

Irvine Unified School District Minutes

Special Meeting of the Board of Education

November 19, 2019 3:00 PM

IRVINE UNIFIED SCHOOL DISTRICT

Administrative Center

5050 Barranca Parkway

Irvine, CA 92604

3:00 p.m. Special Meeting

Attendance Taken at 3:00 PM:

Present:

Paul Bokota
Lauren Brooks
Betty Carroll
Ira Glasky
Sharon Wallin

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

Minutes:

President Brooks reconvened the meeting at 3:00 PM.

The Pledge of Allegiance to the Flag of the United States of America was led by Raianna Chavez.

Members Present:

Paul Bokota
Lauren Brooks
Betty Carroll
Ira Glasky
Sharon Wallin

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
Brienne 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 Sharon Wallin.

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 & Construction, Kelvin Okino, introduced District staff and provided an overview of key agenda topics.

Enrollment Update

Assistant Director of Facilities and Planning, Jesse Barron, provided an overview of enrollment vs. projections, and discussed the impacts of new residential development and occupancy rates, noting a current districtwide enrollment of 36,004 students, an increase of 819 students from October of 2018. Jesse reviewed the conservative enrollment projections for 2019-20 estimated at 35,717 students, with aggressive projections of 36,245 students for 2019-20. Actual enrollment came in within less than 1% of the conservative and aggressive projections. In the past five years, districtwide enrollment has increased by 4,612 students or 14.7%.

Alderwood & Oak Creek Community Update

Jesse reviewed the Alderwood Elementary School enrollment of 827 students as of October 2019, up from 808 students in October 2018, noting the school capacity of 908 students. The Quail Hill, Los Olivos and Laguna Altura/Hidden Canyon communities, which make up the Alderwood enrollment area, have a total geographical enrollment of 917 students as of October 2019, down from 951 students the same time last year. The developments within the school's boundary are all built out and completed with the exception of the Los Olivos Phase 2 project.

He reviewed the Oak Creek Elementary School enrollment consisting of 926 students as of October 2019, up from 892 students in October 2018, noting the school capacity of 1,001 students. The Oak Creek and Spectrum communities, which make up the Oak Creek enrollment area, have a total geographical enrollment of 1,122 students as of October 2019. The uptick in enrollment is believed to be a result of regeneration in Oak Creek. Approximately, 30 Oak Creek students were displaced to Alderwood this year, due to three grade levels being at capacity. The prior year five students were displaced. If room becomes available in a grade level, displaced families are offered the space first. No students have been displaced from Alderwood.

As previously communicated, the Irvine Company has reserved a site, through December 31, 2020, in the Los Olivos area for a potential elementary school. Los Olivos currently has 1,772 currently occupiable units, generating 102 elementary students. Phase 2 contains 1,928 units, remaining to be build and occupied. Based on the makeup of the residential units, Los Olivos current projections do not demonstrate a sustainable need for a school at this location, with a projected 238 elementary students at buildout. An anticipated 700 students are needed to justify the expense of permanent construction. Projected costs to build an elementary school, including land and total project costs, is approximately \$85 million, based on the recently completed Loma Ridge Elementary School. Land costs are anticipated at \$4.4 million an acre, with an elementary school site requiring a minimum of 10 acres. Facilities staff will provide more information at the Spring Facilities Study Session, including different scenarios.

Board Member Glasky inquired about the reserved Los Olivos land, if the reserved date is for closing of escrow on the land or a commitment and if the date can be extended. Assistant Superintendent, John Fogarty, stated, the reserved date through December 31, 2020 is a date the District must notify the Irvine Company of our intent with the property and that the Irvine

Company and the District have communicated an intent to extend the date if needed; details are still being worked out.

Board Member Wallin inquired if there had been discussions of making the school a K-8. Superintendent Walker stated there is no need for additional middle school space in the southern sphere.

Developer Business Plan Update

Jesse reviewed the changes to the developer business plans noting minor reductions in projected market absorption of new homes as compared to previous years. He reviewed the development status of the communities making up the Heritage Fields, Orchard Hills, and Portola Springs communities. The Portola Springs area development is currently anticipating project build out in 2024. At complete build out, the Orchard Hills development is anticipated to generate approximately 400 students to attend Canyon View Elementary, despite the 2,182 units, as the homes are very large and expensive and are not generating many students.

State Funding Update

Dana Grudem, Facilities Planning Supervisor, provided information on the State School Facility Program Prop 51, noting all future projects including the Heritage Fields No. 3 project will start on the Acknowledged List, as there are currently no state funds available. IUSD has seven projects totaling \$80.5 million on the Workload List, waiting the Office of Public School Construction (OPSC) staff review. IUSD has three projects totaling \$32.5 million on the Unfunded List, meaning the project applications have been fully reviewed by OPSC staff and the projects are waiting for the State Bond sale in the fall or spring. IUSD has no projects on the Apportioned List. Kelvin Okino provided an overview of Assembly Bill 48 also known as Proposition 13 the Public School, K-12, and College Health and Safety Bond Act of 2020, on the March 3, 2020 ballot. The proposition proposes changing the first-in-first-out funding model to a prioritization funding model, on a sliding scale with priority for projects involving health and safety, lead and water testing and remediation, disaster assistance, and financial hardship. IUSD's projects would likely be at the bottom of the list, as growth is not on the prioritization list.

Project Updates

Director of Construction, Joe Chapin, provided an update on recently completed projects including Loma Ridge Elementary School, classroom relocatable buildings at Beacon Park School and Eastwood Elementary School.

Dana Grudem reviewed the third Heritage Fields K-8 school project in planning sharing architect renderings and a flythrough video.

Measure E Augmented Funds to Accelerate Projects (AFAP)

John Fogarty stated, with the repayment of a loan to FivePoint for construction of Beacon Park, the District has identified \$30 million in available funds in Fund 35 – County School Facilities Fund, not tied to a specific CFD, that could be used to accelerate Measure E schools that were not included in Series 1 or 2; in an effort to have all Measure E projects at schools receive some improvements as soon as possible. Four schools originally planned for Series 4 and 5 have been identified to receive improvements five to nine years sooner than initially planned. If approved, by summer 2022, all 28 SFIM schools will have received improvements.

Benefits include lower construction cost from less inflation and students benefiting sooner from the facilities improvements. The four schools include Deerfield, Canyon View and Oak Creek Elementary Schools and Plaza Vista School. In addition, staff proposes to design and obtain agency approval for Irvine High School's Performing Arts Center project currently in Series 3, so construction may begin upon the District's bond sale projected for 2021, rather than commencing planning at that time. As future bond series are sold, the bond funds would repay the District's Fund 35 account.

Kelvin reviewed the potential upgrades for each school. Canyon View Elementary would receive an expanded music area, move the Design Lab and Innovation Lab adjacent to the Library and the building of a new Learning Center and conference room in the Library. Plaza Vista's project scope includes the construction of two music classroom buildings, reconfiguration of existing lounge, the addition of a shade structure in the kindergarten area, and relocation of a science classroom. Deerfield's preliminary project scope includes construction of two music classrooms and expanding the food service area to add service lines. Oak Creek's project scope includes construction of one music classroom and construction of an all-weather lunch shelter. Lastly, Kelvin indicated a potential location for the Performing Arts Center at Irvine High School, noting expansion of the parking area is not covered by the available Measure E funds and would need funds to be identified. Staff have begun discussing the project with the City of Irvine since their property is adjacent with easements for both agencies.

While unsure of the proposed preliminary placement of the Irvine High School Performing Arts Center, the Board expressed general support for the use of augmented funds to accelerate projects so that all Measure E schools will receive some form of improvement within the first six years of the passage of the bond measure.

Board members thanked the facilities staff for the presentation and all their hard work.

4. ADJOURNMENT

Motion Passed: Meeting adjourned at 4:49 PM.

Passed with a motion by Ira Glasky and a second by Betty Carroll.

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