



IRVINE UNIFIED
SCHOOL DISTRICT

IRVINEUSD

Facilities Study Session
November 19, 2019

Board of Education

Paul Bokota
Lauren Brooks, President
Betty Carroll
Ira Glasky
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Enrollment Update

- Actual Enrollment
- Actual Enrollment vs Projected
- Alderwood & Oak Creek Community Update

Developer Business Plan Update

- FivePoint
- Irvine Company

State Funding Update

Project Updates

- Completed Projects
- Current Projects

Accelerated Funds to Augment Projects (AFAP)

- Introduction
- Preliminary Project Scopes

AGENDA



ENROLLMENT UPDATE

ENROLLMENT PROJECTION PROCESS

Today

- Review California Basic Educational Data System (CBEDS) Enrollment for 2019/2020
- Review Actual Enrollment Compared to Projections

October - December 2019

- Begin to Prepare Enrollment Projections (2020 - 2029)
 - Analyze and Implement New Trends
 - Used for Timing of New School Openings
 - Used for Staffing and Budgetary Projections

Spring 2020 Study Session

- Enrollment Projection Update (2020 - 2029)
- Changes to New School Openings/Expansions

TK-12 ENROLLMENT PROJECTIONS STUDY SCENARIOS

Aggressive (Recent Development Gen Rates)

- Illustrative of most aggressive growth in District
- Used for the planning of facilities
- Used in the process of creating/changing boundaries
- Used for timing of new school openings (within mitigation agreements)

Conservative (Recent Development Gen Rates)

- Illustrative of less aggressive growth in District (lag in development)
- Used for District staffing
- Used for General Fund budgeting

Geographic Projections

- Illustrative of projected students within a geographic boundary
- Used for analysis of various scenarios

ACTUAL ENROLLMENT GROWTH

Enrollment Growth October 2018 to 2019

Grade Level	2018 Enrollment	2019 Enrollment	Growth	% Growth '18 to '19
TK - 6th	19,156	19,547	391	2.0%
7th - 8th	5,575	5,784	209	3.7%
9th - 12th	10,454	10,673	219	2.1%
Total*	35,185	36,004	819	2.3%

Enrollment Growth from October 2017 to 2018

TK-6th: 207 student growth, 1.1% increase

7th-8th: 202 student growth, 3.8% increase

9th-12th: 277 student growth, 2.7% increase

Total: 686 Student growth, 2.0% increase

*Does not include Preschool, RSJ home school, and DHH students

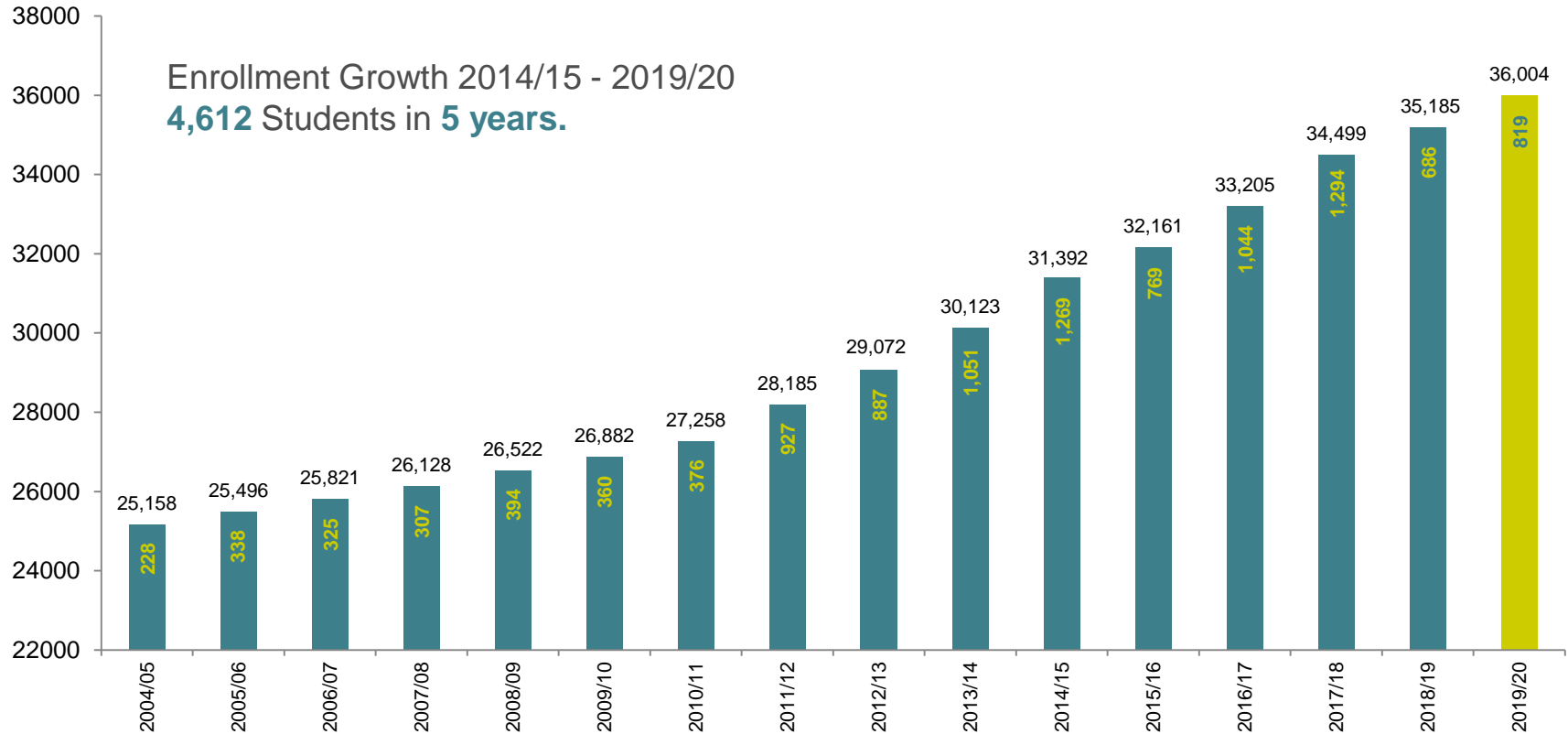
Source: Weekly Enrollment Report October 3, 2018,

Weekly Enrollment Report October 4, 2019

CBEDS - California Basic Educational Data System

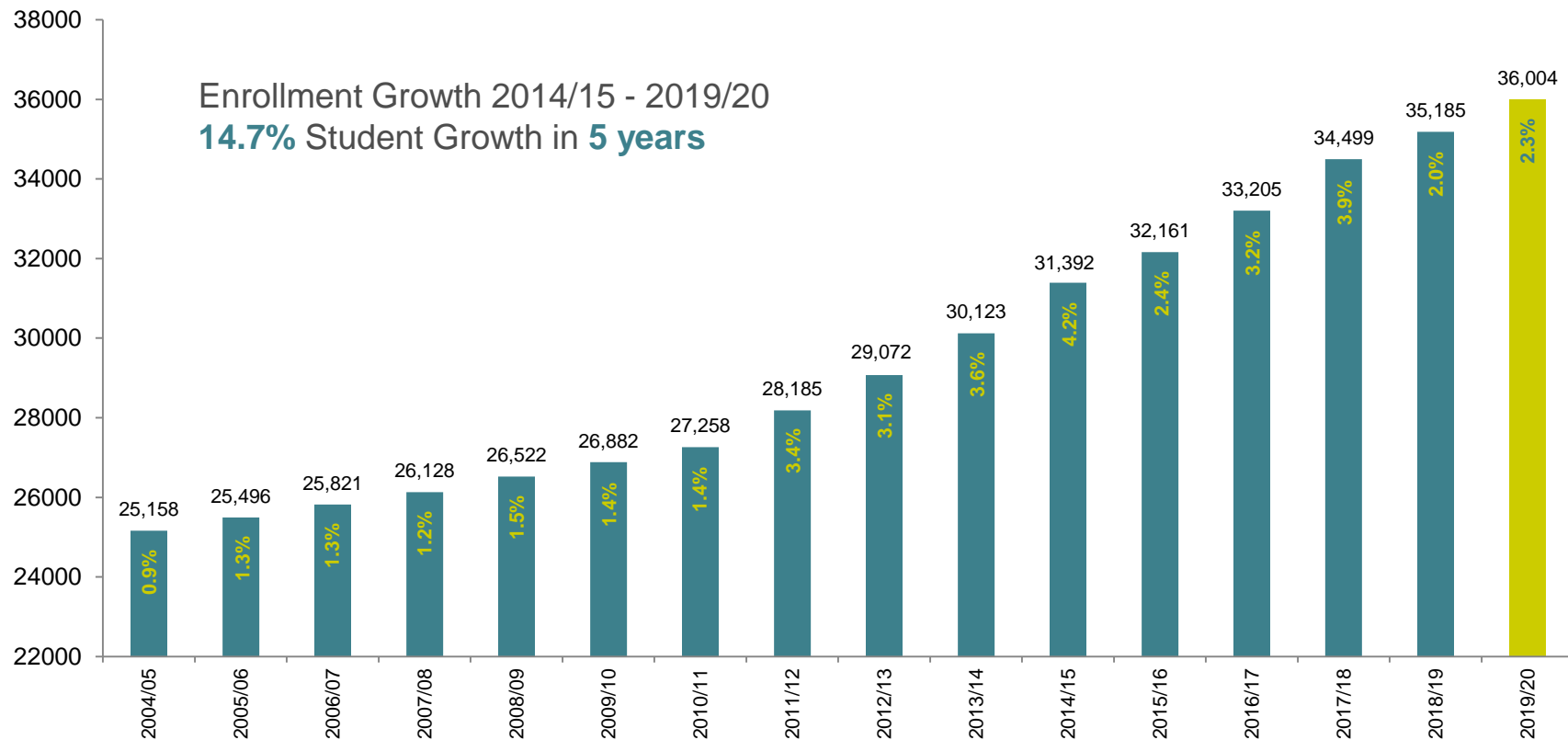
ENROLLMENT UPDATE

Enrollment Growth (TK-12 Students)



ENROLLMENT UPDATE

Enrollment Growth (TK-12 Students)



ACTUAL ENROLLMENT vs PROJECTED

Enrollment vs Conservative Projections – Fall 2019

Grade Level	Actual Enrollment	Conservative Projected Enrollment	Variance	% Variance
TK - 6 th	19,547	19,434	113	0.6%
7 th - 8 th	5,784	5,700	84	1.5%
9 th - 12 th	10,673	10,583	90	0.9%
Total*	36,004	35,717	287	0.8%

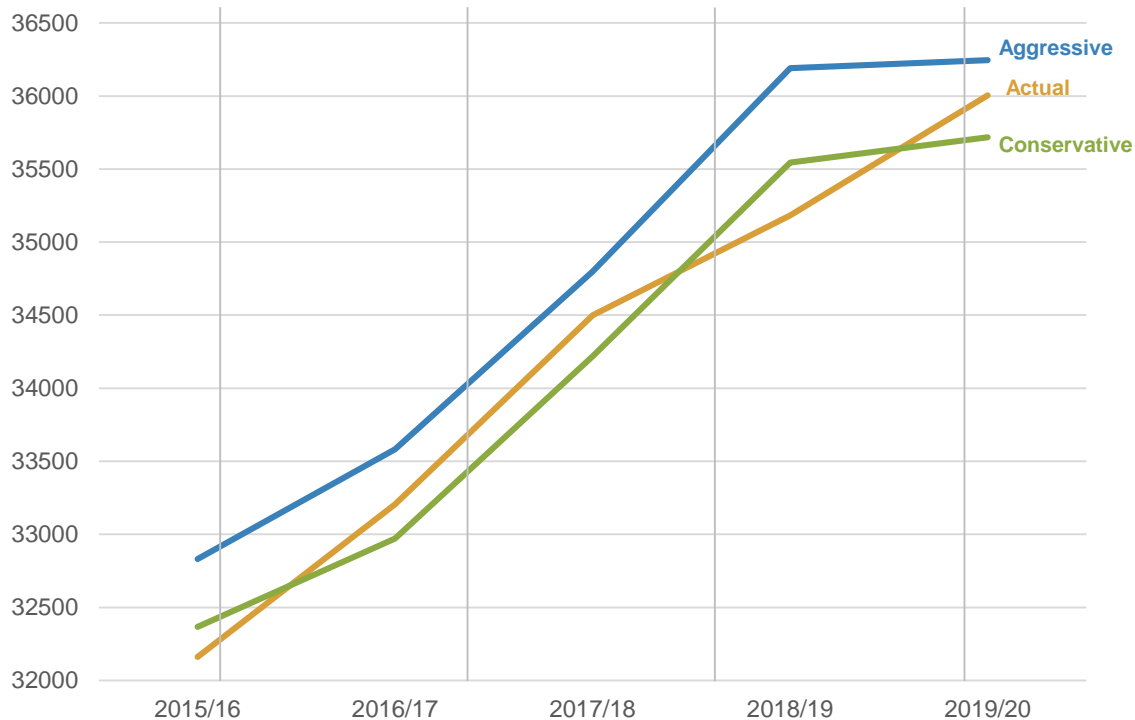
ACTUAL ENROLLMENT vs PROJECTED

Enrollment vs Aggressive Projections – Fall 2019

Grade Level	Actual Enrollment	Aggressive Projected Enrollment	Variance	% Variance
TK - 6 th	19,547	19,745	(198)	-1.0%
7 th - 8 th	5,784	5,780	4	0.1%
9 th - 12 th	10,673	10,720	(47)	-0.4%
Total*	36,004	36,245	(241)	-0.7%

ACTUAL ENROLLMENT vs PROJECTED

Actual vs Projected Enrollment Trends



*Does not include Preschool, RSJ home school, and DHH students
Sources: 2019 Weekly Enrollment Report October 4, 2019
IUSD19Cnsv(RecDev), & IUSD19MOD (RecDev)

ALDERWOOD & OAK CREEK COMMUNITY UPDATE

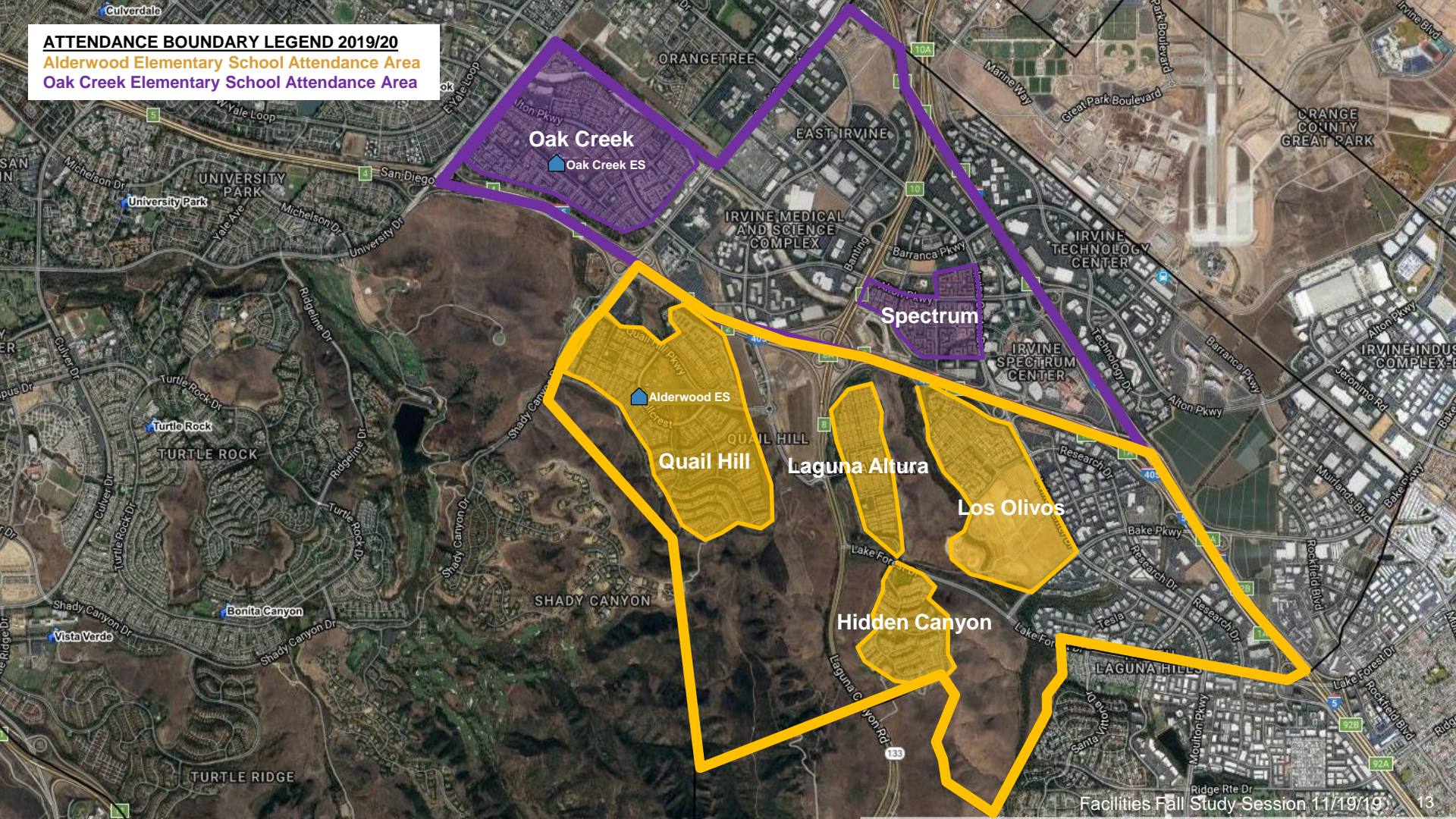


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ATTENDANCE BOUNDARY LEGEND 2019/20

Alderwood Elementary School Attendance Area

Oak Creek Elementary School Attendance Area



ALDERWOOD ENROLLMENT UPDATE

Alderwood ES Community Update

School	Capacity	CBEDS School Enrollment (Oct. 2018)	Current School Enrollment (Oct. 2019)
Alderwood ES	908	808	827

Community	CBEDS Geographic Enrollment (Oct. 2018)	Current Geographic Enrollment (Oct. 2019)
Quail Hill	644	604
Los Olivos	106	102
Laguna Altura/Hidden Canyon	201	211
Total	951	917

- **Geographic** enrollment data may not align to actual school enrollment due to school choice, special programs, and displacements.

Source: IUSD Weekly Enrollment Oct. 2018 & Oct. 2019
IUSD19Mod Recent Development Selected Students Plot
October 2018 (CBEDS) & October 2019 TK-6 Grades



OAK CREEK ENROLLMENT UPDATE

Oak Creek ES Community Update

School	Capacity	CBEDS School Enrollment (Oct. 2018)	Current School Enrollment (Oct. 2019)
Oak Creek ES	1,001	892	926

Community	CBEDS Geographic Enrollment (Oct. 2018)	Current Geographic Enrollment (Oct. 2019)
Oak Creek	796	832
Spectrum	252	290
Total	1,048	1,122

- **Geographic** enrollment data may not align to actual school enrollment due to school choice, special programs, and displacements

Source: IUSD Weekly Enrollment Oct. 2018 & Oct. 2019
IUSD19Mod Recent Development Selected Students Plot October 2018 (CBEDS)
& October 2019 K-6 Grades



ELEMENTARY SCHOOLS WITH STUDENT ENROLLMENT IN EXCESS OF 900

Current schools over 900 enrollment: As of October 2019

School	Student Enrollment
Cypress Village	1,079
Oak Creek	926
Portola Springs	922
Stonegate	1,016
Woodbury	1,169

Note: Turtle Rock reached an enrollment of 931 in 2014

LOS OLIVOS SCHOOL STATUS

Land

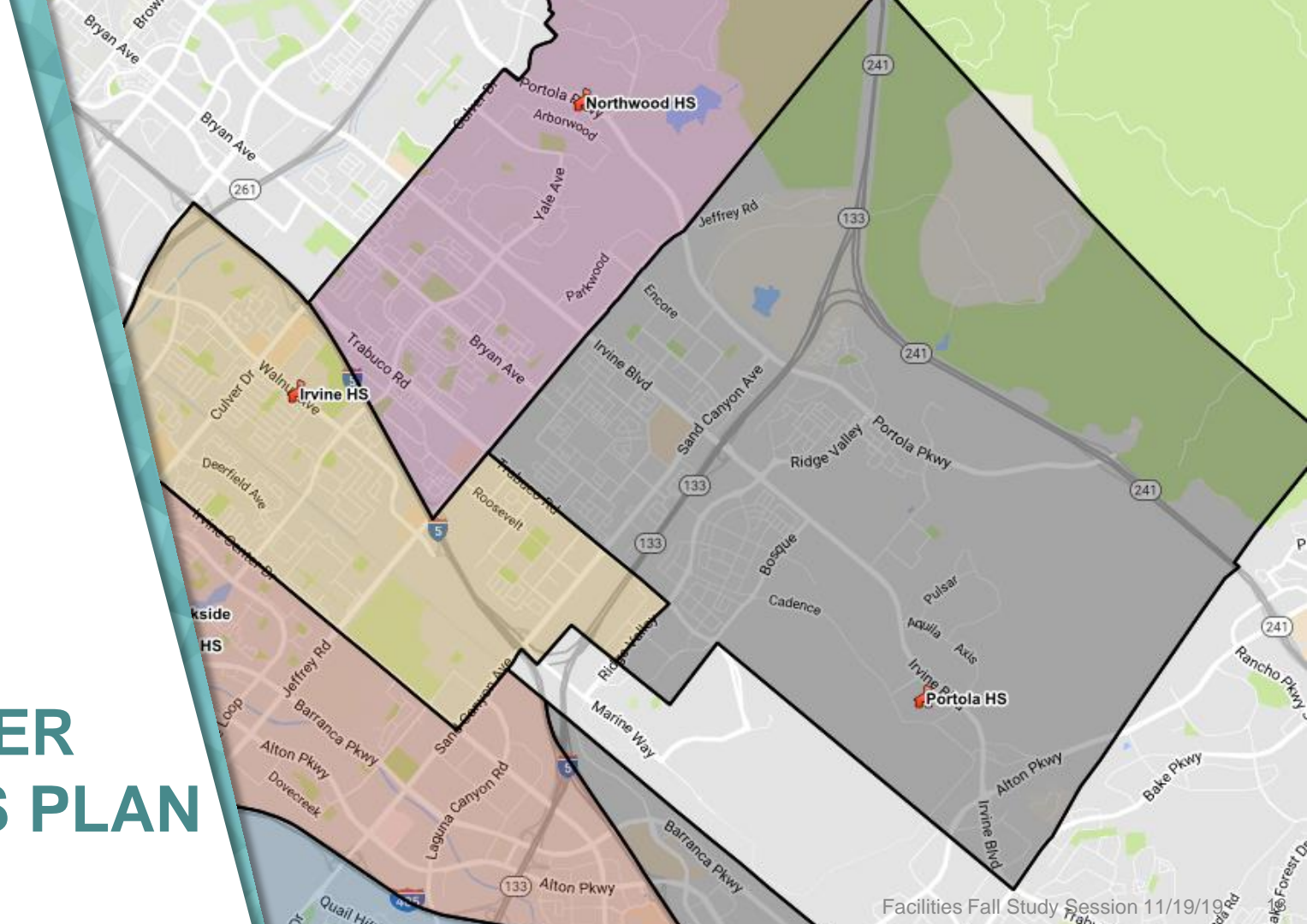
- Irvine Company has reserved a site in Los Olivos for a potential elementary school through December 31, 2020

Projected Need

- Los Olivos has 1,772 currently occupiable units (Generating 102 elementary students) with 1,928 units remaining to be built and occupied.
- Current projections do not demonstrate a sustainable need for a school at this location under existing entitlements (238 projected elementary students at buildout).

Projected Cost to Build an Elementary School in IUSD

- Loma Ridge ES: \$85 million (includes land and project costs)



DEVELOPER BUSINESS PLAN UPDATE

DEVELOPER BUSINESS PLAN UPDATE

Developer Updated Business Plans:

- FivePoint
- Irvine Company
- City of Irvine (Irvine Business Complex)
- UC Irvine
- County Projects (West Alton)

Development Changes Impacting IUSD Planning:

- Minor reductions in projected market absorption of new homes as compared to previous years

HERITAGE FIELDS DEVELOPMENT UPDATE

RESIDENTIAL DEVELOPMENT UPDATES

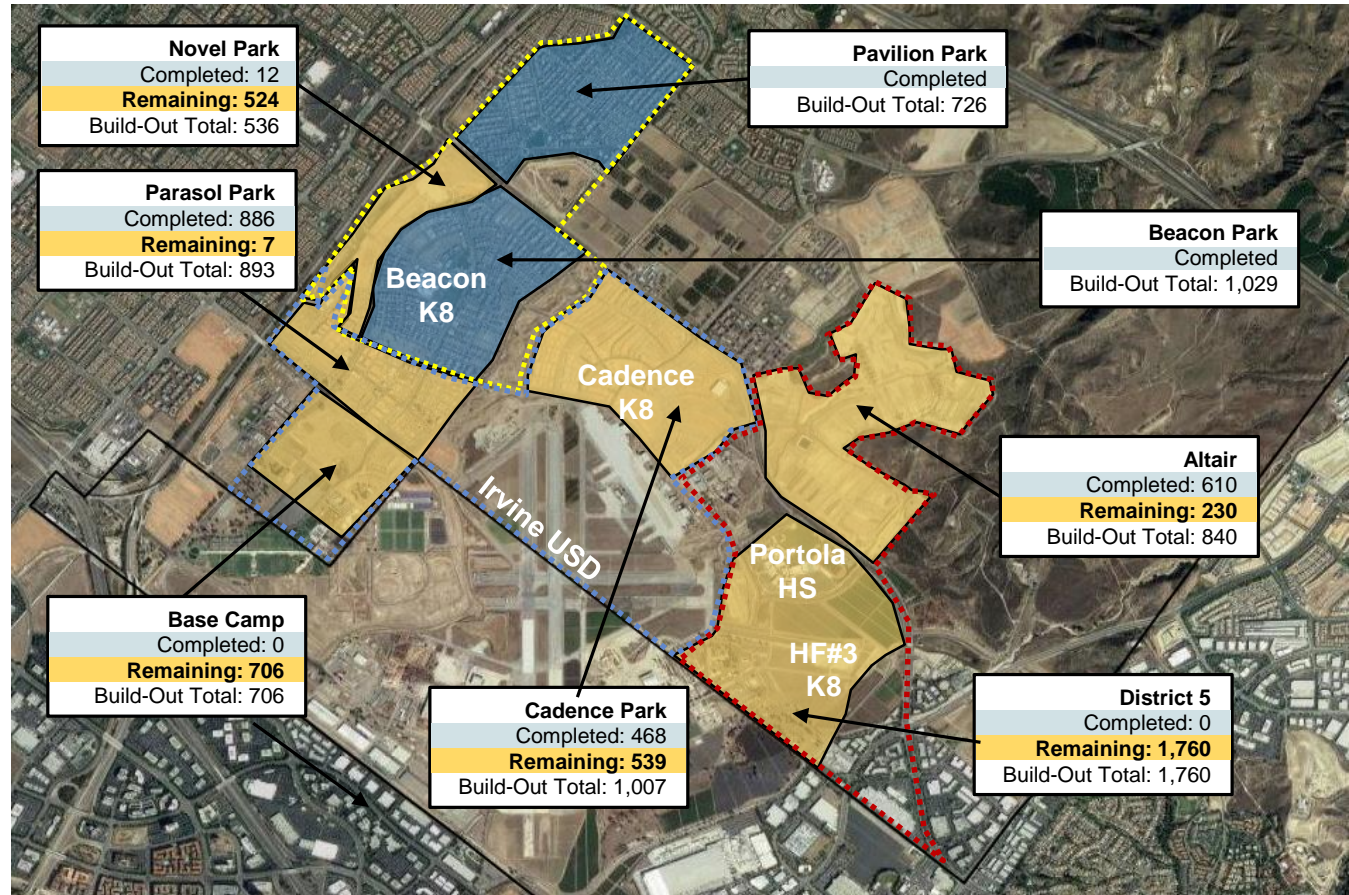
Total Unit Build-Out	
Development Status in IUSD	# of Units
Completed	3,731
Remaining	3,766
Total Buildout*	7,497

*Excludes approximately 565 senior affordable homes in Novel Park and Pavilion Park.

Total Entitlements in Heritage Fields is 9,500 units between Irvine USD and Saddleback Valley USD.



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Source: Fall 2019 Business Plan (10/11/19). Completed units as of October 2019.

IRVINE COMPANY DEVELOPMENT UPDATE

RESIDENTIAL DEVELOPMENT UPDATES

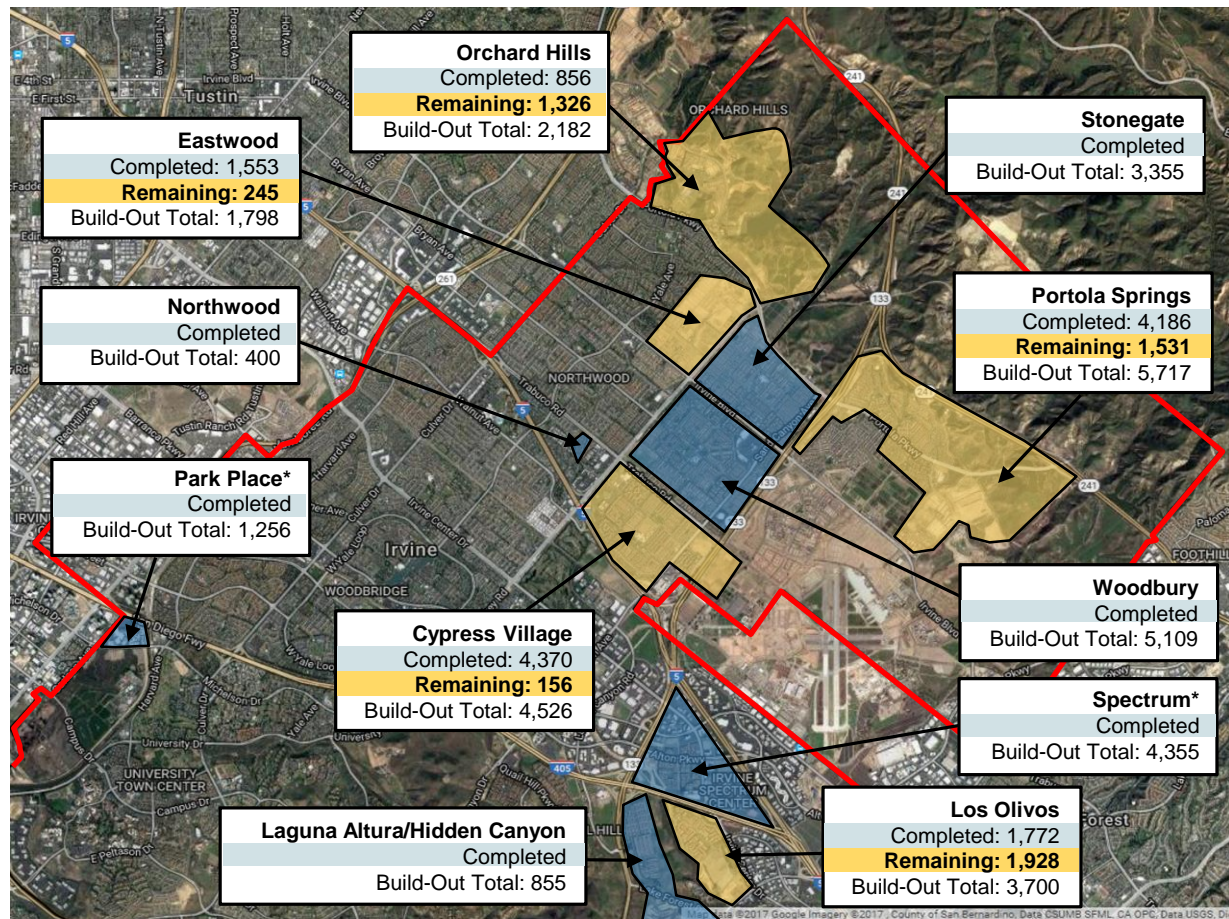
Total Unit Build-Out	
Development Status	# of Units
Completed	28,067
Remaining	5,186
Total Buildout*	33,253

* Includes Spectrum and Park Place Apartments which are not part of the 2009 mitigation agreement but are otherwise subject to mitigation obligations.

Excludes 177 affordable units in Cypress Village (77) & Portola Springs (100) to be built by the City through the Irvine Land Trust.



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Source: TIC BP (9/16/19). Completed units are as of October 2019.

Facilities Fall Study Session 11/19/19

STATE FUNDING UPDATE



OFFICE OF PUBLIC SCHOOL CONSTRUCTION: LISTS DEFINED

Step 1a: “Acknowledged” List

When no State Funding is available

- Project applications submitted beyond the Proposition 51 Bond Authority
- Subject to IUSD Board Resolution acknowledging exhaustion of funds
- *Waiting for future State Bond (2020)*

Heritage Fields No. 3 and future projects start here

Step 1b: “Workload” List

When State Funding is available

- Project applications submitted to OPSC, waiting for staff review
- *Anticipate funding under Proposition 51*

IUSD has 7 projects on this list totaling \$80,559,693



OFFICE OF PUBLIC SCHOOL CONSTRUCTION: LISTS DEFINED

Step 2: “Unfunded (Lack of AB 55)” List

- Project applications have been fully reviewed by OPSC staff
- Subject to bi-annual Priority Funding Letter
- *Project waiting for State Bond sale (Fall/Spring)*

IUSD has 3 project on this list totaling \$32,504,725

Step 3: “Apportioned” List

- Project applications that were previously on the Unfunded (Lack of AB 55) list
- Submitted bi-annual Priority Funding Letter
- Shovel-Ready within 90 days of moving to Apportioned list
- *Ready for Fund Release request*

IUSD has 0 project on this list



STATE FUNDING: NON-MEASURE E PROJECTS

Step 1a: FUTURE SUBMITTALS (Future State Bond)

Site Name	Estimated Funding
Heritage Fields K-8 No. 3	To Be Determined
Total State Funding Applications	To Be Determined

STATE FUNDED PROJECTS (Prop. 51)

Site Name	Fund Release Date	Amount Received
Portola HS (NC)	Pending	\$122,916,550
Portola Springs ES (NC)	11.14.2019	\$30,701,042
Beacon Park School (NC)	11.14.2019	\$39,693,767
Northwood HS (Culinary Arts)	11.13.2019	\$497,281
Creekside HS (Culinary Arts)	11.13.2019	\$545,953
Jeffrey Trail MS (Villas 2015)	11.14.2019	\$1,267,906
Cypress Village ES (Villas 2015)	11.14.2019	\$1,140,512
Total State Funded Applications		\$196,763,011

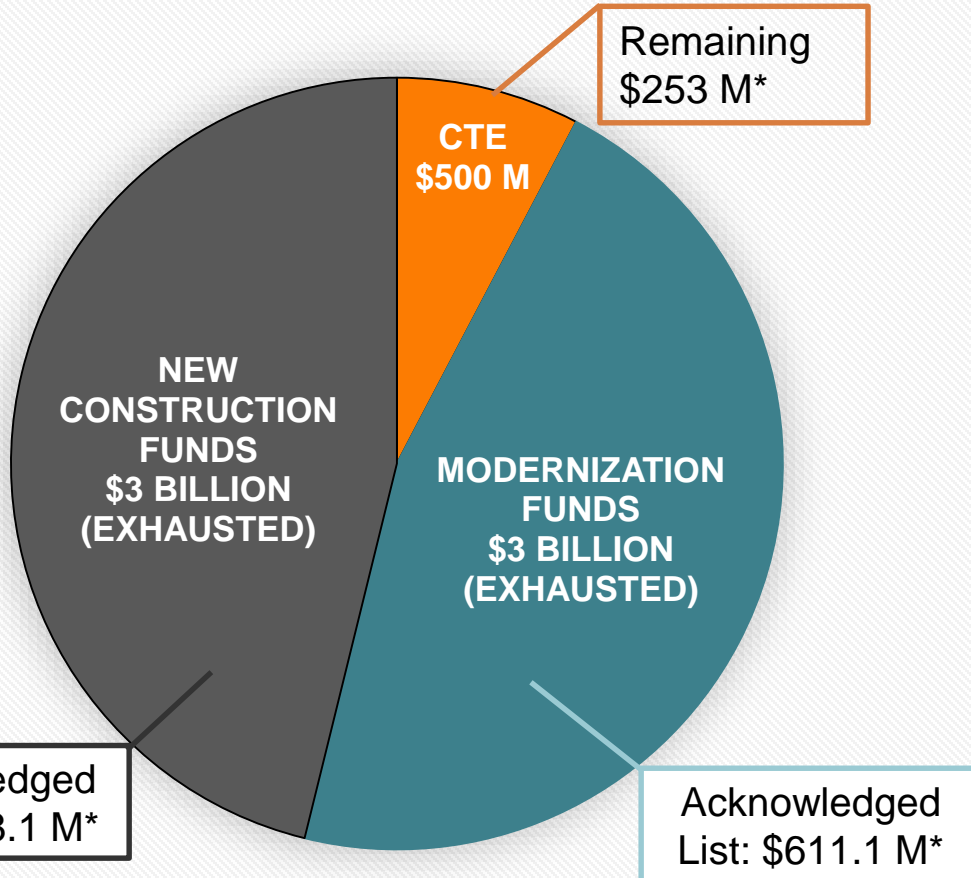
STEP 1b: OPSC WORKLOAD LIST (Prop. 51)

Site Name	Estimated Funding
Portola Springs ES (Villas 2017)	\$984,994
Rancho San Joaquin MS (Music Classroom)	\$331,928
Cadence Park School (NC)	\$41,372,337
Loma Ridge ES (NC)	\$33,872,655
Cypress Village ES (Relocatable Addition)	\$1,394,110
Canyon View ES (Modular Addition)	\$932,595
Canyon View ES (Modular Modernization)	\$1,671,074
Total State Funding Applications	\$80,559,693

STEP 2: OPSC UNFUNDED APPROVAL LIST (Prop. 51)

Site Name	SAB Approval Date	Amount Approved
Portola Springs ES (Villas 2016)	08.28.2019	\$1,236,192
Cypress Village ES (Villas 2016)	08.28.2019	\$1,073,146
Eastwood ES (NC)	08.28.2019	\$30,195,387
Total State Funded Applications		\$32,504,725

STATE SCHOOL FACILITY PROGRAM – PROPOSITION 51



APPROVED BY CALIFORNIA
VOTERS NOVEMBER 8, 2016

OTHER
PROP. 51

- \$500.0 M CHARTER SCHOOLS
- \$2.0 B COMMUNITY COLLEGE

Future State Bond:

→ AB48 (Prop. 13): March 2020
(\$15B) Ballot



STATE FUNDING – ASSEMBLY BILL 48 (PROPOSITION 13)

The Public School, K-12, and College Health and Safety Bond Act of 2020

• Election Date: March 3, 2020	
• <u>Bond Amount</u>	<u>\$15.0 Billion</u>
• K-12	\$9.0 Billion
• California Community Colleges	\$2.0 Billion
• California State University	\$2.0 Billion
• University of California	\$2.0 Billion
• <u>K-12 (breakdown)</u>	<u>\$9.0 Billion</u>
• New Construction	\$2.8 Billion
• Modernization	\$5.2 Billion
• Career Technical Education	\$500.0 Million
• Charter Schools	\$500.0 Million

STATE FUNDING – ASSEMBLY BILL 48 (PROPOSITION 13)

- Program Provisions
 - Grant Amounts
 - Health and Safety Projects
 - Lead in Water
 - Disaster Assistance
 - Financial Hardship
 - Preschools, Kitchens, Health Facilities
 - Small School Assistance
 - Developer Fees
 - Bonding Capacity
- Accountability and Transparency
 - Public hearing, audit and posting information



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PROJECT UPDATES



PROJECT UPDATES

COMPLETED PROJECTS

- Loma Ridge Elementary School
- Beacon Park School – Classroom Relocatable Buildings
- Eastwood Elementary School – Classroom Relocatable Buildings

PROJECT IN PLANNING

- Heritage Fields #3 K-8 School

COMPLETED PROJECTS

LOMA RIDGE ELEMENTARY SCHOOL

Student Commons, Classroom



COMPLETED PROJECTS

LOMA RIDGE ELEMENTARY SCHOOL

Media Center, Innovation Lab



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COMPLETED PROJECTS

LOMA RIDGE ELEMENTARY SCHOOL

Media Center



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COMPLETED PROJECTS

BEACON PARK SCHOOL

Three Relocatable Classroom Buildings



COMPLETED PROJECTS

EASTWOOD ELEMENTARY SCHOOL

Two Relocatable Classroom Buildings



PROJECT IN PLANNING



PROJECT IN PLANNING

HERITAGE FIELDS #3 K-8 SCHOOL



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PROJECT IN PLANNING

HERITAGE FIELDS #3 K-8 SCHOOL



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[Flythrough Video](#)

AUGMENTED FUNDS TO ACCELERATE PROJECTS



MEASURE E
AFAP

AUGMENTED FUNDS TO ACCELERATE PROJECTS

- ▶ The District has identified \$30 million in available funds in Fund 35 – County School Facilities Fund
 - ▶ Repayment of loan from FivePoint for construction of Beacon Park.
 - ▶ No CFD 09-1 state reimbursement funds included.
- ▶ Staff is recommending utilizing funds to accelerate Measure E schools that were not completed in Series 1 or Series 2.
- ▶ This includes four schools originally in Series 4 and 5 that will receive improvements five to nine years sooner than previously planned.
- ▶ By summer 2022, all 28 SFIM schools will have received improvements.



AUGMENTED FUNDS TO ACCELERATE PROJECTS

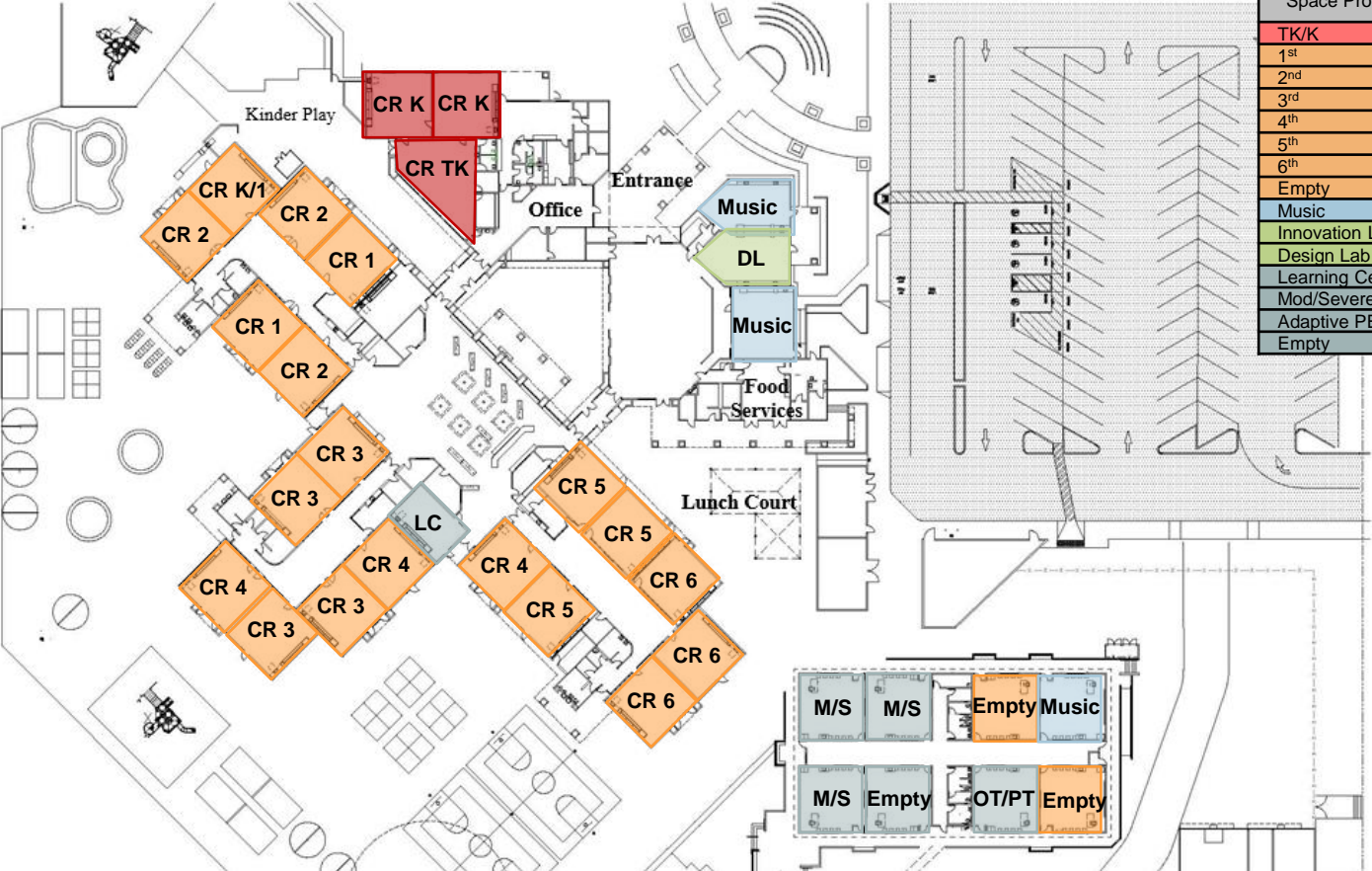
- ▶ The four remaining “untouched” schools include
 - ▶ Deerfield ES (Current Series 5)
 - ▶ Canyon View ES (Current Series 4)
 - ▶ Oak Creek ES (Current Series 4)
 - ▶ Plaza Vista School (Current Series 4)
- ▶ In addition, design and obtain agency approval of one school
 - ▶ Irvine HS (Current Series 3)



Canyon View Elementary School

CANYON VIEW ELEMENTARY SCHOOL

CURRENT PROGRAM

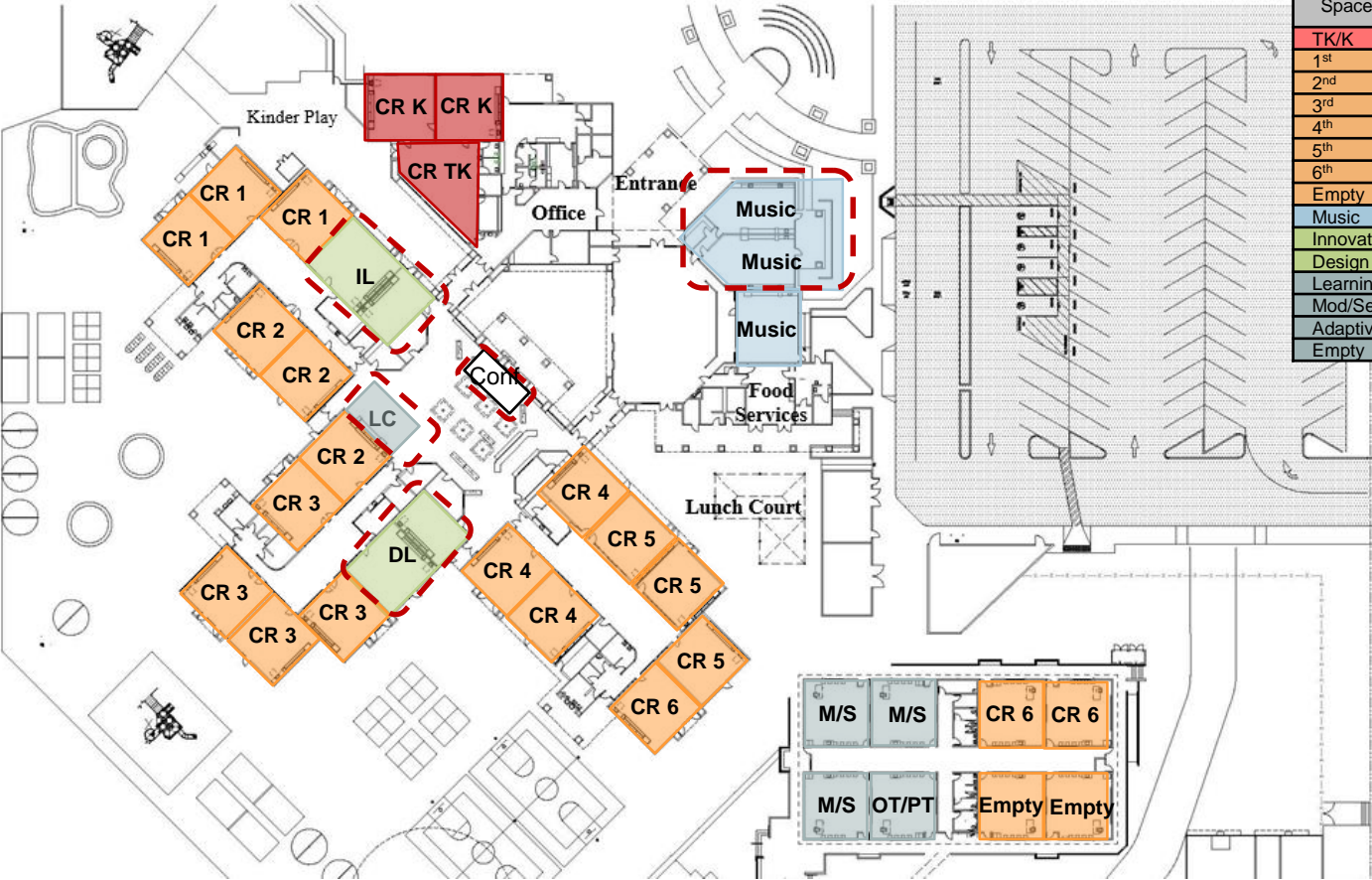


CANYON VIEW ES CAMPUS UTILIZATION		
683 Enrollment		
Steady to Moderate Increasing Enrollment		
Space Program	Existing Room Count	Proposed Room Count
TK/K	3.5	
1 st	2.5	
2 nd	3	
3 rd	4	
4 th	3	
5 th	3	
6 th	3	
Empty	2	
Music	3	
Innovation Lab	0	
Design Lab	1	
Learning Center	1	
Mod/Severe	3	
Adaptive PE	1	
Empty	1	



CANYON VIEW ELEMENTARY SCHOOL

RECOMMENDED MEASURE E PROGRAM



CANYON VIEW ES CAMPUS UTILIZATION		
683 Enrollment		
Steady to Moderate Increasing Enrollment		
Space Program	Existing Room Count	Proposed Room Count
TK/K	3.5	3
1 st	2.5	3
2 nd	3	3
3 rd	4	4
4 th	3	3
5 th	3	3
6 th	3	3
Empty	2	2
Music	3	3
Innovation Lab	0	1
Design Lab	1	1
Learning Center	1	1
Mod/Severe	3	3
Adaptive PE	1	1
Empty	1	0

- SCOPE**
- Expand existing music
 - Move DL/IL adjacent to Library
 - Build new Learning Center and Conference Room in Library



Plaza Vista School

PLAZA VISTA SCHOOL

CURRENT PROGRAM



PLAZA VISTA K8 CAMPUS UTILIZATION		
927 Enrollment		
Steady to Moderately Decreasing Enrollment		
Space Program	Existing Room Count	Proposed Room Count
TK/K	2	3
1 st	4	4
2 nd	4	4
3 rd	4	4
4 th	3	3
5 th	3	3
Middle School	8	8
Empty	0	1
Music	3	3
Innovation Lab	0	0
Science/DL	3	3
Learning Center	2	3

PLAZA VISTA SCHOOL

RECOMMENDED MEASURE E PROGRAM



PLAZA VISTA K8 CAMPUS UTILIZATION		
927 Enrollment		
Steady to Moderately Decreasing Enrollment		
Space Program	Existing Room Count	Proposed Room Count
TK/K	2	2
1 st	4	4
2 nd	4	4
3 rd	4	4
4 th	3	3
5 th	3	3
Middle School	8	8
Empty	0	0
Music	3	3
Innovation Lab	0	0
Science/DL	3	3
Learning Center	2	2

SCOPE

- Construct (2) Music Classrooms, Instrument Storage
- Reconfigure existing Lounge to Kinder AC/CR
- Add shade in existing Kinder
- Relocate Lounge to Science CR
- Relocate Science CR



Deerfield Elementary School

DEERFIELD ELEMENTARY SCHOOL

CURRENT PROGRAM

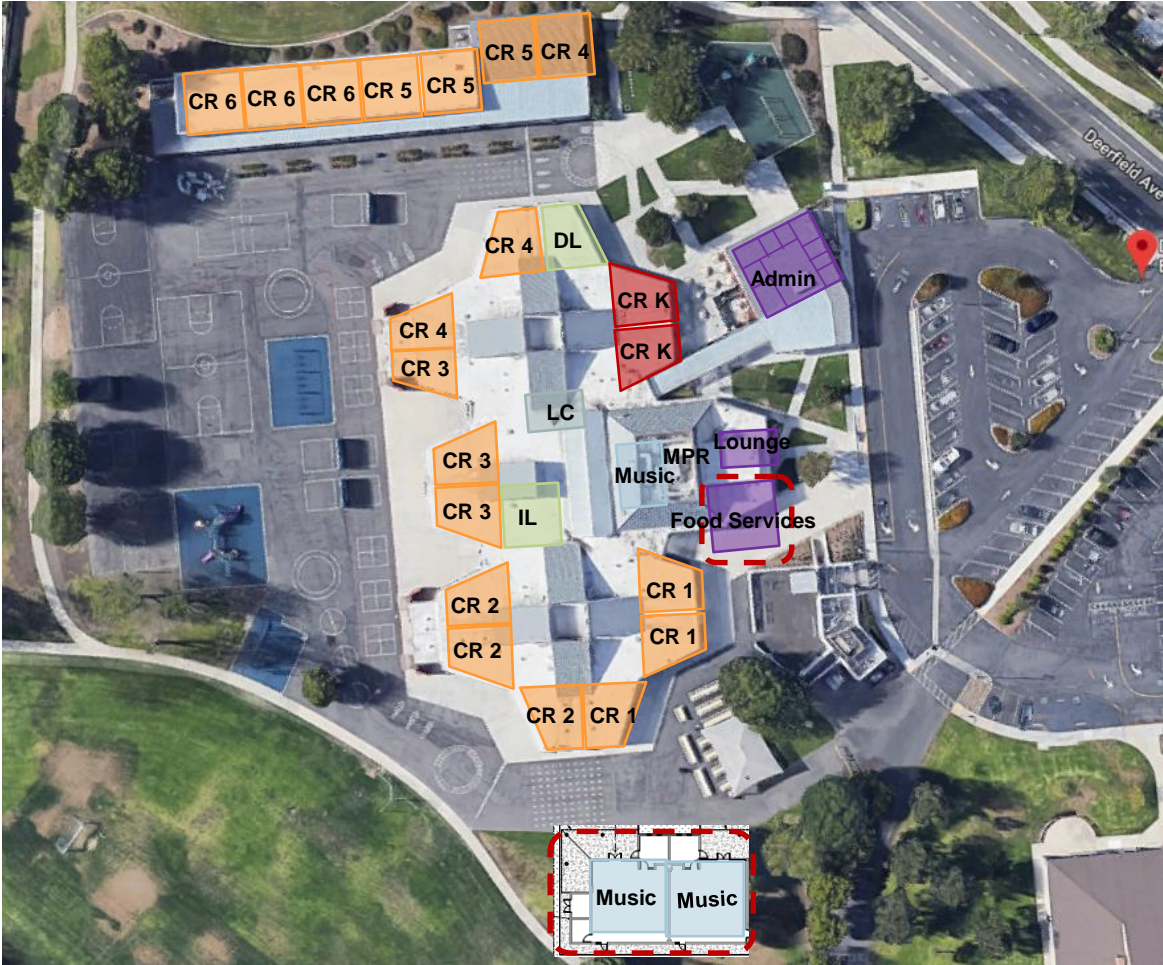


DEERFIELD ES CAMPUS UTILIZATION		
672 Enrollment		
Steady to Slightly Increasing Enrollment		
Space Program	Existing Room Count	Proposed Room Count
TK/K	2	
1 st	3	
2 nd	3	
3 rd	3	
4 th	3	
5 th	3	
6 th	3	
Empty	0	
Music	2	
Innovation Lab	1	
Design Lab	1	
Learning Center	1	



DEERFIELD ELEMENTARY SCHOOL

RECOMMENDED MEASURE E PROGRAM



DEERFIELD ES CAMPUS UTILIZATION		
672 Enrollment		
Steady to Slightly Increasing Enrollment		
Space Program	Existing Room Count	Proposed Room Count
TK/K	2	2
1 st	3	3
2 nd	3	3
3 rd	3	3
4 th	3	3
5 th	3	3
6 th	3	3
Empty	0	0
Music	2	3
Innovation Lab	1	1
Design Lab	1	1
Learning Center	1	1

SCOPE

- Construct (2) Music Classrooms, Instrument Storage
- Expand Food Services to add service lines



Oak Creek Elementary School

OAK CREEK ELEMENTARY SCHOOL

CURRENT PROGRAM



OAK CREEK ES CAMPUS UTILIZATION		
926 Enrollment		
Steady to Moderately Increasing Enrollment		
Space Program	Existing Room Count	Proposed Room Count
TK/K	3 (AM/PM)	
1 st	4.5	
2 nd	4.5	
3 rd	4	
4 th	4	
5 th	4	
6 th	4	
Music	2	
Innovation Lab	1	
Design Lab	1	
Learning Center	1	
Mod/Severe	3	
Intervention	1	
OT/PT	1	



OAK CREEK ELEMENTARY SCHOOL

RECOMMENDED MEASURE E PROGRAM

OAK CREEK ES CAMPUS UTILIZATION		
926 Enrollment		
Steady to Moderately Increasing Enrollment		
Space Program	Existing Room Count	Proposed Room Count
TK/K	3 (AM/PM)	3 (AM/PM)
1 st	4.5	4.5
2 nd	4.5	4.5
3 rd	4	4
4 th	4	4
5 th	4	4
6 th	4	4
Music	2	3
Innovation Lab	1	1
Design Lab	1	1
Learning Center	1	1
Mod/Severe	3	3
Intervention	1	1
OT/PT	1	1

SCOPE

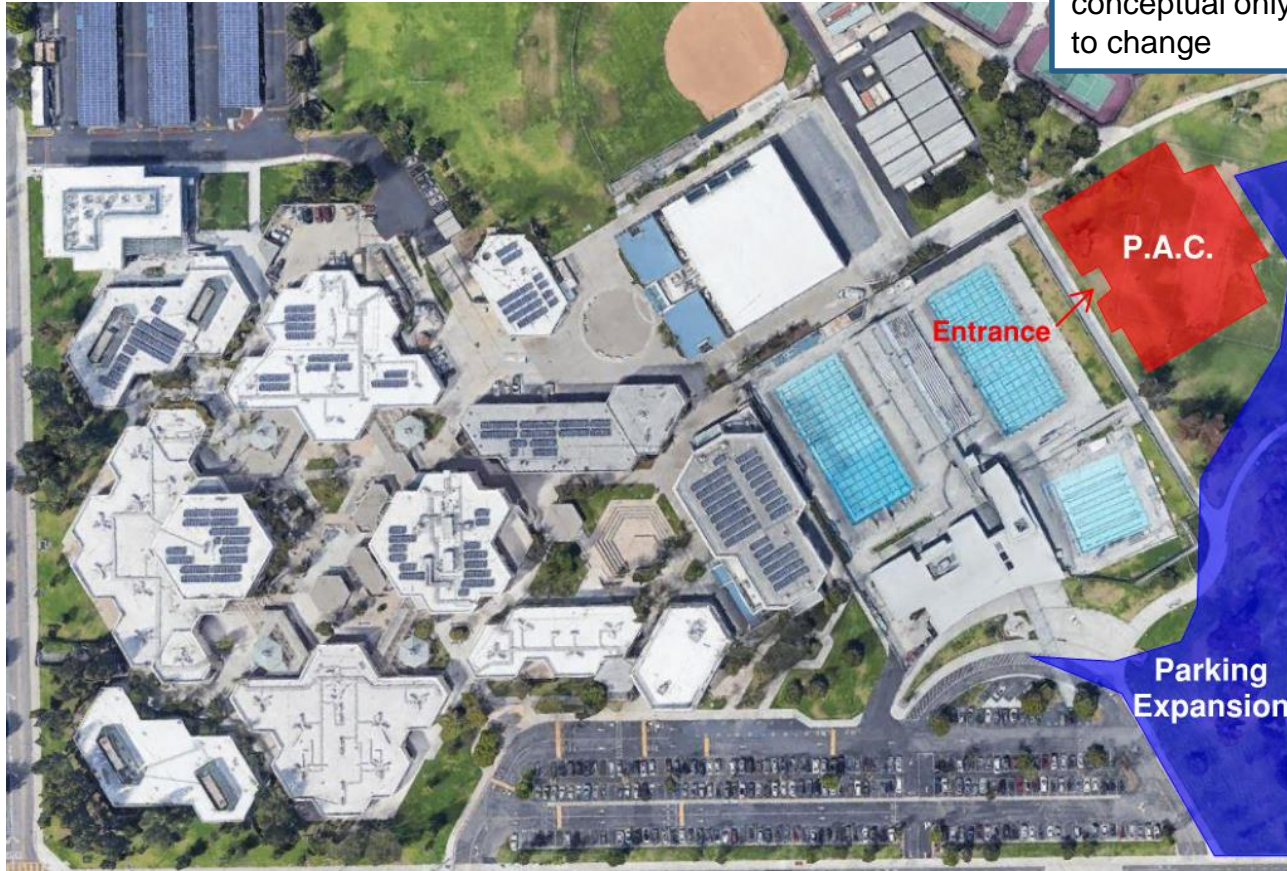
- Construct (1) Music Classroom, Instrument Storage
- Construct all weather lunch shelter

Irvine High School

IRVINE HIGH SCHOOL

RECOMMENDED MEASURE E PROGRAM

Building layouts/locations are conceptual only and subject to change



RECOMMENDATION

- ▶ Proceed with design and construction of the four remaining schools
 - ▶ Deerfield ES
 - ▶ Canyon View ES
 - ▶ Oak Creek ES
 - ▶ Plaza Vista School
- ▶ Proceed with the design and agency approval of one school
 - ▶ Irvine HS



QUESTIONS?