Draft Project Implementation Plan
Measure “E” Bond
Agenda

▪ Funding
  ▪ Bond Assumptions
  ▪ IUSD Fund Sources

▪ Implementation Process
  ▪ Criteria
  ▪ Overview
  ▪ Project Types

▪ Implementation Plan
  ▪ Summary of Projects
  ▪ Project Implementation by Bond Series

▪ Next Steps
FUNDING
Bond Assumptions

- $29 per $100,000 AV Tax Rate
- Each Bond Series is 30 years
- 4 Bond Series
- 15 Year Construction Duration
- The Draft Project Implementation Plan uses 3% AV or $250.8 M

<table>
<thead>
<tr>
<th></th>
<th>@ 3%</th>
<th>@ 4.5%</th>
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<tbody>
<tr>
<td>Series 2017</td>
<td>$95.0 M</td>
<td>$95.0 M</td>
</tr>
<tr>
<td>Series 2021</td>
<td>$51.9 M</td>
<td>$74.3 M</td>
</tr>
<tr>
<td>Series 2025</td>
<td>$49.4 M</td>
<td>$74.3 M</td>
</tr>
<tr>
<td>Series 2029</td>
<td>$54.5 M</td>
<td>$70.6 M</td>
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<tr>
<td>Total</td>
<td>$250.8 M</td>
<td>$314.2 M</td>
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These amounts exclude the cost for issuance and interest charges. Face value (Par) amounts are $253 M & $319 M respectively.
IUSD Fund Sources ($65 M) and Restrictions

**FUND 25** $13.5 M
- Developer fees – work related to growth district-wide

**FUND 40** $12.1 M
- Least restrictive, use if projects do not qualify for funding from Fund 25 or CFD 86-1

**CFD 86-1** $39.4 M
- Schools within CFD 86-1 or schools that have at least 10% of students that live in CFD 86-1
  - Schools within 86-1:
    - Canyon View
    - Culverdale
    - Oak Creek
    - Plaza Vista
    - Westpark
    - Northwood HS
    - Creekside
  - Schools that may qualify through open enrollment (as of 2015/16):
    - Brywood
    - College Park
    - Northwood ES
    - Santiago Hills
    - Springbrook
    - Lakeside
    - Sierra Vista
    - South Lake
    - Venado
    - Irvine HS
    - University Park
    - University HS
    - Woodbridge HS
IMPLEMENTATION PROCESS
Criteria for Implementing Projects

▪ Leverage IUSD Funds in the first 6 years of the Bond to construct projects at 24 of the 28 schools

▪ Address safety and security
  o Enclose open classrooms at Elementary Schools

▪ Address older school facilities
  o Modernize facilities over 25 years of age
  o Optimize submittal of potential State funding

▪ Construct projects at all high schools
  o Impacts a broad range of students
  o Sequence new theaters to minimize impact on VAPA program

▪ Upgrade/New Science Labs at Middle Schools
Overview of Funds and Program Costs

Variables Impacting Implementation
- Bond proceeds dependent on assessed values
- Availability of State funds
- Construction market saturation
- Unknown escalation rates

<table>
<thead>
<tr>
<th></th>
<th>Bond (3% AV)</th>
<th>IUSD Funds</th>
<th>Total Available Funds</th>
<th>Total Program Cost Identified</th>
<th>Potential State Funding</th>
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<td>Modernization</td>
<td>$250.8 M</td>
<td>$65.0 M</td>
<td>$315.8 M</td>
<td>$332.3 M</td>
<td>$23 - 25 M</td>
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<tr>
<td>New Construction</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$12 - 18 M</td>
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$16.5 M difference, pending State funding or other IUSD fund sources

Dependent upon Nov. 2016 State Bond passage

* If State Funding is received there is a potential to accelerate projects forward
Draft Project Implementation Plan Overview

Program Cost by Series: $124.6 M

Bond Series 2017 IUSD Funds Total: $95.0 M, $29.6 M, $124.6 M
Bond Series 2021 IUSD Funds Total: $51.9 M, $27.7 M, $79.6 M
Bond Series 2025 IUSD Funds Total: $49.4 M, $7.7 M, $57.1 M
Bond Series 2029 IUSD Funds Total: $54.5 M

Potential Funding Pending Nov. 2016 State Bond Passage: $20 - 22 M

State Bond Passage: $4 - 6 M

Anticipated Bond Sales Subject to Change: $6 - 8 M, $5 - 7 M


2017

5 HS
5 MS
11 ES
21 Schools

(4) Repeat Schools

5 HS
1 MS
4 ES
7 Schools

(5) Repeat Schools

2 HS
2 MS
4 ES/K8
8 Schools

(14) Repeat Schools

$20 - 22 M $4 - 6 M $6 - 8 M

$67.4 M

Anticipate additional State funds

Irvine Unified School District

Board Meeting

Topic: Draft Project Implementation Plan (subject to change, for discussion purposes only)

8/26/2016

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IMPLEMENTATION PLAN
Summary of Projects

- Address safety and security
  - (10) Elementary Schools - enclose open classrooms
    - College Park, Culverdale, Greentree, Brywood, Santiago Hills, Stone Creek, Meadow Park, Westpark, Springbrook, Bonita Canyon

- Address older school facilities
  - (4) Elementary Schools – modernize original school facility
    - Brywood, Meadow Park, Westpark, Springbrook
  - (2) High Schools – modernize eligible buildings – Irvine HS, University HS
  - Evaluate use of closed sites for interim housing during the Elementary Schools modernizations

- Construct projects at (5) high schools
  - (2) Modernization of eligible buildings – Irvine HS, University HS (Science Lab Building)
  - (1) New Theater and Elective Spaces – Woodbridge HS
  - (1) New synthetic Track and Field – Northwood HS
  - (1) New CTE/Science Labs – Creekside HS

- Upgrade/New Science Labs/Design Labs
  - (2) Elementary School Design Lab – Stone Creek, Eastshore
  - (5) Middle Schools – Sierra Vista MS, Lakeside MS, Southlake MS, Rancho MS, Venado MS
  - (1) Middle School – Convert existing classroom to Design Lab – Rancho

- New Kinder Classroom
  - (1) Elementary School – Eastshore

- Support Facilities
  - (1) Elementary School – Convert existing classrooms to common areas, add new portables - College Park
Project Implementation

By Region

Irvine HS
- a. $9.6 M
- Venado MS
  - h. $5.5 M
- College Park
  - b., m. $4.7 M
- Deerfield
- Greenstreet
  - b. $3.3 M

Northwood HS
- j. $3.1 M
- Plaza Vista
- Culverdale
  - b., m. $2.6 M

Woodbridge HS
- g. $23.6 M
- Lakeside MS
  - h. $1.4 M
- South Lake MS
  - h. $2.1 M

University HS
- a., h. $4.9 M
- Creekside HS
  - f. $3.9 M

Canyon View
- a., b. $6.7 M
- Oak Creek
  - a., b. $7.4 M
- Westpark
  - a., b. $8.0 M

University Park
- b., f. $0.4 M

Springbrook
- a., b. $8.4 M

PROJECT TYPES

a. Modernize facilities over 25 years 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 Classrooms
j. Construct all weather track and field
k. Construct Classrooms to replace portables
l. Construct Practice Gym
m. Construct/Upgrade Site Specific Support Facilities

$25.7 M + $15.0 M + $58.1 M + $11.0 M + $3.9 M = $113.7 M

Program Escalation + $10.9 M

Total Program Cost $124.6 M

Funding $95.0 M
Bond $29.6 M

* Graphic intended for regional representation and is not perfectly aligned with School boundaries

Irvine Unified School District

Board Meeting

Topic: Draft Project Implementation Plan (subject to change, for discussion purposes only)

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Summary of Projects

- Address older school facilities
  - (1) Middle School – South Lake MS
  - (1) High School – modernize eligible buildings – Woodbridge HS

- Upgrade/New Science Labs
  - (1) Middle School – South Lake MS
  - (1) High School in modernization – Woodbridge HS

- Construct/Upgrade Visual Performing Arts
  - (3) Elementary Schools - New Music Spaces
    - Northwood, Bonita Canyon, Turtle Rock
  - (1) Elementary School - New MPR - Bonita Canyon
  - (1) High School - New Theater with Elective Spaces – Irvine HS

- Construct/Upgrade Food Services
  - (2) Elementary Schools – Northwood, Bonita Canyon

- Construct Classrooms to replace portables
  - (1) Elementary School – University Park
Project Implementation

7 Schools – 4 ES, 1 MS, 2 HS
(includes 4 repeat schools)

PROJECT TYPES

a. Modernize facilities over 25 years 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 Classrooms
j. Construct all weather track and field
k. Construct Classrooms to replace portables
l. Construct Practice Gym
m. Construct/Upgrade Site Specific Support Facilities

Sites that are not part of the first and second bond series

$23.6 M + $4.4 M + $24.8 M + $15.8 M + - = $68.6 M

Program Escalation + $11.0 M

Total Program Cost $79.6 M

Funding $51.9 M $27.7 M Bond IUSD
Summary of Projects

- **Construct/Upgrade Visual Performing Arts**
  - (4) Elementary School/K8 - new Music Spaces
    - College Park, Canyon View, Oak Creek, Plaza Vista
  - (1) Middle School - new MPR – Lakeside MS
  - (1) Middle School - upgrade existing MPR – Venado MS
  - (2) High Schools - upgrade Theater systems – Northwood HS, University HS
  - (1) High School - new Performing Arts/Elective Spaces – University HS

- **New Kinder Classroom**
  - (1) K8 School – Plaza Vista

- **Construct/Upgrade Food Services**
  - (1) Middle School – Lakeside MS

- **Construct Practice Gym**
  - (1) High School – Northwood HS

- **Construct Innovation Lab**
  - (1) Elementary School – Canyon View

- **Construct/Upgrade Support Facilities**
  - (1) Elementary School – Repurpose Commons – Canyon View
  - (1) Elementary School – Lunch shelter – Oak Creek
  - (1) Middle School – Upgrade and relocate portables – Lakeside MS
**Project Implementation**

By Region

- Irvine HS
- Northwood HS
- Woodbridge HS
- University HS
- Creekside HS
- Venado MS
- Plaza Vista
- College Park
- Culverdale
- Brywood
- Eastshore
- Meadow Park
- Bonita Canyon
- Canyon View
- Oak Creek
- Westpark
- Turtle Rock
- Northwood
- Stone Creek
- Springbrook
- University Park
- Santiago Hills
- Greentree
- Deerfield

**Program Escalation +** $11.0 M

**Total Program Cost** $60.7 M

**Funding**
- **Bond** $49.4 M
- **IUSD** $7.7 M
- **TBD** $3.6 M

**PROJECT TYPES**

a. Modernize facilities over 25 years of age
b. Enclose open classrooms
c. Construct Music Classrooms
d. Upgrade/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 Classrooms
j. Construct all weather track and field
k. Construct Classrooms to replace portables
l. Construct Practice Gym
m. Construct/Upgrade Site Specific Support Facilities

Site that is not part of the previous bond series

+$9.9 M + $8.6 M + $10.3 M + $20.9 M = $49.7 M
Summary of Projects

- Construct/Upgrade Visual Performing Arts
  - (9) Elementary Schools - New Music Spaces
    - Deerfield, Greentree, Brywood, Santiago Hills, Eastshore, Stone Creek, Meadow Park, Westpark, Springbrook
  - (3) Elementary Schools - New MPR - Culverdale, Greentree, Santiago Hills
  - (2) Middle Schools - New Music Spaces – Sierra Vista MS, Southlake MS
  - (1) Middle School - upgrade existing MPR - Southlake MS

- Construct/Upgrade Food Services
  - (6) Elementary Schools – College Park, Culverdale, Deerfield, Greentree, Santiago Hills, Stone Creek

- Construct Innovation/Design Labs
  - (2) Elementary Schools – Turtle Rock, Culverdale

- Construct/Upgrade Support Spaces
  - (1) Elementary School – Staff lounge expansion – Deerfield
  - (1) Elementary School – Lunch shelter – College Park
  - (1) Elementary School – Expand hardcourts- Eastshore, Westpark
  - (1) Elementary School – Repurpose Commons – Turtle Rock
  - (1) Middle School - Special Education Spaces – Sierra Vista MS
  - (1) High School - Fitness Lab – Creekside HS
Project Implementation

By Region

The diagram illustrates the project implementation plan for 15 schools in the Irvine Unified School District. Each school is marked with an estimated budget, and the total costs are calculated at the bottom. The project types include:

- Modernize facilities over 25 years of age
- Enclose open classrooms
- Construct Music Classrooms
- Construct/Upgrade Multipurpose Room
- Construct/Upgrade Food Service
- Construct Career Tech and Innovation/Design Labs
- Construct Visual and Performing Arts, Media Arts Elective Labs and New/Upgrade Theaters
- Construct/upgrade science labs and Elective Spaces
- Construct/Upgrade Kinder Classrooms
- Construct all weather track and field
- Construct Classrooms to replace portables
- Construct Practice Gym
- Construct/Upgrade Site Specific Support Facilities

Total Program Cost: $67.4 M

* Graphic intended for regional representation and not perfectly aligned with School boundaries
Next Steps

▪ Communication to Sites and Community
  ▪ August 16 – All Principal Meeting
  ▪ August 23 – Board Update
  ▪ September – Overview Meeting for All Sites
  ▪ October – Facilities meet 1:1 with Site Principals
  ▪ Website update

▪ School Board Meeting on Sept. 13
  ▪ Consider Financing of First Bond Series
  ▪ Recommendation of Citizens Oversight Committee Members
QUESTIONS