



## Special Meeting of the Board of Education

05/18/2021 03:00 PM

Administration Center

5050 Barranca Parkway, Irvine, CA 92604

3:00 p.m. Special Meeting

### Meeting Minutes

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\*\* The IUSD Administration Center is closed to the public at this time in an effort to maintain physical distancing and prevent the spread of COVID-19. Regular Board of Education meetings are broadcast live on Cox channel 39 and streamed live on [iusd.org/boardmeetings](http://iusd.org/boardmeetings) \*\*

### Attendees

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#### Voting Members

Paul Bokota, Board President

Lauren Brooks, Board Member

Ira Glasky, Board Clerk

Sharon Wallin, Board Member

Cyril Yu, Board Member

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

President Bokota called the meeting to order at 3:05 PM.

The Pledge of Allegiance to the Flag of the United States of America was led by Member Glasky.

##### Members Present:

Paul Bokota (attended via video conference)

Lauren Brooks

Ira Glasky

Sharon Wallin

Cyril Yu

##### Staff Present:

Terry L. Walker, Superintendent of Schools

John Fogarty, Assistant Superintendent, Business Services

Eamonn O'Donovan, Assistant Superintendent, Human Resources

Cassie Parham, Assistant Superintendent, Education Services

Brianne Ford, Chief Technology Officer

Raiana Chavez, Executive Assistant to the Superintendent

#### 2. ADOPTION OF AGENDA

Adopt agenda, as presented.

Motion made by: Sharon Wallin

Motion seconded by: Lauren Brooks

Voting

Paul Bokota - Yes  
Lauren Brooks - Yes  
Ira Glasky - Yes  
Sharon Wallin - Yes  
Cyril Yu - Yes

### 3. \*FACILITIES AND MEASURE E STUDY SESSION

Minutes:

Kelvin Okino, Executive Director of Facilities, Planning, and Construction, introduced his team members and informed that the presentation will be a combination of the Spring Facilities and Measure E Study Sessions, with an update on IUSD's sustainability programs.

#### Enrollment Projection Update

Jesse Barron, Assistant Director of Facilities and Planning, presented the enrollment projection update, commencing with an overview of the residential developments consisting of the Irvine Company, Heritage Fields, Irvine Business Complex, UCI Housing, and the Regional Housing Needs Assessment (RHNA) Irvine Housing Element Update developments.

The Irvine Company developments are approximately 80% complete, with nearly 29,000 units completed of the 33,623 units at buildout. The majority of the units remaining to be completed are in the Los Olivos area, and the developer remains fully mitigated and within projections. The Heritage Fields development is approximately 60% complete, with approximately 4,500 units completed of the nearly 7,500 units at buildout. The Solis and Rise residential developments and the Base Camp mixed use units are the majority of the units remaining to be built.

Jesse reviewed the RHNA Irvine Housing Element Update, whereby the City of Irvine will be required to provide their sixth update to the Irvine Housing Element, referred to as the 6<sup>th</sup> Cycle Housing Element. Currently, in the update, the City must identify enough potential developable land suitable for residential use to meet Irvine's new Regional Housing Needs Assessment (RHNA) allocation of 23,610 units. The currently planned Irvine Company and FivePoint entitled future units of 6,000 to 7,000 units count toward that allocation and are within IUSD's current projections; therefore, there will be an additional 15,000 to 16,000 units anticipated to be located within the City of Irvine.

The City has preliminarily identified areas for the additional units in the Irvine Business Complex, Great Park Neighborhoods, Irvine Spectrum area, particularly Planning Area 32 near the train station, in addition to smaller infill areas, and underutilized sites throughout the city. Facilities staff anticipates providing a more detailed update during the Fall 2021 Facilities Study Session.

Member Wallin inquired as to the timeline of the location of the units and member Glasky contributed that the units don't need to be built within the next five years, just a location determined and that IUSD has no control over the City's plans; however, the units are likely to be high density which produces lower student generation rates. Jesse responded that staff will have a better idea as to the timeline in June when the public review of the draft Housing Element is available and that the market will help determine the timeline and needs.

Jesse continued with an Alderwood and Oak Creek community update. Alderwood Elementary School has an enrollment capacity of 908 students, of which 815 students were enrolled in October 2020; however, as of May 2021 that number is down to 798 students. He provided a geographic enrollment breakdown of the students in the communities that feed to Alderwood Elementary noting a minimal increase of four students as of May 2021. The Oak Creek Elementary School has an enrollment capacity of 1,001 students, of which 871 students were enrolled in October 2020, however, as of May 2021 that number is down to 851 students. He again provided a geographic enrollment breakdown of the students in the communities that feed to Oak Creek Elementary, again noting a minimal decrease of one student as of May 2021. In reviewing the aggressive school projections, Alderwood is anticipated to have a peak enrollment of 918 students in the year 2025, with a capacity of 908 seats and Oak Creek Elementary is anticipated to have a peak enrollment of 906 students in the year 2025, with a capacity of 1,001 seats. Oak Creek's aggressive school enrollment projects remain status quo through the 10 year projection.

Next, Jesse reviewed the projected districtwide school capacity verses geographical enrollment, starting with a review of the elementary school capacity comparing schools north and south of the interstate 5 freeway. Through projections to 2025, there are open seats available at the elementary level; however, there are half as many seats available in the north of the city, when using the aggressive projections. There is less open seats at the middle school level, with -52 projected in 2025 north of the city; however, there are more than 1,100 open seats projected in the south. Similarly, at the high school level, there are -238 open seats projected in 2025 in the north, with more than 1,600 open seats projected in the south of the city. However, staff believe the reduced number of open seats can be managed by adding additional short term capacity.

Member Brooks inquired into the impacts of the potential mandate to provide TK instruction. Jesse responded that staff are still formalizing projections to include TK classrooms.

#### Districtwide Update (Non-Measure E)

Facilities staff have been preparing facilities for a return to in-person learning. Jesse outlined the work undertaken by Facilities staff in a joint effort with Education Services staff to analyze the need for additional portables, conducting site visits and considering an augmentation to furniture for physical distancing. Ultimately, staff determined that additional portables were not required and that just a few schools might need an augmentation to their furniture.

Jesse provided a floorplan layout of elementary IUSD Virtual Academy's layout at Westwood Training Center along with the other uses planned for the site.

Joe Chapin, Director of Construction Services, provided an aerial view of the District Office expansion currently in the planning phase. John Fogarty, Assistant Superintendent of Business Services, added that the building will likely be a relocatable and that staff are still exploring the costs and capacity limitations. Joe also highlighted the three temporary relocatables planned for Cadence Park School, to be installed this summer; and will remain for one year while Solis Park School is under construction. A development plan depicting the location of Solis Park School and its proximity to Portola High School was provided, as well as architectural renderings of the exterior of the school. The school is planned to have a

kindergarten play area designed with shade structures and a Special Education hub making the school 10,000 sq. ft. larger than Cadence Park School. The school will open with grades K-6, then will phase in one grade per year until reaching 8<sup>th</sup> grade.

Member Glasky inquired as to status of the bids as a result of increased costs of materials. Joe responded that the bids came in more competitive than anticipated and that they had a lot of participation in the bidding.

#### Sustainability Program Update

Joe Hoffman, Director of Maintenance, Operations, and Transportation, provided an overview of IUSD's sustainability program, commencing with the current solar portfolio of 42 solar arrays at 32 sites, producing nearly 10 megawatts of generating capacity. As of June 30, 2020, it is estimated the District has saved \$2.62 million in cumulative energy savings. Staff continue to explore additional solar options at existing sites and any new school sites. He shared pictures of completed solar vehicle shade structure installations at Loma Ridge, Canyon View and El Camino Real Elementary Schools and Sierra Vista Middle School. Summer 2021 solar vehicle shade structure installations are planned for Culverdale and Westpark Elementary Schools, and the shared parking lot for Deerfield Elementary and Venado Middle Schools; adding 1.3 megawatts of production capacity, for a total capacity of 11.1 megawatts, putting IUSD at 73% of our Net-Zero emissions goal by 2024. Staff are evaluating future solar installations at Creekside High School and Solis Park School. Joe mentioned, that hardly any concerns have been raised at the Public Information Meetings. At Culverdale, parents requested to save a row of shade trees, so the plan was adjusted to accommodate the request.

Next, Joe reviewed proposed self-funded energy savings as a collaboration with Trane, where they propose to replace old inefficient equipment at 11 sites, providing a savings in energy usage and expense. The scope of work consists of upgrading lighting to LEDs, replacement of HVAC systems, controls and transformers. The project is estimated to cost \$7.2 million and projected to be underway through summer 2022; once complete, the project will turn one-time facility funds into ongoing general fund savings and is anticipated to pay for itself in about 13 years.

Jennifer Razo, Sustainability Supervisor, presented the SCE Charge Ready School Pilot Program; where IUSD was awarded two school sites, Irvine and Portola High School, to receive six electric vehicle charging ports. There will be no upfront capital costs for installation of electrical infrastructure and charging stations. SCE will open, operate, and maintain the equipment as well as collect and remit station user fees to the District for eight years; after which, the District will have the option of assuming ownership, operation, and maintenance of the stations or can choose to have them removed at no cost to the District. IUSD will determine the pricing, fees, and access to use the chargers and other system parameters.

Jennifer highlighted other IUSD sustainability initiatives including textile recycling, bottle filling stations, sustainable landscaping and garden programs, and annual Earth Day poster contests. Over 600 students participated in the Earth Day poster contest this year, three times more than previous years.

### State Funding Update

Dana Grudem, Facilities Planning Supervisor, presented the state funding update, noting non-Measure E state grants received from Prop 51 Bond funds total \$310 million. Currently, IUSD has one project, Solis Park School, on the Office of Public School Construction's Acknowledged List, which means the state is waiting on a future bond sell. IUSD has four projects on the Workload List, which are waiting staff review and are anticipated to be funded under Prop 51. IUSD has no projects on the Unfunded or Appointed Lists. To date, IUSD has received \$5.3 million in state grants for Measure E projects, and has three projects totaling \$837,000 on the Acknowledged List and has 18 projects totaling nearly \$30 million on the Workload List with the majority of them expected to move to the Unfunded List soon. Currently, there are no Measure E projects on the Unfunded or Apportioned Lists.

### Measure E Update

Kelvin provided an overview of the Measure E update, noting the program will soon be in its fifth year since the bond was approved by voters and the program has reached a milestone of completing at least one project at all 28 sites within the School Facilities Improvement District (SFID). The Citizens' Oversight Committee also reached a milestone as the members will soon be transitioning to an entirely new group.

John reviewed the bond issuance series starting with a review of the original plan, based on a valuation growth of 3%-4.5% issued in four series, yielding a projected project funding of \$250.8 million up to \$319 million, with the initial budget set at the conservative \$250.8 million. Annually, staff review the assessed valuation to determine growth and potential impacts to the bonding capacity. Based on the growth within the SFID, assumptions increased to an annual assessed valuation growth of 3.5%, bringing the projected project funding to \$281 million; and the number of series increased from four to five, moving some issuances earlier than initially planned. To date, there have been three bond issuances totaling \$181 million. The next issuance currently planned for 2024, is being considered to issue earlier, in 2023 because of anticipated inflation and a higher cost of issuance.

Kelvin reviewed the final project costs versus the original contracts for 25 projects, noting the total costs were within 0.22%. Additionally, after the completion of the projects in the first three series, there is an anticipated surplus of \$18.5 million, plus the remaining Augmented Funds to Accelerate Projects (AFAP) funds of \$6.6 million for a total available \$25 million in available funds. The SFID Committee and Facilities Staff recommend using the funds to bring forward the Greentree and Santiago Hills Elementary Schools' new multipurpose buildings from Series 5 as both schools were initially included in the 2017 Series 1 projects, and their existing multipurpose spaces are inadequate. Those projects are estimated to cost \$14.5 million. For the remaining funds, staff propose two options. The first option is to bring forward the Culverdale Elementary School's new multipurpose building and Nutrition Services building for an anticipated project cost of \$9.5 million. Or the second option is to increase the parking stalls at the Irvine High School parking lot replacement project, which is anticipated to cost \$4 million in addition to the currently planned \$2 million. To accommodate the new Performing Arts Center at Irvine High School, the site will lose 112 parking spaces, requiring a replacement parking lot. An onsite parking lot replacement has been designed and funding identified. To provide adequate parking during construction, the parking lot replacement is preferred to be constructed prior. The replacement lot should produce 31 more spaces than

currently available on the site; however, with the nearby Woollett Aquatics Center, which shares the parking lot with the school, parking availability has been inadequate. By entering into a joint venture with the City of Irvine, the parking lot could be expanded by an additional 182 stalls for a total of 442 stalls. Facilities and City staff met regarding the expanded parking lot and presented a conceptual design. At this time, the City has not identified a funding source or finalized plans for the site.

The Board indicated support for Option 1, bringing forward the Culverdale Elementary multipurpose room and nutrition services area and proceeding with the Irvine High School reduced capacity parking lot, while designing it for a potential future expansion.

In closing, Christa DeBoer, Facilities Planning Supervisor, presented a schedule overview for Measure E Series 2 and 3 projects, and completed project photos of Bonita Canyon and Turtle Rock Elementary Schools; in construction photos of University Park Elementary School; and architect renderings of projects at Northwood, Canyon View, Oak Creek, and Deerfield Elementary Schools, as well as at Plaza Vista School, and South Lake Middle School. Joe Chapin reviewed the scope for the HVAC upgrades at Woodbridge High School and Irvine High School's Performing Arts Center project.

The Board thanked the Facilities, Construction, and Maintenance and Operations staff for their hard work and thorough presentation.

#### 4. ADJOURNMENT

Minutes:

Meeting adjourned at 5:30 PM.

Motion made by: Cyril Yu

Motion seconded by: Ira Glasky

Voting

Paul Bokota - Yes

Lauren Brooks - Yes

Ira Glasky - Yes

Sharon Wallin - Yes

Cyril Yu - Yes