



Special Meeting of the Board of Education
12/01/2020 03:00 PM
Administration Center
5050 Barranca Parkway, Irvine, CA 92604
3:00 p.m. Special Meeting

Meeting Minutes

** 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 **

Attendees

Voting Members

Lauren Brooks, Board Member
Betty Carroll, Board President
Paul Bokota, Board Clerk
Ira Glasky, Board Member

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

President Carroll called the meeting to order at 3:01 PM.

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

Members Present:

Paul Bokota
Lauren Brooks
Betty Carroll
Ira Glasky

Members Absent:

Sharon Wallin (excused)

Staff Present:

Terry L. Walker, Superintendent of Schools
John Fogarty, Assistant Superintendent, Business Services
Raianna Chavez, Executive Assistant to the Superintendent

2. ADOPTION OF AGENDA

Adopt agenda, as presented.

Motion made by: Paul Bokota

Motion seconded by: Lauren Brooks

Voting

Lauren Brooks - Yes
Betty Carroll - Yes

Paul Bokota - Yes

Ira Glasky - Yes

3. *FACILITIES STUDY SESSION

Minutes:

Kelvin Okino, Executive Director of Facilities Planning and Construction, welcomed the Board to the Facilities Study Session, introduced Facilities department staff in attendance and provided an overview of what would be covered in the presentation.

Enrollment Update and Projections

Jesse Barron, Assistant Director of Facilities and Planning, commenced with a review of enrollment projections definitions and purposes. He recapped the enrollment projection process whereby, the presentation includes a review of preliminary California Basic Educational Data System (CBEDS) enrollment for 2020-21 specific to facilities and review of actual enrollment compared to projections. In the months of October through December of 2020 staff prepare enrollment projections from 2021 to 2030, including analyzing and implementing new trends, which is used for the timing of new school openings and staffing and budgetary projections. The Spring 2021 Study Session will review the enrollment projection update from 2021 to 2030 and recommended changes to new school openings and expansions.

There have been impacts to enrollment from the COVID-19 pandemic felt nationwide, including in the Irvine Unified School District. The actual enrollment in the 2020-21 school year from the prior year declined 1.1%; however, the actual enrollment declined 2% from the projected enrollment for the current year. In review of records dating back to 1993-94, IUSD has never experienced a year-to-year decline in enrollment before now. By grade level the biggest enrollment declines, compared to previous years, are in the early primary grades, more specifically Kindergarten, which can have a future impact on early primary grade levels and have a major impact on sustainable future enrollment; however, there is a potential for an enrollment “bounce back” in the future. In comparison to the prior year, IUSD’s enrollment is down 410 students or 1.1%. In the prior year, IUSD experienced growth in enrollment of 819 students or 2.3%. Jesse hypothesized, the non-mandatory nature of Kindergarten is the cause for the lower than projected enrollment and that the District may see an uptick in enrollment in 1st grade next year. Jesse reviewed the enrollment birthrate trends by zip code within the District boundaries for students born between 2013 and 2018.

Board members inquired if the lack of a full day Kindergarten program is believed to impact the kindergarten enrollment decline and commented that it would be helpful to know where the unenrolled students went. Jesse responded that the Kindergarten enrollment decline is not believed to come from the lack of a full day program and that it’s possible parents are turning to alternative education options.

Alderwood and Oak Creek Community Update

Jesse reviewed the Alderwood Elementary School geographical enrollment of 815 students as of October 2020, including IUSD Virtual Academy students. Enrollment at the school is down from 827 students in October 2019, 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 895 students as of October 2020, down from 917 students the same time last year.

He reviewed the Oak Creek Elementary School geographic enrollment consisting of 871 students as of October 2020, again including IUSD Virtual Academy students. Enrollment at the school is down from 926 students in October 2019, 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 1,022 students as of October 2020.

As previously communicated, the Irvine Company has reserved a site and extended the holding of the site through December 31, 2022, in the Los Olivos area for a potential elementary school. The site can be held for an additional two more years, by mutual agreement between the Irvine Company and the District. Los Olivos currently has 1,804 currently occupiable units, generating 116 elementary students, with 1,896 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. Projected costs to build an elementary school, including land and total project costs is approximately \$85 million, based on the most recently completed Loma Ridge Elementary School.

Developer Business Plan Update

Jesse reviewed the changes to the developer business plans noting major delays in projected market absorption of new homes as compared to previous years. He reviewed the development status of the Heritage Fields and Irvine Company residential developments. In November 2020, IUSD staff met with FivePoint staff to discuss development within the Great Park and a potential opening date for the third Heritage Fields K-8 school. Based on an evolving housing and development market, it was agreed a follow up meeting in January 2021 would be needed to decide on the opening date for the school. Currently, staff anticipate committing to a fall 2022 or 2023 opening. Overall the development build out numbers are unchanged; however, absorption or occupancy projections are being pushed out. Additionally, Jesse reported the City of Irvine needs 23,500 more housing units as required by the Regional Housing Needs Assessment. The City plans to appeal the quantity as it believes the number is inflated by 8,000 units. Currently, it is unknown where those units will be placed.

State Funding Update

Dana Grudem, Facilities Planning Supervisor, provided information on the State School Facility Program Prop 51, noting all future projects including the third Heritage Fields K-8 project will start on the Acknowledged List, as there are currently no state funds available. Currently, the District has one non-Measure E project on the Acknowledged List totaling \$47.7 million. IUSD has four projects totaling \$36 million on the Workload List, waiting the Office of Public School Construction (OPSC) staff review. IUSD has no projects on the Unfunded List. IUSD has three projects totaling \$44.5 million on the Apportioned List, for which a bond was sold in October; therefore, the District should be receiving the funds in January 2021.

Learning Environment Enhancement Projects (LEEP) Updates

Director of Construction, Joe Chapin, provided an update on the Learning Environment Enhancement Projects (LEEP) underway. Various projects throughout the District have been identified to enhance the learning environment for students. Approximately \$2 million from the Facilities budget has been identified for the work. Approximately \$1.5 million may be eligible for reimbursement through the Coronavirus Aid, Relief, and Economic Security (CARES) Act funding. Facilities staff identified improvement opportunities at 42 school sites, to support outdoor and indoor learning areas and support spaces. More specifically, the creation of outdoor collaboration areas with shade structures or furniture and umbrellas, enhance existing courtyard learning areas, indoor collaboration areas within commons, incorporation of flexible furniture, expansion of existing learning spaces and improvement of multipurpose rooms. The majority of the sites, 60%, will be able to receive outdoor learning area improvements, followed by indoor learning areas at 24%, and support space improvements at 16% of the schools identified, with some schools receiving enhancements in more than one category. Joe showcased completed project pictures from Alderwood, Bonita Canyon, Brywood, College Park, Canyon View, Culverdale, Cypress Village, Deerfield, Eastshore, Eastwood, Greentree, Loma Ridge, Meadow Park, Northwood, Oak Creek, Portola Springs, Santiago Hills, Springbrook, Stone Creek, Stonegate, Turtle Rock, University Park, Westpark, and Woodbury Elementary Schools, Beacon Park, Cadence Park, and Vista Verde Schools, Jeffrey Trail, Lakeside, Rancho San Joaquin, Sierra Vista, South Lake, and Venado Middle Schools, Creekside, Irvine, Portola, University, and Woodbridge High Schools, and projects at the Early Childhood Learning Center and Legacy Creekside/Irvine Adult Transition Program.

Measure E Update

Kelvin Okino provided a Measure E update commencing with an overview of the schools identified or completed per bond issuance series and accompanying bond issuance year, making note that all 28 schools within the School Facilities Improvement District will have received improvements within the first five years of the passage of the bond. He reviewed the Measure E Series 1, 2, Augmented Funds to Accelerate Projects (AFAP) and other source funding amounts totaling \$212.8 million. He reviewed the funding timeline noting \$2 million in Measure E funds are expected to be reimbursed by the state soon. Presently, Series 2 has an anticipated \$5.5 million deficit as a result of additional and unanticipated improvements required at University Park and Northwood Elementary Schools and cost overages from higher than expected bids on Bonita Canyon and Turtle Rock Elementary Schools. The Series 1 surplus of \$3.5 million leaves a total Series 2 deficit of \$2 million; not including the \$2 million seismic upgrades at University Park Elementary that are anticipated to be reimbursed by the State. Series 3 bonds, in 2021, are anticipated to generate \$30.8 million, combined with \$23.5 million in District facilities fund committed to support projects at South Lake Middle School and Woodbridge and Irvine High Schools. These projects are forecasted to be in a deficit by \$1.9 million, based on the scope. Series 4 and 5 are forecasting a surplus of funds in both series, with a total anticipated surplus of \$24 million. To eliminate the deficit in Series 2, staff recommends to bring forward the District funds from Series 3 to Series 2 and deferring the Woodbridge High School modernization to Series 5, as they recently received a new Performing Art Center. The Woodbridge High School replacement of HVAC units planned for buildings J and K would still take place in Series 3. This recommendation eliminates the forecasted Series 2 deficit.

John Fogarty, Assistant Superintendent of Business Services, added that staff continue to review the bond issuances and valuation; if beneficial and economical, staff will recommend bonding for additional funds to bring projects forward, as feasible, so students and the community can benefit from the improvements sooner. Board members were generally supportive of the recommendation.

Being Board Member Betty Carroll's last Board Meeting of her term, Superintendent Walker and Board Members expressed their appreciation for Member Carroll's service over the past four years and presented her with tokens of appreciation.

Board Members extended their thanks to staff for the thorough and comprehensive presentation.

4. ADJOURNMENT

Meeting adjourned at 4:46 PM.

Motion made by: Ira Glasky

Motion seconded by: Paul Bokota

Voting

Lauren Brooks - Yes

Betty Carroll - Yes

Paul Bokota - Yes

Ira Glasky - Yes