

# Irvine Unified School District Minutes

## Special Meeting of the Board of Education

May 14, 2020 3:30 PM

IRVINE UNIFIED SCHOOL DISTRICT

Administrative Center

5050 Barranca Parkway

Irvine, CA 92604

3:30 p.m. Special Meeting

### Attendance Taken at 3:35 PM:

#### Present:

Paul Bokota  
Lauren Brooks  
Betty Carroll  
Ira Glasky  
Sharon Wallin

### 1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

#### Minutes:

President Carroll called the meeting to order at 3:35 PM. The Pledge of Allegiance to the Flag of the United States of America was led by Superintendent Walker.

#### Members Present:

Paul Bokota  
Lauren Brooks  
Betty Carroll (attended via teleconference)  
Ira Glasky  
Sharon Wallin (attended via teleconference)

#### Staff Present:

Terry L. Walker, Superintendent of Schools  
John Fogarty, Assistant Superintendent, Business Services  
Eamonn O'Donovan, Assistant Superintendent, Human Resources  
Brianna Ford, Chief Technology Officer  
Raianna Chavez, Executive Assistant to the Superintendent

### 2. ADOPTION OF AGENDA

**Motion Passed:** Adopt the agenda, as presented.

Passed with a motion by Paul Bokota and a second by Ira Glasky.

Yes Paul Bokota  
Yes Lauren Brooks  
Yes Betty Carroll  
Yes Ira Glasky  
Yes Sharon Wallin

### 3. \* FACILITIES STUDY SESSION

#### Minutes:

Executive Director of Facilities, Planning and Construction, Kelvin Okino, introduced the District Facilities staff and provided an outline for the Study Session. Kelvin reviewed the COVID-19 impacts to construction and residential development, noting that there have been impacts to labor, vendors, materials and supplies creating an inconsistent and unstable workflow on projects for a period of time. There has been a reduction in projected new home sales. Initially, staff were planning on a 20% projection lag from the developer business plans, but have increased the lag to 30% in the short term; however, total residential buildout numbers remain the same. At this time, there is an unknown impact to existing home inventories and student regeneration rates in Irvine.

#### Enrollment Projection Update

Facilities Planning Assistant Director, Jesse Barron, provided the enrollment projection update, which commenced with a review of the residential development business plans. The Irvine Company residential development business plan update, as of September 2019, includes the current projected total buildout of 33,253 units, of those 5,186 units remain to be built or approximately 85% of the various residential developments is complete. The majority of the units that remain to be completed are apartments located in Los Olivos, which are low student generating housing.

The FivePoint Heritage Fields residential development business plan update, as of March 2020, includes a current projected total buildout of 7,497 units, of those 3,270 units remain to be built or approximately 65% of the development is complete. Enrollment projections indicated the need for the third Heritage Fields K-8 school within 2021-22. In March and April 2020, home sales slowed in the Great Park neighborhoods due to COVID-19. FivePoint and the District are cautious that it will be at least another year until the third K-8 school is needed; therefore, the closing of escrow on the property has been placed on hold until such time as enrollment projections show the need to proceed. The District placed all work on the project on hold until further notice; Facilities staff will continue to track the development.

The Irvine Business Center project consists of 16,921 units across three school districts, of those 5,176 units are within the IUSD boundary, of those 1,600 units remaining to be completed. Students from this area attend Westpark or Culverdale elementary schools. Westpark is nearing capacity, so it is likely any growth from this area will need to attend Culverdale. Again, the Irvine Business Center generates a low number of students, 60-80 additional students anticipated from the remaining units to be completed. The UCI Housing Development, with 186 units remaining to be completed, is another low student generating development. Staff expect 20-30 students generated from those units with those students likely to attend Vista Verde School.

Board Members inquired regarding the effects of oil price reductions on bidding and if there was any information regarding rumors of converting the Oak Creek Golf Course into residential units. Kelvin responded that the recent bids have been at or just above the budgeted amounts; however, the trades that would have the most impact on the price of oil were not recently bid. Jessie responded that there has been no City agenda items referenced to the Oak Creek Golf Course, as the property would need to be rezoned and traffic studies completed.

In projecting student enrollment, aggressive projections are used for the planning of facilities and for the timing of new school openings; conservative projections are used for district staffing and general fund budgeting. Jesse reviewed the districtwide elementary school capacity versus enrollment projections summary using aggressive enrollment projections for years 2019, 2020, 2024 and 2029. There is approximately a 10% vacancy rate throughout the District, which allows for some space given that students do not come in perfect classroom numbers, it allows for some flexibility. In reviewing elementary school capacities and enrollment when dividing the district north and south of the Interstate 5 freeway; in 2024, there are 523 open seats projected remaining north of the freeway and 1,449 open seats projected south of the freeway based on current aggressive enrollment projections.

The districtwide middle school capacity versus enrollment projections summary was reviewed, using aggressive enrollment projections for years 2019, 2020, 2024 and 2029. In reviewing middle school capacities and enrollment when dividing the district north and south of the Interstate 5 freeway; in 2024, there are 16 open seats projected remaining north of the freeway and 1,032 open seats projected south of the freeway based on current aggressive enrollment projections. At this time, we do not anticipate a capacity issue at the middle school level, since aggressive projections are being used.

The districtwide high school capacity versus enrollment projections summary was reviewed, using aggressive enrollment projections for years 2019, 2020, 2024 and 2029. In reviewing high school capacities and enrollment when dividing the district north and south of the Interstate 5 freeway; in 2024, there are projected to be -288 open seats north of the freeway and 1,574 open seats projected south of the freeway based on current aggressive enrollment projections. Jesse added that the 2024 capacity currently does not include the expansion of Northwood High School from a capacity of 2,400 to 2,600 as allowed by Board Policy and that staff are examining the addition of villa classrooms at Portola High School for an additional capacity of 200 students; if more capacity is needed portables would be used in the short term.

Jesse reviewed the Alderwood and Oak Creek community enrollments noting Alderwood Elementary School has a current capacity of 908 with a current student enrollment of 832, up five students from October 2019 CBEDS. The communities within the Alderwood school boundary include Quail Hill, Los Olivos, Laguna Altura, and Hidden Canyon. Based on geographic enrollment data the current K-6 student count is 917 students, with no change from the 2019 October CBEDS enrollment. Oak Creek Elementary School has a current student capacity of 1,001, with a current student enrollment of 911, down 15 students from the October 2019 CBEDS. The communities within the Oak Creek school boundary include Oak Creek and Spectrum. Based on geographic enrollment data the current K-6 student count is 1,081, down 41 students from the 2019 October CBEDS enrollment.

The Alderwood five and ten year enrollment projections indicate a peak enrollment in 2024 of 988 students using the aggressive projections. With a current school capacity of 908, there is a possibility two portable classrooms may be needed to house the projected peak enrollment. The Oak Creek five and ten year enrollment projections indicate a peak enrollment in 2020 of 920 students using the aggressive projections. He shared, that actual enrollment tends to be near the conservative projection rather than the aggressive projection. Additionally he shared, that IUSD currently has five elementary schools with more than 900 students in enrollment.

Member Carroll inquired that with the decline of students at Oak Creek Elementary, if any portables would be considered for removal. Jesse responded the grade level configuration would need to be looked at, and that it is possible the recent or other portables could be considered for removal at a future date.

Member Glasky inquired regarding an analysis for tracking the location of the reduction of students and information on the age of the communities for Oak Creek and Alderwood, to help provide a possible expectation on the turnover of the community and generation rates.

Member Brooks asked when the Alderwood portables would be considered for installation. Jesse responded that it depends on the Los Olivos II development; however, portables can be installed quickly if needed, but it will likely be a couple of years out.

### State Funding Update

Dana Grudem, Facilities and Planning Supervisor, provided an update on the State Facilities Funding, noting IUSD currently has one project, totaling \$47 million, on the State's Acknowledge List requiring a resolution acknowledging the State's current exhaustion of funds and will be waiting for funding through a future State Bond. To date, not including Measure E projects, IUSD has seven projects totaling more than \$80 million on the State's Workload List, which are anticipated to be funded under Proposition 51; the projects were submitted to OPSC but are awaiting staff review. IUSD has three projects totaling more than \$32 million on the State's Unfunded List, which have been fully reviewed by the Office of Public School Construction (OPSC) staff and are awaiting the State Bond sale, which is projected for fall or spring. There are currently no projects on the State's Apportioned List; however, the three projects on the Unfunded List are anticipated to move to the Apportioned List within a couple of weeks. Dana provided an estimate of project fund release dates and estimated state funding for all of the projects awaiting funding and she provided a list of non-Measure E projects that have received State Funding totaling \$233 million to date.

### Project Updates

Dana reviewed the project updates starting with a reminder that the Heritage Fields third K-8 school has been placed on hold while staff reevaluate the enrollment projections. She shared an aerial view rendering of the campus, noting the entrance is similar to Cadence Park School.

John Fogarty, Assistant Superintendent of Business Services, introduced the Learning Environment Enhancement Projects (LEEP) that are a result of a discussion by the Board and request by Member Bokota at the Spring Facilities Study Session. The Facilities team met with the Education Services team, reviewed site modification requests, considered recently completed projects for examples of area enhancements, and walked all of the school sites looking for enhancement areas to come up with projects to provide additional learning environments. Kelvin expanded that the purpose of LEEP is to identify and construct improvements starting over summer 2020 with a specific focus on improvements that will enhance the learning environments for students. Potential projects include outdoor learning areas and collaboration areas with shade structures, outdoor courtyard learning areas, indoor collaboration areas within commons, and learning gardens. Approximately \$2 million, from Fund 40, is budgeted for LEEP and a partial list of 10 site examples with the accompanying potential project was provided.

Kelvin then reviewed the Inclusive Playground Enhancements projects in planning. Again, he stated the purpose is to improvement inclusive play at our school sites that house our Moderate/Severe, Autism, and Behavioral Social Learning Communication programs (BSLC). The scope is to add inclusive swings, sensory tunnels for individual time/play and sensory activities. The cost estimates are being developed.

Lastly, Kelvin shared the Measure E Study Session is scheduled for June 2, 2020.

Member Glasky requested clarification that the Learning Environment Enhancement Projects and Inclusive Playground Enhancements projects funding is provided with facilities funds which are less sensitive to state budget issues. John confirmed that IUSD is very fortunate to have the facilities resources for projects such as these; however, IUSD is less fortunate when it comes to the general fund, further, facilities funds can't be used for general fund expenses.

Board Members thanked the Facilities and Construction staff for their hard work.

#### **4. ADJOURNMENT**

**Motion Passed:** Meeting adjourned at 4:27 PM.

Passed with a motion by Paul Bokota and a second by Ira Glasky.

Yes Paul Bokota  
Yes Lauren Brooks  
Yes Betty Carroll  
Yes Ira Glasky  
Yes Sharon Wallin