

# FACILITIES STUDY SESSION

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May 18, 2021

## Board of Education

Paul Bokota, President

Lauren Brooks

Ira Glasky

Sharon Wallin

Cyril Yu



# AGENDA

- **Enrollment Projection Update**
- **Districtwide Update (Non Measure E)**
- **Sustainability Program Update**
- **State Funding Update**
- **Measure E Update**





# ENROLLMENT PROJECTION UPDATE



# **RESIDENTIAL DEVELOPMENTS**

- **Irvine Company**
- **Heritage Fields**
- **Irvine Business Complex**
- **UCI Housing**
- **Regional Housing Needs Assessment/Irvine Housing Element Update**



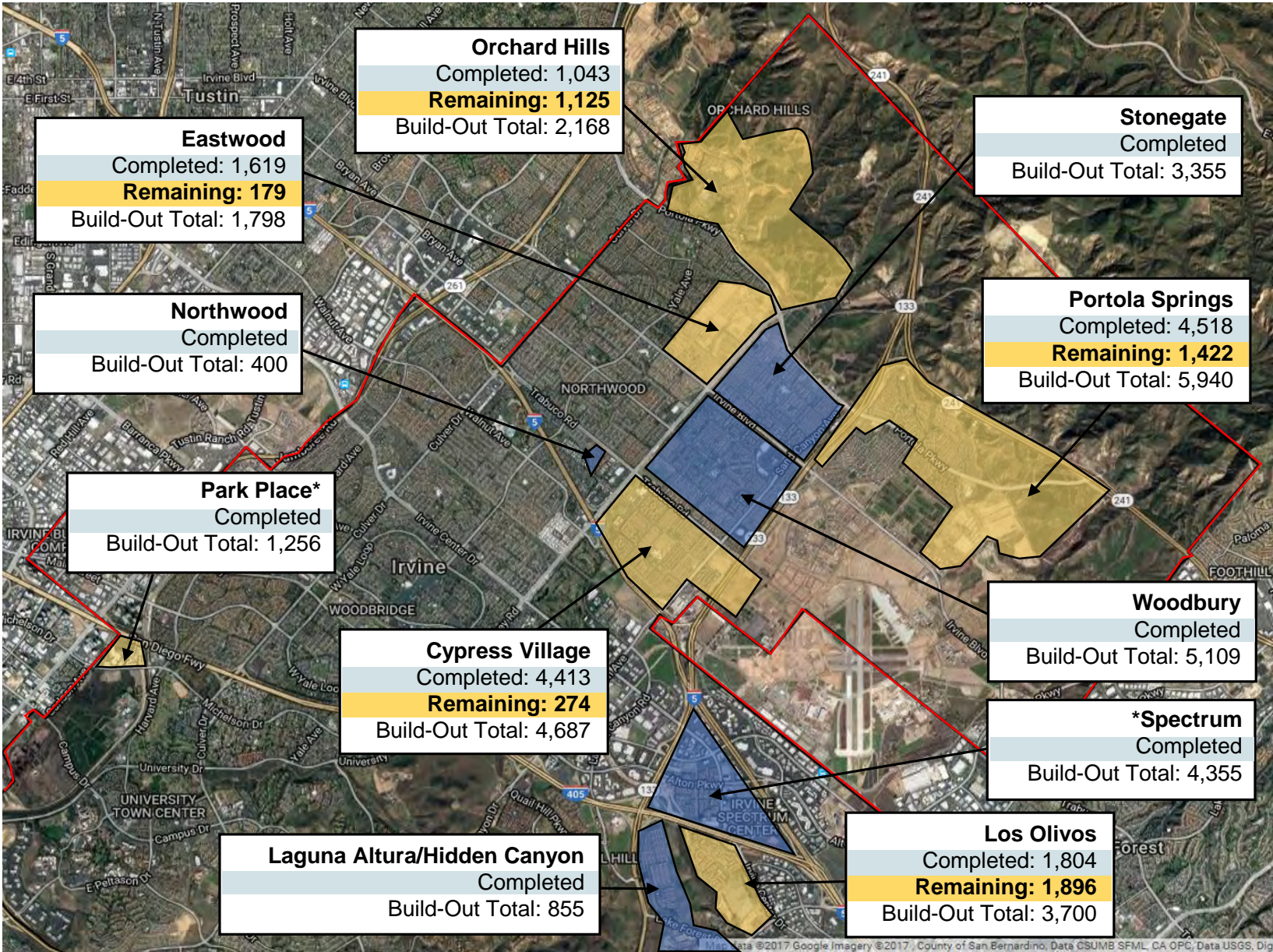


# IRVINE COMPANY DEVELOPMENT UPDATE

Total Unit Build-Out	
Development Status	# of Units
Completed	28,727
Remaining	4,896
Total Buildout*	33,623

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

Excludes 68 affordable units in Portola Springs to be built by the City through the Irvine Land Trust.



Source: TIC BP (8/20/20). Completed units are as of October 2020.

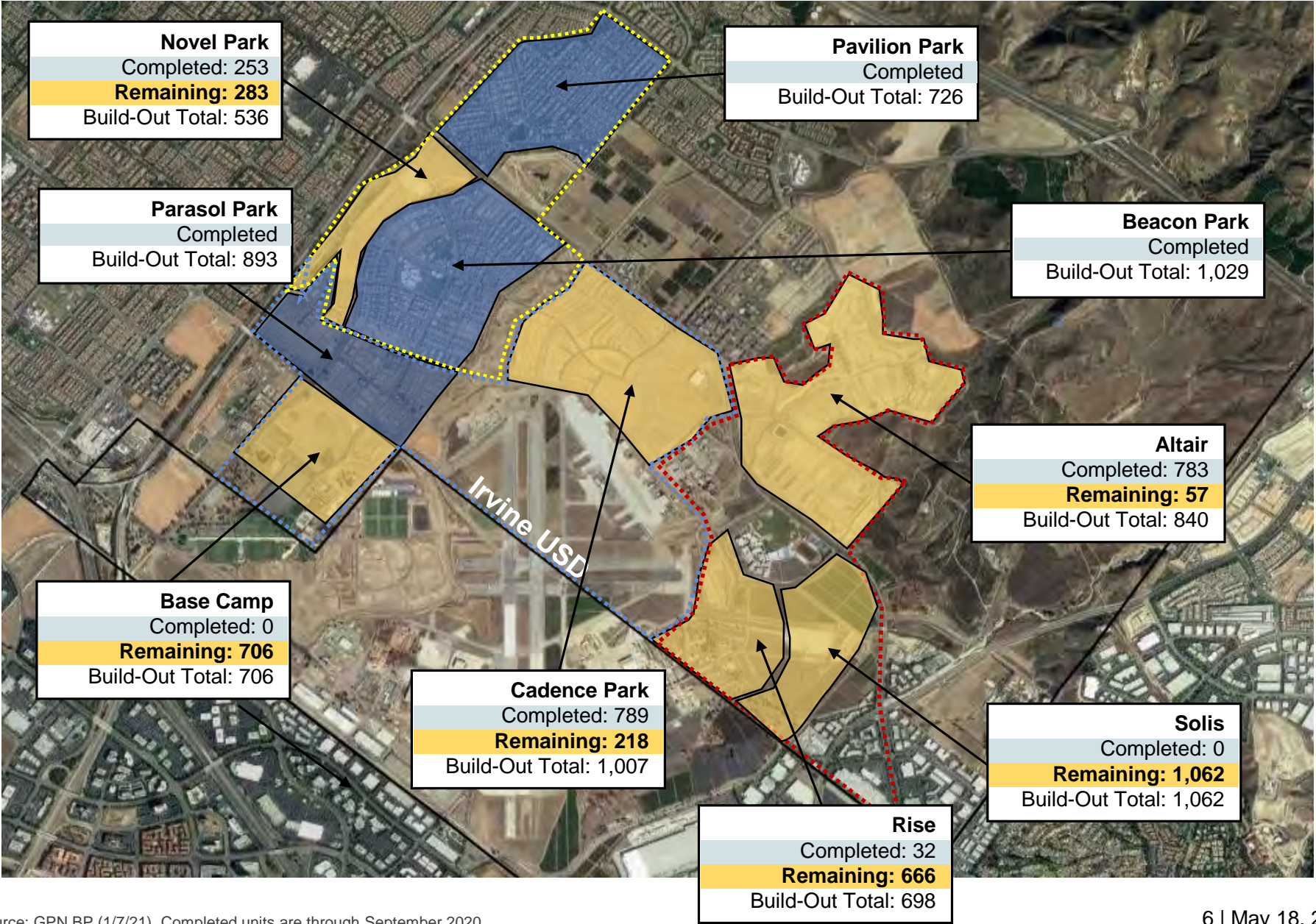


# HERITAGE FIELDS DEVELOPMENT UPDATE

Total Unit Build-Out	
Development Status in IUSD	# of Units
Completed	4,505
Remaining	2,992
Total Buildout*	7,497

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

Total Entitlements in Heritage Fields is 10,500 units between Irvine USD and Saddleback Valley USD (Includes Affordable Housing Density Bonus)



Source: GPN BP (1/7/21). Completed units are through September 2020.



# **RHNA/IRVINE HOUSING ELEMENT UPDATE**

## **What is the Irvine Housing Element Update?**

The upcoming October 2021 through October 2029 Housing Element is the sixth update to the City of Irvine Housing Element and is referred to as the 6th Cycle Housing Element. In the update, the City must identify enough potentially developable land suitable for residential use (i.e., site inventory) to meet Irvine's new Regional Housing Needs Assessment (RHNA) allocation.

## **How many dwelling units are in the allocation for the City of Irvine?**

23,610 units are in the allocation. Any residential building permits pulled after July 2021 will count towards the RHNA allocation. All currently planned TIC and FivePoint entitled future units (6,000-7,000) are in IUSD's projections.



# **RHNA/IRVINE HOUSING ELEMENT UPDATE**

## **Where could the remaining allocated units be developed?**

The City of Irvine has preliminarily identified the following areas: Irvine Business Complex (IBC), Great Park Neighborhoods, Irvine Spectrum particularly Planning Area 32 (Train Station south of the Great Park) in addition to smaller infill areas and underutilized sites throughout the City. A more detailed draft plan is expected later in the Summer.

## **What is the timeline for the Housing Element Update?**

- Now: City of Irvine staff prepare draft Housing Element
- Summer 2021: Public review of draft Housing Element
- Fall 2021: Adoption of Housing Element (General Plan Update to follow)

Facilities staff anticipates providing a more detailed update at the Fall 2021 Facilities Study Session

## **Where can I go for more information?**

[www.cityofirvine.org/HEUpdate](http://www.cityofirvine.org/HEUpdate)



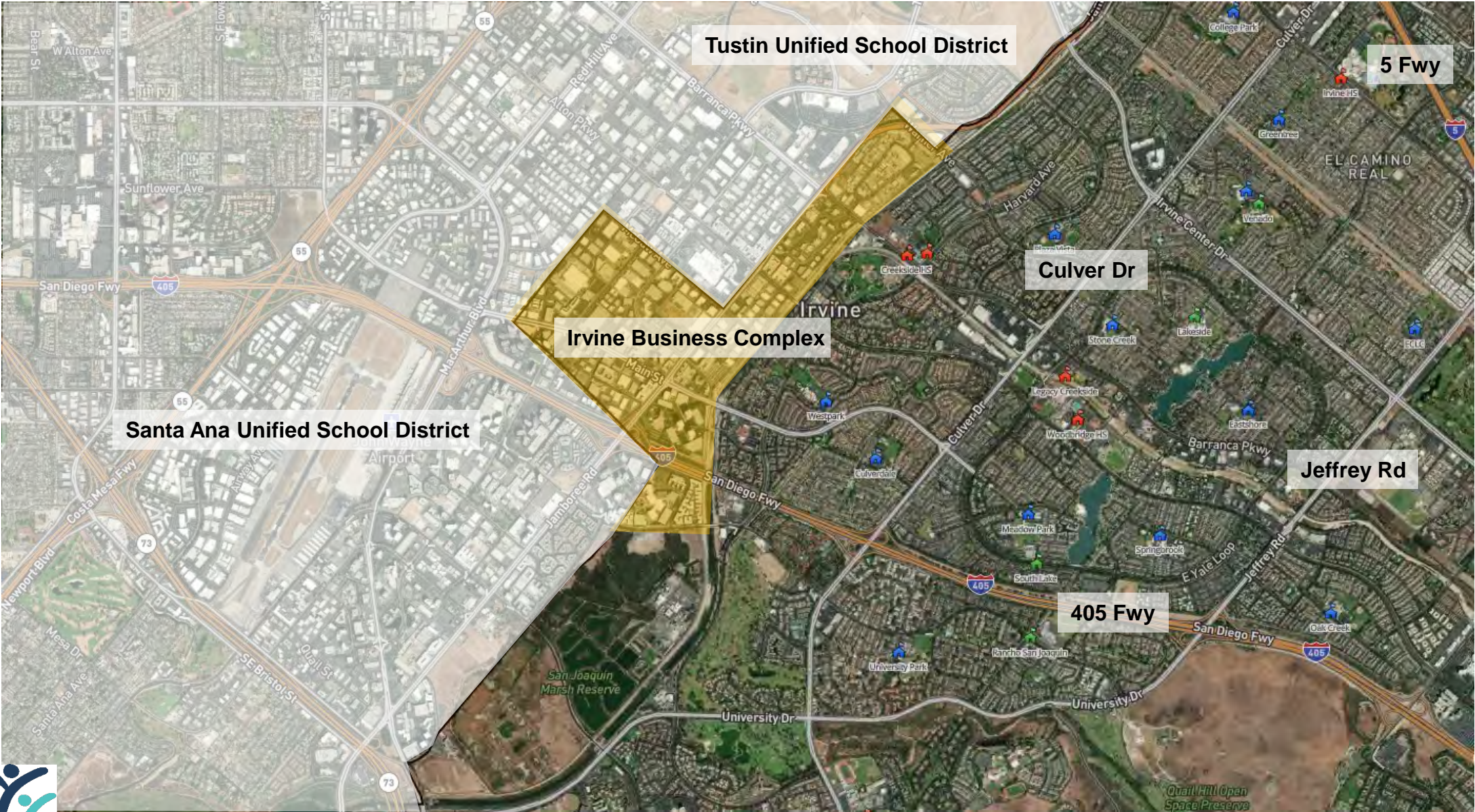


# POTENTIAL DEVELOPMENT AREAS (SPECTRUM/PA 32)





# POTENTIAL DEVELOPMENT AREAS (IBC)







# **COMMUNITY UPDATE** **ALDERWOOD AND OAK CREEK**





**ATTENDANCE BOUNDARY LEGEND 2020/2021**  
**Oak Creek Elementary School Attendance Area**  
**Alderwood Elementary School Attendance Area**





# COMMUNITY UPDATE ALDERWOOD AND OAK CREEK

## Alderwood ES Community Update

School	Capacity	CBEDS School Enrollment (Oct. 2020)	Current School Enrollment (May 2021)
Alderwood ES	908	815	798

Community	CBEDS <b>Geographic</b> Enrollment (Oct. 2020)	Current <b>Geographic</b> Enrollment (May 2021)
Quail Hill	566	575
Los Olivos	116	113
Laguna Altura	213	211
Total	895	899

- **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. 2020)	Current School Enrollment (May 2021)
Oak Creek ES	1,001	871	851

Community	CBEDS <b>Geographic</b> Enrollment (Oct. 2020)	Current <b>Geographic</b> Enrollment (May 2021)
Oak Creek	721	712
Spectrum	301	309
Total	1,022	1,021

- **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	2021 (1 Year Projection)	2025 (5 Year Projection)	2030 (10 Year Projection)
Alderwood ES	844	918	882

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	2021 (1 Year Projection)	2025 (5 Year Projection)	2030 (10 Year Projection)
Oak Creek ES	904	906	904

Capacity Assumptions: N/A

Draw Assumptions: Closed K enrollment to Oak Creek attendance area

Program Assumptions: Special Education Program

Current School Capacity: 1,001





# 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



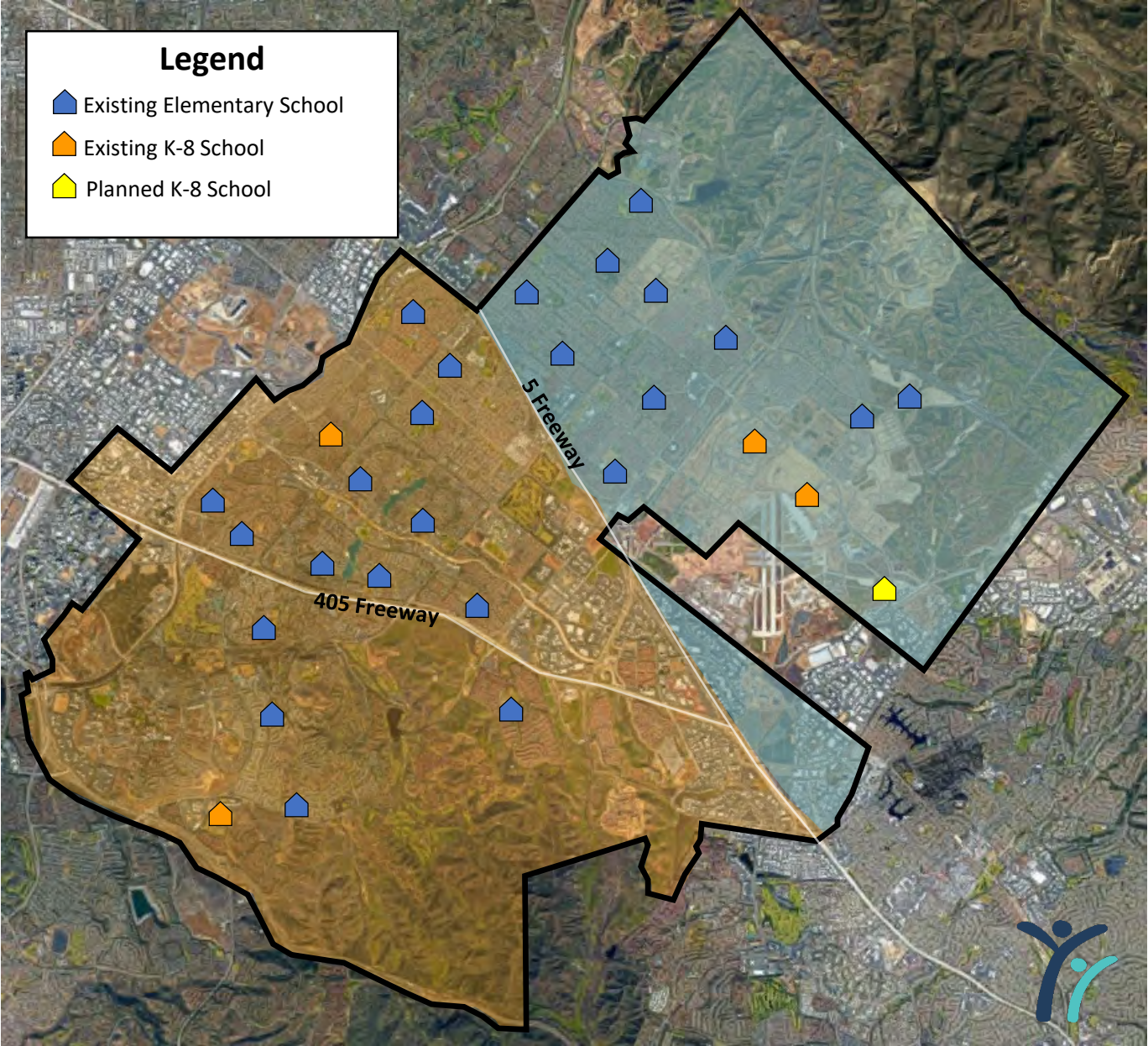


# ELEMENTARY SCHOOL CAPACITY VS GEO ENROLLMENT

North of the Interstate 5	2020	2021	2025
ES Capacity	N/A	10,486	11,186
ES Enrollment	8,985	9,227	10,171
Open Seats	N/A	1,259	1,015
South of the Interstate 5	2020	2021	2025
ES Capacity	N/A	12,162	12,162
ES Enrollment	9,928	10,095	9,800
Open Seats	N/A	2,067	2,362

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

Schools South of I-5	
Existing ES	14
Existing K-8	2
Total	16



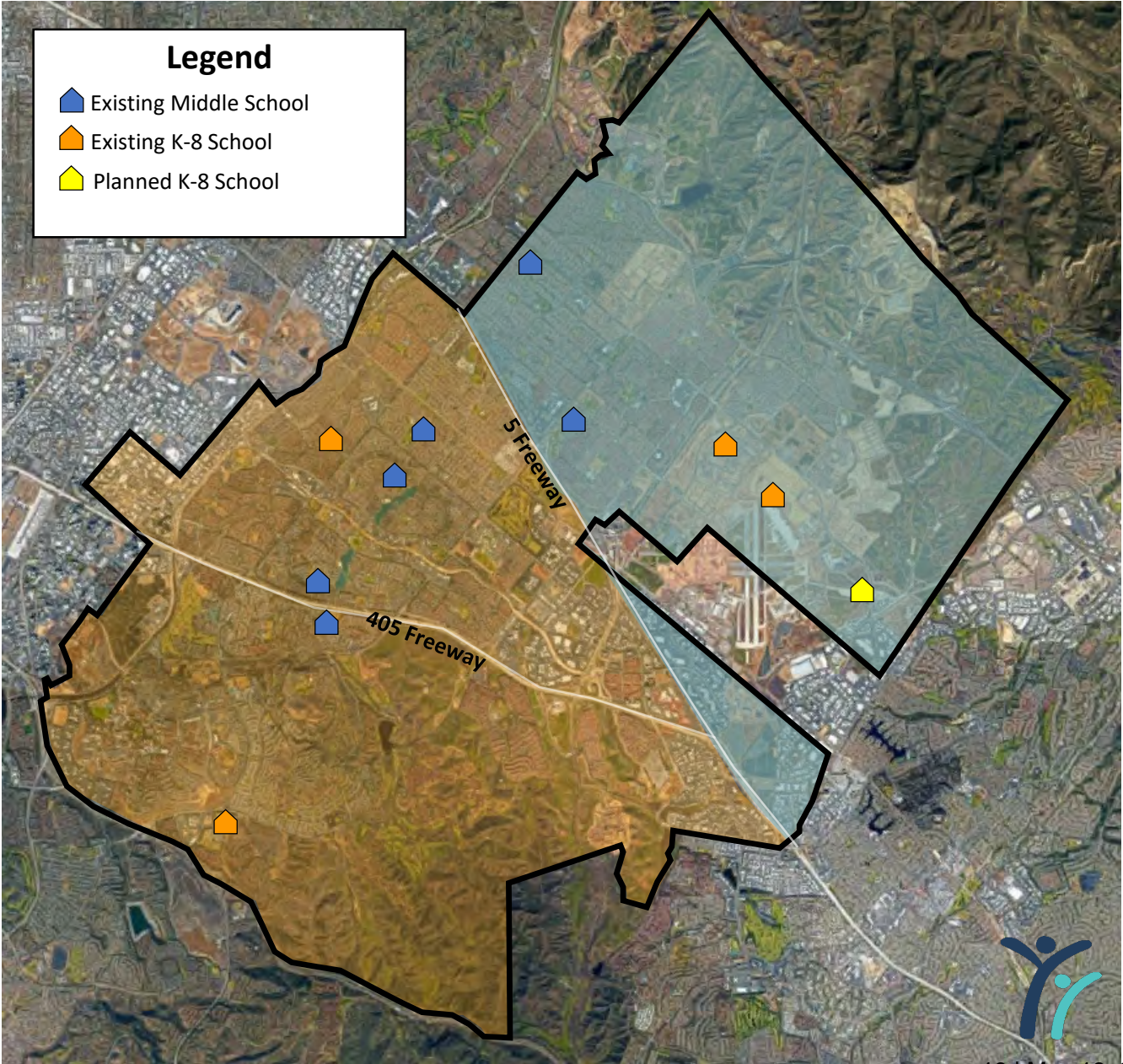


# MIDDLE SCHOOL CAPACITY VS GEO ENROLLMENT

North of the Interstate 5	2020	2021	2025
MS Capacity	N/A	2,800	3,000
MS Enrollment	2,514	2,688	3,052
Open Seats	N/A	112	-52
South of the Interstate 5	2020	2021	2025
MS Capacity	N/A	4,247	4,247
MS Enrollment	3,026	3,026	3,082
Open Seats	N/A	1,221	1,165

Schools North of I-5	
Existing MS	2
Existing K-8	2
Planned K-8	1
Total	5

Schools South of I-5	
Existing MS	4
Existing K-8	2
Total	6



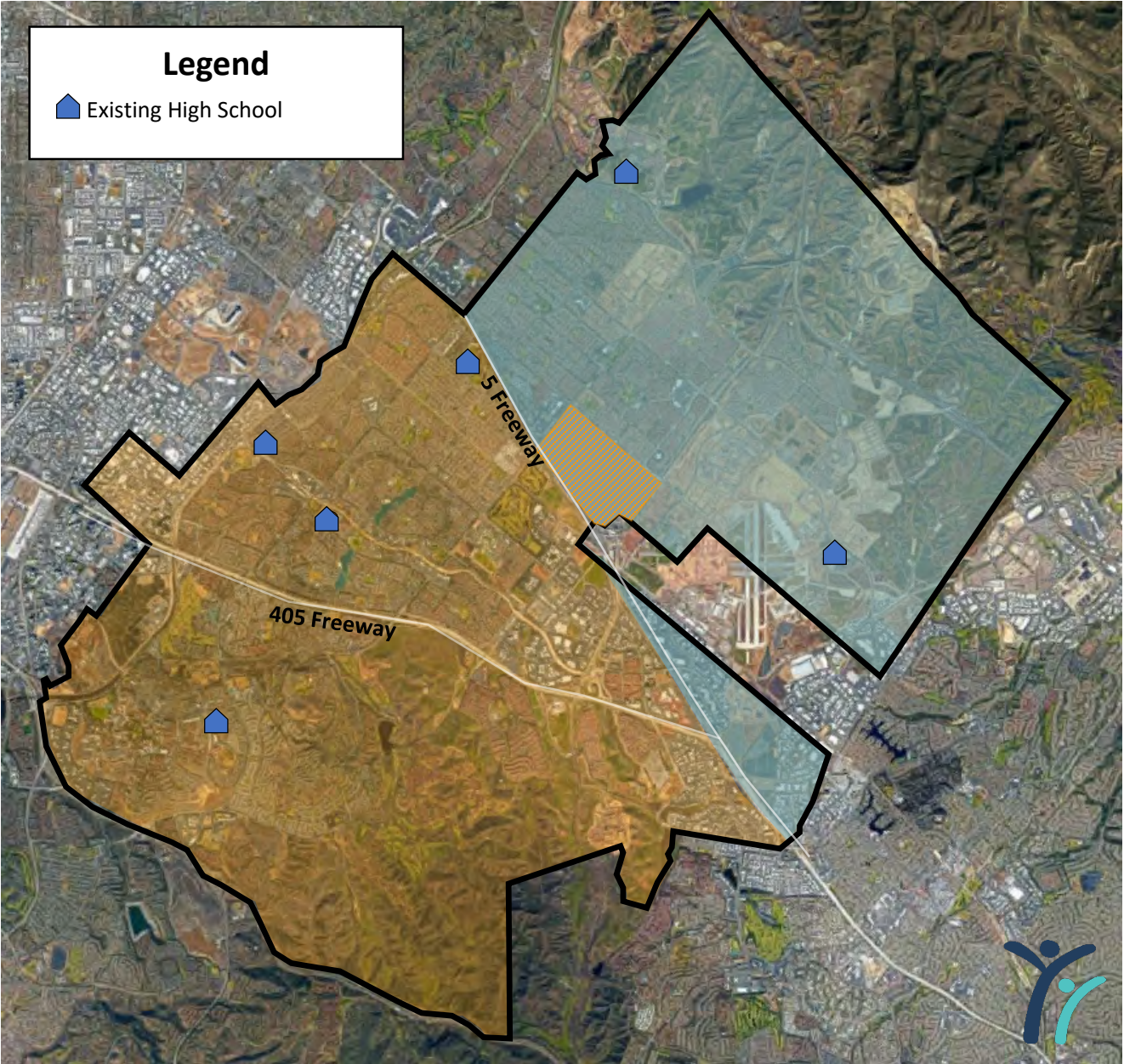


# HIGH SCHOOL CAPACITY VS GEO ENROLLMENT

North of the Interstate 5	2020	2021	2025
HS Capacity	N/A	4,733	4,933
HS Enrollment	4,240	4,534	5,171
Open Seats	N/A	199	-238
South of the Interstate 5	2020	2021	2025
HS Capacity	N/A	8,288	8,288
HS Enrollment	6,375	6,552	6,665
Open Seats	N/A	1,736	1,623

Schools North of I-5	
Existing HS	2

Schools South of I-5	
Existing HS	4



\*Northwood HS and Portola HS can be expanded to 2,600 capacity per Board Policy  
Source: IUSD21Mod (Aggressive) Geographic Enrollment Projections, includes SDC







# **DISTRICTWIDE UPDATE** **(NON MEASURE E)**



# **DISTRICTWIDE UPDATE** **(NON MEASURE E)**

- **Preparing Facilities for a Return to In-Person Learning**
- **Irvine Virtual Academy**
- **District Office Expansion**
- **Cadence Park School Relos**
- **Solis Park School**



# **PREPARING FACILITIES FOR A RETURN TO IN-PERSON LEARNING**

## **Analyzing the Need for Additional Portables**

- Joint effort with Education Services
- Modeled multiple classroom configurations at various class sizes with social distancing
- Modeled multiple capacity utilization calculations at actual class sizes with social distancing
- Conducted site visits with multiple principals

Ultimately, Facilities and Education Services staff determined that additional portables related to current social distancing guidelines were not required

## **Analyzing the Need for Augmented Furniture**

- A few school sites will require an augmentation to their furniture in order to appropriately socially distance students and staff





# IRVINE VIRTUAL ACADEMY

## Westwood Training Center Utilization Map

### Legend

- Science (RM 1 & 4)
- Teacher Collaboration (RM 5 & 8)
- Winds (RM 6 & 7)
- Ed Tech (RM K)
- Choir (RM 3)
- Strings (MPR)
- Professional Development (RM 9, 12, 13, 14, 15 & 16)
- IVA Admin. & IT Support
- District Support (Non IVA)





# DISTRICT OFFICE EXPANSION





# CADENCE PARK SCHOOL RELOCATABLES

Three (3) relocatable classroom buildings





# SOLIS PARK SCHOOL





# SOLIS PARK SCHOOL



Main Entrance to Campus



Parking Lot and Drop-Off to Campus  
(Portola High School at far right)





# SOLIS PARK SCHOOL



Library Courtyard



Outdoor Learning Area





# SOLIS PARK SCHOOL







# **SUSTAINABILITY PROGRAM UPDATE**



# **SUSTAINABILITY PROGRAM** **OVERVIEW**

- **Solar Overview**
- **Trane – Energy Savings Projects**
- **SCE Electric Vehicle (EV) Pilot Program**
- **Sustainability Initiatives**





# **CURRENT SOLAR OVERVIEW**

## **IUSD's Current Solar Portfolio:**

### **42 Solar Arrays at 32 Sites**

- 21 Rooftop Installations
- 21 Solar Vehicle Shade Structure Installations

### **First System Activated in August 2010**

### **10 Megawatts of Generating Capacity**

**As of June 30, 2020, cumulative energy savings have been estimated at **\$2.62** Million**

**IUSD continues to explore additional solar at existing sites and any new school sites.**





# SOLAR SITES

## Summer 2020 Solar Vehicle Shade Structure Installations



Loma Ridge Elementary School



Canyon View Elementary School





# SOLAR SITES

## Summer and Fall 2020 Solar Vehicle Shade Structure Installations



Sierra Vista Middle School



El Camino Elementary School



# **FUTURE OF SOLAR IN IUSD**

## **Summer 2021 Solar Vehicle Shade Structure Installations**

- Culverdale Elementary School
- Westpark Elementary School
- Deerfield Elementary School / Venado Middle School

## **Three New 2021 Solar Systems**

- Adds 1.3 megawatts (MW) of production capacity
- 11.1-MW Solar Portfolio at 35 Sites
- Puts IUSD at 73% of our Net-Zero Goal (clean energy)

## **IUSD on a path toward Net-Zero emissions by 2024**

Potential next future sites include **Creekside HS** and **Solis Park School** with Board approval





# SOLAR SITES



## Summer 2021 Solar Vehicle Shade Structure Installations



Westpark Elementary School

**System size 337.5 kWDC**  
**Site Energy Usage Offset: 540 MWh per year**



Culverdale Elementary School

**System size 472.5 kWDC**  
**Site Energy Usage Offset: 474 MWh per year**



# SOLAR SITES



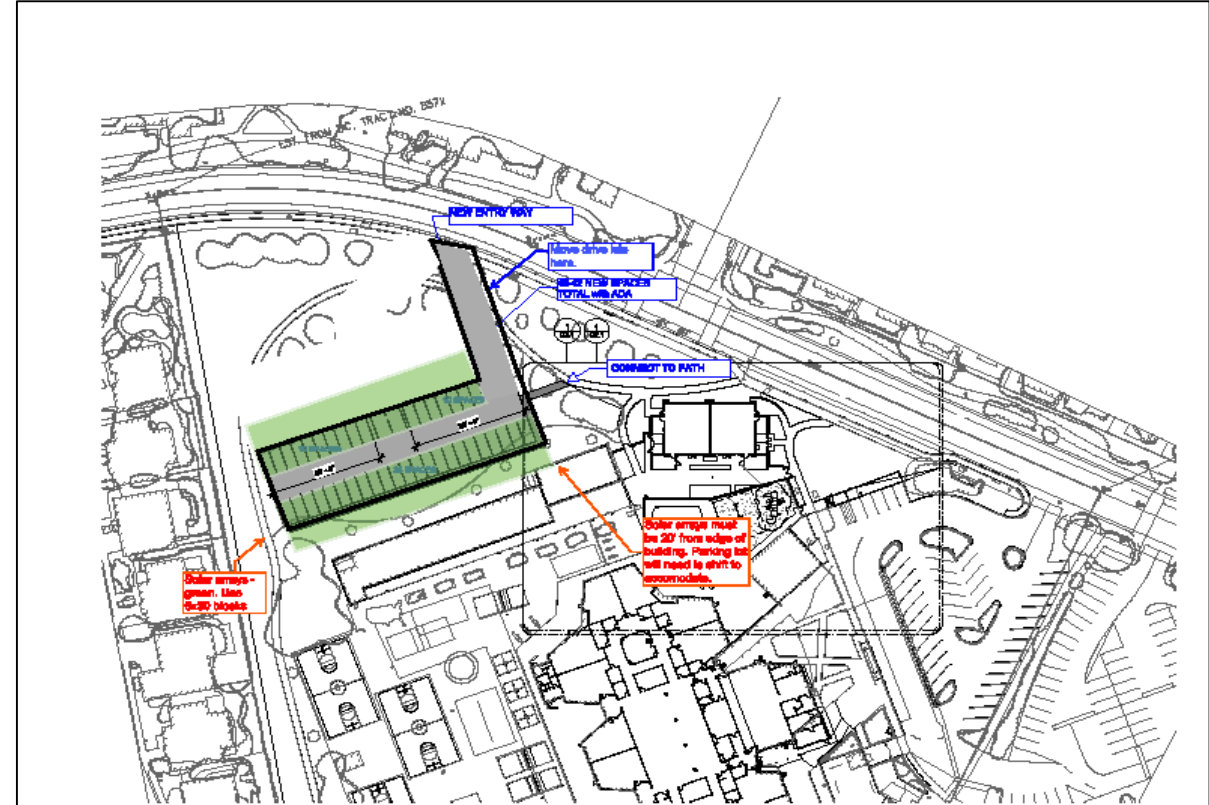
## Summer 2021 Solar Vehicle Shade Structure Installations



Deerfield Elementary School and Venado Middle School

**System size 403.1 kWDC**

**Site Energy Usage Offset: 506 MWh per year**



Proposed Deerfield Elementary School

**Proposed 38 to 42 New Parking Spaces**

**System size proposed is currently 379.6 kWDC**



# SELF FUNDED ENERGY SAVINGS PROJECTS BY TRANE

- **Purpose:** Replace old inefficient equipment, save energy use and costs at 11 targeted sites
- **Scope of Work:** LED lighting upgrades and replacement of HVAC, Controls, and Transformers. Scope was assessed, prioritized and reviewed by IUSD staff.
- **Self Funded Project Cost Estimate:** \$7.2 Million
- **Timeline:** Summer 2021 through Summer 2022
- Ability to turn **one-time facility funds** into ongoing general fund savings



# SELF FUNDED ENERGY SAVINGS PROJECTS PHASE I

## 11 Targeted Sites with Energy Savings Opportunities

- Alderwood ES
- Bonita Canyon ES
- College Park ES
- Culverdale ES
- ECLC
- Irvine HS
- Northwood ES
- Northwood HS
- Sierra Vista MS
- Turtle Rock ES
- Woodbridge HS





# SCE CHARGE READY SCHOOL PILOT PROGRAM

- IUSD was awarded two (2) school sites: **Irvine HS** and **Portola HS**
- Selection was based on meeting certain **criteria**
- Each site must have six **(6) EV charging ports** for light-duty vehicles
- **No upfront capital costs** for installation of electrical infrastructure and charging stations
- **SCE** will own, operate, and maintain the equipment as well as collect and remit station user fees to the District for **eight (8) years**
- **After year eight**, 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



# SCE CHARGE READY SCHOOL PILOT PROGRAM

- **ChargePoint** software was selected by SCE to support the projects
- SCE monthly customer charge of **\$158.61** per site
- The monthly customer charge and electricity bills will be **offset** by anticipated income from user fees
- IUSD will determine the **pricing, fees,** and **access** to use the chargers and other **ChargePoint** system parameters
- The Charge Ready Schools Pilot Program **aligns** with IUSD's Renewable Clean Energy Solar Program
- **Next Steps:** Request Board Approval to enter into an agreement to participate in the SCE Charge Ready School Pilot





# IUSD SUSTAINABILITY INITIATIVES

## IUSD Textile Recycling

Since inception **25** schools have textile recycling bins. Sites have recycled a total of approximately **502,481 lbs.** of textiles which equates to:

- **742,591,200** gallons of water saved
- **1,256** trees planted
- **728** cars off the road
- **2,872** cubic yards of landfill space avoided
- **Over \$10,000** have been raised that goes directly to school sites

M&O continues efforts to install textile bins at every site

## IUSD Bottle Filling Stations

Since inception **128** water bottle filling stations have been installed

- IUSD eliminated single-use plastic water bottles districtwide and encourages reusable water bottles



# IUSD SUSTAINABILITY INITIATIVES

## Annual Earth Day Poster Contest

- 2021 Theme: Restore our Earth
- Over 600 students participated!



## Sustainable Landscaping and Garden Program

- Water is saved by using drought-tolerant plants, drip irrigation, automatic irrigation controls, flow sensors, and master valves
- Currently 30 school sites have gardens, which M&O continues to support and expand districtwide







# **STATE FUNDING UPDATE**





## State Grants Received for Non-Measure E

- State Grants Received for Non-Measure E from Proposition 51 Bond funds

The State Grants funds are through the State School Facility Program currently under Proposition 51.

STATE FUNDED PROJECTS (Prop. 51)	
Site Name	Amount Received
Cypress Village ES (New School)	\$25,660,246
Northwood HS (Expansion)	\$4,785,541
Irvine HS (Expansion)	\$5,834,348
Portola Springs ES (New School)	\$30,701,042
Beacon Park School (New School)	\$39,693,767
Northwood HS (Culinary Arts)	\$497,281
Creekside HS (Culinary Arts)	\$545,953
Jeffrey Trail MS (2015 Villas)	\$1,267,906
Cypress Village ES (2015 Villas)	\$1,140,512
Portola High School (New School)	\$122,916,550
Portola Springs ES (2016 Villas)	\$1,236,192
Cypress Village ES (2016 Villas)	\$1,073,146
Eastwood ES (New School)	\$30,195,387
Portola Springs ES (2017 Villas)	\$1,153,523
Rancho San Joaquin MS (Music CR)	\$398,771
Cadence Park School (New School)	\$42,947,948
<b>Total State Funded Applications (Non-Measure E)</b>	<b>\$310,048,113</b>





## 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*

STEP 1A: OPSC ACKNOWLEDGED LIST	
Site Name	Estimated Funding
Solis Park School (New School)	\$47,744,919
<b>Total State Funding Acknowledged (Non-Measure E)</b>	<b>\$47,744,919</b>

## Step 1b: “Workload” List

*When State Funding is available*

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

STEP 1B: OPSC WORKLOAD LIST	
Site Name	Estimated Funding
Loma Ridge ES (New School)	\$33,872,655
Cypress Village ES (2018 Relos)	\$1,394,110
Canyon View ES (2018 Villas)	\$932,595
Canyon View ES (2018 Villas)	\$1,671,074
<b>Total State Funding Applications (Non-Measure E)</b>	<b>\$37,870,434</b>



## 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)*

STEP 2: OPSC UNFUNDED LIST	
Site Name	Amount Approved
Total State Funded Applications (Non-Measure E)	\$0.00

## 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*

STEP 3: APPORTIONED LIST	
Site Name	Amount Approved
Total State Funded Applications (Non-Measure E)	\$0.00





## State Grants Received for Measure E

- State Grants Received for Measure E from Proposition 51 Bond funds

The State Grants funds are through the State School Facility Program currently under Proposition 51.

STATE FUNDED PROJECTS (Prop. 51)	
Site Name	Amount Received
Creekside High School (Series 1 CTEFP: Construction Technology)	\$439,400
Woodbridge High School (Series 1 CTEFP: Performing Arts Center)	\$3,000,000
College Park ES (Series 1: MOD)	\$527,914
Culverdale ES (Series 1: MOD)	\$784,679
Santiago Hills ES (Series 1: MOD)	\$625,105
Total State Funds Received	\$5,377,098



## 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 (potentially in 2022)

## Step 1b: “Workload” List

When State Funding is available

- Project applications submitted to OPSC, waiting for staff review
- Anticipate funding under Proposition 51 (by 2023 or sooner)

### STEP 1A: ACKNOWLEDGED LIST

Site Name	Estimated Funding
Bonita Canyon ES (Series I: MOD)	\$152,700
Greentree ES (Series I: MOD)	\$249,000
Lakeside MS (Series I: MOD)	\$435,300
<b>Total State Funding Acknowledged</b>	<b>\$837,000</b>

### STEP 1B: OPSC WORKLOAD LIST

Site Name	Estimated Funding
Stone Creek ES (Series 1: MOD)	\$896,500
Stone Creek ES (Series 1: NC)	\$727,600
Irvine HS (Series 1: MOD)	\$4,256,100
University HS (Series 1: MOD)	\$735,200
Creekside HS (Series 1: NC)	\$1,166,900
Sierra Vista MS (Series 1: NC)	\$1,671,600
South Lake MS (Series 1: NC)	\$919,000
Eastshore ES (Series 1: MOD)	\$757,900
Eastshore ES (Series 1: NC)	\$833,100
Venado MS (Series 1: NC)	\$2,249,000
Rancho San Joaquin MS (Series 1: MOD)	\$571,800
Rancho San Joaquin MS (Series 1: NC)	\$1,105,400
Springbrook ES (Series 1: NC)	\$3,059,800
Westpark ES (Series 1: MOD)	\$3,729,000
Brywood ES (Series 1: MOD)	\$3,133,900
Brywood ES (Series 1: NC)	\$458,900
Meadow Park ES (Series 1: MOD)	\$2,757,800
Meadow Park ES (Series 1: NC)	\$513,900
<b>Total State Funding Anticipated</b>	<b>\$29,543,400</b>





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

- Project applications have been fully reviewed by OPSC staff
- Subject to bi-annual Priority Funding Letter

STEP 2: OPSC UNFUNDED LIST	
Site Name	Amount Approved
Total State Funded Applications (Measure E)	\$0.00

## 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 funding under Proposition 51

STEP 3: APPORTIONED LIST	
Site Name	Amount Approved
Total State Funded Applications (Measure E)	\$0.00



## Kindergarten – Community College Public Education Facilities Bond Act of 2022

### Highlights

- Replacement of school buildings at least 75 years old
- Specified assistance for small school districts
- Testing and remediation of lead levels in water fountains and sinks, drinking and food prep
- Financial Hardship eligibility raised to \$15.0 Million in bond authority capacity (with annual inflation beginning 2023-2024)
- Specified assistance to districts and county offices impacted by natural disaster (requires Governor to declare state of emergency)
- Additional funding for energy efficient projects
- Requires OPSC staff to process applications within 120 days of receipt





# MEASURE E UPDATE



# MEASURE E

## ORIGINAL BOND SERIES

- Original Measure E Bond capacity based on annual Assessed Valuation growth within the SFID of 3% - 4.5% to be issued in four Series
  - Yielding projected project funding of \$250.8 Million up to \$319.0 Million
  - Measure E initial budget set at \$250.8 Million
- Annually review Assessed Valuation to determine growth and potential impact to bonding capacity
- Based on growth within the SFID, assumptions increased to annual Assessed Valuation growth of 3.5%
  - Yielding projected project funding of \$281.0 Million up to \$319.0 Million
  - Increase number and frequency of Series from four to five





# MEASURE E

## REVISED BOND SERIES

- Series 1 funds received October 26, 2016
- Series 2 funds received September 13, 2018
- Series 3 funds received April 7, 2021

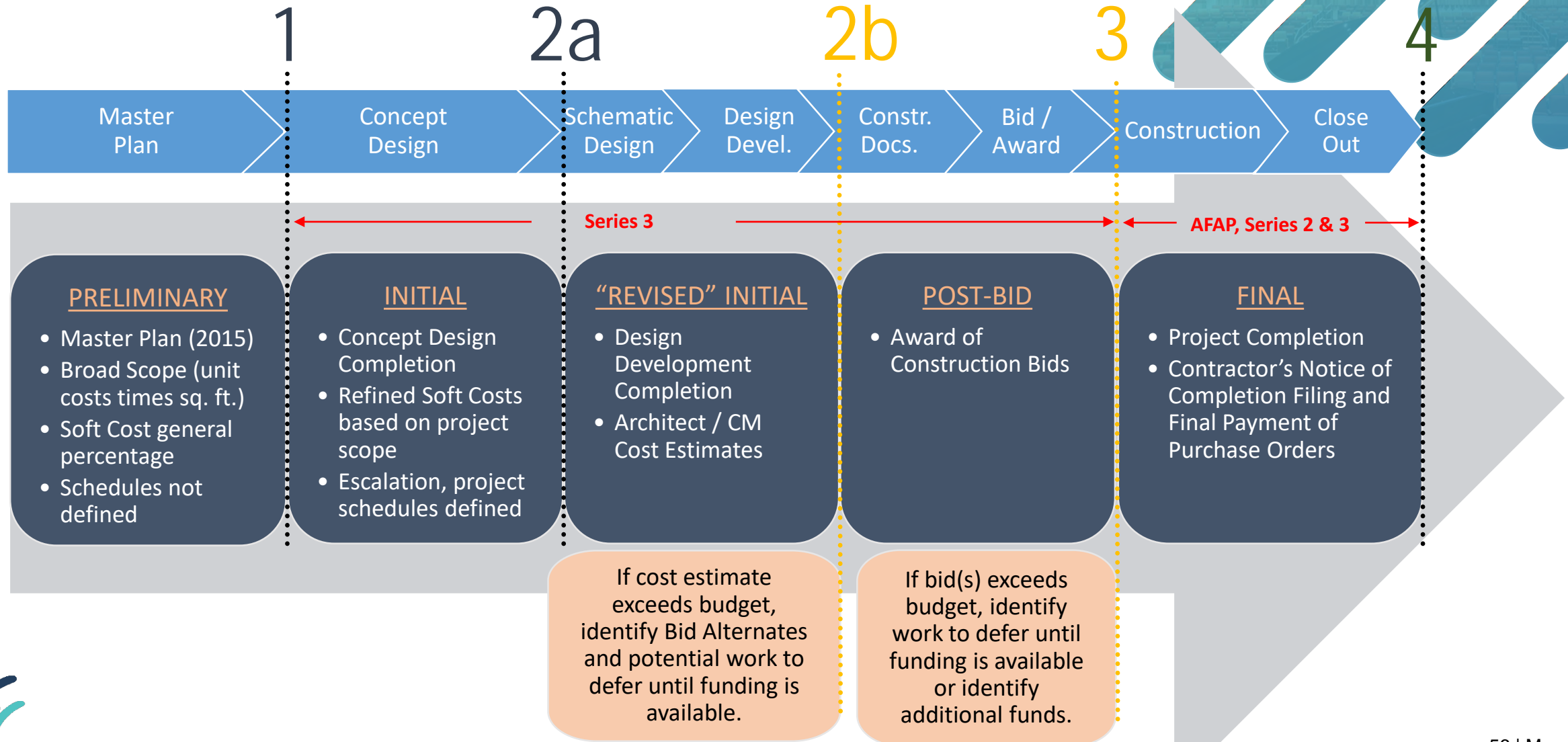
<u>ORIGINAL</u>	
2016 (Series 1)	\$ 95.0M
2021 (Series 2)	\$ 51.9M
2025 (Series 3)	\$ 49.4M
2029 (Series 4)	\$ 54.5M
<u>TOTAL</u>	<u>\$ 250.8M</u>

<u>ISSUED/PROPOSED</u>	
2016 (Series 1)	\$ 95.0M
2018 (Series 2)	\$ 41.0M
2021 (Series 3)	\$ 45.0M
2024 (Series 4)	\$ 45.0M
2028 (Series 5)	\$ 55.0M
<u>TOTAL</u>	<u>\$281.0M*</u>

\*Maximum Bond Capacity is \$319.0M



# MEASURE E BUDGET PROCESS

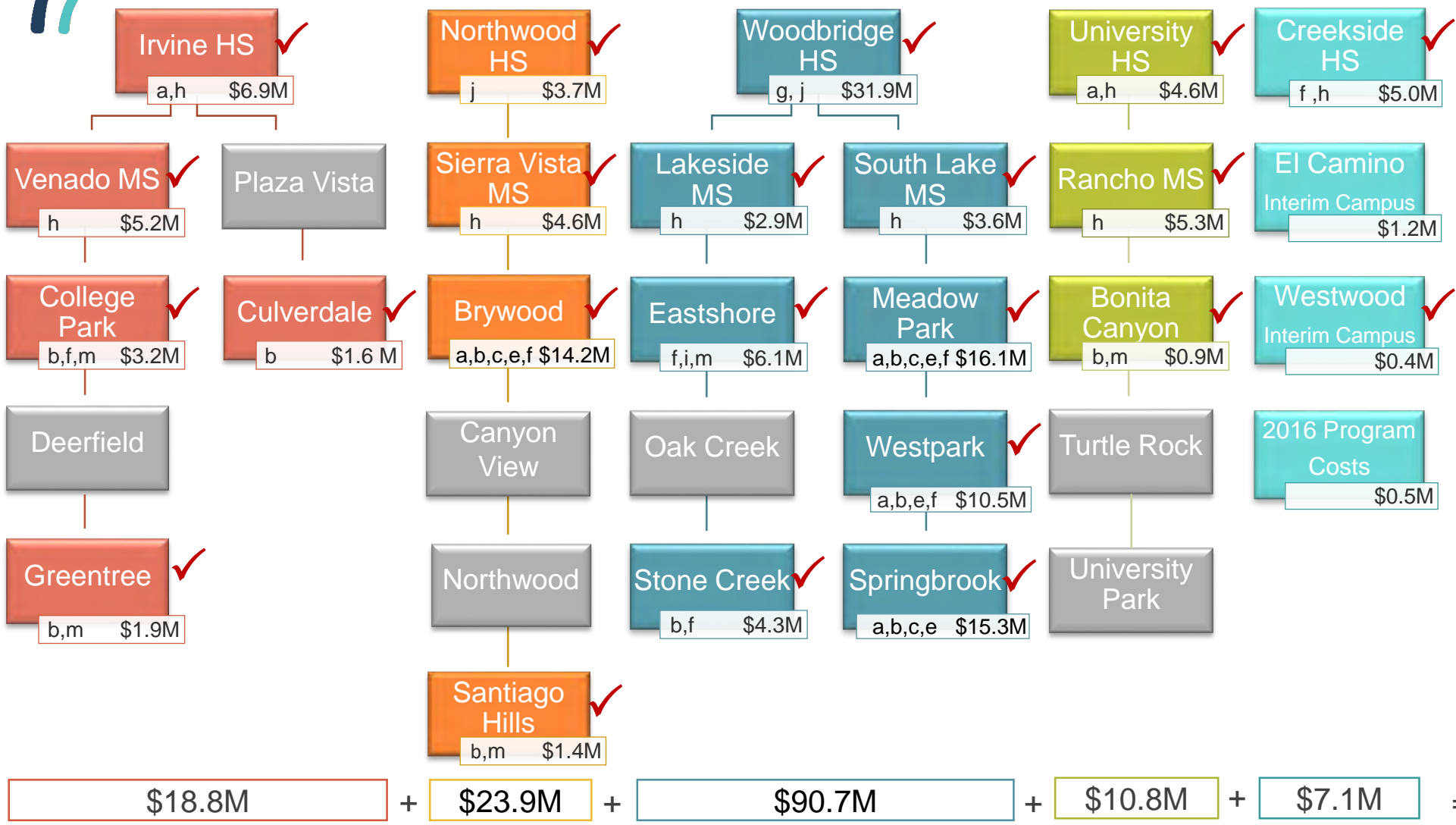






PROJECT TYPES

- a. Modernize facilities over 25 yrs of age
  - b. Enclose open classrooms
  - c. Construct Music Classrooms
  - d. Construct Multipurpose Room
  - e. Construct/Upgrade Food Service
  - f. Construct Career Tech and Innovation/Design Labs
  - g. Construct Visual and Performing Arts, Media Arts Elective Labs and New/Upgrade Theaters
  - h. Construct/upgrade science labs and Elective Spaces
  - i. Construct/Upgrade Kinder Classroom
  - j. Construct all weather track and field
  - k. Construct Classrooms to replace portables
  - l. Construct Practice Gym
  - m. Construct/Upgrade Site Specific Support Facilities
- Under construction  
■ In design  
◆ Waiting for Bond sale



NOTE: Schools organized by region, not by feeder schools

# Implementation Plan Update: Series 1 Projects

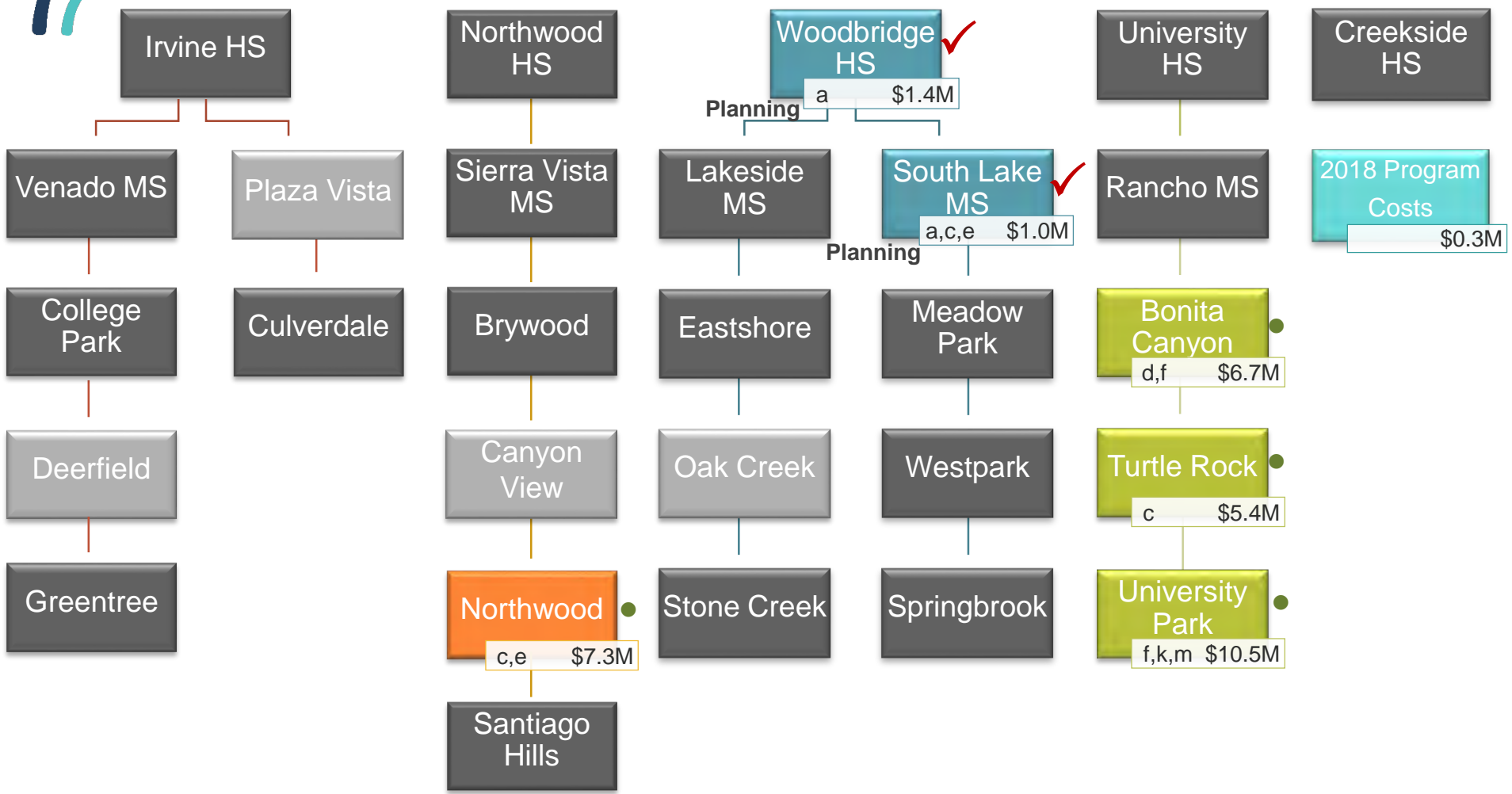


PROJECT TYPES

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- b. Enclose open classrooms
- c. Construct Music Classrooms
- d. Construct Multipurpose Room
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- f. Construct Career Tech and Innovation/Design Labs
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- h. Construct/upgrade science labs and Elective Spaces
- i. Construct/Upgrade Kinder Classroom
- j. Construct all weather track and field
- k. Construct Classrooms to replace portables
- l. Construct Practice Gym
- m. Construct/Upgrade Site Specific Support Facilities

- Under construction
- In design
- ◆ Waiting for Bond sale

Series 2 Funds	\$30.9M
Series 2 Costs	\$32.3M
Deficit	<\$1.4M>
Surplus (Series 1)	\$3.6M
Surplus	\$2.2M



$\$0 + \$7.3M + \$2.1M + \$22.6M + \$0.3M =$

NOTE: Schools organized by region, not by feeder schools

# Implementation Plan Update: Series 2 Projects

Bond Sale 2018B



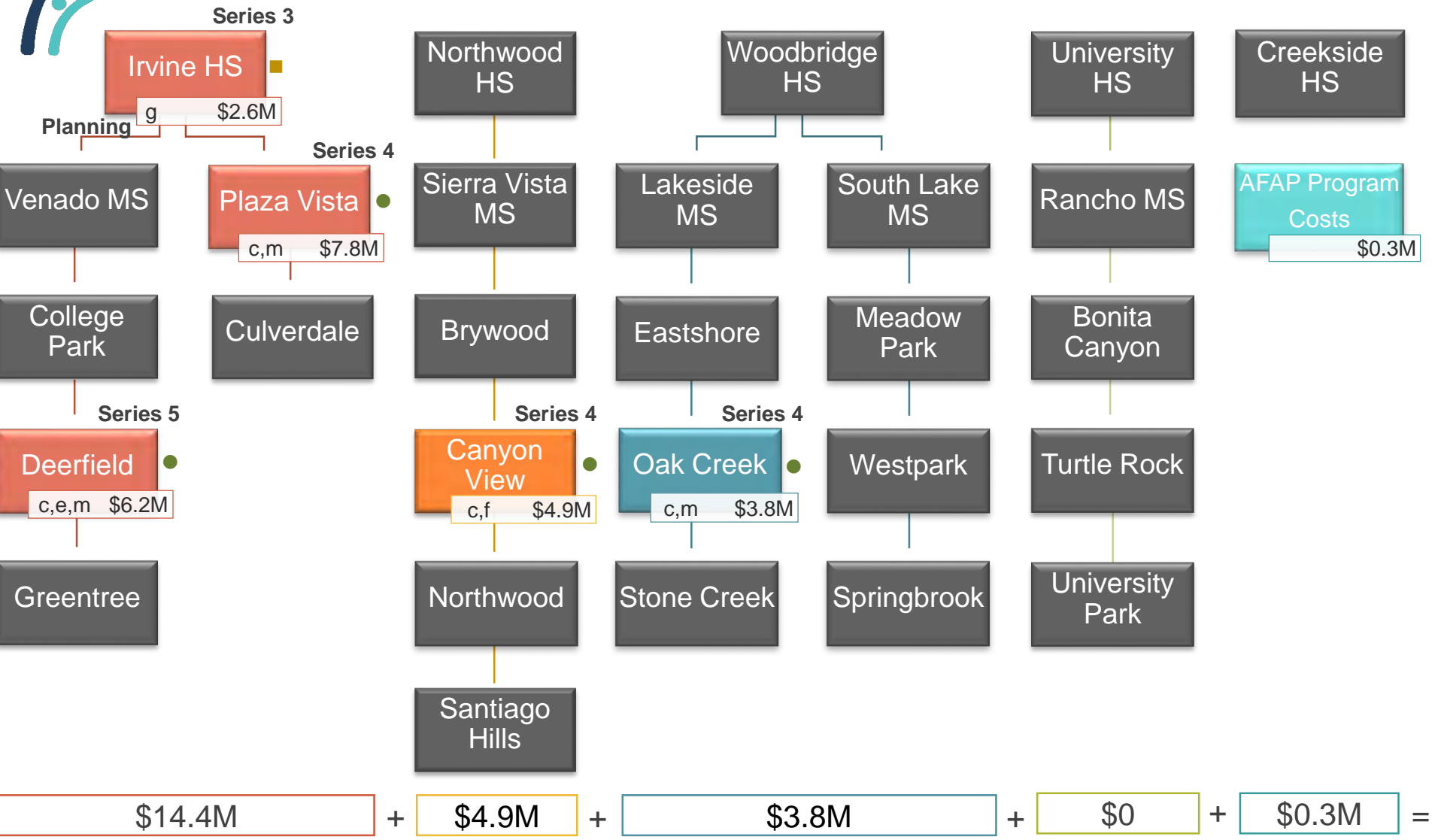


## PROJECT TYPES

- a. Modernize facilities over 25 yrs of age
- b. Enclose open classrooms
- c. Construct Music Classrooms
- d. Construct Multipurpose Room
- e. Construct/Upgrade Food Service
- f. Construct Career Tech and Innovation/Design Labs
- g. Construct Visual and Performing Arts, Media Arts Elective Labs and New/Upgrade Theaters
- h. Construct/upgrade science labs and Elective Spaces
- i. Construct/Upgrade Kinder Classroom
- j. Construct all weather track and field
- k. Construct Classrooms to replace portables
- l. Construct Practice Gym
- m. Construct/Upgrade Site Specific Support Facilities

- Under construction
- In design
- ◆ Waiting for Bond sale

AFAP Funds	\$30.0M
AFAP Costs	\$23.4M
Surplus	\$6.6M



NOTE: Schools organized by region, not by feeder schools

# Implementation Plan Update: AFAP (Projects from Series 3, 4 & 5)

Funds Made Available in 2019

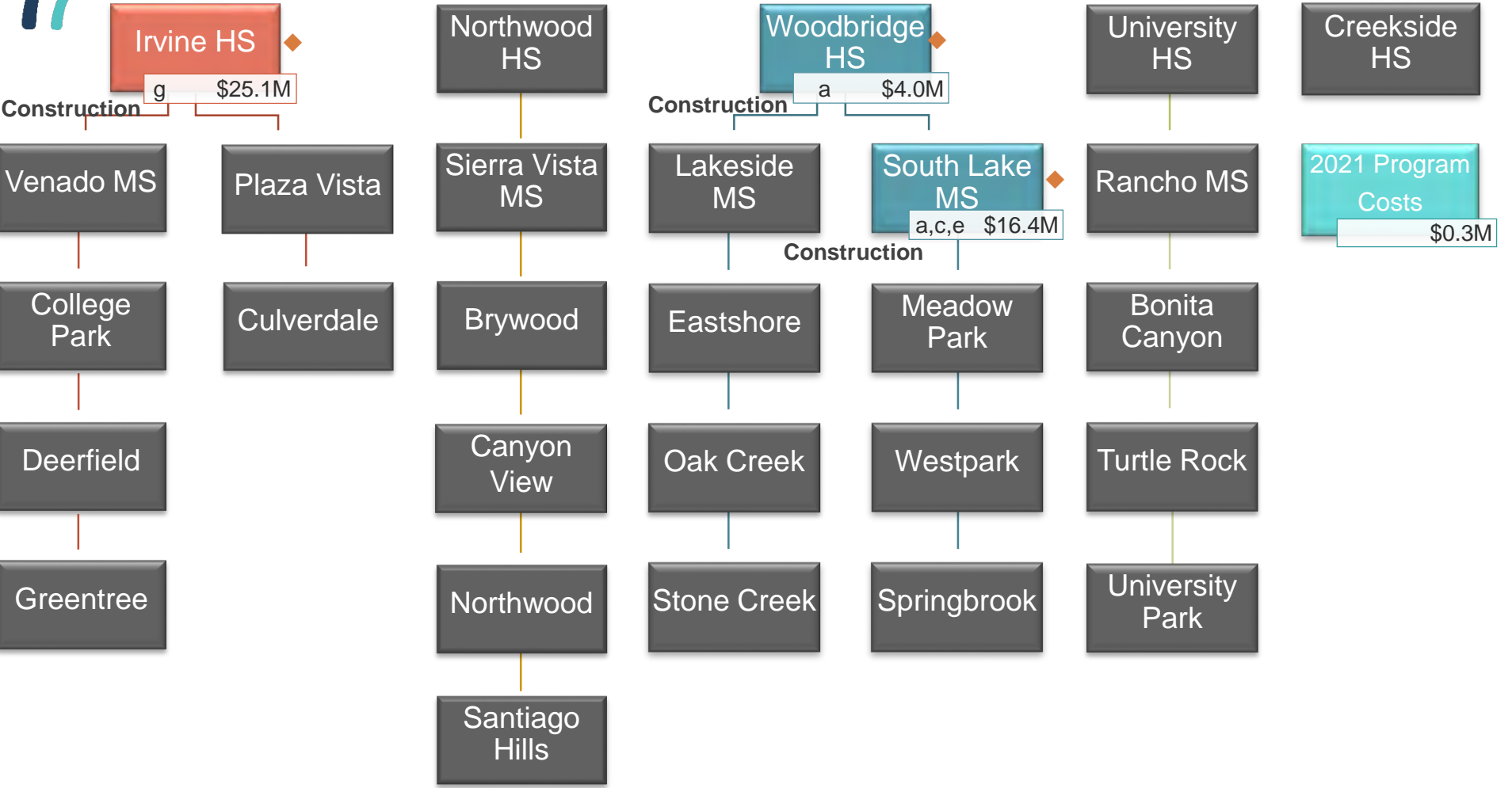


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Series 3 Funds	\$65.5M
Series 3 Costs	\$45.8M
Surplus	\$19.7M



$\$25.1M + \$0 + \$20.4M + \$0 + \$0.3M =$

NOTE: Schools organized by region, not by feeder schools

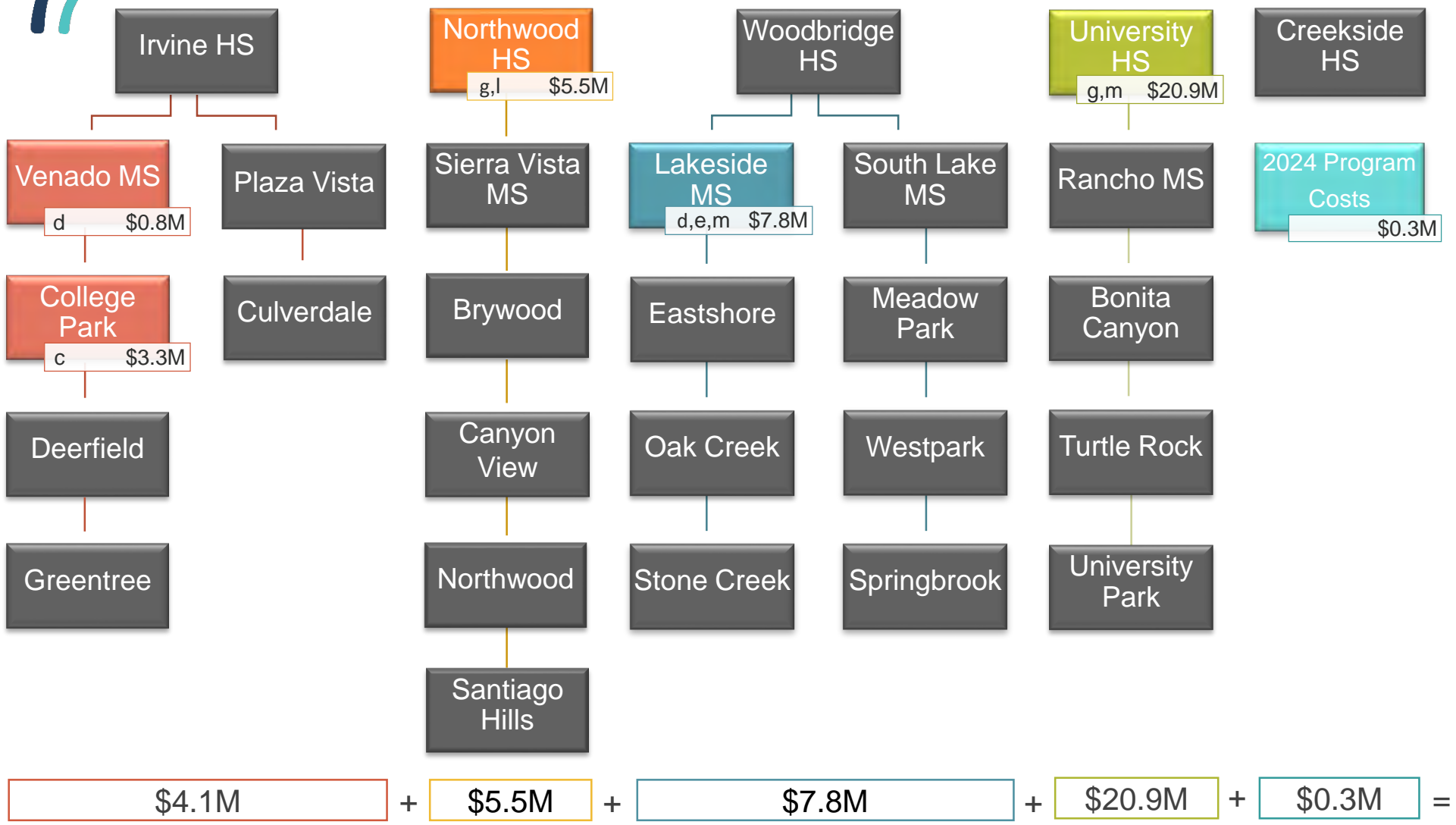
# Implementation Plan Update: Series 3 Projects





PROJECT TYPES

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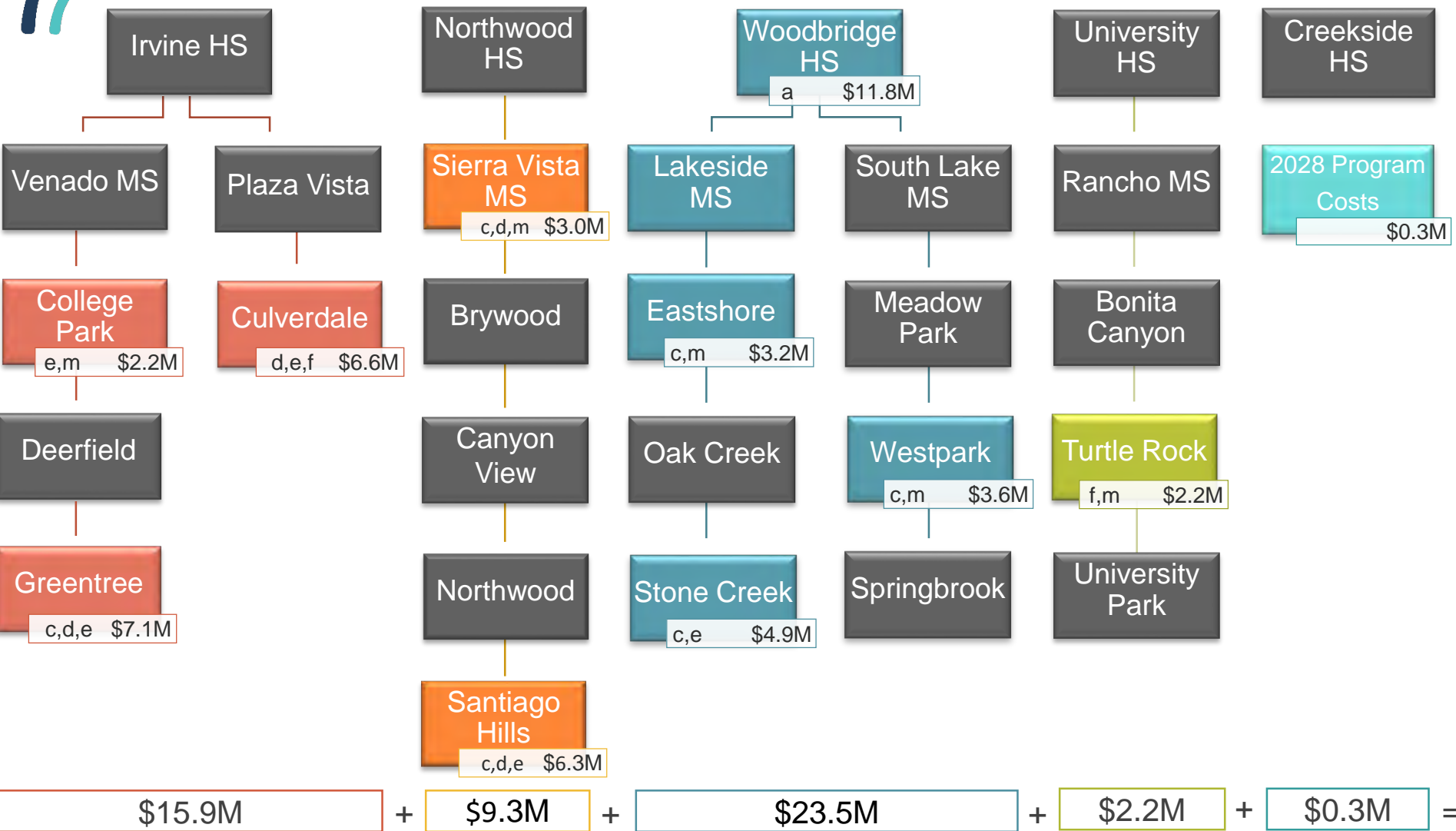


Series 4 Funds	\$45.0M
Series 4 Costs	\$38.6M
Surplus	\$6.4M

NOTE: Schools organized by region, not by feeder schools

# Implementation Plan Update: Series 4 Projects

Pending Bond Sale Projected 2024



## PROJECT TYPES

- a. Modernize facilities over 25 yrs of age
  - b. Enclose open classrooms
  - c. Construct Music Classrooms
  - d. Construct Multipurpose Room
  - e. Construct/Upgrade Food Service
  - f. Construct Career Tech and Innovation/Design Labs
  - g. Construct Visual and Performing Arts, Media Arts Elective Labs and New/Upgrade Theaters
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  - k. Construct Classrooms to replace portables
  - l. Construct Practice Gym
  - m. Construct/Upgrade Site Specific Support Facilities
- Under construction  
■ In design  
◆ Waiting for Bond sale

Series 5 Funds	\$55.0M
Series 5 Costs	\$51.2M
Surplus	\$3.8M

NOTE: Schools organized by region, not by feeder schools

# Implementation Plan Update: Series 5 Projects

Pending Bond Sale Projected 2028



# MEASURE E

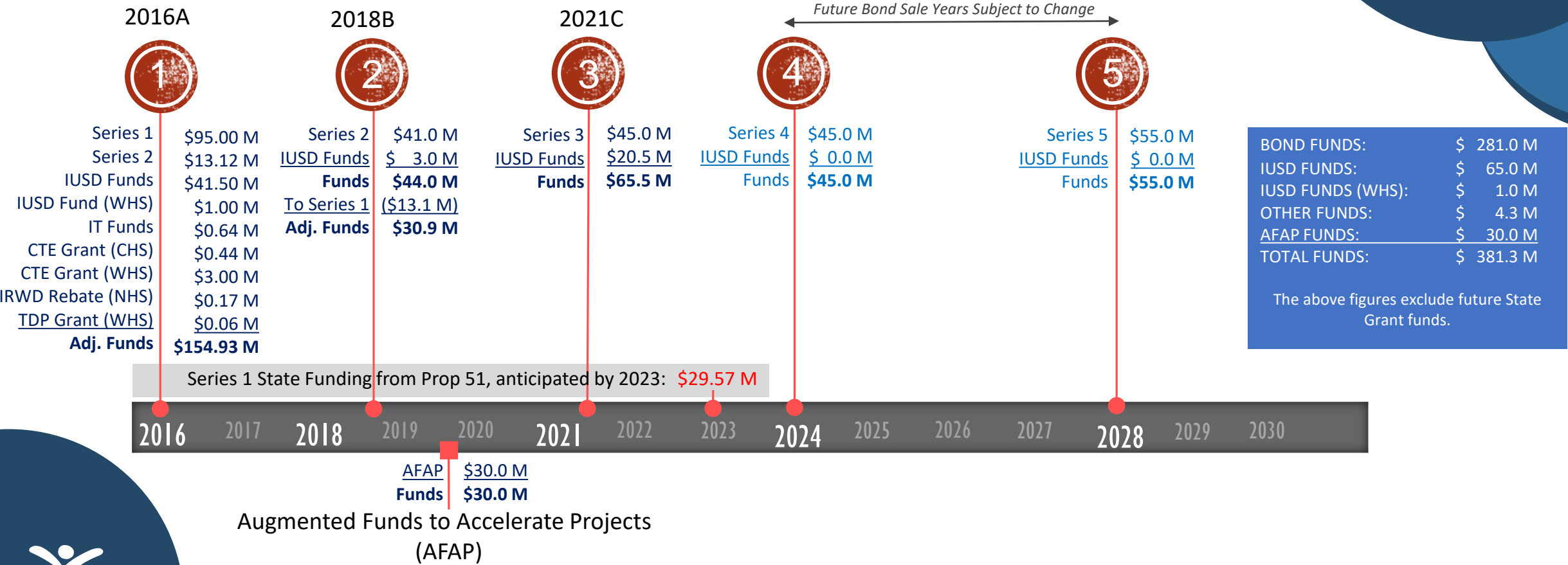
## FINAL CHANGE ORDERS

Final Change Order Percentages (Series 1)

School		Original Contract	Final Contract	Change Orders	Change Order %	School		Original Contract	Final Contract	Change Orders	Change Order %
1	Bonita Canyon ES	\$ 687,833	\$ 661,920	\$ (25,913)	-3.77%	14	Westpark ES	\$ 7,535,025	\$ 7,612,852	\$ 77,827	1.03%
2	College Park ES	\$ 1,947,472	\$ 1,997,707	\$ 50,235	2.58%	15	Brywood ES - Mod	\$ 8,022,047	\$ 8,634,679	\$ 612,632	7.64%
3	Culverdale ES	\$ 1,004,045	\$ 1,020,602	\$ 16,557	1.65%	16	Brywood ES - Music	\$ 2,842,214	\$ 2,773,341	\$ (68,873)	-2.42%
4	Greentree ES	\$ 1,263,711	\$ 1,240,335	\$ (23,376)	-1.85%	17	Meadow Park ES - Mod	\$ 9,640,387	\$ 9,856,858	\$ 216,471	2.25%
5	Santiago Hills ES	\$ 1,053,407	\$ 1,050,915	\$ (2,492)	-0.24%	18	Meadow Park ES - Music	\$ 2,889,679	\$ 2,838,289	\$ (51,390)	-1.78%
6	Stone Creek ES	\$ 3,155,560	\$ 3,113,229	\$ (42,331)	-1.34%	19	Eastshore ES	\$ 4,522,529	\$ 4,597,990	\$ 75,461	1.67%
7	Northwood HS	\$ 2,946,419	\$ 3,055,203	\$ 108,784	3.69%	20	Venado MS	\$ 3,798,615	\$ 3,813,274	\$ 14,659	0.39%
8	Irvine HS	\$ 4,704,255	\$ 4,843,227	\$ 138,972	2.95%	21	Creekside HS	\$ 3,681,144	\$ 3,598,072	\$ (83,072)	-2.26%
9	University HS	\$ 3,533,004	\$ 3,519,126	\$ (13,878)	-0.39%	22	Springbrook ES- Mod	\$ 8,110,543	\$ 8,413,410	\$ 302,867	3.73%
10	Sierra Vista MS	\$ 3,643,560	\$ 3,526,896	\$ (116,664)	-3.20%	23	Springbrook ES- Music	\$ 3,387,188	\$ 3,245,008	\$ (142,180)	-4.20%
11	South Lake MS	\$ 2,753,376	\$ 2,688,937	\$ (64,439)	-2.34%	24	Woodbridge HS-Field Imp	\$ 2,568,204	\$ 2,651,706	\$ 83,502	3.25%
12	Lakeside MS	\$ 2,279,702	\$ 2,214,866	\$ (64,836)	-2.84%	25	Woodbridge HS-PAC	\$ 23,435,033	\$ 22,782,163	\$ (652,870)	-2.79%
13	Rancho San Joaquin MS	\$ 4,201,968	\$ 4,102,266	\$ (99,702)	-2.37%	TOTALS		\$ 113,606,920	\$ 113,852,871	\$ 245,951	0.22%

# MEASURE E

## PROGRAM FUNDS



# MEASURE E

## FORECASTED FUNDS

### Potential for Surplus Funds

- **Series 1 Surplus**
  - Projects are all complete
- **Series 2 Deficit**
  - Projects are under construction
- **Series 3 Surplus**
  - South Lake MS bids received, construction June 2021
  - Irvine HS PAC & Woodbridge HS J&K HVAC, construction early 2022
- **AFAP Surplus**
  - Projects will start construction June 2021

### How did the surplus occur?

- Series 3 Bond sale \$45.0 Million (increase of \$14.2 Million from 2020 Fall Study Session)
- Recent bids were under cost estimates
- Ongoing projects staying within Post-Bid Budgets

Bond Series	Forecasted Remaining Funds
Series 1	\$ 3,063,350
Series 2	\$ (1,305,681)
Series 3	\$ 16,732,327
Surplus	\$ 18,489,996
AFAP Remaining	\$ 6,678,241
TOTAL	\$ 25,168,237





# **MEASURE E** **DISCUSSION**

## **Bring Forward Projects (\$25.2 Million available)**

- **Greentree ES** - New Multipurpose Building (\$7.7 Million preliminary project budget)
- **Santiago ES** - New Multipurpose Building (\$6.8 Million preliminary project budget)
  - Both school sites were included in Series 1 (2017)
  - Project would be modeled after recently completed Bonita Canyon ES
  - Existing multipurpose spaces are inadequate

## **Options for remaining surplus funds (\$10.7 Million remaining surplus)**

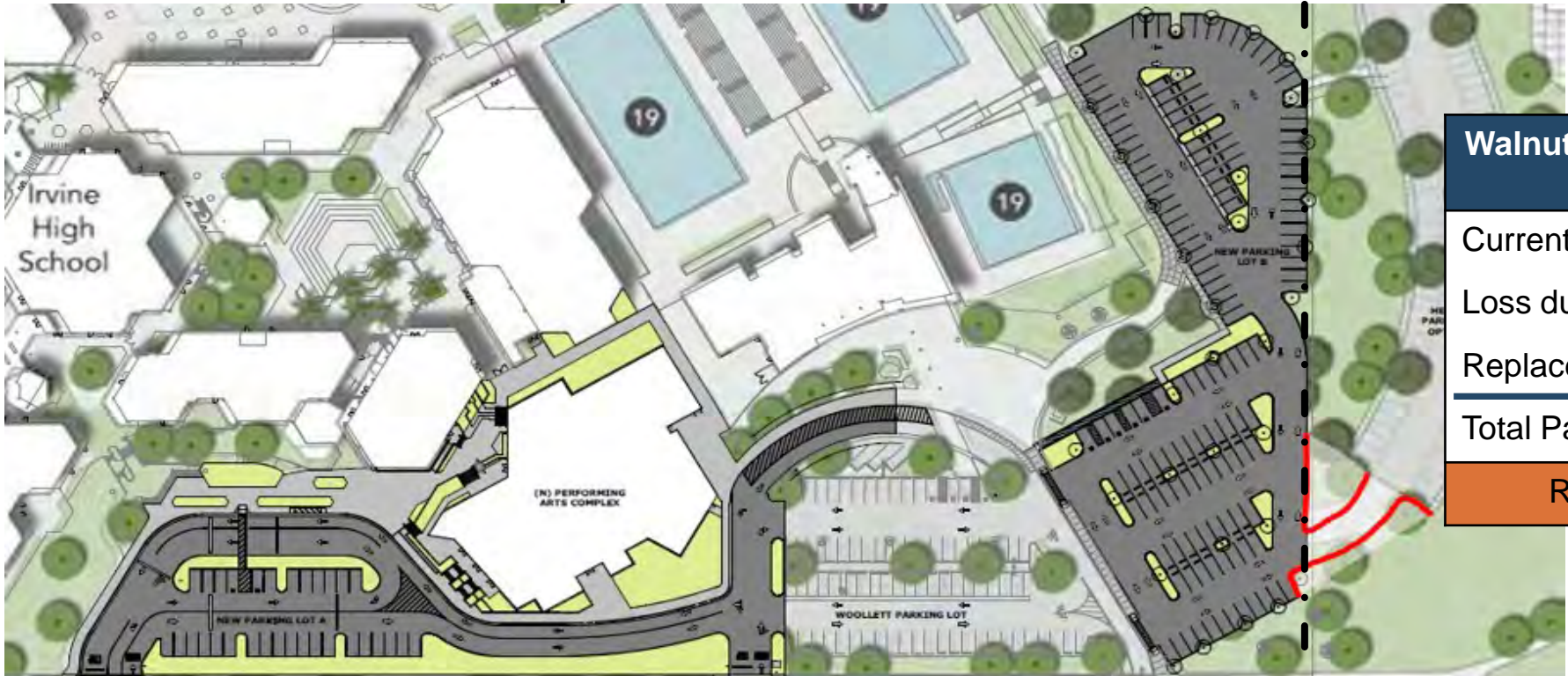
- **Option 1** - Bring forward Culverdale ES – New Multipurpose Building / Nutrition Services (\$9.5 Million anticipated)
  - School site was included in Series 1 (2017)
  - Project would be modeled after recently completed Bonita Canyon ES
- **Option 2** - Increase parking stalls at Irvine HS parking lot replacement project (\$4.0 Million anticipated)



# MEASURE E IRVINE HS PARKING LOT REPLACEMENT

To accommodate the new PAC, the site will lose 112 parking spaces and a replacement parking lot is required

- An onsite parking lot replacement has been designed and funding identified
- To provide adequate parking during PAC construction the parking lot replacement is preferred to be constructed prior to the start of PAC construction



Walnut Parking Lot Replacement Stall Count	
Current	229
Loss due to PAC	-112
Replacement Parking Lot	143
Total Parking Lot	260
ROM Project Cost: \$2 million	



# MEASURE E IRVINE HS PARKING LOT EXPANSION (OPTION 2)

Facilities and City staff met regarding an expanded parking lot at Irvine High that would increase overall stall count

- A conceptual parking lot has been designed with a net gain of 213 stalls
- Fund source to be identified
- Site would potentially lose 139 stalls until completion of PAC



Walnut Parking Lot Expansion Stall Count	
Current	229
Loss due to PAC	-112
Parking Lot Expansion	325
Total Parking Lot	442
ROM Project Cost: \$6.0 million	



# CURRENT SCHEDULE (Series 2, AFAP, Series 3)



## Bonita Canyon ES and Turtle Rock ES

SERIES 2



## Northwood ES and University Park ES



## Canyon View ES, Deerfield ES, Oak Creek ES and Plaza Vista School

AFAP

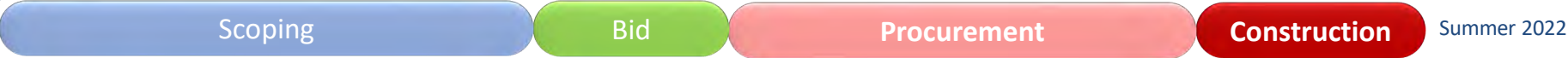


## South Lake MS

SERIES 3



## Woodbridge HS



## Irvine HS



## Greentree ES and Santiago Hills ES



# BONITA CANYON ES (New Multi Purpose Building)



Multi Purpose Building

Multi Purpose Building Interior





# TURTLE ROCK ES (New Classroom Building)



Classroom Building

Classroom Building Interior







Classroom Building



Classroom Building Interior

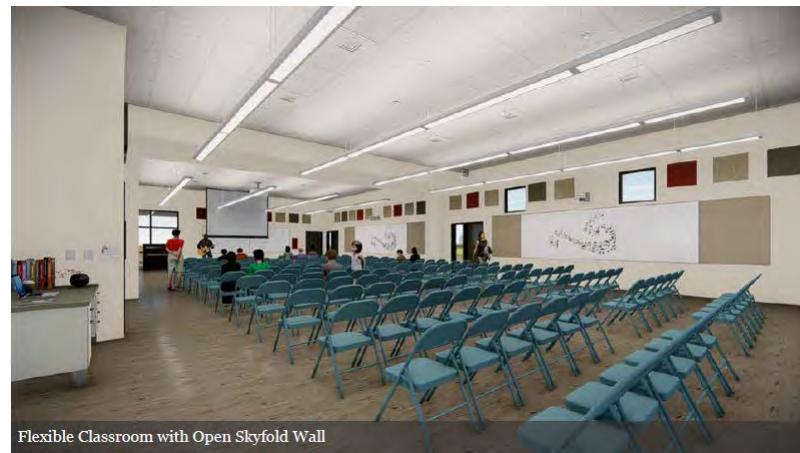
# NORTHWOOD ES (New Classroom Building and Food Services Renov.)



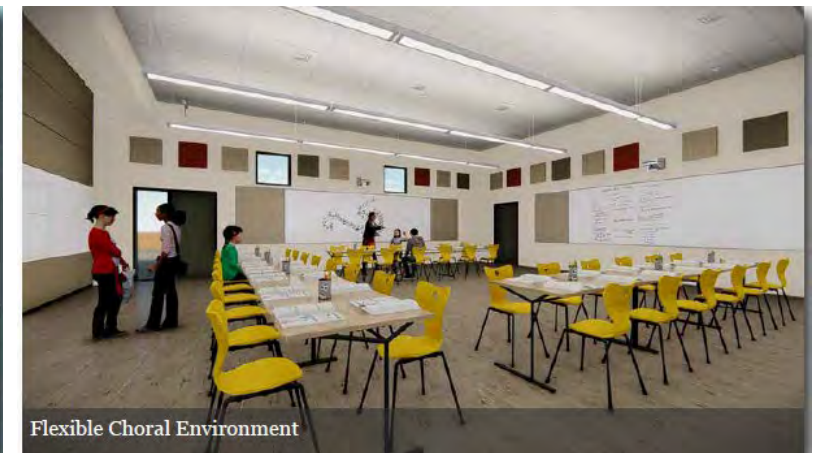
Exterior View

Classroom Building\*

Classroom Building Interior\*



Flexible Classroom with Open Skyfold Wall



Flexible Choral Environment

\*Construction to begin June 2021



# CANYON VIEW ES (Music Expansion / Innovation & Design Labs)



Expanded Music Classroom\*

New Innovation Lab\*



\*Construction to begin June 2021



# OAK CREEK ES (New Classroom Building and Lunch Shelter)



Classroom Building (right)\*

Classroom Building Interior\*



\*Construction to begin June 2021



# DEERFIELD ES (New Classroom Building and Food Services Renov.)



Classroom Building\*

Classroom Building\*



\*Construction to begin June 2021



# PLAZA VISTA SCHOOL (New Classroom Building and Kinder Renov.)



Music Classroom Building\*

Kindergarten Renovation\*



\*Construction to begin June 2021



# SOUTH LAKE MS (Modernization/Expansion)



Music Classroom Expansion\*

Music Classroom Expansion\*



\*Construction to begin June 2021



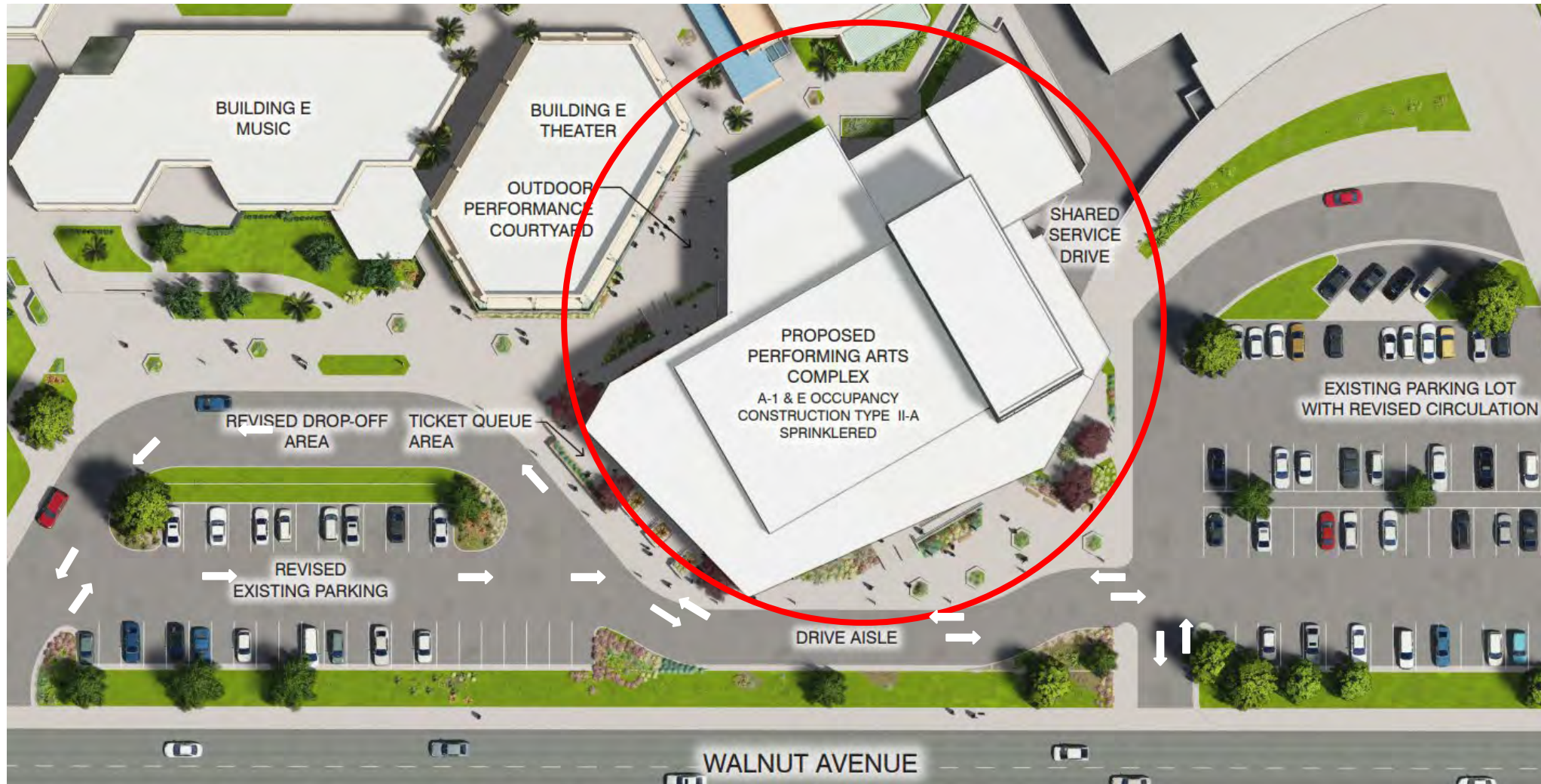
- Phase 1 of Building J and Building K Modernization (HVAC only)
  - Phase 1 will focus on replacing HVAC system installed with original construction over 30 years ago
  - Phase 2 will focus on modernizing the interior of buildings in Series 5
- Building J and Building K (two-story buildings)
  - New heat pumps in classrooms and on roof (40)
  - New exhaust fans (11)
  - New cooling tower (1), new boiler (1), and suction pumps (2)
  - New plumbing for units and equipment
  - New ductwork and ductwork replacement in select areas
  - Construction scheduled for summer 2022 and complete by start of 2022/2023 school year
- New HVAC system
  - Update the HVAC system with controls to current code
  - Make HVAC system more energy efficiency
  - Improve classroom environment





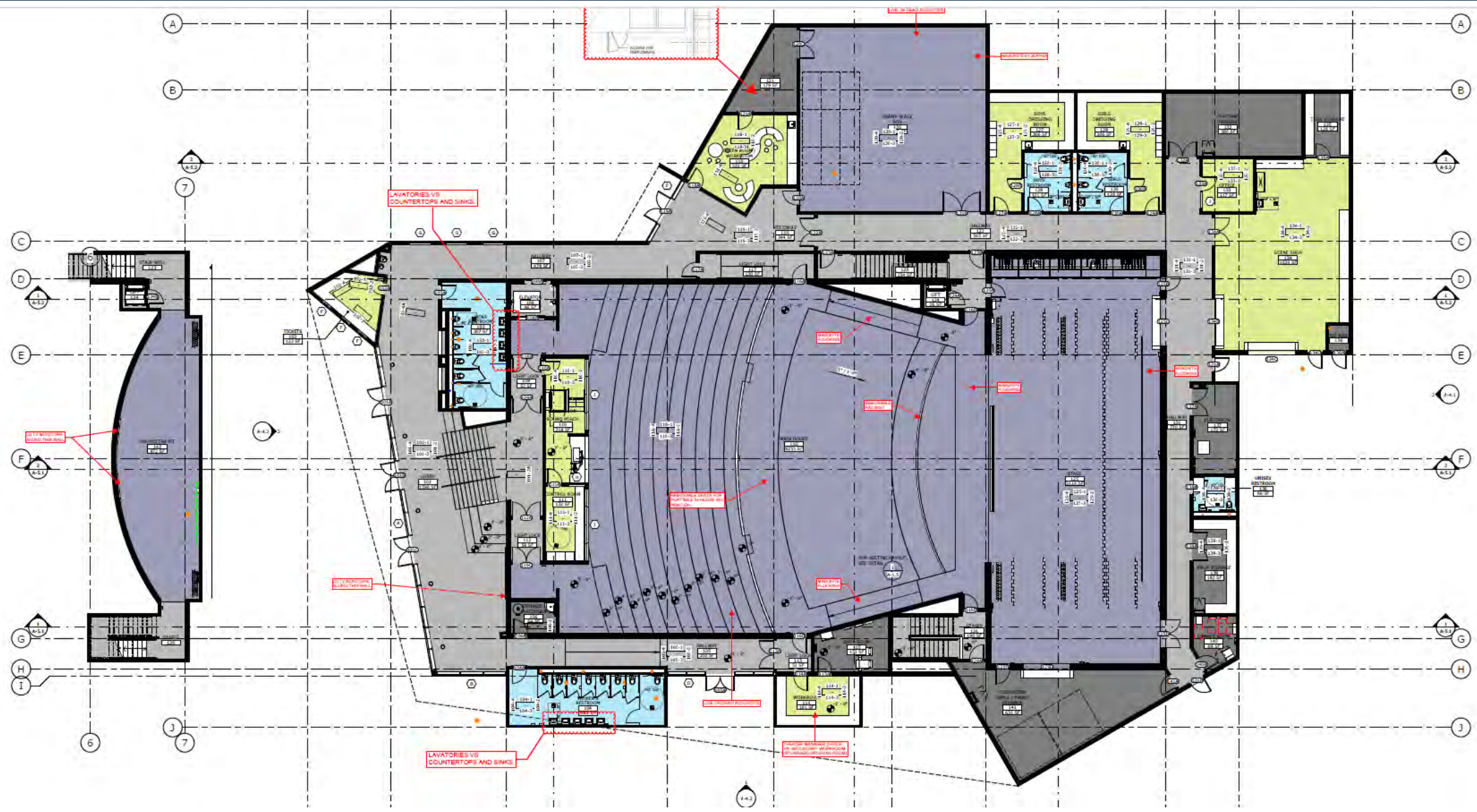
## Design Parameters

- Placement of new Performing Arts Complex
- Single story building
- 650 seats
- Black Box theater
- Realignment of drive aisles
- Modification to parking lot





# IRVINE HS (New Performing Arts Complex)





# IRVINE HS (New Performing Arts Complex)



New Performing Arts Complex (aerial view)

New Performing Arts Complex (street view)



# IRVINE HS (New Performing Arts Complex)



New Performing Arts Complex (campus view)

Courtyard





# QUESTIONS