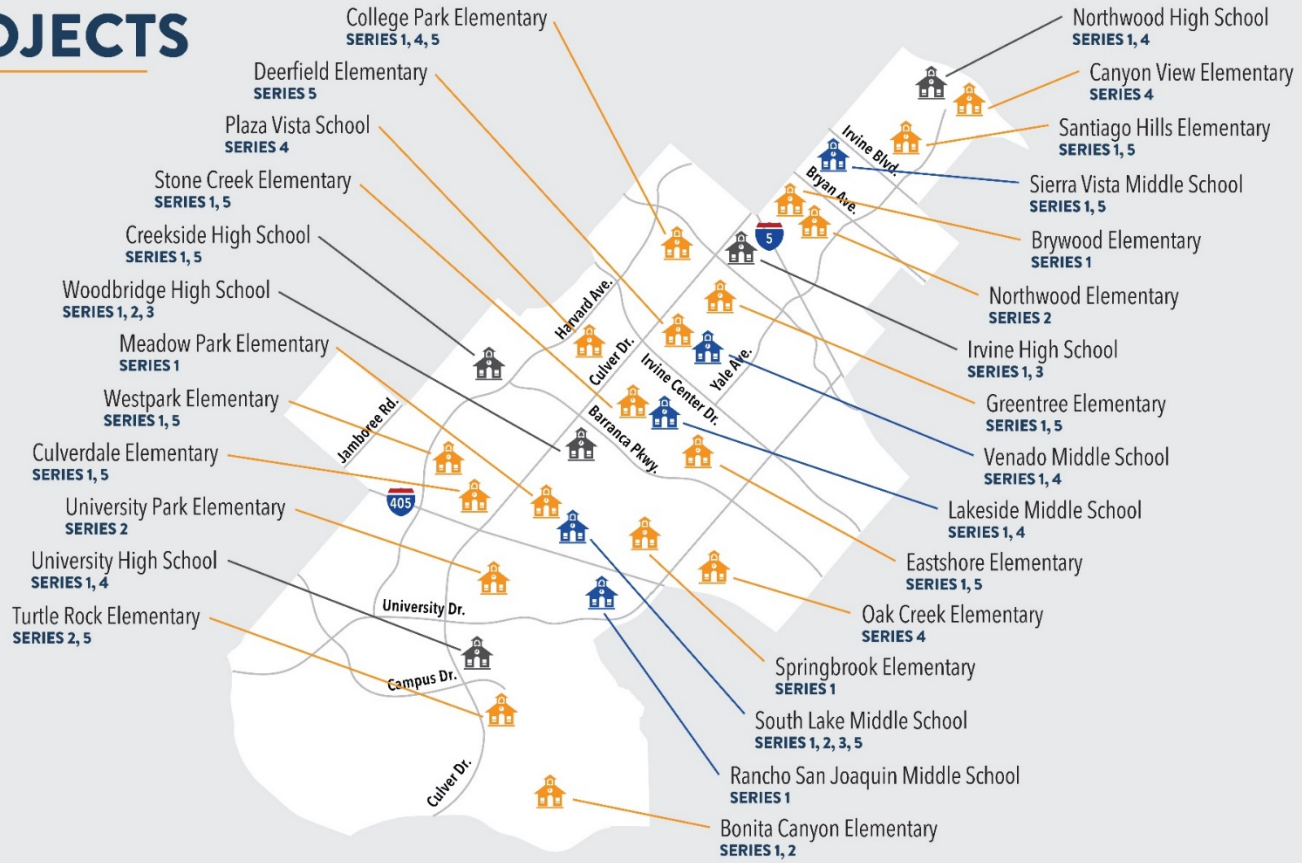
- **Comprehensive plan created in 2012**
- **Refined in 2015 with current cost estimates**
  - Districtwide improvement needs over **$800.0** million
  - Districtwide needs include:
    - facilities improvements
    - enrollment growth
    - site upgrades
    - upgrades to non-school site facilities
- **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
- Middle Schools
- Elementary Schools



SERIES 1 — **2016** — 21 schools

SERIES 2 — **2018** — 6 schools (3 repeats)

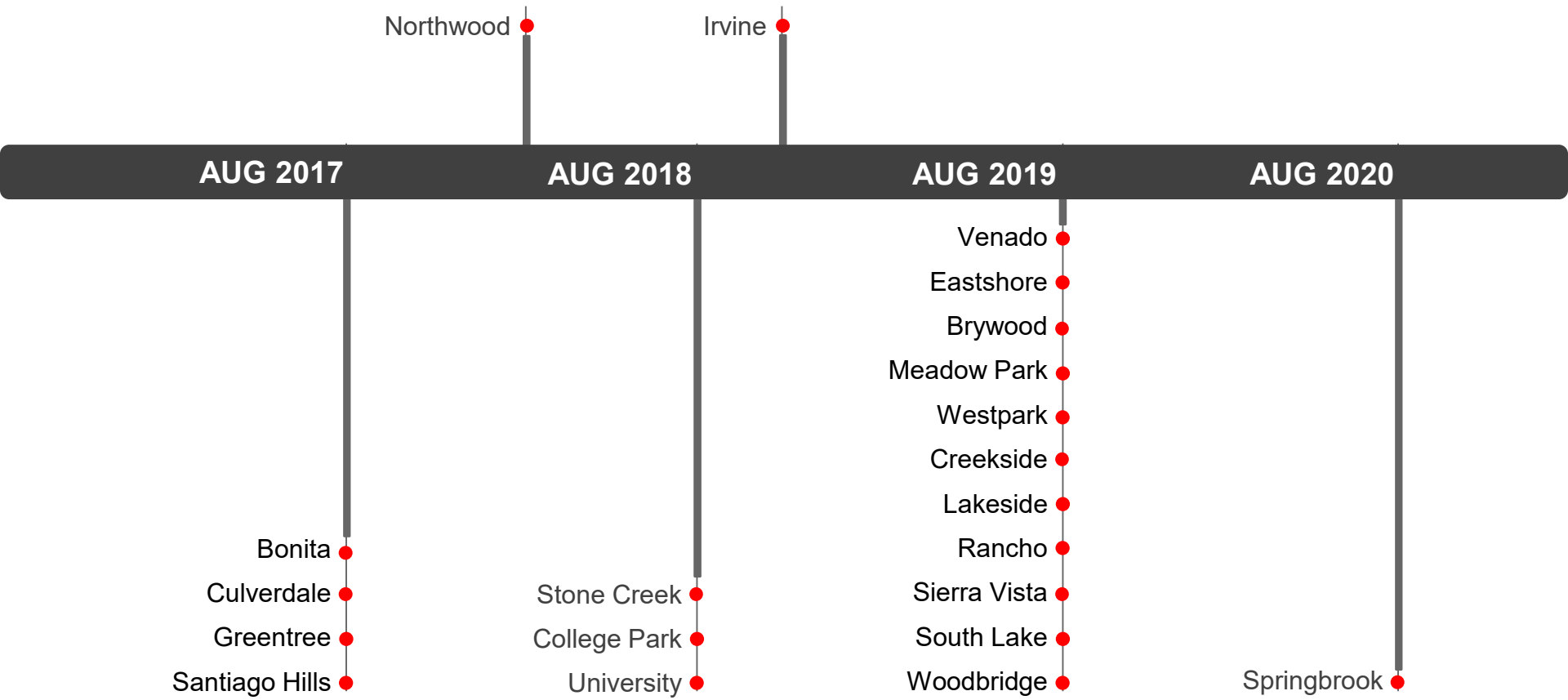
SERIES 3 — **2021** — 1 school (1 repeat)

SERIES 4 — **2024** — 8 schools (5 repeats)

SERIES 5 — **2028** — 12 schools (11 repeats)

FOR MORE INFORMATION: IUSD.org/MeasureE (949) 936-5000

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**

DESIGN & CONSTRUCTION PROCESS

ACRONYMS

RFP
Request for Proposal

A/E
Architect / Engineer

CDE
California Department of Education

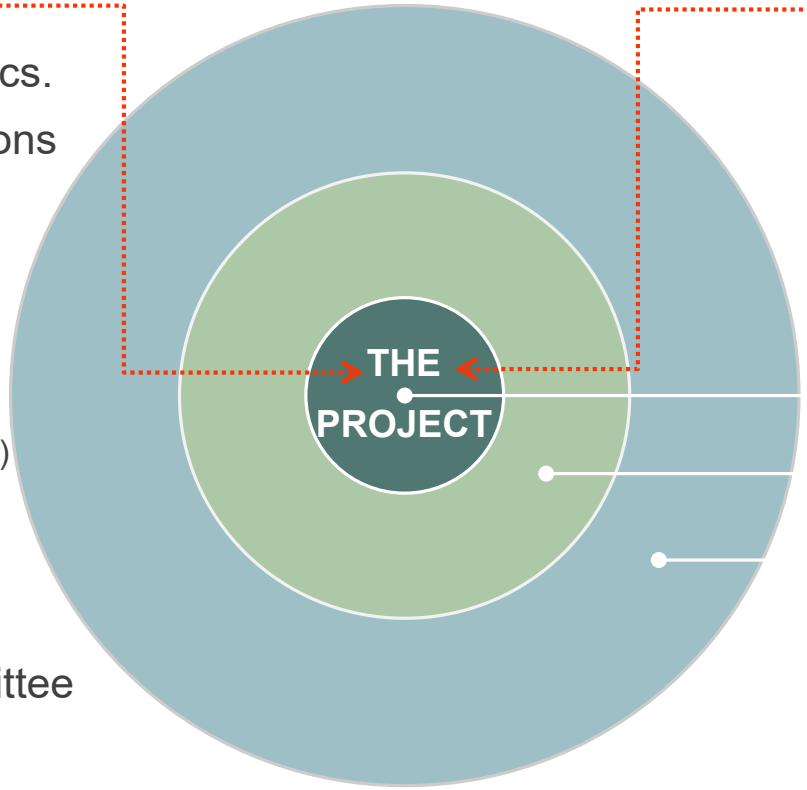
DSA
Division of State Architect

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

BUS DROP-OFF
STUDENT DROP-OFF
PARKING
(53 SPACES)
PARKING
(8 SPACES)
KINDER
PLAY
APPARATUS
PLAY FIELDS
HARDCOURTS
BIKES
PLAY
APPARATUS
ADMIN
MPR
LEGEND
Main Entry
Secondary Entry
Drop-Off
Circulation
Playfields/
Landscape
Hardcourts
Play Apparatus
Parking
Trees
Commons
Added Square
Footage
Reconfiguration
UTILIZATION LEGEND
Kindergarten Classroom
Classroom
Specialty Classroom
Special Ed Classroom
Portable (Color based on
Program)
Child Care (Portable)
Other Spaces
K Kindergarten
Grade Level
S Science
A Art
M Music
RSP Special Ed/Resource
SAI Special Education
Admin. Administration
Comp. Computer Lab/Area
Mont. Montessori Program
Open Unused Classroom
DL Design Lab
IL Innovation Lab
FS Food Service
L Library / Media Ctr.
N
0'
60'
120'
180'

INNOVATION LAB

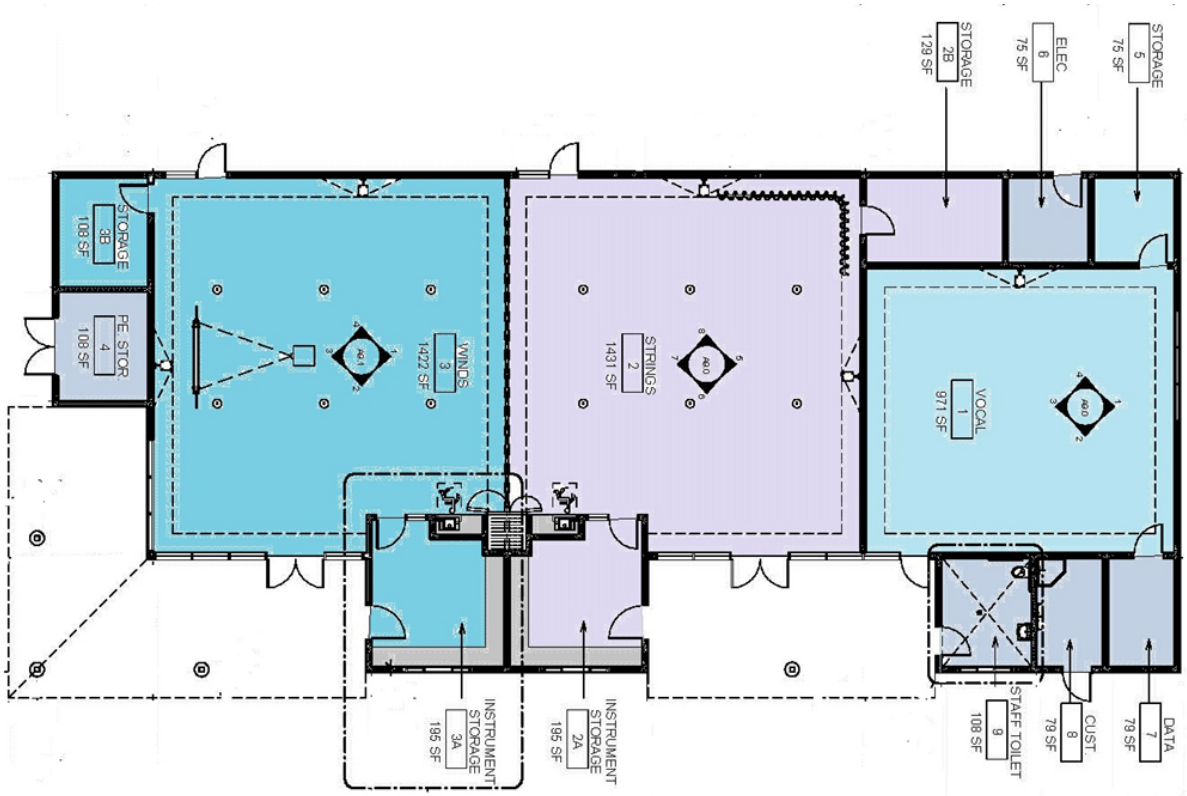
COMMONS

LIBRARY

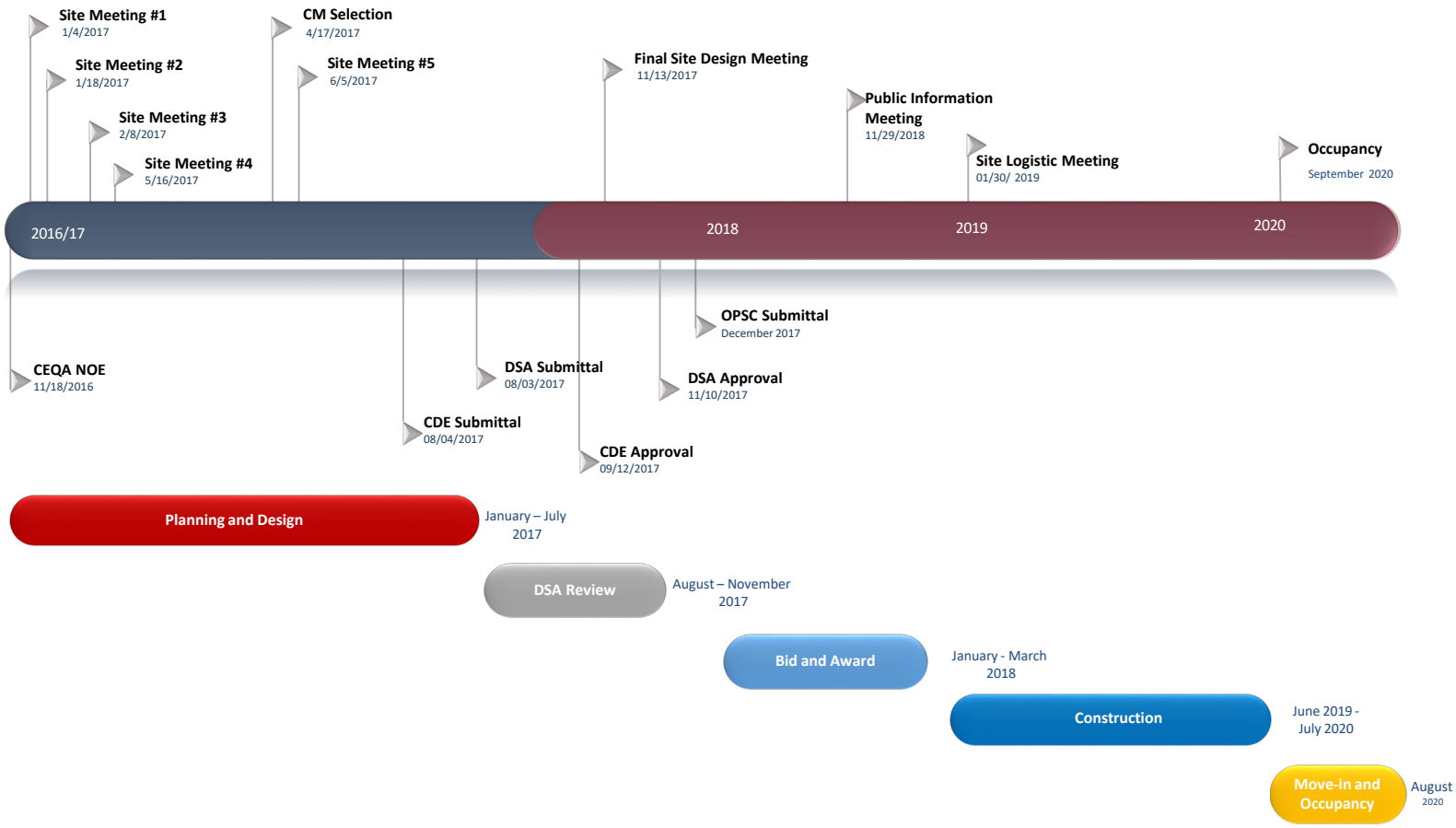
TYPICAL CLASSROOM

MUSIC BUILDING

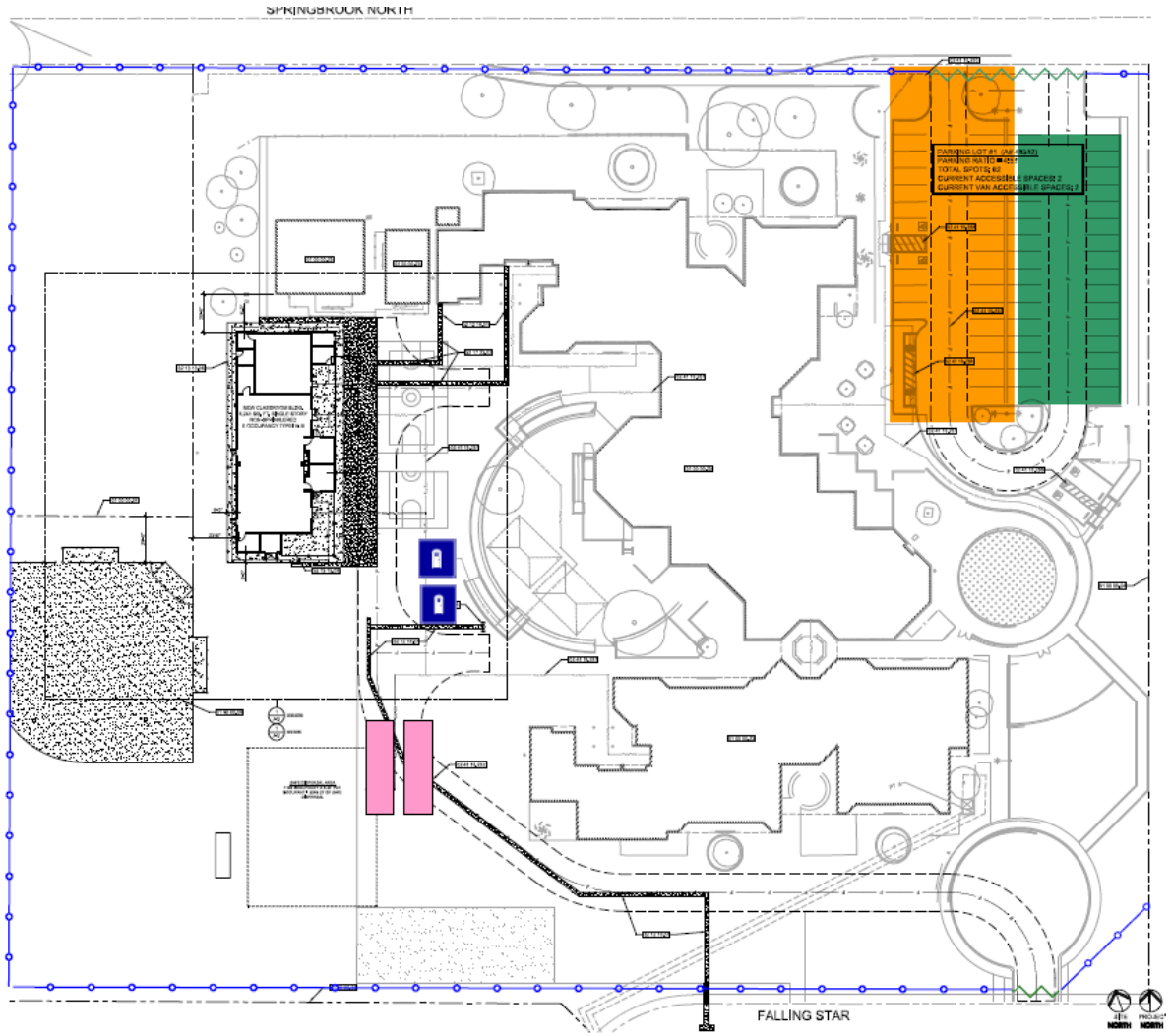
MUSIC BUILDING FLOOR PLAN



PROJECT SCHEDULE



SITE LOGISTIC / PHASING 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
- Springbrook Measure E Webpage – school site updates
  iusd.org/MeasureEsp
- Citizens Oversight Committee Webpage
  iusd.org/COC
- Contact Email for Questions/Concerns
  MeasureE@iusd.org

QUESTIONS and ANSWERS