

# IRVINEUSD

Facilities Study Session

October 26, 2016

## Board of Education

Paul Bokota, President

Lauren Brooks

Ira Glasky

Michael Parham

Sharon Wallin



# AGENDA

- Enrollment Update
  - Process to Prepare Enrollment Projections
  - Alderwood & Oak Creek Community Update
  - Heritage Fields Geographic Enrollment
  - Columbus Grove School Boundary
  
- Measure E Update
  - Series 1 Project Update
  
- Project Updates
  - Current Projects
  - Completed Projects



# ENROLLMENT

## Today

- Review Enrollment Compared to Projections

## Next Steps

- Begin to Prepare 2017 Enrollment Projections
  - Continue To Meet With Developers and City of Irvine
  - Refine Assumptions Regarding Student Generation Rates
  - Review Enrollment Data for Anomalies
  - Update School Capacities

## Spring 2017 Study Session

- Enrollment Projection Update
- Changes to New School Openings (if any)



# ENROLLMENT

## Enrollment Growth October 2015 to 2016

Grade Level	CBEDS 2015 Enrollment	CBEDS 2016 Enrollment	Growth	% Growth
TK - 6 <sup>th</sup> *	17,628	18,128	500	2.8%
7 <sup>th</sup> - 8 <sup>th</sup>	5,088	5,259	171	3.4%
9 <sup>th</sup> - 12 <sup>th</sup>	9,445	9,818	373	3.9%
Total**	32,161	33,205	1,044	3.2%

IUSD 2016 Moderate/Conservative Projected Growth Percentage 2.8% - 3.7%

\*Includes Transitional Kindergarten

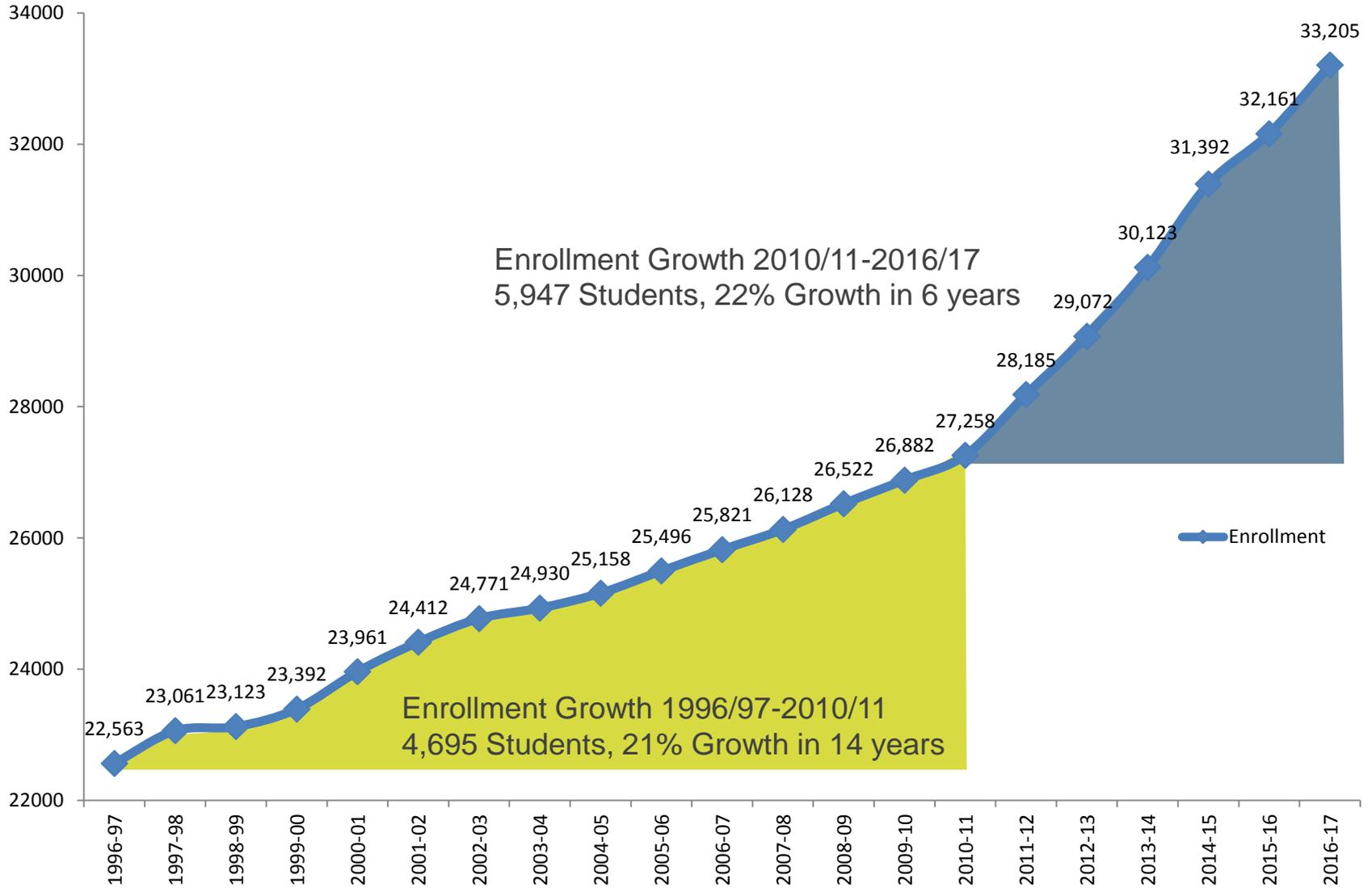
\*\*Does not include Preschool and RSJ home school students

Source: 2015 Weekly Enrollment Report October 2<sup>nd</sup> , 2016 Weekly Enrollment Report October 5<sup>nd</sup>

CBEDS - California Basic Education Data System



# ENROLLMENT



Sources: DataQuest, California Department of Education  
Oct 5, 2016 Weekly Enrollment Report  
Enrollment includes Home School



# ENROLLMENT

## Enrollment vs Conservative Projections – Fall 2016

Grade Level	Actual Enrollment	Conservative Projected Enrollment	Variance	% Variance
TK - 6 <sup>th</sup>	18,128	17,840	288	1.6%
7 <sup>th</sup> - 8 <sup>th</sup>	5,259	5,317	-58	-1.1%
9 <sup>th</sup> - 12 <sup>th</sup>	9,818	9,814	4	0.04%
Total*	33,205	32,971	234	0.7%

Applies a 15% Lag to Developers' Projection Schedules

## Enrollment vs Moderate Projections – Fall 2016

Grade Level	Actual Enrollment	Moderate Projected Enrollment	Variance	% Variance
TK - 6 <sup>th</sup>	18,128	18,228	-100	-0.6%
7 <sup>th</sup> - 8 <sup>th</sup>	5,259	5,403	-144	-2.7%
9 <sup>th</sup> - 12 <sup>th</sup>	9,818	9,952	-134	-1.4%
Total*	33,205	33,583	-378	-1.1%

Assumes Developers' Projection Schedules

\*Does not include Preschool and RSJ home school students

Sources: 2016 Weekly Enrollment Report October 5<sup>th</sup>, IUSD16Cnsv(RecDev), & IUSD16MOD (RecDev)



# ENROLLMENT

## Alderwood & Oak Creek Community Update

K-6 Grade Level	2015 Geo Enrollment	2016 Geo Enrollment	Enrollment Variance	2016 Mod Projection	Projection Variance
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Alderwood ES Current Enrollment : 850

Alderwood	678	686	8	652	34
Los Olivos	126	104	-22	133	-29
Laguna Altura/ Hidden Canyon	151	140	-11	192	-52

Oak Creek ES Current Enrollment : 911

Oak Creek	796	819	23	774	45
Spectrum	143	211	68	175	36

### Next Steps:

- Evaluate Updated Developer Business Plan
- Update Enrollment Projections
- Continue to Monitor Enrollment
- Spring 2017 Study Session
  - Present Updated Enrollment Projections
  - Present Student Housing Options



# ENROLLMENT

## HERITAGE FIELDS DEVELOPMENT K-8 PROJECTION COMPARISON

K-8 Grade Level	2015 Geo Enrollment	2016 Geo Enrollment	Enrollment Variance	2016 Developer Projection	Projection Variance
Total	255	490	235	361	129

Actual 2016 Enrollment is 26% higher than our Developer Enrollment Projection using the District-Wide Student Generation Rate (SGR) per the Mitigation Agreement.

Factors Affecting Enrollment Increase:

- Opening of Beacon Park ES
- Development Timing
- Student Generation Rates (SGR) – For Example:

	2015 Actual SGR		2016 Actual SGR		District-Wide SGR		Recent Development SGR	
	TK-6	7-8	TK-6	7-8	TK-6	7-8	TK-6	7-8
Single Family Detached	0.197	0.07	0.35	0.06	0.28	0.09	0.37	0.10

# Columbus Grove/Stone Creek Parent Request

- Some Columbus Grove families requested that we revisit the new high school boundaries.
- Their 6<sup>th</sup>, 7<sup>th</sup>, and/or 8<sup>th</sup> grade students were grandfathered into Stone Creek ES, since fall 2012.
- They would like their children to matriculate with friends from Stone Creek ES to Lakeside MS to Woodbridge HS.
- Options they request we consider are:
  - Change high school boundaries
  - Change middle school boundaries
  - Provide choice for middle and high school



# Background Information on Elementary Boundaries

- In fall 2011, elementary school boundaries were realigned.
- The Columbus Grove attendance area changed from the Stone Creek ES to the Culverdale ES/ Westpark ES attendance area.
- In February 2012, staff clarified to Columbus Grove parents that the Board had “grandfathered” currently enrolled 2<sup>nd</sup> through 8<sup>th</sup> grade Columbus Grove students to Stone Creek ES. This included siblings.



# Background Information on High School Boundaries

- In fall 2013, a High School Boundary Advisory Committee met over the course of year to develop and present options for a high school boundary change and proposal to the IUSD Board.
- Parent Forums and Board Study Sessions were convened to review pending boundary change options. Adjustments were made where possible.
- Board approved new high school boundaries in August 2014.
- In the fall 2016, new high school boundaries were implemented with the opening of Portola High School.

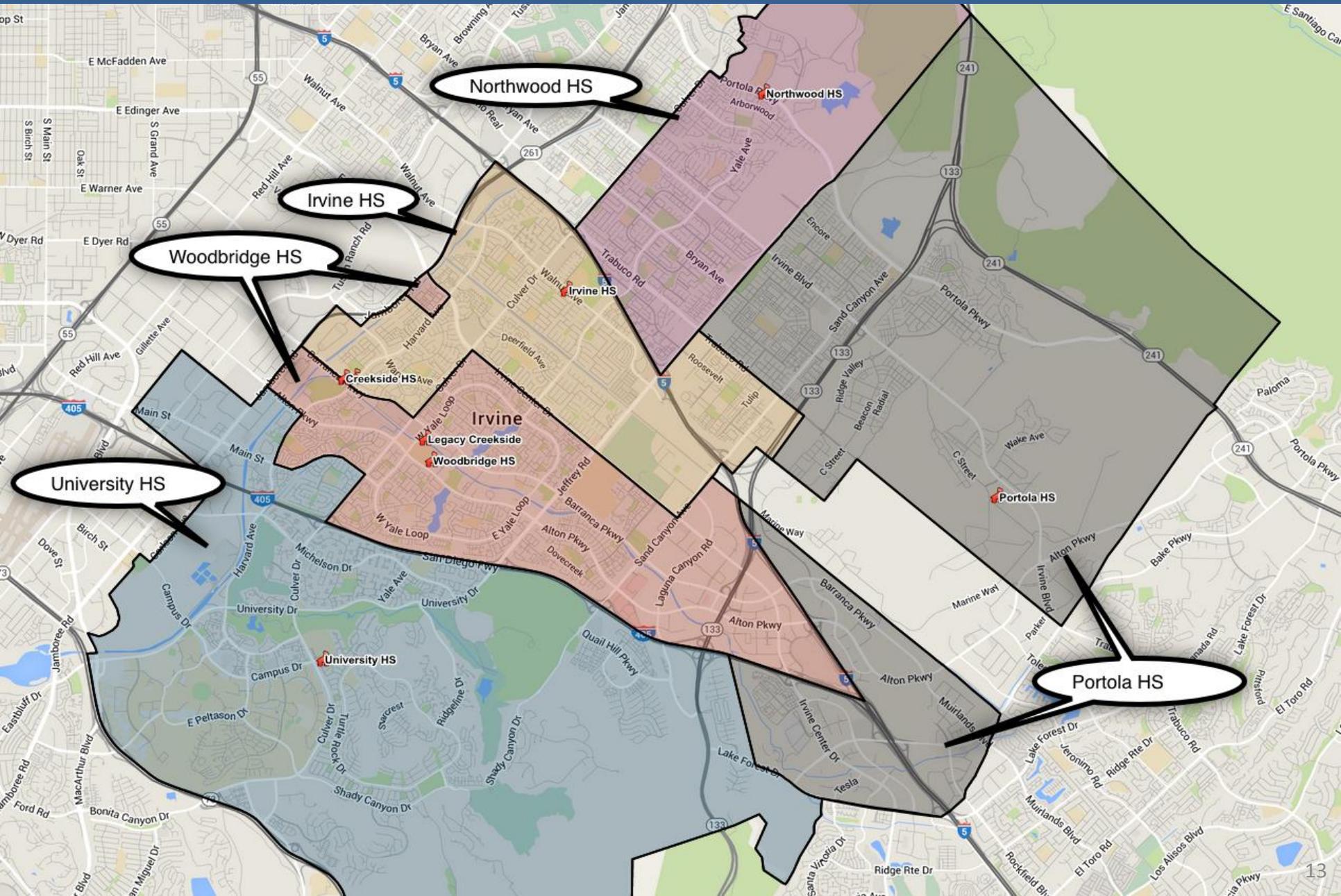


# HS Boundary Advisory Committee Criteria

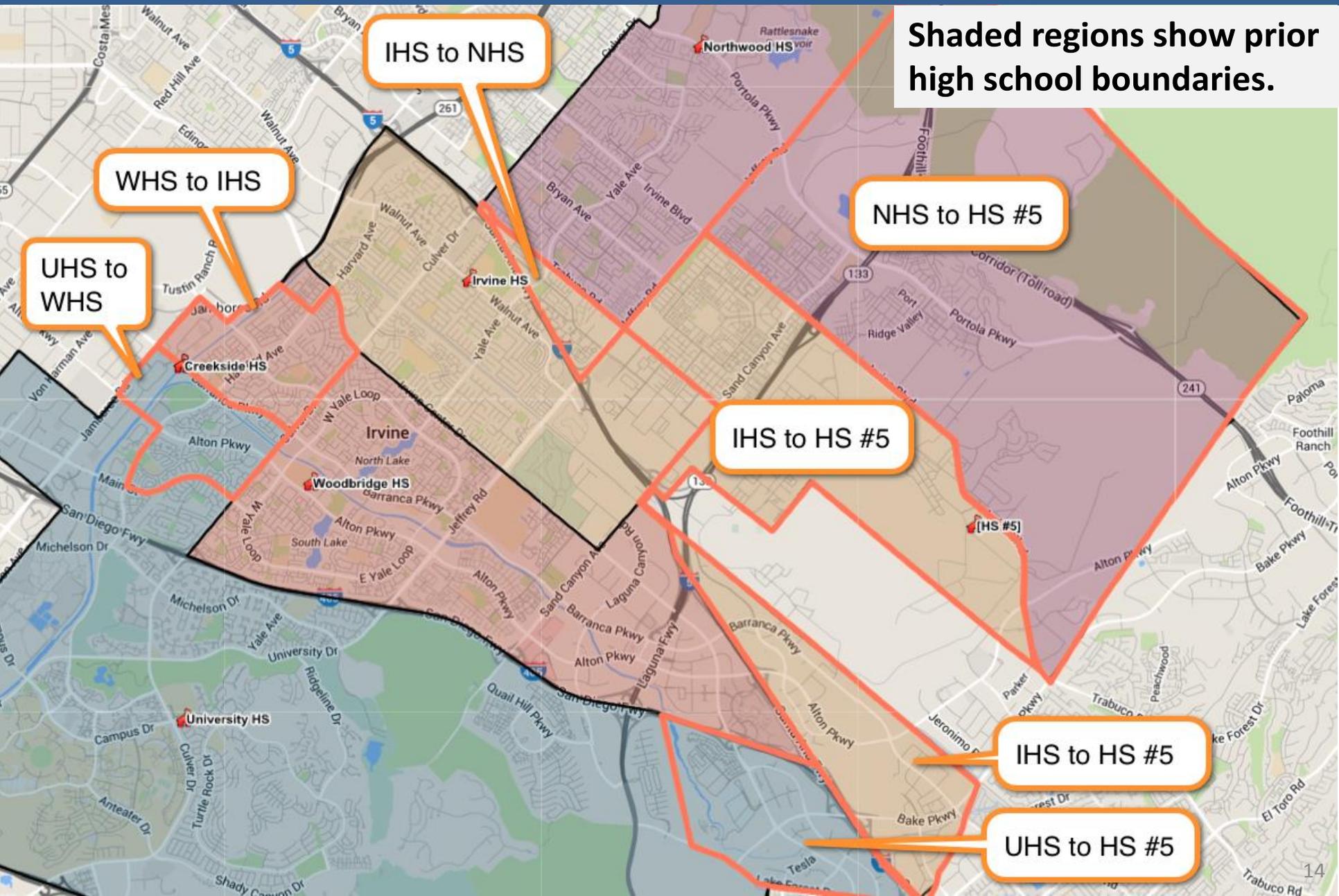
- Create a viable student enrollment for the opening of Portola High School in 2016
- Provide a transition to new attendance areas for high school students that supports their educational experience
- Balance student enrollment through a five-year and ten-year enrollment projection across all five high schools
- Provide for a feeder system and transition from ES to MS to HS that supports students' educational experience
- Maintain student enrollment within the maximum number of students served by each high school based on Board Policy/Administrative Regulations (2400 students per high school)
- Enhance the positive impact and minimize the negative impact on district programs
- Recognize the need to manage district resources efficiently



# High School Boundaries Beginning Fall 2016



# Transition to New HS Boundaries Fall 2016



Shaded regions show prior high school boundaries.

IHS to NHS

WHS to IHS

UHS to WHS

NHS to HS #5

IHS to HS #5

IHS to HS #5

UHS to HS #5



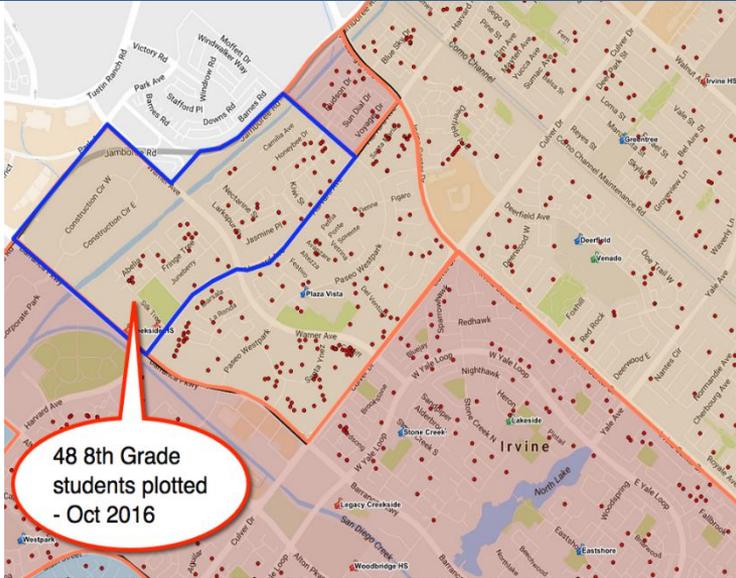
# Options to Address Parent Request

## Options:

- A. Continue temporary option that district staff provided Columbus Grove parents granting priority to students:  
Grant priority in the IUSD open enrollment process to students in the Columbus Grove area who attended Stone Creek ES and are now attending Lakeside MS, if space is available at the school requested. Students who have siblings are granted priority under our "sibling rule." The Columbus Grove "grandfathered" students have been informed that they would slot in right behind siblings with their "priority."
- B. Grandfather current 8<sup>th</sup> grade students from Columbus Grove who were grandfathered to Stone Creek ES, attend Lakeside MS, and request to attend Woodbridge HS. *This requires increasing WHS capacity.*
- C. Grandfather current 8<sup>th</sup>, 7<sup>th</sup>, and 6<sup>th</sup> grade students from Columbus Grove who were grandfathered to Stone Creek ES, attend Lakeside MS, and request to attend Woodbridge HS. *This requires increasing WHS capacity.*
- D. Continue Option A temporarily, delay the decision to give district staff time to review middle school boundaries and transition to high schools.



# Columbus Grove/Stone Creek Student Numbers



# of K-6 students who reside in Columbus Grove today / # of K-6 students SC students at CG in the column year listed					
Grade	2012-13	2013-14	2014-15	2015-16	2016-17
K	21/20	9/13	4/4	3/3	1
1	15/17	21/21	9/11	4/4	3
2	18/26	15/16	21/21	9/11	4
3	33/44	18/24	15/15	21/20	9
4	26/28	33/38	18/20	15/15	21
5		26/27	33/33	18/18	15
6			26/26	33/33	18
	now in 7th grade			26	33
	now in 8th grade				26

CG Area Students Oct 2016 who attended Stone Creek ES & would be in HS beginning 2017										
Grade	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
9		26	33	18						
10			26	33	18					
11				26	33	18				
12					26	33	18			
Totals:		26	59	77	77	51	18			

These student numbers do not show siblings.

# Impact on Woodbridge High School

## 2016 Woodbridge HS Moderate Enrollment Projections (IUSD16Mod-2016 Recent Dev.)

Year:	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Totals:	2399	2360	2419	2405	2514	2548	2502	2502	2435	2416
Capacity:	2443	2443	2443	2443	2443	2443	2443	2443	2443	2443
Open Seats:	44	83	24	38	-71	-105	-59	-59	8	27

**Note:** These are last year's projections. WHS fall 2016 current enrollment is 2,466 students.

### 2016 WHS Actual Enrollment

Grade	Actual 2016
9	585
10	650
11	614
12	593
Subtotals:	2442
SDC:	24
Totals:	2466
Capacity:	2443
Open Seats:	-23

### WHS with Columbus Grove 8th grade added beginning fall 2017

Actual Rolled Forward w/Projs	2017	2018	2019	2020
9	606	663	607	673
10	585	611	651	600
11	650	585	611	641
12	614	650	585	611
Subtotals:	2455	2509	2454	2525
SDC:	46	47	47	49
Totals:	2501	2556	2501	2574
Capacity:	2443	2443	2443	2443
Open Seats:	-58	-113	-58	-131

### WHS with 6th, 7th and 8th grade added beginning fall 2017

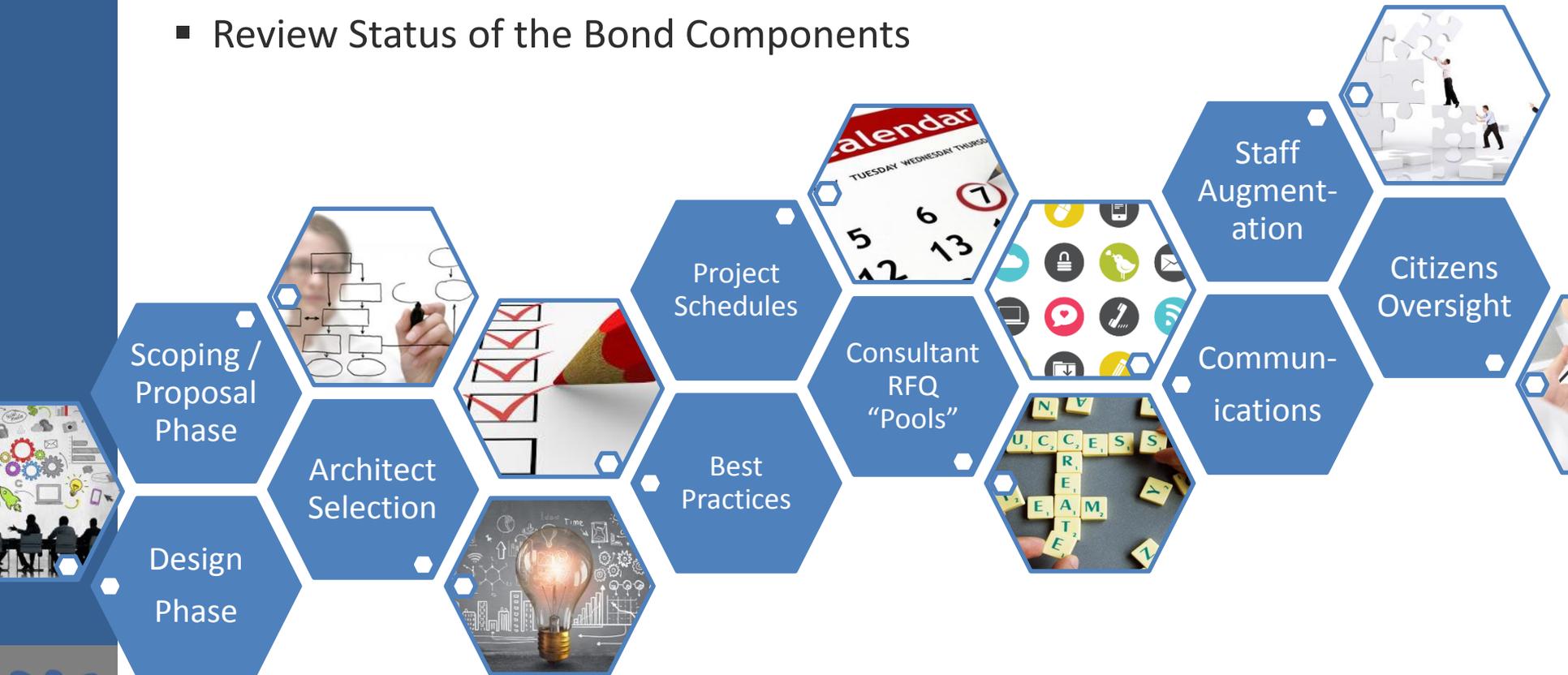
Actual Rolled Forward w/Projs	2017	2018	2019	2020
9	606	696	625	673
10	585	611	684	618
11	650	585	611	674
12	614	650	585	577
Subtotals:	2455	2542	2505	2542
SDC:	46	47	47	49
Totals:	2501	2589	2552	2591
Capacity:	2443	2443	2443	2443
Open Seats:	-58	-146	-109	-148

# MEASURE E UPDATE

Bond Series



- Review adjustments to Series 1 Scope, Budget and Funding since the last Board Meeting 8/23
- Review Status of the Bond Components



# SUMMARY OF CHANGES

Bond Series

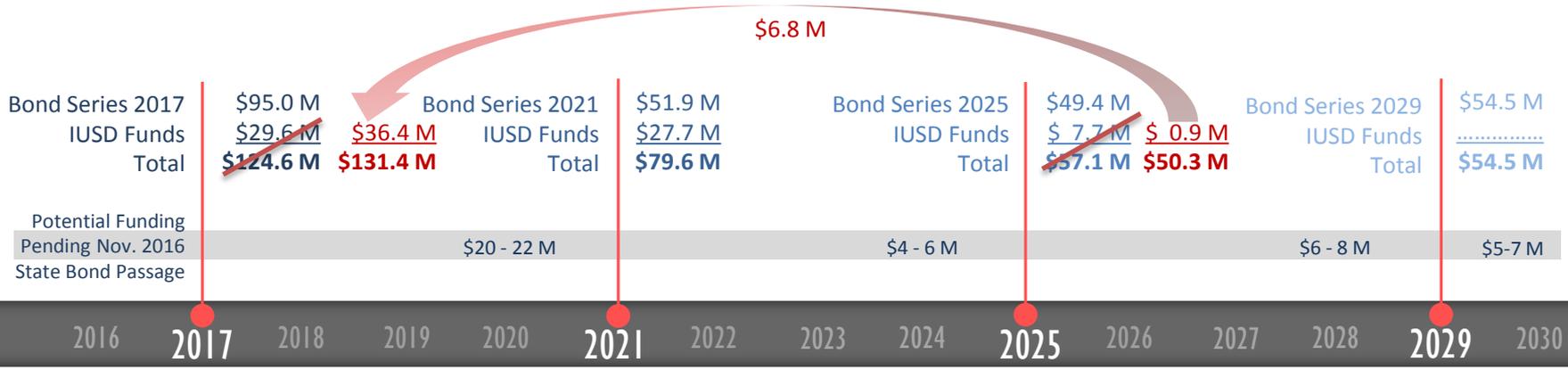
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## Adjustments after August 23rd Board Meeting

- **Construct Music Classrooms** – moved up work from Series 3 to Series 1
  - (3) Elementary Schools
    - Brywood, Meadow Park and Springbrook
  
- **Interim Campus Study**
  - Potential Re-Opening of El Camino Real & Westwood Basics
  - Evaluation of Scope and Schedule under review



# SUMMARY OF CHANGES



Program Cost by Series: **\$131.4 M**

**\$79.6 M** \*

**\$60.7 M** \*

**\$57.8 M** \*

\* Denotes Anticipate additional State funds

5 HS  
5 MS  
11 ES  
21 Schools

2 HS  
1 MS  
4 ES  
7 Schools

(4) Repeat Schools

2 HS  
2 MS  
4 ES/K8  
8 Schools

(5) Repeat Schools

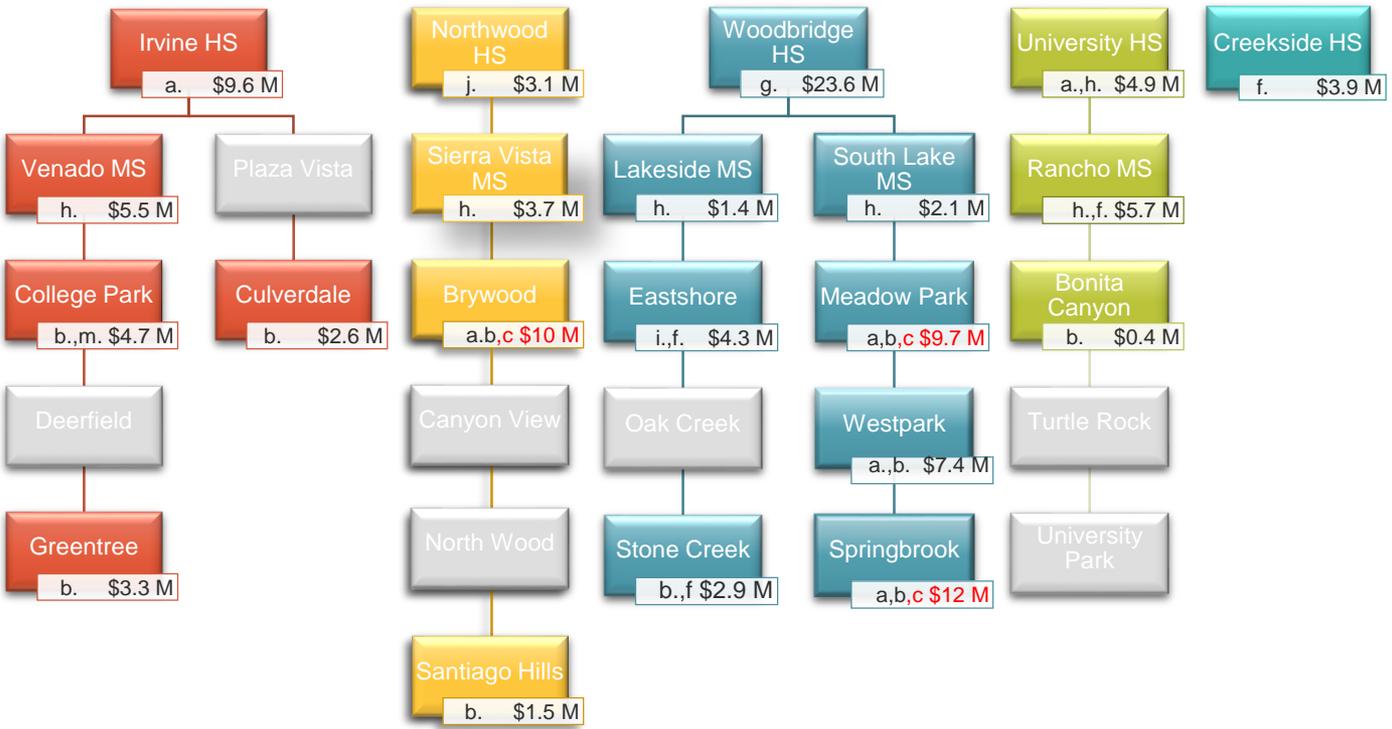
1 HS  
2 MS  
12 ES  
15 Schools

(14) Repeat Schools

*Moved Music Classrooms from Series 3 to 1 at Brywood, Meadow Park and Springbrook. Anticipate \$2.8 Million in savings resulting from construction economy of scale, reduced softs costs and escalation for a total increase to Series 1 of \$6.8 M.*



# SUMMARY OF CHANGES



## 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

\$25.7 M + 
 \$18.3 M + 
 \$64.4 M + 
 \$11.0 M + 
 \$3.9 M = 
 \$123.3 M

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

Funding  
 \$95.0 M Bond  
 \$36.4 M IUSD

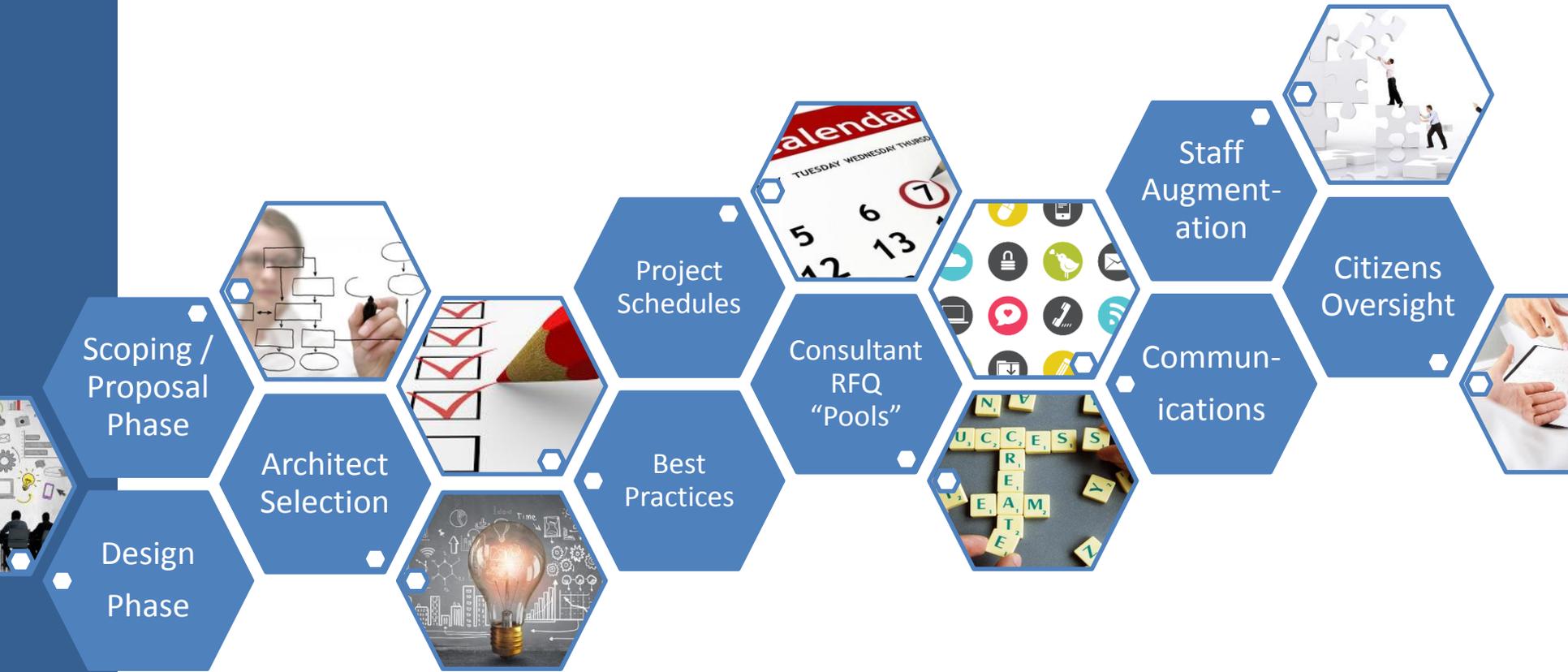


# MEASURE E UPDATE

Bond Series



- Review Status of the Bond Components



# MEASURE E UPDATE

Bond Series



## Architect Selection Complete



1. Bonita Canyon ES,
2. Culverdale ES,
3. Stone Creek ES
  
4. College Park ES,
5. Greentree ES,
6. Santiago Hills ES

Board  
Agenda  
10/4

7. Eastshore ES
8. Venado MS

Board  
Agenda  
10/18

## Site Analysis/Design Phase

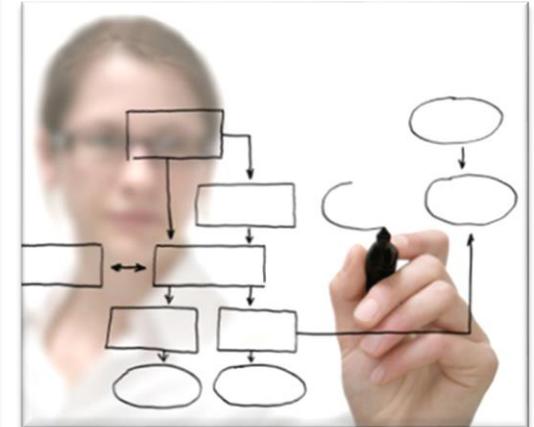


Site visits and Design Meetings Started

DSA Preliminary Meeting  
October 28, 2016

Target - Mid-December  
DSA Submittal for sites  
1 thru 6, Summer 2017  
construction

## Scoping/Proposal Phase



9. Woodbridge HS

10. Brywood ES,  
11. Meadow Park ES

12. Westpark ES,  
13. Springbrook ES

14. Irvine HS,  
15. University HS

Board  
Agenda  
11/15



# MEASURE E UPDATE

Bond Series

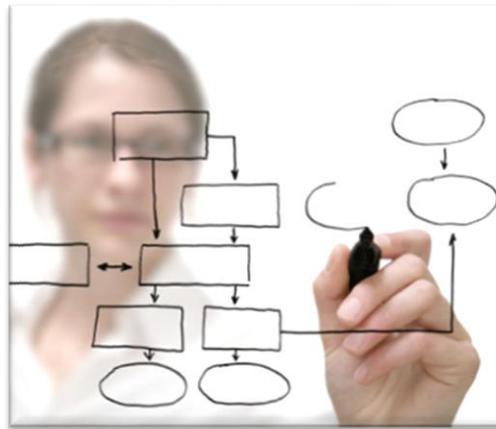


## Project Schedules Best Practices



- All schedules complete
- On-going adjustments made as scope gets refined
- To be posted on Website
- Best Practice Manual

## Architectural Services RFP's Upcoming



Creekside HS,  
Lakeside MS,  
Rancho MS,  
Sierra Vista MS,  
Southlake MS

Board  
Agenda  
12/13

Interim Campuses  
Northwood HS

Board  
Agenda  
early  
2017

## Consultant Request for Qualifications "Pools"



Construction Managers  
Surveyors  
Environmental  
Geotechnical

Board  
Agenda  
11/15

Testing and Inspection  
Building Inspectors  
Labor Compliance  
Commissioning

Board  
Agenda  
12/13



# MEASURE E UPDATE

Bond Series



## Citizens Oversight



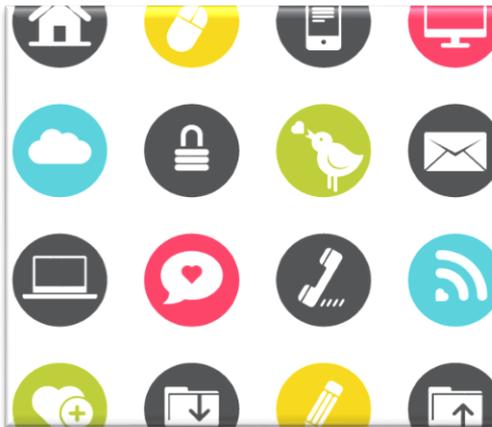
Website complete

First Meeting  
October 24, 2016

Next Meeting  
January 2017

Documents posted on  
Website

## Communications



Site 1:1 Meetings

Materials to Principals

- Toolkit
- Site Plan Graphics
- Micro Sites in development

NewsFlash

Annual Newsletter

## Staff Augmentation



Measure E Project Office

CM Staff Augmentation

Job Posting





# PROJECT UPDATES

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## ▪ Projects in Progress

- Maintenance & Operations Renovations – winter 2016
  - Special Education Relocatable at JTMS– winter 2016
  - Portola HS Performing Arts – winter 2016
  - Portola HS and Beacon Park School Solar Panels – winter 2016/17
  - Eastshore ES Portables – summer 2017
  - Portola Springs ES Villa – summer 2017
  - Rancho San Joaquin MS Music Classroom – summer 2017
  - Eastwood ES – summer 2017
  - Heritage Fields 2nd School (K8) – summer 2018
  - Portola Springs 2nd School (K6) – summer 2019
-

# IN PROGRESS

## Maintenance & Operations Renovations

### SUMMARY

Project Budget	\$11,350,000
Anticipated Completion	Winter 2016



Maintenance & Operations Yard

# IN PROGRESS

## Special Education Relocatable @ JTMS

### SUMMARY

Project Budget	\$245,000
Anticipated Completion	Winter 2016



Relocatable Building



# IN PROGRESS

## Portola HS Performing Arts

### SUMMARY

Project Budget	Included w/PHS
Anticipated Completion	Winter 2016



Entrance into Theater Lobby



# IN PROGRESS

## Portola HS & Beacon Park Solar Panels

### SUMMARY

Power Purchase Agreement

Anticipated Completion

Winter 2016/17



Rendering

Typical Canopy Structure



# IN PROGRESS

## Eastshore ES Portables

### SUMMARY

Project Budget	\$566,508
Anticipated Completion	Summer 2017



Rendering

Two (2) Classrooms



# IN PROGRESS

## Portola Springs ES Villa

SUMMARY	
Project Budget	\$2,116,150
Anticipated Completion	Summer 2017



Rendering

Three (3) Classrooms/Collaboration Space



# IN PROGRESS

## Rancho San Joaquin MS Music Classroom

### SUMMARY

Project Budget

\$1,125,000

Anticipated Completion

Summer 2017



Rendering

Interior of Music Classroom



# IN PROGRESS

## Eastwood ES New School

### SUMMARY

Project Budget	\$34,593,180
Anticipated Completion	Summer 2017



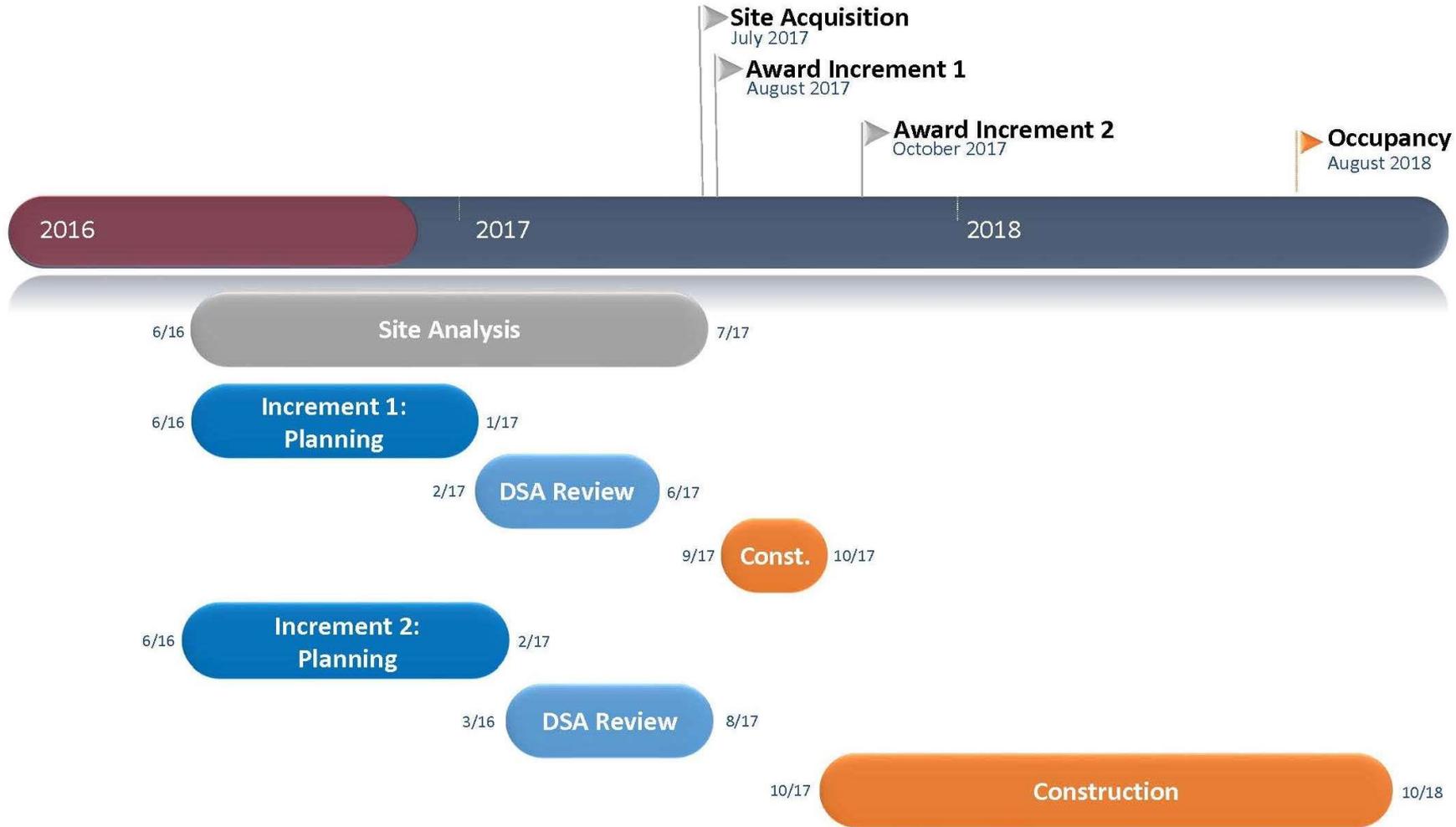
Administration/Kindergarten



# IN PROGRESS

## Heritage Fields 2<sup>nd</sup> School (K8) Timeline

SUMMARY	
Project Budget	\$46,000,000
Anticipated Completion	Summer 2018



# IN PROGRESS

## Heritage Fields 2<sup>nd</sup> School (K8) Future Site



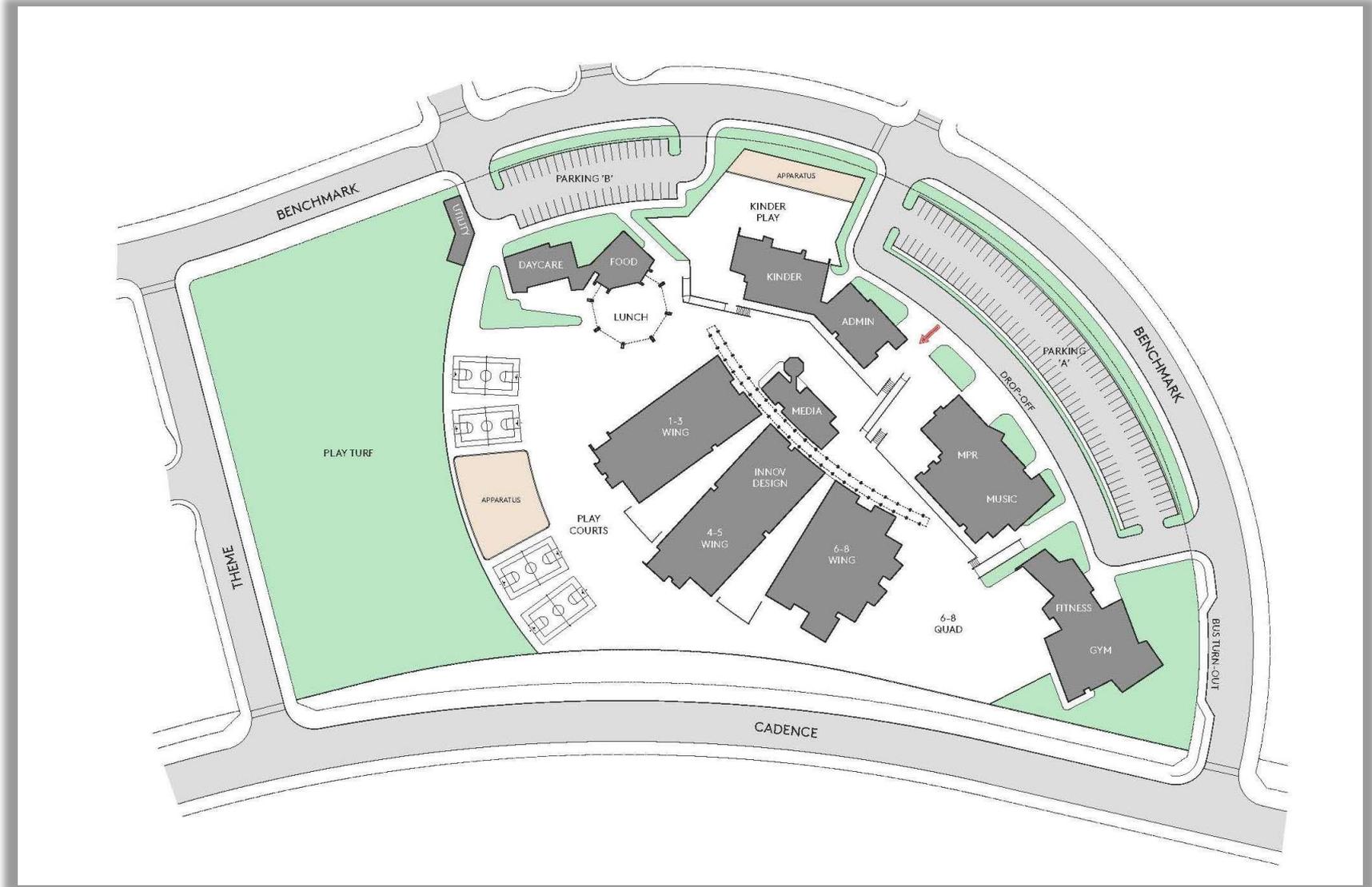
Looking west along Cadence

Future Site



# IN PROGRESS

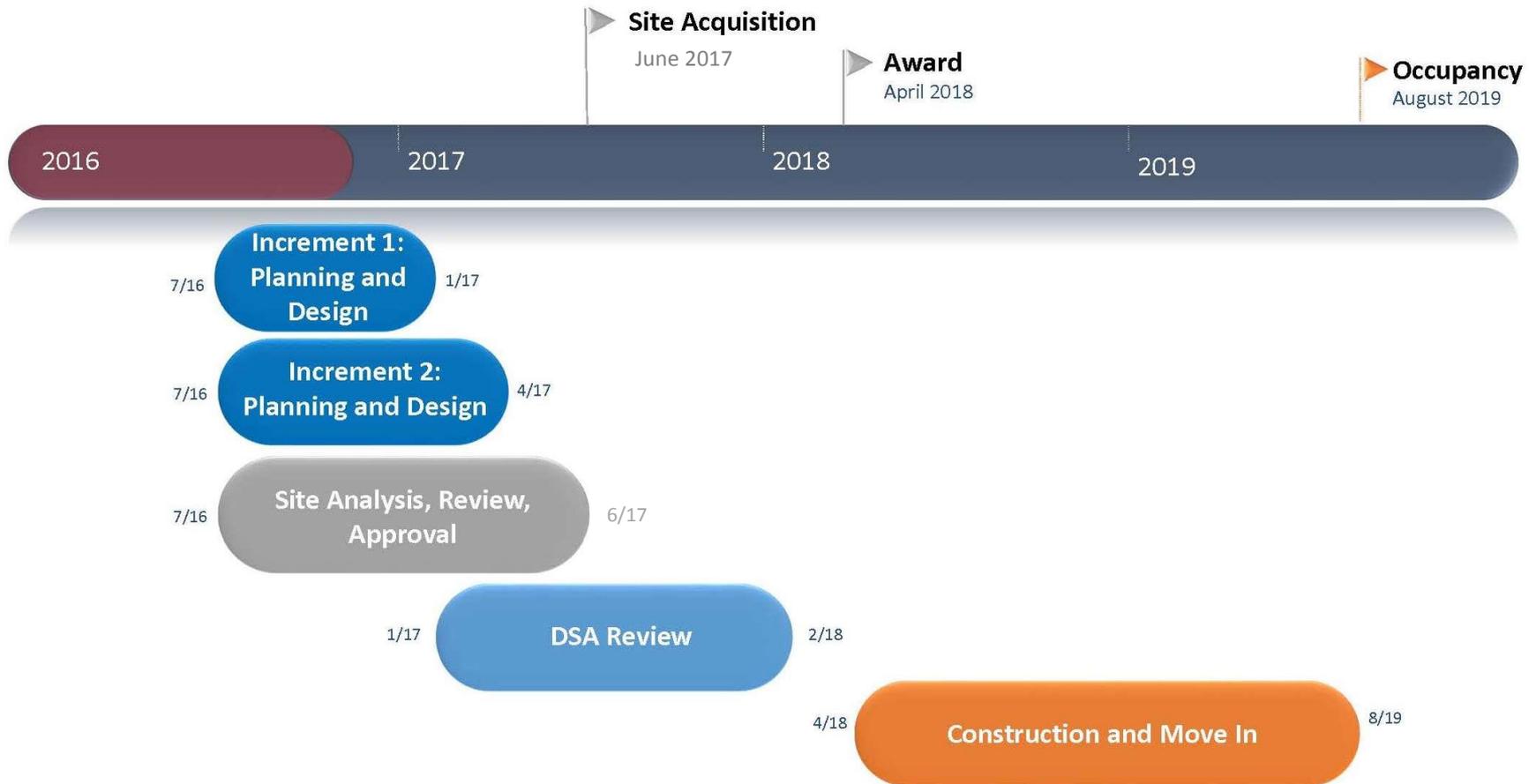
## Heritage Fields 2<sup>nd</sup> School (K8) Site Plan



# IN PROGRESS

## Portola Springs 2<sup>nd</sup> School (K6) Timeline

SUMMARY	
Project Budget	\$36,000,000
Anticipated Completion	Summer 2019



# IN PROGRESS

## Portola Springs 2<sup>nd</sup> School (K6) Future Site



From 241 Toll Road

Future Site



# IN PROGRESS

## Portola Springs 2<sup>nd</sup> School (K6) Future Site



PA6 NORTH ELEMENTARY SCHOOL | 100% SCHEMATIC DESIGN

Overall Site Plan

Schematic Design



# IN PROGRESS

Portola Springs 2<sup>nd</sup> School (K6) Future Site



Media Center

Schematic Design Rendering



# IN PROGRESS

## Portola Springs 2<sup>nd</sup> School (K6) Future Site



Entry Court/Scholar's Court

Schematic Design





# PROJECT UPDATES

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## ▪ Completed Projects

- Westpark ES Relocatables – July 2016
  - Portola Springs ES Villa – August 2016
  - Cypress Village ES Villa – August 2016
  - Portola HS – August 2016
  - Beacon Park School – August 2016
  - Irvine HS Intersection Modifications – August 2016
  - Creekside Education Center Parking Lot Expansion – October 2016
  - Creekside Education Center Landscape/Offsite Improvements – October 2016
-

# COMPLETED

## Westpark ES Portables

### SUMMARY

Project Budget	\$297,856
Completed	July 2016



Two (2) Classrooms



# COMPLETED

## Portola Springs ES Villa

### SUMMARY

Project Budget

\$2,013,423

Completed

August 2016



Four (4) Classrooms/Collaboration Space



# COMPLETED

## Cypress Villages ES Villa

### SUMMARY

Project Budget	\$1,788,623
Completed	August 2016



Three (3) Classrooms/Collaboration Space



# COMPLETED

## Portola HS New School

### SUMMARY

Project Budget	\$159,000,000
Completed	August 2016



Administration/Nutrition Services



# COMPLETED

## Beacon Park School New School

### SUMMARY

Project Budget	\$36,679,540
Completed	August 2016



Multipurpose Building



# COMPLETED

## Irvine HS Intersection Modifications

### SUMMARY

Project Budget	\$275,582
Completed	August 2016



Vaquero Way/Walnut Ave



# COMPLETED

## Creekside Education Center Parking Lot Expansion

### SUMMARY

Project Budget

\$395,188

Completed

October 2016



Additional Parking



# COMPLETED

## Creekside Education Center Landscape/Offsite Improvements

SUMMARY	
Project Budget	\$653,461
Completed	October 2016



Landscape along Barranca Pwky



# Questions?

