



# IRVINEUSD

Facilities Study Session  
May 14, 2020

## Board of Education

Paul Bokota

Lauren Brooks

Betty Carroll, President

Ira Glasky

Sharon Wallin



# AGENDA

## Enrollment Projection Update (Through 2029)

- Residential Development Updates
  - COVID-19 Impacts
  - Residential Developments
- Capacity Versus Projections
- Community Updates
  - Alderwood and Oak Creek

## State Funding Update

## Project Updates

- Heritage Fields Third K-8
- Learning Environment Enhancement Projects (LEEP)
- Inclusive Playground Enhancements

## Measure E Update

- Study Session – June 2, 2020



IRVINE UNIFIED  
SCHOOL DISTRICT



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# ENROLLMENT PROJECTION UPDATE

# RESIDENTIAL DEVELOPMENT UPDATES



## COVID-19 IMPACTS

### Construction

- Impacts to labor, materials, and supplies have created an inconsistent and unstable workflow on projects
- Vendors and suppliers have had difficulty guaranteeing fabrication and delivery dates
- Resurgence of contractors from the private sector prequalifying for Public Works construction

### Residential Development

- Reduction in projected new home sales (Conservative projection lag has been increased from 20% to 30% from developer business plans) in the short term
- Total residential buildout remains the same
- Unknown impact to existing home inventories and student regeneration in Irvine Unified School District



## RESIDENTIAL DEVELOPMENTS

- **Irvine Company**
- **Heritage Fields**
- **Irvine Business Complex**
- **UCI Housing**

**RESIDENTIAL  
DEVELOPMENT  
UPDATES**

# IRVINE COMPANY DEVELOPMENT UPDATE

## RESIDENTIAL DEVELOPMENT UPDATES

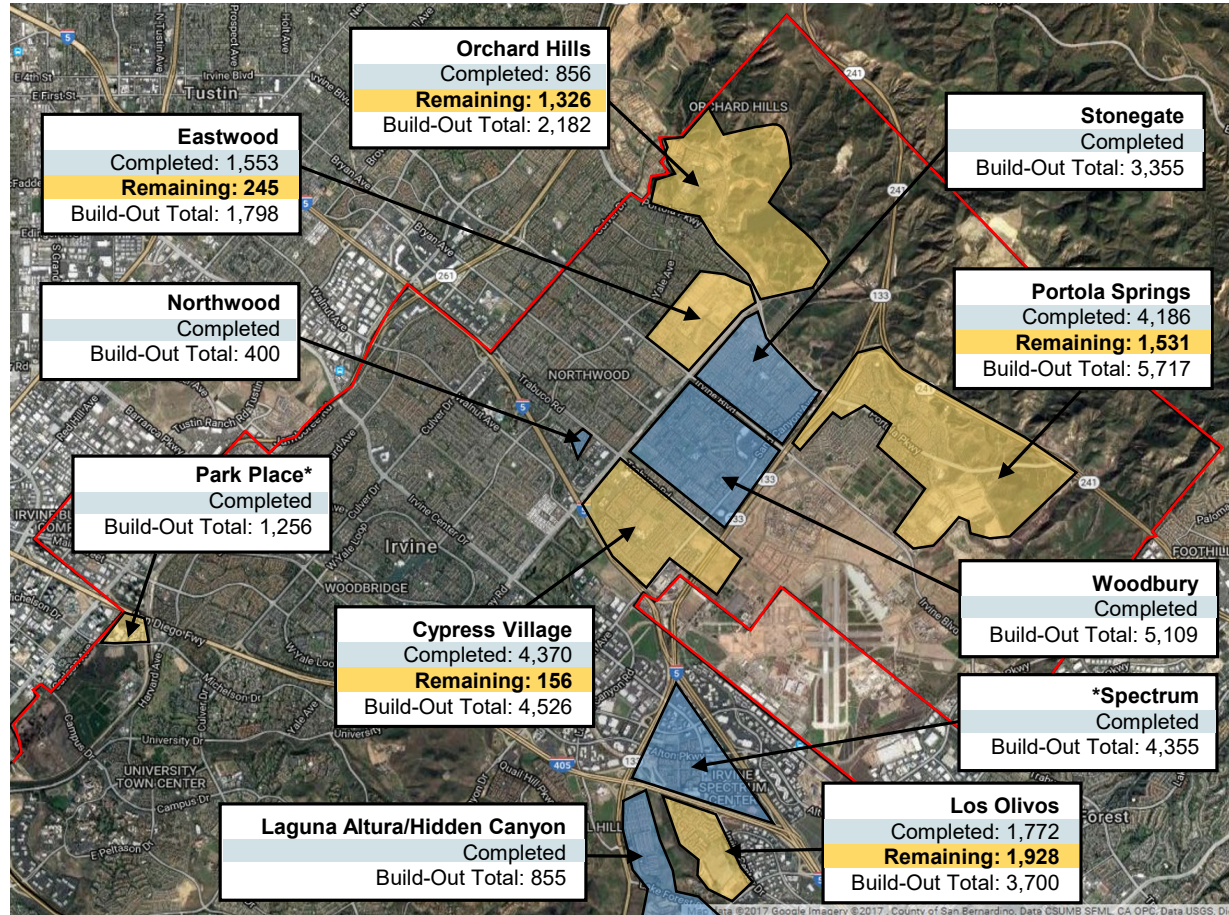
Total Unit Build-Out	
Development Status	# of Units
Completed	28,067
Remaining	5,186
<b>Total Buildout*</b>	<b>33,253</b>

\*Includes Park Place and Spectrum Apartments which are not part of the 2009 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.

# HERITAGE FIELDS DEVELOPMENT UPDATE

## RESIDENTIAL DEVELOPMENT UPDATES

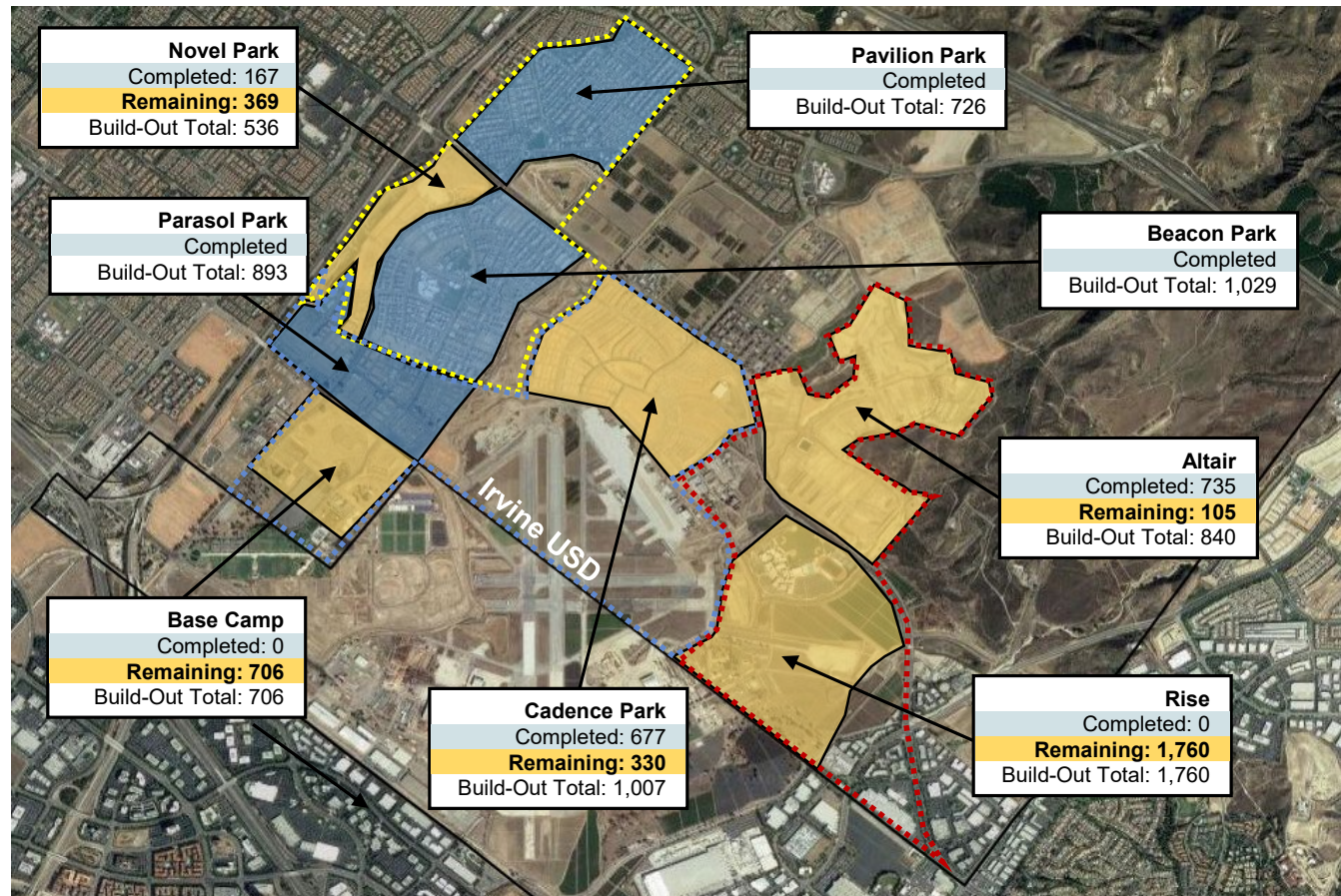
Total Unit Build-Out	
Development Status in IUSD	# of Units
Completed	4,227
Remaining	3,270
Total Buildout*	7,497

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

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



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Source: GPN Total Closings Through 3/29/2020



## HERITAGE FIELDS DEVELOPMENT UPDATE THIRD K-8 SCHOOL

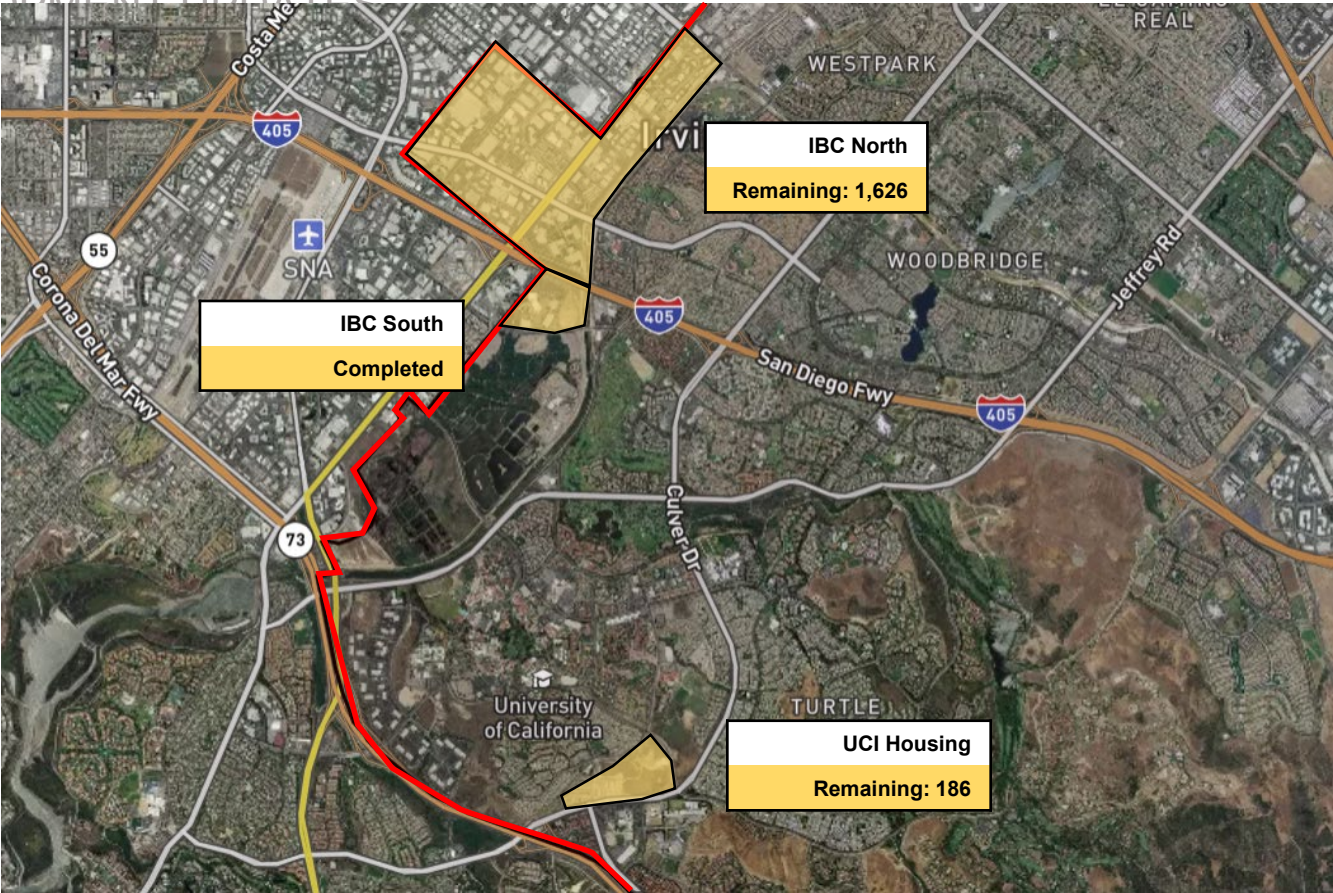
### Status

- Enrollment projections indicated the need for the third K-8 school within 2021/2022 school year
- In March and April 2020, home sales slowed in the Great Park neighborhoods due to the COVID-19 outbreak
- FivePoint and District concurred it will be at least another year until the third K-8 school is needed
- FivePoint placed closing of escrow for the third K-8 school property on hold until such time as enrollment projections show the need to proceed
- District placed all work on the project on hold until further notice

# IRVINE BUSINESS CENTER AND UCI HOUSING DEVELOPMENT UPDATE

## RESIDENTIAL DEVELOPMENT UPDATES

Units Remaining	
Development Status	# of Units
Remaining	1,812



# CAPACITY VERSUS PROJECTIONS



# TK-12 ENROLLMENT PROJECTIONS: STUDY SCENARIOS

## **Aggressive School Projections (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 School Projections (Recent Development Gen Rates)**

- Illustrative of less aggressive growth in District (30% lag in development)
- Used for District staffing
- Used for General Fund budgeting

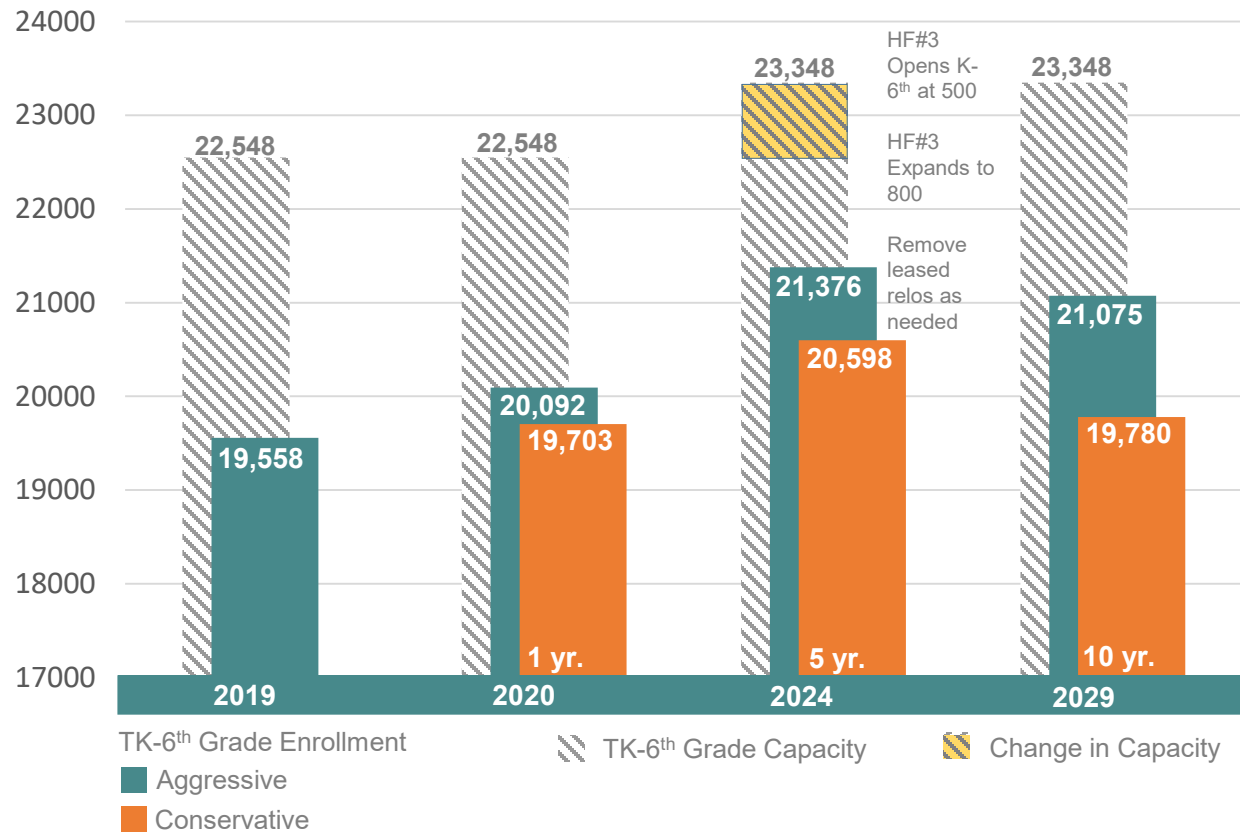
## **Geographic Projections**

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



# ELEMENTARY SCHOOL CAPACITY VS ENROLLMENT

## AGGRESSIVE & CONSERVATIVE ENROLLMENT PROJECTIONS SUMMARY



Source: CBED October 2019; IUSD20Mod Recent Development Projections, include SDC students  
Note: Includes K8 enrollment and capacity for grades TK-6. Projects and timing of projects are subject to change.

DISTRICTWIDE  
CAPACITY  
VERSUS  
PROJECTIONS

# ELEMENTARY SCHOOL CAPACITY VS ENROLLMENT

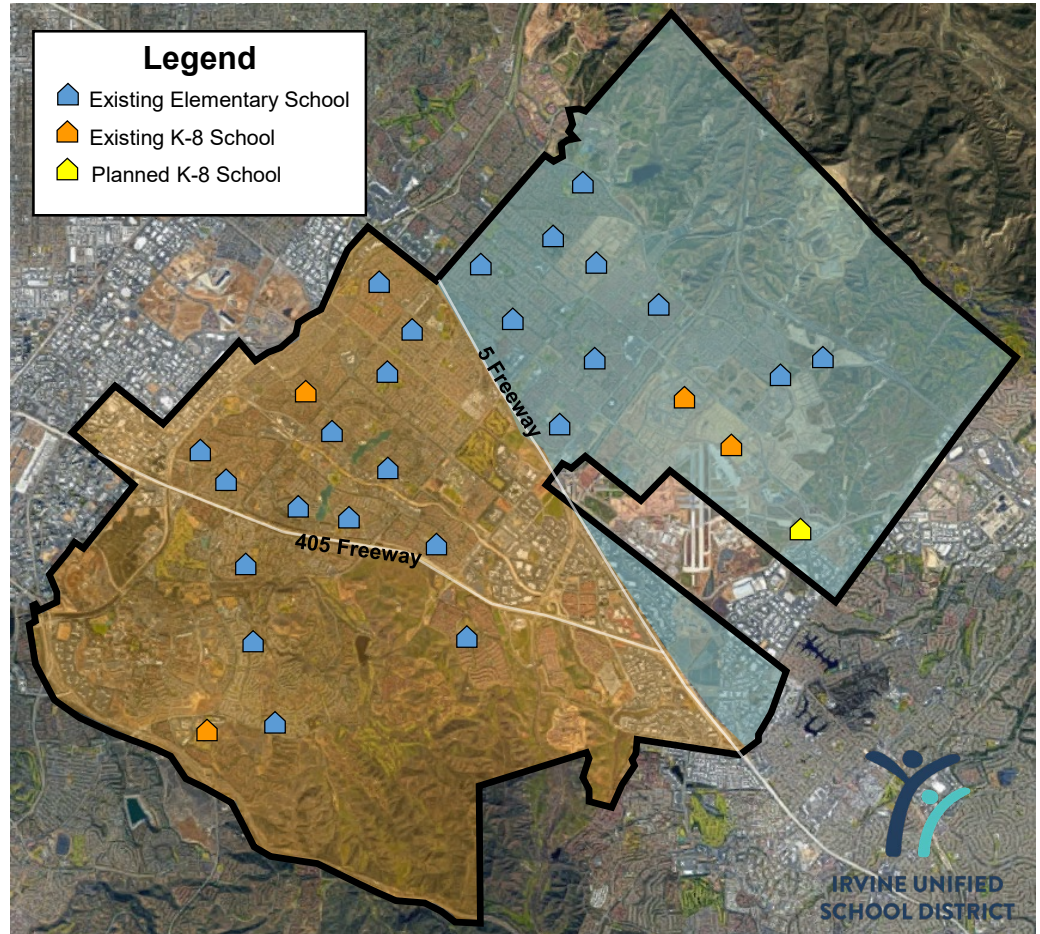
## AGGRESSIVE ENROLLMENT PROJECTIONS

North of the Interstate 5	2019	2020	2024
ES Capacity	10,386	10,386	11,186
ES Enrollment	8,729	9,209	10,663
Open Seats	1,657	1,177	523
South of the Interstate 5	2019	2020	2024
ES Capacity	12,162	12,162	12,162
ES Enrollment	10,829	10,883	10,713
Open Seats	1,333	1,279	1,449

Source: IUSD19Mod Enrollment Projections, includes SDC

Schools North of I-5	
Existing ES	10
Existing K-8	2
Planned K-8	1
<b>Total</b>	<b>13</b>

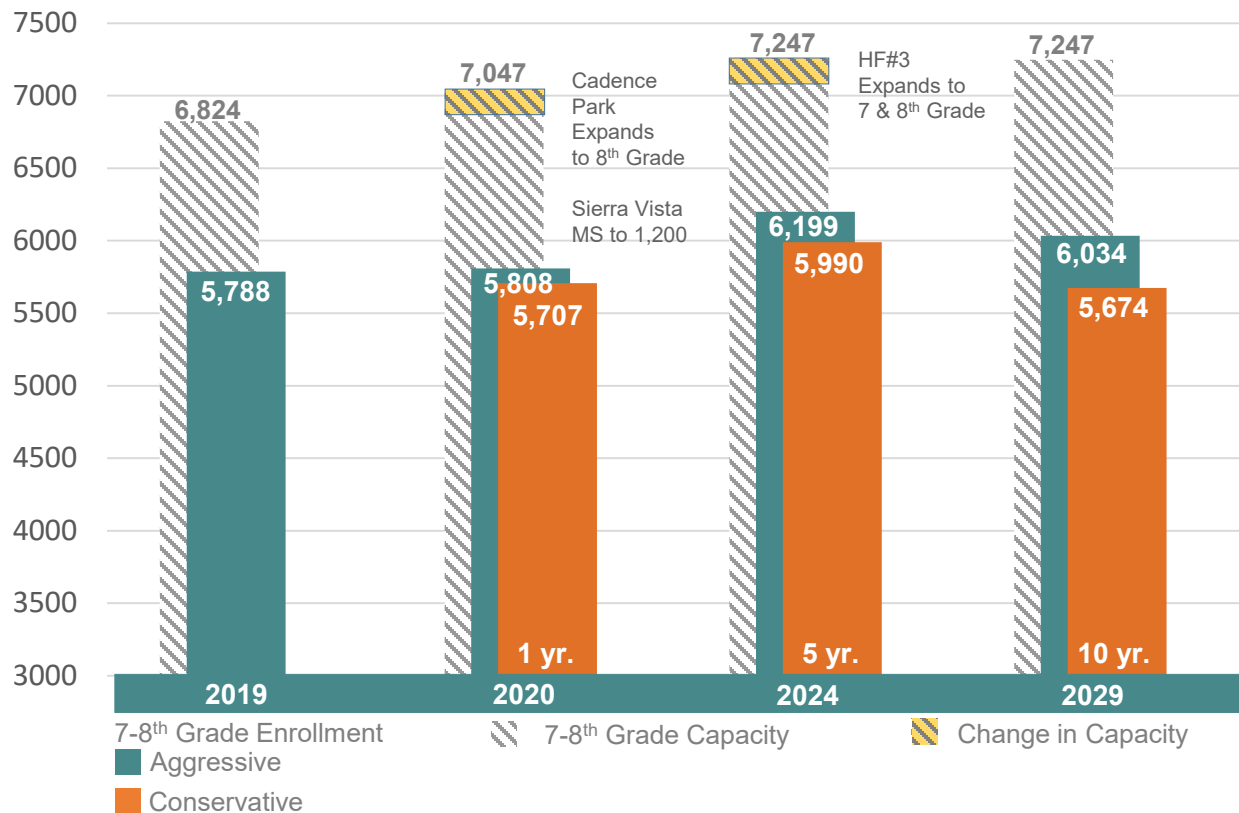
Schools South of I-5	
Existing ES	14
Existing K-8	2
<b>Total</b>	<b>16</b>





# MIDDLE SCHOOL CAPACITY VS ENROLLMENT

## AGGRESSIVE & CONSERVATIVE ENROLLMENT PROJECTIONS SUMMARY



Source: IUSD20Mod Recent Development, Projection includes SDC students, CBED October 2019  
Note: Includes K8 capacity grades 7<sup>th</sup> and 8<sup>th</sup>. Projects and timing of projects are subject to change.

DISTRICTWIDE  
CAPACITY  
VERSUS  
PROJECTIONS

# MIDDLE SCHOOL CAPACITY VS ENROLLMENT

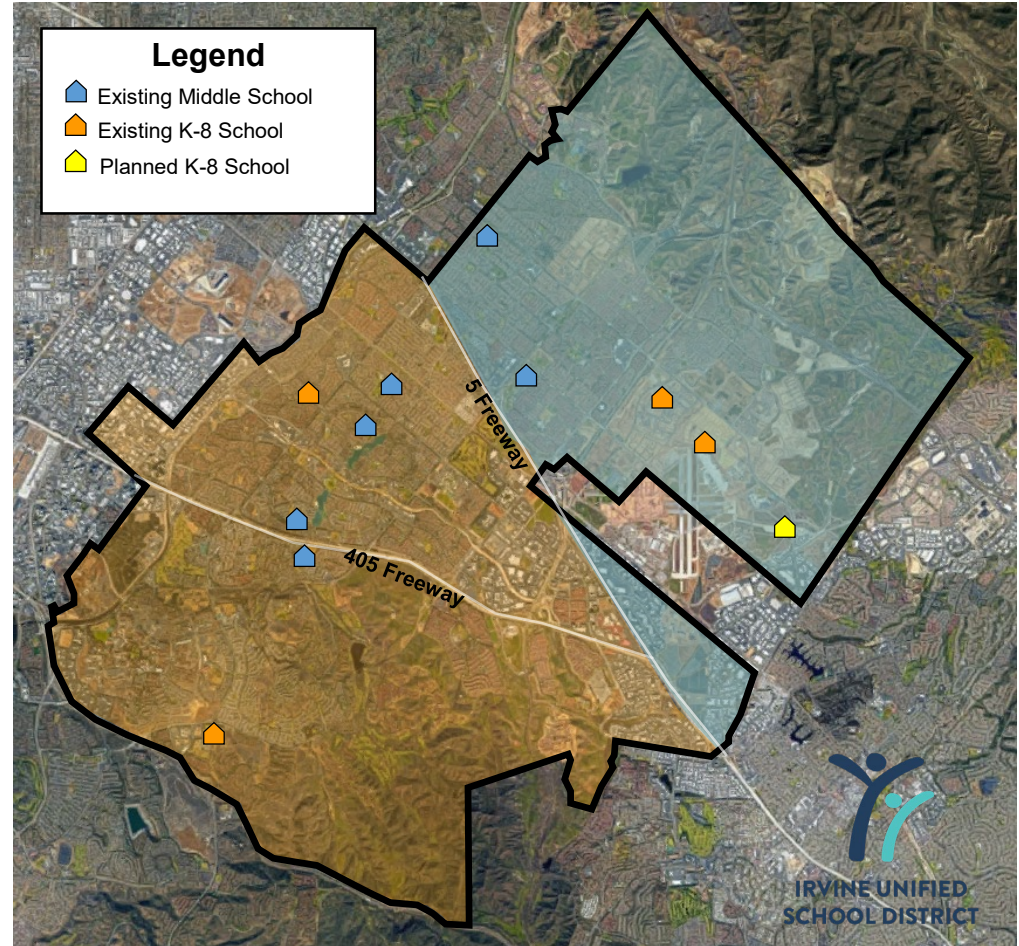
## AGGRESSIVE ENROLLMENT PROJECTIONS

North of the Interstate 5	2019	2020	2024
MS Capacity	2,577	2,800	3,000
MS Enrollment	2,507	2,574	2,984
Open Seats	70	226	16
South of the Interstate 5	2019	2020	2024
MS Capacity	4,247	4,247	4,247
MS Enrollment	3,281	3,234	3,215
Open Seats	966	1,013	1,032

Source: IUSD19Mod Enrollment Projections, includes SDC

Schools North of I-5	
Existing MS	2
Existing K-8	2
Planned K-8	1
<b>Total</b>	<b>5</b>

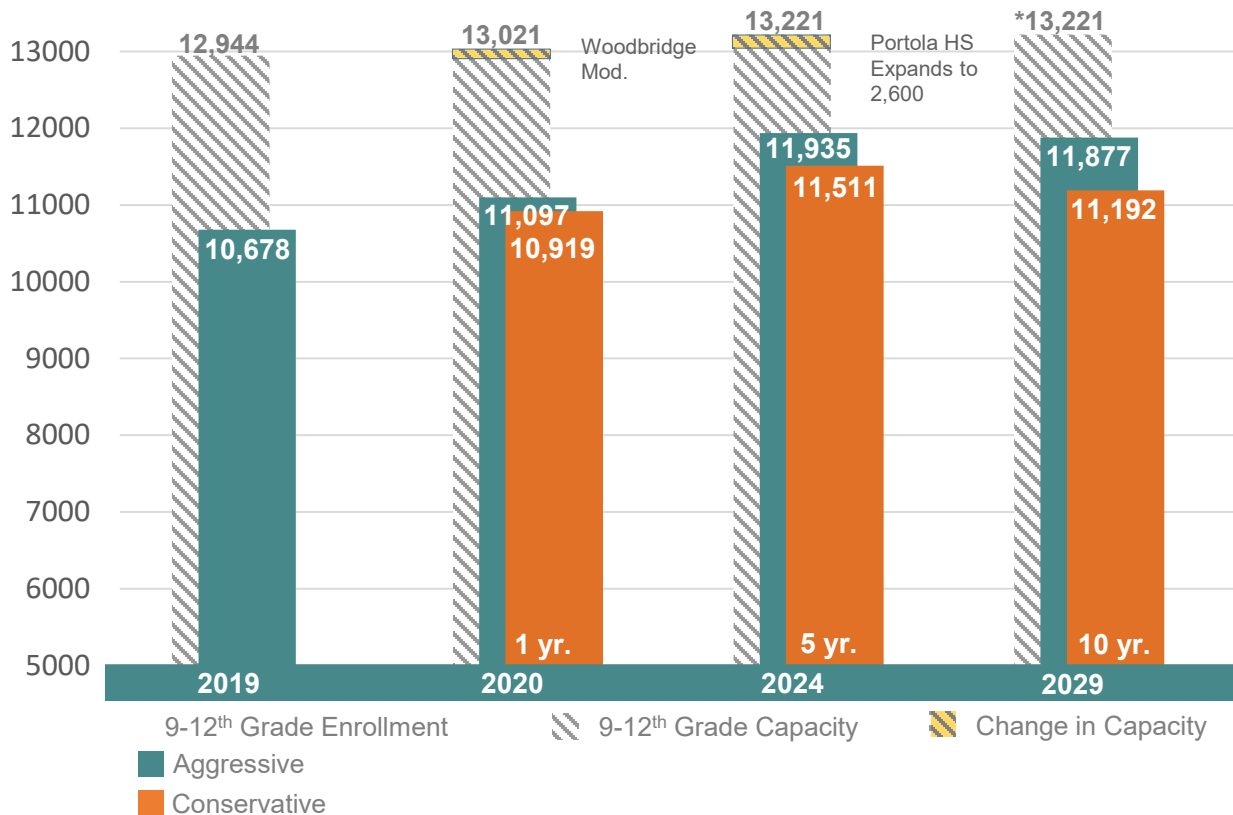
Schools South of I-5	
Existing MS	4
Existing K-8	2
<b>Total</b>	<b>6</b>





# HIGH SCHOOL CAPACITY VS ENROLLMENT

## AGGRESSIVE & CONSERVATIVE ENROLLMENT PROJECTIONS SUMMARY



Source: IUSD20Mod Recent Development, Projections include SDC students, CBED October 2019

Note: Projects and timing of projects are subject to change.

\*Ability to expand each HS to 2,600 to increase capacity to 13,396, if needed

DISTRICTWIDE  
CAPACITY  
VERSUS  
PROJECTIONS

# HIGH SCHOOL CAPACITY VS ENROLLMENT

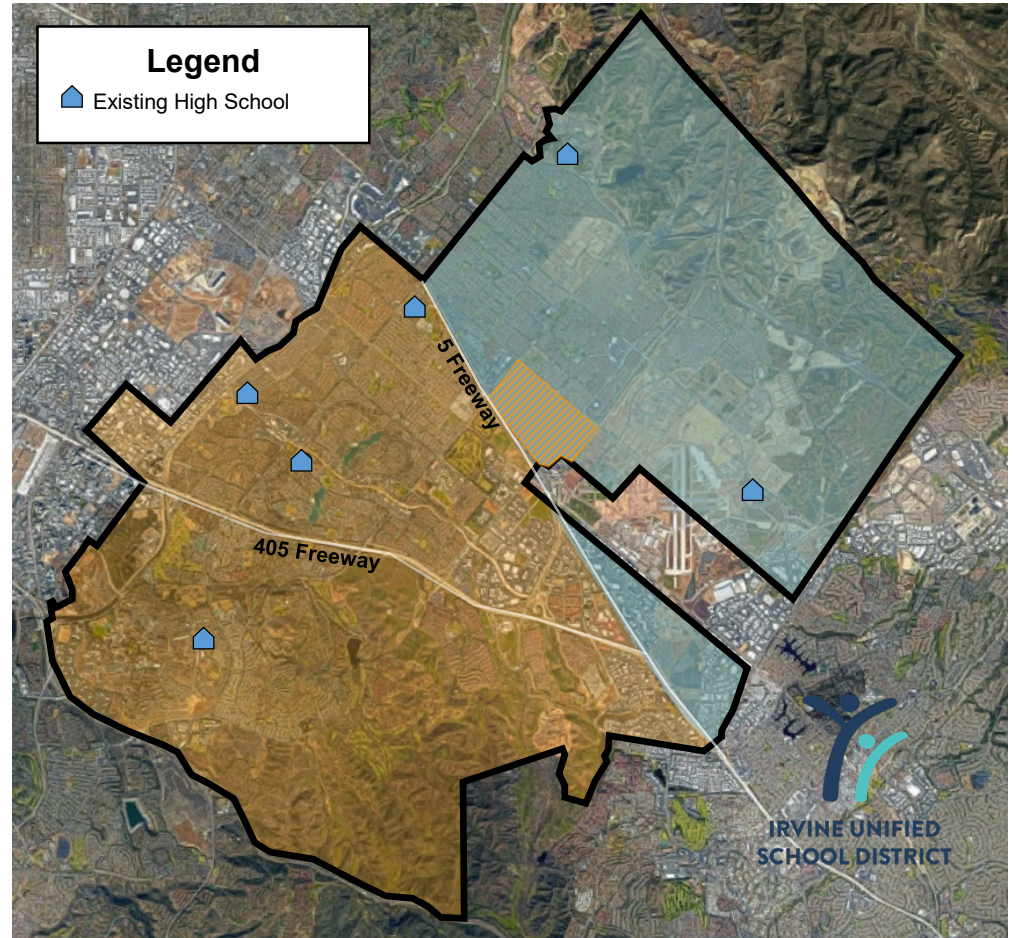
## AGGRESSIVE ENROLLMENT PROJECTIONS

North of the Interstate 5	2019	2020	2024
HS Capacity	4,733	4,733	4,933*
HS Enrollment	4,048	4,391	5,221
Open Seats	685	342	-288
South of the Interstate 5	2019	2020	2024
HS Capacity	8,211	8,288	8,288
HS Enrollment	6,630	6,706	6,714
Open Seats	1,581	1,582	1,574

\* Northwood HS can be expanded to 2,600 capacity per Board Policy  
 Source: IUSD19Mod Enrollment Projections. (Creekside included)

Schools North of I-5	
Existing HS	2

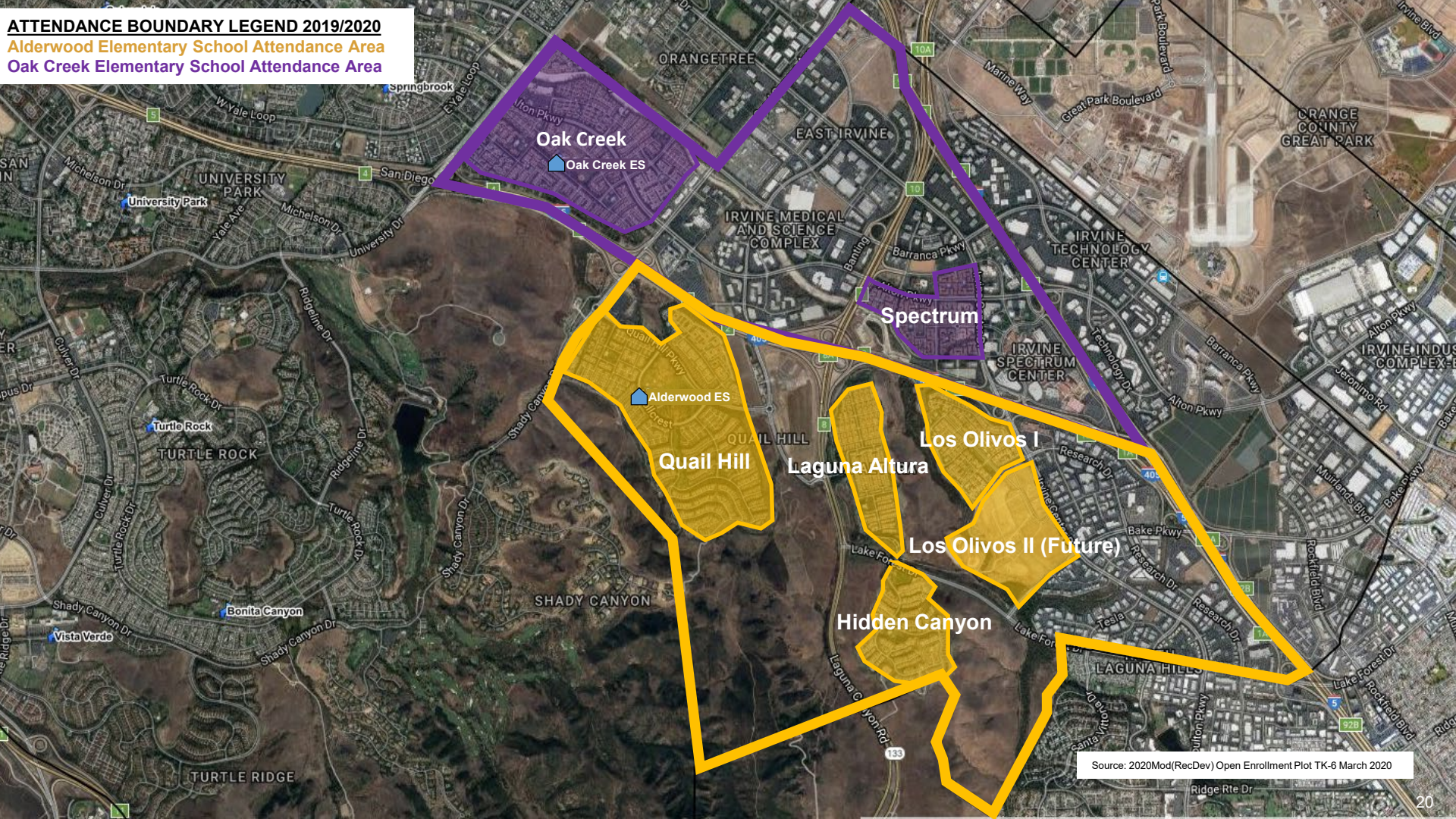
Schools South of I-5	
Existing HS	4



# COMMUNITY UPDATE ALDERWOOD AND OAK CREEK



**ATTENDANCE BOUNDARY LEGEND 2019/2020**  
**Alderwood Elementary School Attendance Area**  
**Oak Creek Elementary School Attendance Area**



# COMMUNITY UPDATE ALDERWOOD AND OAK CREEK

## Alderwood ES Community Update

School	Capacity	CBEDS School Enrollment (Oct. 2019)	Current School Enrollment (Mar. 2020)
Alderwood ES	908	827	832

Community	CBEDS <b>Geographic</b> Enrollment (Oct. 2019)	Current <b>Geographic</b> Enrollment (Mar. 2020)
Quail Hill	604	601
Los Olivos	102	98
Laguna Altura	211	218
Total	917	917

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

# COMMUNITY UPDATE ALDERWOOD AND OAK CREEK

## Oak Creek ES Community Update

School	Capacity	CBEDS School Enrollment (Oct. 2019)	Current School Enrollment (Mar. 2020)
Oak Creek ES	1,001	926	911

Community	CBEDS <b>Geographic</b> Enrollment (Oct. 2019)	Current <b>Geographic</b> Enrollment (Mar. 2020)
Oak Creek	832	795
Spectrum	290	286
Total	1,122	1,081

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



# COMMUNITY UPDATE ALDERWOOD AND OAK CREEK

## AGGRESSIVE SCHOOL PROJECTIONS

### Alderwood Elementary School

School	2020 (1 Year Projection)	2024 (5 Year Projection)	2029 (10 Year Projection)
Alderwood ES	887	988	958

Capacity Assumptions: N/A

Draw Assumptions: Draws all new Los Olivos TK-6<sup>th</sup> grade

Program Assumptions: N/A

Current School Capacity: 908

### Oak Creek Elementary School

School	2020 (1 Year Projection)	2024 (5 Year Projection)	2029 (10 Year Projection)
Oak Creek ES	920	913	898

Capacity Assumptions: N/A

Draw Assumptions: Closed K enrollment to Oak Creek attendance area

Program Assumptions: Special Education Program

Current School Capacity: 1,001



## ELEMENTARY SCHOOLS WITH STUDENT ENROLLMENT IN EXCESS OF 900

Current schools over 900 enrollment: As of March 2020

School	Student Enrollment
Cypress Village	1,080
Oak Creek	911
Portola Springs	939
Stonegate	1,048
Woodbury	1,196

Note: Turtle Rock reached an enrollment of 931 in 2014

COMMUNITY  
UPDATE  
ALDERWOOD AND  
OAK CREEK



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# 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*

**IUSD has 1 project on this list totaling \$47,744,919\***

## 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 \$80,523,693\***

\*Non Measure E Projects



# 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 projects 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 projects on this list**

\*Non Measure E Projects



# STATE FUNDING – NON MEASURE E PROJECTS

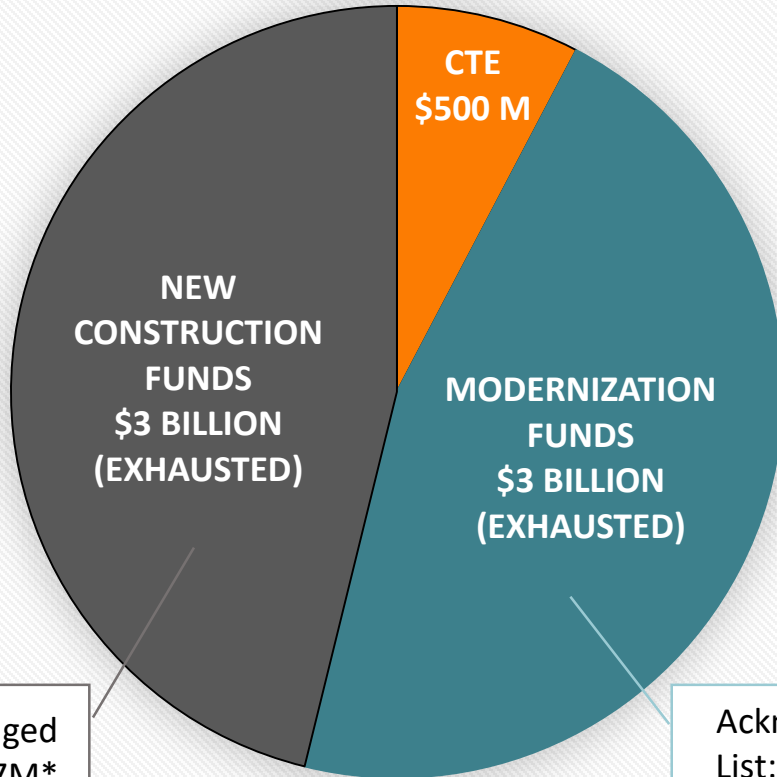
STEP 1A: OPSC ACKNOWLEDGED LIST		
Site Name	Acknowledged Date	Estimated Funding
Heritage Fields #3	02.20.2020	\$47,744,919
<b>Total State Funding Acknowledged (Non Measure E)</b>		<b>\$47,744,919</b>

STEP 1B: OPSC WORKLOAD LIST		
Site Name	50-04 Date Received	Estimated Funding
Portola Springs ES (Villas 2017)	08.03.2017	\$948,994
Rancho MS (Music Classroom)	08.23.2017	\$331,928
Cadence Park School	09.06.2017	\$41,372,337
Loma Ridge ES	03.21.2018	\$33,872,655
Cypress Village ES (Relocatables 2018)	07.06.2018	\$1,394,110
Canyon View ES (Villas 2018) – NC	08.17.2018	\$932,595
Canyon View ES (Villas 2018) – MOD	08.17.2018	\$1,671,074
<b>Total State Funding Applications (Non Measure E)</b>		<b>\$80,523,693</b>

STEP 2: OPSC UNFUNDED LIST		
Site Name	SAB Approval Date	Amount Approved
Portola Springs ES (Villas 2016)		\$1,236,192
Cypress Village ES (Villas 2016)		\$1,073,146
Eastwood ES		\$30,195,387
<b>Total State Funded Applications (Non Measure E)</b>		<b>\$32,504,725</b>

STATE FUNDED PROJECTS		
Site Name	Fund Release Date	Amount Received
Cypress Village ES (Original Construction)	01.16.2019	\$25,660,246
Northwood High School (Classroom Expansion)	01.16.2019	\$4,785,541
Irvine High School (Classroom Expansion)	06.06.2019	\$5,834,348
Portola Springs Elementary (Original Construction)	11.14.2019	\$30,701,042
Beacon Park School (Original Construction)	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)	11.14.2019	\$1,267,906
Cypress Village ES (Villas 2015)	11.14.2019	\$1,140,512
Portola High School (Original Construction)	11.19.2019	\$122,916,550
<b>Total State Funded Applications (Non Measure E)</b>		<b>\$233,043,146</b>

# STATE SCHOOL FACILITY PROGRAM – PROPOSITION 51



APPROVED BY CALIFORNIA VOTERS  
NOVEMBER 8, 2016

OTHER PROP 51

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

Future State Bond:  
→ to be determined

\*As of 03.31.2020 OPSC Workload



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# PROJECT UPDATES

# HERITAGE FIELDS

## THIRD K-8



# HERITAGE FIELDS THIRD K-8

## CURRENT PROJECTS IN PLANNING



Rendering of Heritage Fields #3 – Aerial View



# HERITAGE FIELDS THIRD K-8

## CURRENT PROJECTS IN PLANNING



Rendering of Heritage Fields #3 – Entrance



# HERITAGE FIELDS THIRD K-8

## CURRENT PROJECTS IN PLANNING



Rendering of Heritage Fields #3 – Library Courtyard



# LEARNING ENVIRONMENT ENHANCEMENT PROJECTS





# LEARNING ENVIRONMENT ENHANCEMENT PROJECTS

## CURRENT PROJECTS IN PLANNING

### Purpose

- Identify and construct improvements over summer 2020 with a specific focus on improvements that will enhance the learning environments for our students

### Potential Projects

- Create Outdoor Learning Areas
- Create Outdoor Collaboration Area w/Shade Structure
- Enhance Outdoor Courtyard Learning Area
- Create Indoor Collaboration Area within Commons
- Create Learning Gardens

### Budget

- Approximately \$2.0 million to be distributed amongst various school sites

**CURRENT  
PROJECTS IN  
PLANNING**



# LEARNING ENVIRONMENT ENHANCEMENT PROJECTS

## CURRENT PROJECTS IN PLANNING

### Create Outdoor Learning Areas

- Bonita Canyon ES
- Turtle Rock ES

### Create Outdoor Collaboration Area w/ Shade Structure

- Brywood ES
- Cypress Village ES

### Enhance Outdoor Courtyard Learning Area

- Canyon View ES
- Woodbury ES

### Create Indoor Collaboration Area within Commons

- Northwood ES
- Vista Verde School

### Other

- Greentree ES – Construct wall to enclose Innovation Lab
- College Park ES – Construct learning garden

*Partial listing of school sites and potential projects*

**CURRENT  
PROJECTS IN  
PLANNING**

# INCLUSIVE PLAYGROUND ENHANCEMENTS



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# INCLUSIVE PLAYGROUND ENHANCEMENTS

## CURRENT PROJECTS IN PLANNING

### Purpose

- Improve inclusive play at our school sites that house our Moderate/Severe, Autism, and Behavioral, Social, Learning, Communication program (BSLC)

### Potential Scopes

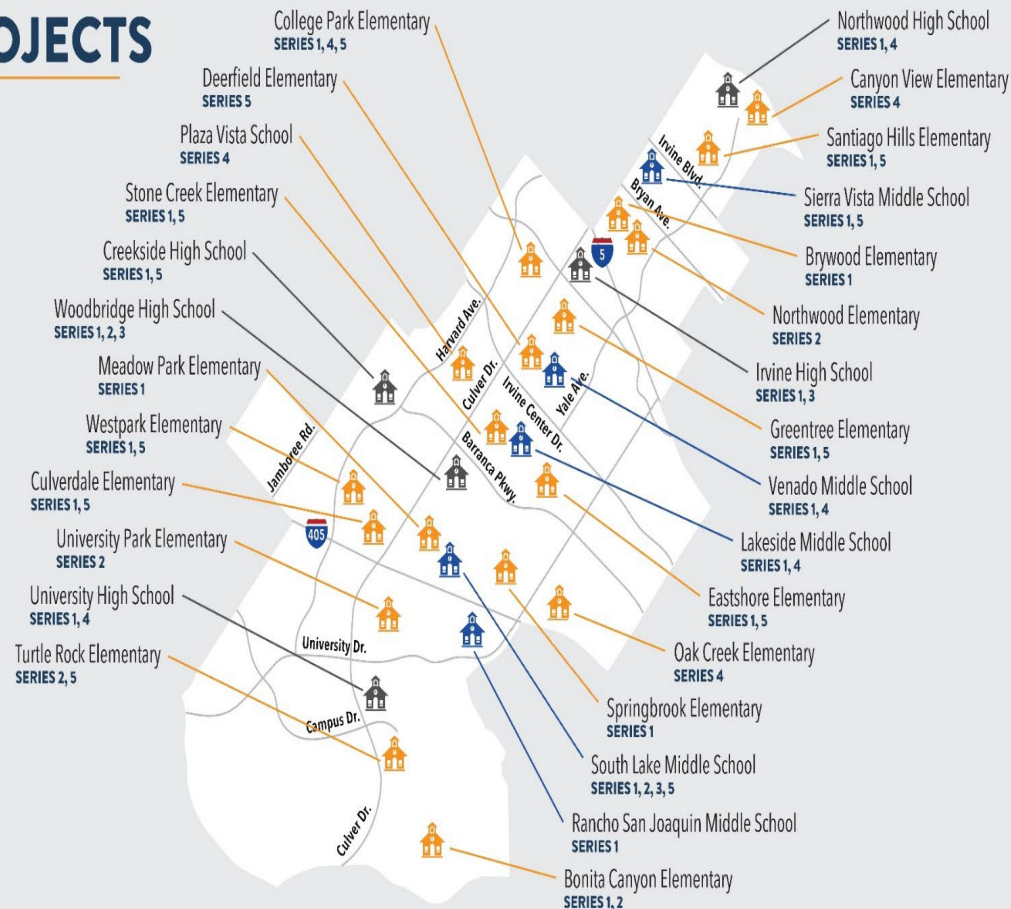
- Add inclusive swings
- Add sensory tunnels for individual time/play
- Sensory activities

### Budget

- Cost estimates for school sites currently being developed

**CURRENT  
PROJECTS IN  
PLANNING**

# MEASURE E PROJECTS



**MEASURE E**  
**UPDATE- June 2, 2020**

# Questions?