

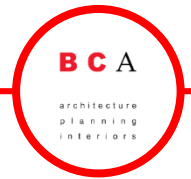


Huntington Beach City School District



- 1. Where are we in the process?**
- 2. Measure Q Bond Program Updates**
- 3. District Wide Priorities**
- 4. Measure Q Phasing by Priority**
- 5. Campus Projects & Phasing**
- 6. Schedule**
- 7. Phase 1 Schematic Design**

Where are we in the process?



- 1. Project Prioritization Site Meetings** January 10-11, 2017
 - BCA's team held site meetings to review the Bond Program planned projects for each campus.
- 2. Project Prioritization Board Presentation** January 17, 2017
 - BCA's team presented the overall project prioritization for the Measure Q Bond Program.
- 3. Demonstration Classroom Teacher Meeting** March 28, 2017
 - OnPoint presented the designs for each of the (12) demonstration classrooms.
- 4. Phase 1 Schematic Design (SD) Phase** April 17, 2017
 - BCA began the SD phase for the phase 1 projects.
- 5. Schematic Design (SD) Site Committee Meetings** May 3 - 5, 2017
 - BCA's team will meet with each campus site committee to review the SD phase scope/designs for phase 1 projects.
- 6. Schematic Design (SD) Board Presentation** May 16, 2017
 - BCA's team will present the final SD phase scope/designs for phase 1 projects.



Priority 1: 21st Century Classrooms and upgrades to portables, AB300 [DSA will require it to be in this phase], ADA, electrical gear/service upgrades, abatement, restroom and ADA upgrades, roof replacement, plaster repair at Dwyer.

Priority 2: Multipurpose and STEAM Labs at the [2] Middle Schools, LED lighting and lighting controls, air conditioning and controls, new playground at Smith, Admin. rework, replace concealed spline ceilings at Sowers, upgrade Auditorium at Dwyer.

Priority 3: Learning Commons.

Priority 4: Safety and security single point of entry/exit at Admin., site fencing, remove/modify walkway canopies, restrict roof access, and portables to permanent.

Measure Q Phasing by Priority



Phase 1 (Priority 1 & 2) **2017-2020** (3 years)

Phase 2 (Priority 1 & 2) **2020-2023** (3 years)

Phase 3 (Priority 2 & 3) **2023-2026** (3 years)

Phase 4 (Priority 3 & 4) **2026-2029** (3 years)

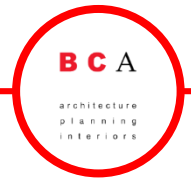
Measure Q Bond Program **2017-2029** (12 years)



2017-2020 Phase 1:	\$50,000,000 (initial projection \$57M)
2020-2023 Phase 2:	\$49,850,000 (initial projection \$53M)
2023-2026 Phase 3:	\$30,000,000 (initial projection \$13.85M)
<u>2026-2029 Phase 4:</u>	<u>\$30,000,000</u> (initial projection \$36M)
2017-2029 TOTAL:	\$159,850,000

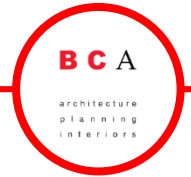
- Complete (1) demonstration classroom at each campus during the 2017 summer.
- Complete all life safety projects in the first phase.
- Complete new Middle School STEM labs and gym/multi-purpose projects in the first phase to allow all HBCSD students to engage in these state of the art environments as quickly as possible.
- Complete 21st century classroom renovations District wide in the first two phases.

Measure Q Bond Projects SOWERS MIDDLE SCHOOL

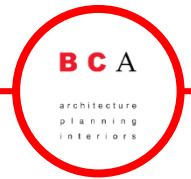


Sowers Middle School - Measure Q Bond Projects	Phase 1 (2017-2020)	Phase 2 (2020-2023)	Phase 3 (2023-2026)	Phase 4 (2026-2029)	
(2) Demonstration Classroom	\$ 170,000				
New Middle School STEM Labs & Gym/Multipurpose	\$ 7,000,000				NEW CONSTRUCTION
1st 1/2 21st Century Classroom Renovations	\$ 2,500,000				MODERNIZATION
1st 1/2 21st Century Portable Renovations	\$ 300,000				
Library to Learning Commons Renovation	\$ 75,000				
New Electrical - switch gear, panels etc.	\$ 750,000				
1st 1/2 AB 300 upgrades	\$ 1,440,000				
2nd 1/2 AB 300 upgrades		\$ 1,440,000			
2nd 1/2 21st Century Classroom Renovations		\$ 2,500,000			
2nd 1/2 21st Century Portable Renovations		\$ 250,000			
Corridor Upgrades			\$ 500,000		
Reconfigure Admin			\$ 750,000		
Upgrade Lighting to LED			\$ 900,000		
Add Staff Restrooms and Upgrade [e] Staff RR			\$ 300,000		
Façade Improvements			\$ 2,500,000		
Site Access Control			\$ 600,000		
Portables to Permanent				\$ 4,600,000	
Subtotal	\$ 12,235,000	\$ 4,190,000	\$ 5,550,000	\$ 4,600,000	
Contingency (10%)	\$ 1,223,500	\$ 419,000	\$ 555,000	\$ 460,000	
Construction Escalation (4% per year)	\$ 530,860	\$ 737,440	\$ 1,709,400	\$ 2,024,000	
TOTAL ESTIMATED HARD CONSTRUCTION COST	\$ 13,989,360	\$ 5,346,440	\$ 7,814,400	\$ 7,084,000	

*The estimates above are conceptual budget estimates – project cost will be refined after further analysis



Schematic Design	April 17 – May 17
Design Development	May 17 – July 17
Construction Documents	July 17 – Aug 17
DSA Review	Aug 17 – Feb 18
Bidding	Feb 18 – March 18
Construction	June 18 – Aug 18
Occupancy	Fall 2018



Schematic Design	April 17 – May 17
Design Development	May 17 – July 17
Construction Documents	July 17 – Oct 17
DSA Review	Oct 17 – April 18
Bidding	April 18 – May 18
Construction	May 18 – Aug 19
Grand Opening	Fall 2019

Modernization

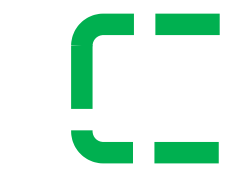
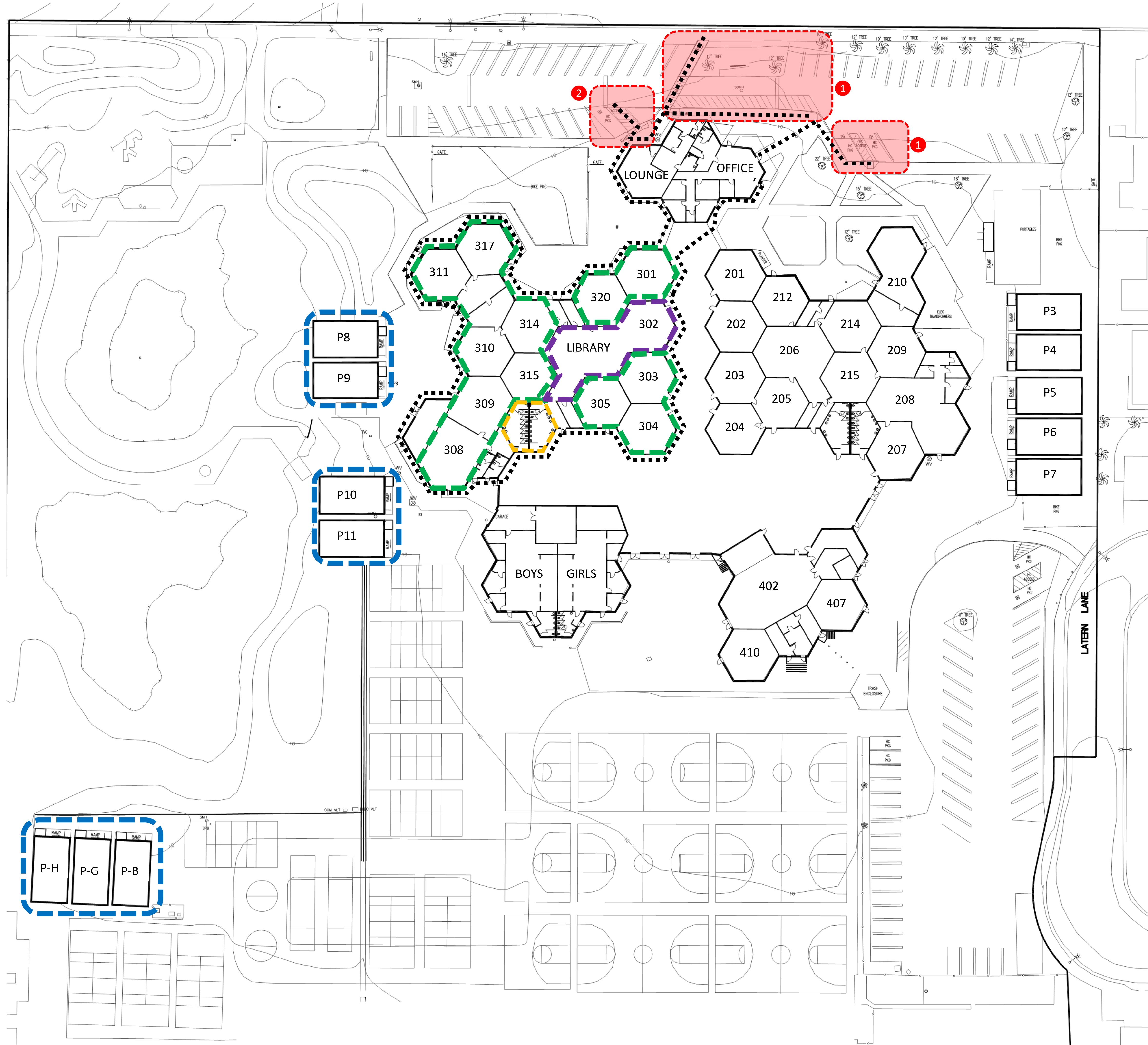
Sowers Middle School Phase 1 Schematic Design



PROJECT SCOPE:

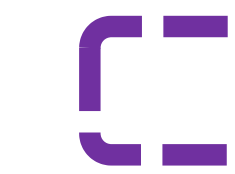
- **1st 1/2 21st Century Classrooms (14 classrooms)**
- **Library to Learning Commons Renovation**
- ***1st 1/2 21st Century Portable Classroom Renovations (7 portable classrooms)***
- **Site Electrical Infrastructure**
- **Site Accessibility Upgrades**
- **Restroom Accessibility Upgrades**
- **1st 1/2 Seismic Retrofit Upgrades**

PROJECT SCOPE



1st 1/2 Century Classroom Renovations (14 Classrooms)

- Electrical (The District will be finalizing the various classroom technology components make/model and locations in January 2018, after receiving feedback from the demonstration classroom process. The design work for the scope below will be completed during DSA review and integrated into the plans during DSA backcheck.):
 - New 120 Volt power outlets as shown on 'Sowers Typical Classroom Electrical Exhibit' sketch.
 - Rough in boxes in walls for audio/video/computer systems as shown on 'Sowers Typical Classroom Electrical Exhibit' sketch. Provide conduit only from rough in boxed to above ceiling.
- Existing Ceilings:
 - Existing T-Bar Grid to remain and be painted; confirm existing suspended ceiling system complies with the current code or, if not, can the existing suspended ceiling system be modified to meet current code; if not, DSA will likely require a new suspended ceiling system
 - Remove existing ceiling tiles and install new acoustical ceiling tiles (confirm MFR.)
- Install floor to ceiling magnetic dry erase board panels, centered on projector wall.
- Concrete wall furring for walls where magnetic dry erase board will be installed at existing concrete walls.
- Concrete wall furring for walls where vinyl tackable panels will be installed at existing concrete walls.
- Paint existing walls that do not receive magnetic dry erase or tackable wall panels.
- Remove existing flooring and install new carpet flooring



Library to Learning Commons Renovation

- Remove existing flooring and install new carpet flooring

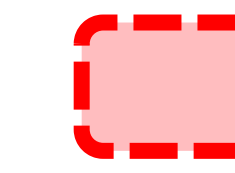


1st 1/2 21st Century Portable Renovations (7 Portable Classrooms)

- Surface mounted boxes in walls for audio/video/computer systems as shown on 'Typical Portable Classrooms Exhibit' sketch. Provide surface mounted conduit only from boxed to above ceiling
- Remove existing flooring and install new carpet flooring

Site Infrastructure

- Electrical:
 - New switch gear, panels and electrical infrastructure.
 - New campus wide PA/bell/clock system and Voice Over IP.
 - Evaluate existing campus MDF, IDF and cabling and recommend if upgrades are required.



Site Accessibility

General: The Sowers site is flat, access around the building and site is good.



1. AREA 4 & 5: [See photo 026, 027, 028, 029]: Need Accessible space restriping, signage, truncated domes add van space. Ideally bus drop off should be reworked to zero curb with concrete bollard protection barrier.



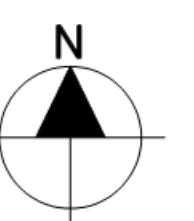
2. Area 6: [See photo 031]. Accessible space needs signage, add van space, rework access to sidewalk.

Accessible Path of Travel



Accessible Restroom and Drinking Fountain Upgrades

- Replace drinking fountain and guard rails with new.
- Replace modesty screens in both restrooms
- Replace faucets at accessible lavatories with new compliant faucets.
- Replace grab bars in accessible restroom stalls.
- Replace toilet room accessories
- Replace restroom signage.





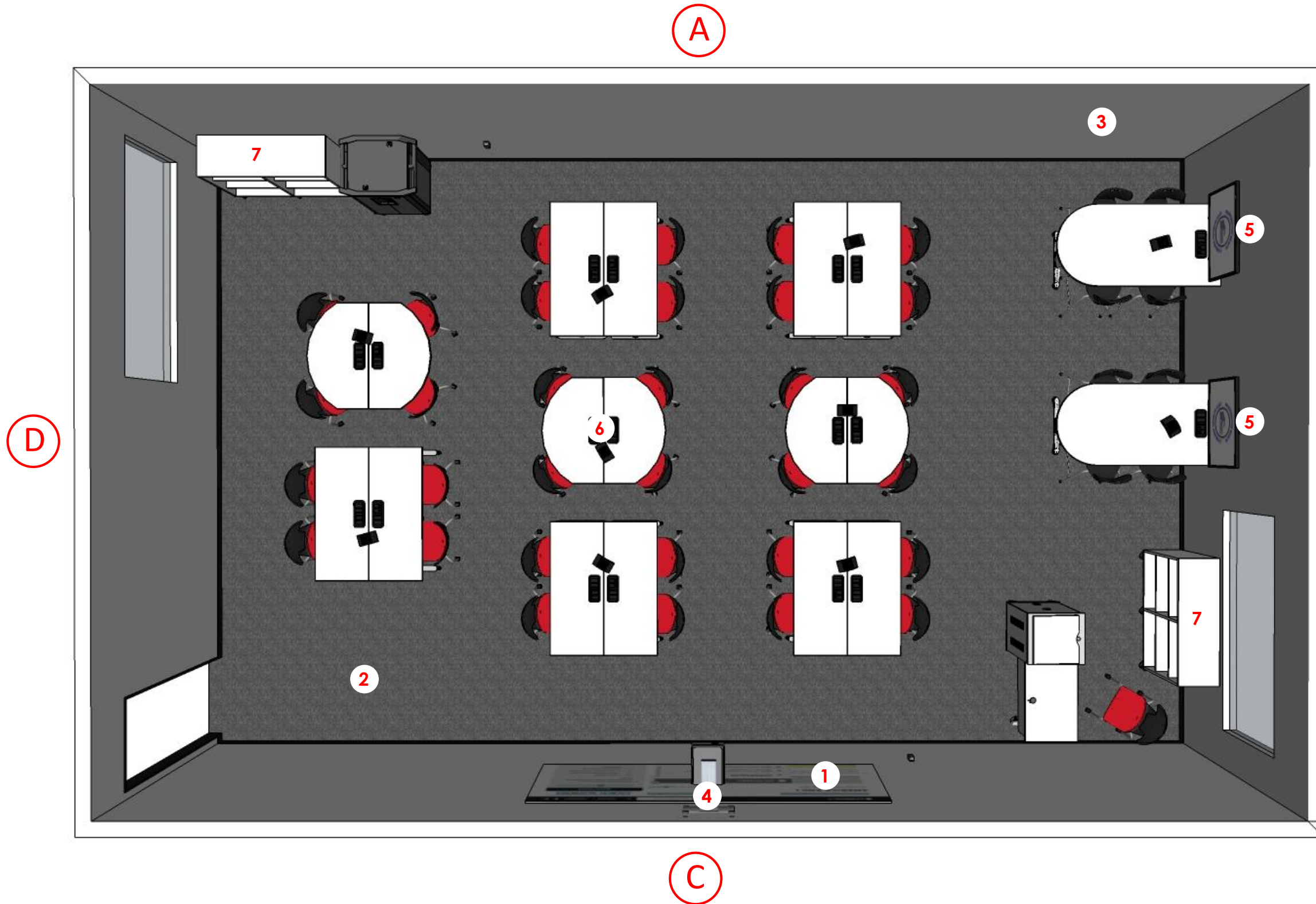
PROJECT SCOPE

1. Floor to ceiling magnetic dry erase surface (furred walls to conceal conduit)
2. Floor to ceiling vinyl tack-board (furred walls to conceal conduit)
3. New carpet
4. New wall base
5. New paint
6. New acoustical ceiling tiles
7. Paint existing T-bar ceiling grid
8. Interactive multi-touch projector
9. LCD display
10. Agile furniture
11. Agile storage
12. Soft seating

Note: Final furniture and technology will be determined during the collaborative demonstration classroom process

TYPICAL CLASSROOM FLOOR PLAN PHASE 1 SCHEMATIC DESIGN

PROJECT 4 - Sowers Middle School Modernization
04/24/2017



PROJECT SCOPE

1. 5' x 16' magnetic dry erase board
2. New carpet
3. New paint, existing wall surface to remain
4. Interactive multi-touch projector
5. LCD display
6. Agile furniture
7. Agile storage

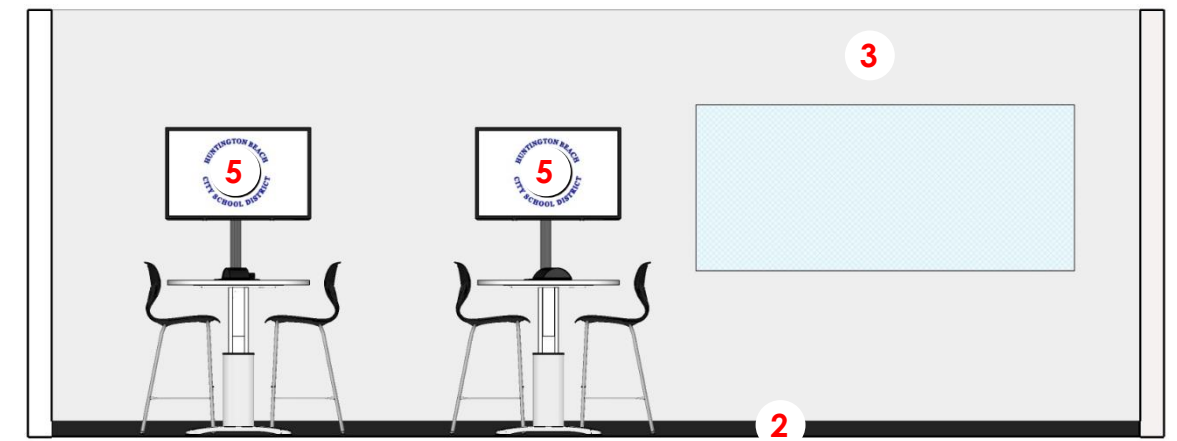
**Final furniture and technology will be determined during the collaborative demonstration classroom process

TYPICAL PORTABLE CLASSROOM FLOOR PLAN PHASE 1 SCHEMATIC DESIGN

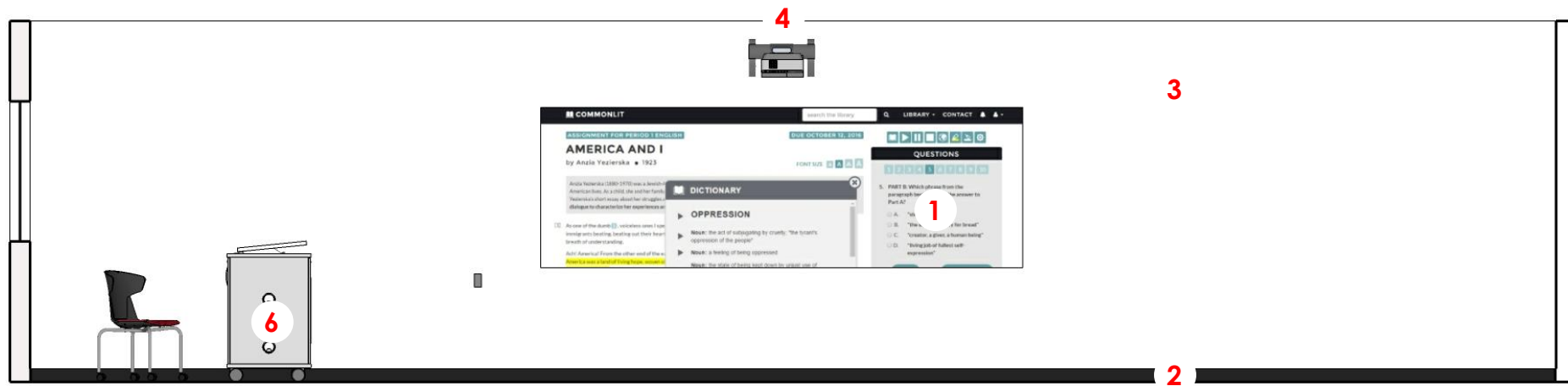
PROJECT 4 - Sowers Middle School Modernization
04/24/2017



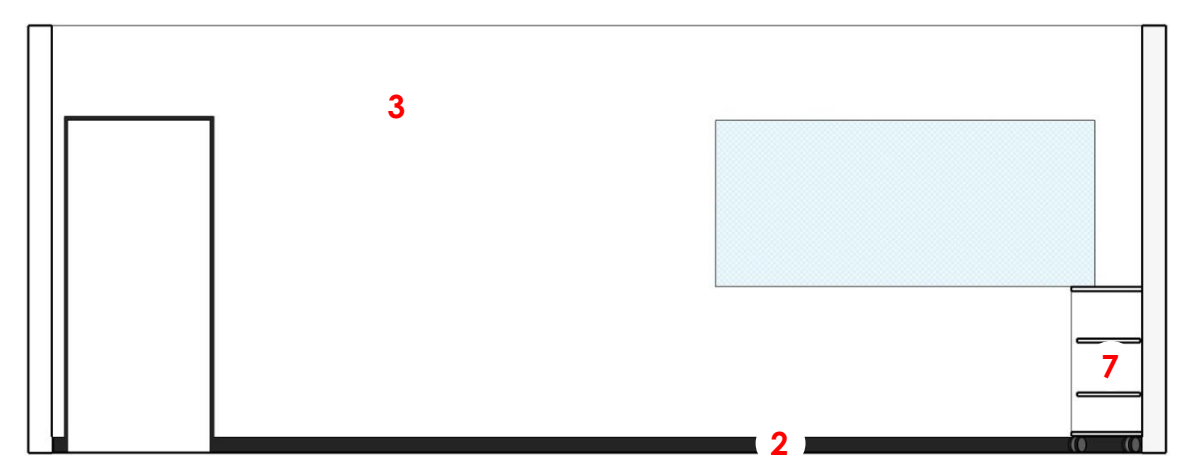
A



B



C



D

PROJECT SCOPE

- | | |
|---|--------------------|
| 1. 5' x 16' magnetic dry erase board | 5. LCD display |
| 2. New carpet | 6. Agile furniture |
| 3. New paint, existing wall surface to remain | 7. Agile storage |
| 4. Interactive multi-touch projector | |

** Final furniture and technology will be determined during the collaborative demonstration classroom process

TYPICAL PORTABLE CLASSROOM ELEVATIONS PHASE 1 SCHEMATIC DESIGN

PROJECT 4 - Sowers Middle School Modernization
04/24/2017

New Construction

Sowers Middle School Phase 1 Schematic Design



PROJECT SCOPE:

- **New Gym/Multipurpose/ STEM Building**
- **Site Accessibility upgrades**

PROJECT SCOPE

General
The Sowers site is generally flat. No other issues with access to the perimeter of the building.

■■■■■ Extent of New Work

■■■■■ Accessible Path Of Travel

New Middle School STEM Labs & Gym/Multipurpose Buildings

- 1. STEM Lab - 4,200 SF
- 2. Gym / Multipurpose Building - 12,560 SF

New Exterior Quad

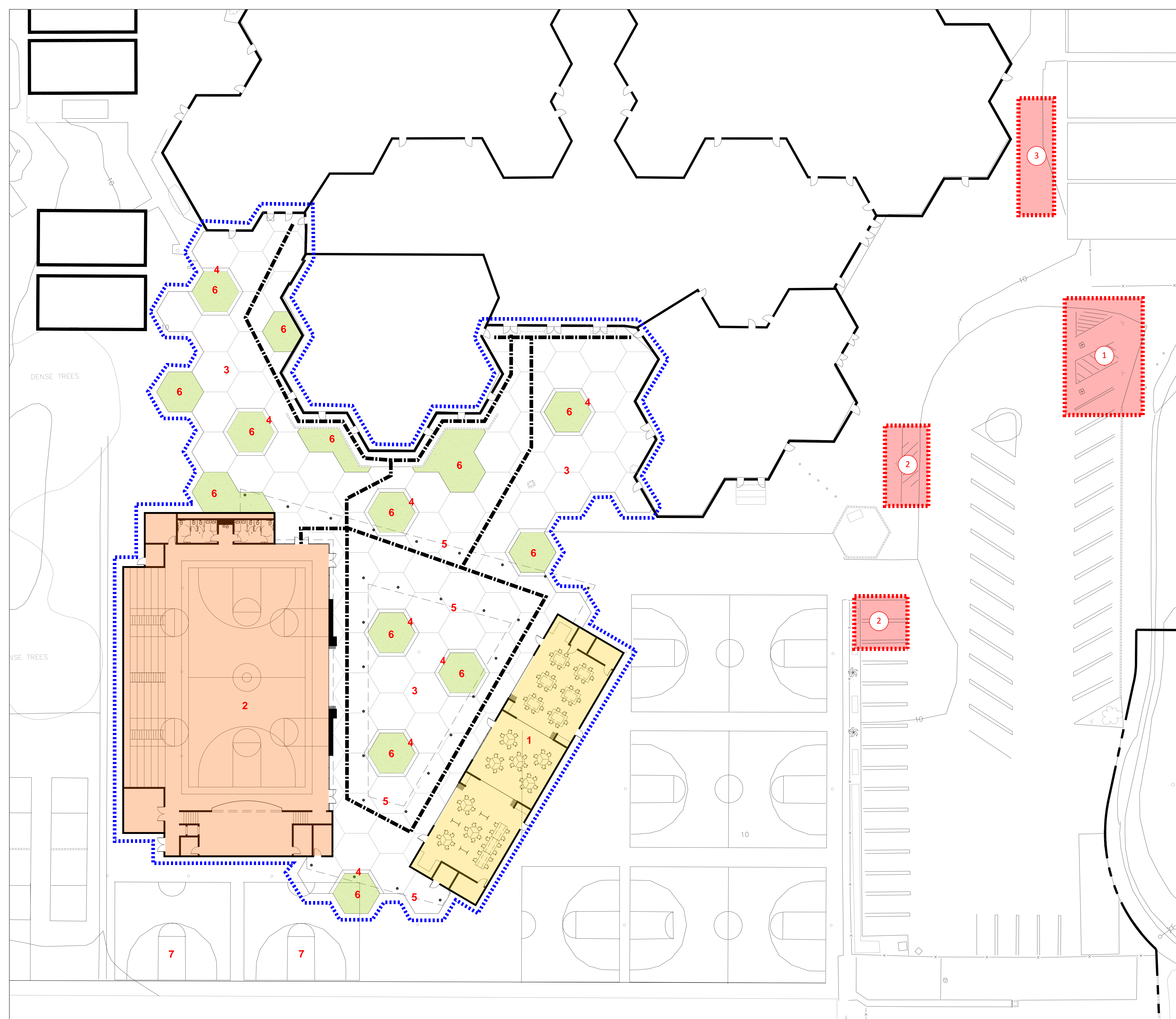
- 3. New concrete concrete walk with hexagon pattern
- 4. Seat wall
- 5. Edge of Exterior Covered Space

■ 6. Landscape area

New Exterior Quad

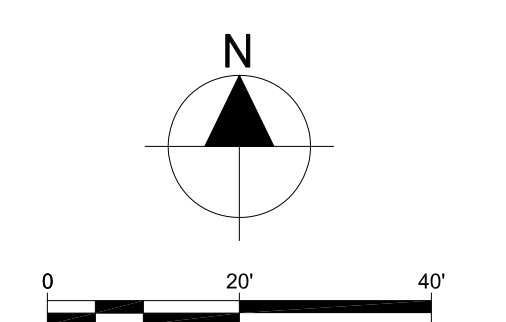
- 7. New Basketball half court

- Site Accessibility upgrades:
- AREA 1: [See photos 021, 022]: This area requires rework to the accessible space to meet required slope as well as to the path of travel transition to the sidewalk. Also need to add a van space.
 - AREA 2: [See photos 023, 024]: Passenger drop off needs truncated domes. Two spaces for accessible parking are totally incomplete. Need striping, signage, path of travel paint to side walk, and add van space.
 - AREA 3: [See photo 025]: Minor grade correction required for cross slope at portables, [slurry].



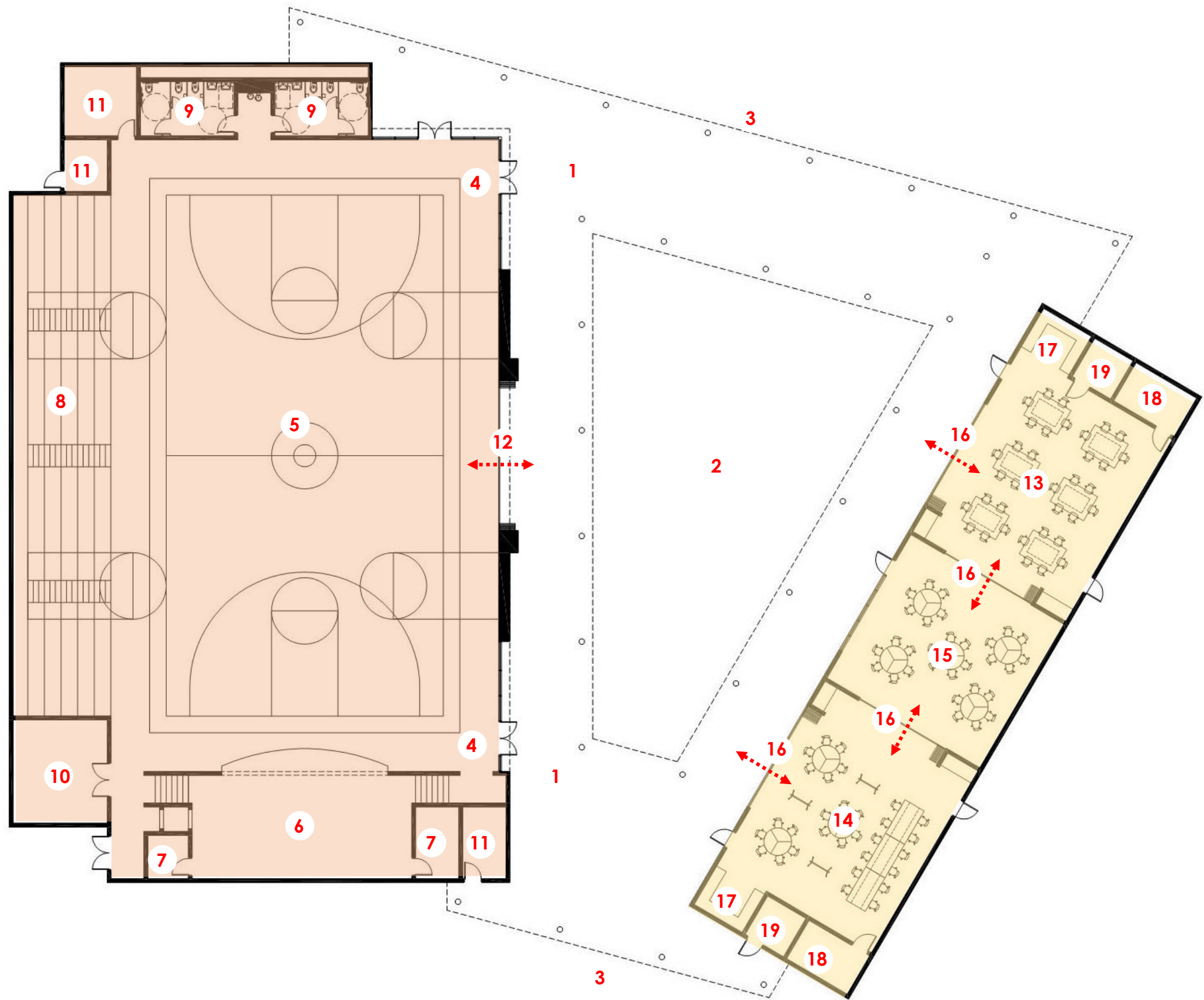
SITE PLAN PHASE 1 - SCHEMATIC DESIGN

PROJECT 3 - Sowers Middle School New Gym/MP/STEM Lab
04/24/2017



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LEGEND

 Covered Exterior Space – 7,520 SF

- 1. Exterior Entry Plaza / Lobby
- 2. Exterior Quad
- 3. Edge of Exterior Covered Space

 Multipurpose / Gym – 12,560 SF

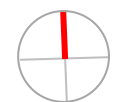
- 4. Entrance
- 5. Competition Basketball & Volleyball Courts – 7,597 SF
- 6. Stage – 1,003 SF
- 7. Stage Support – 160 SF
- 8. Bleachers for 450 – 1,660 SF
- 9. Restrooms – 515 SF
- 10. Seating & Table Storage – 317 SF
- 11. Utility – 338 SF
- 12. Nanawalls for Maximum Flexibility

 STEM Lab – 4,200 SF

- 13. Fabrication Lab -1,216 SF
- 14. Technology Lab – 1,216 SF
- 15. Student Presentation & Lecture – 960 SF
- 16. Nanawalls for Maximum Flexibility
- 17. Student Storage – 174 SF
- 18. Secure Storage – 202 SF
- 19. Utility – 128 SF

SOWERS NEW GYM/MP FLOOR PLAN SCHEMATIC DESIGN

PROJECT 3 – Sowers Middle School
04/24/2017





STEM Lab Features

1. LED Device(s)
2. Interactive Projector(s)
3. Floor to Ceiling
"Walltalkers" Magnetic Dry Erase Wall
4. Trackable Surface
5. Agile Workbenches
6. Exterior Nanawalls
7. Interior Nanawalls
8. Ceiling Mounted Retractable Power
9. Concrete Floors - Durability
10. Floor to Ceiling South Facing Low-E Glazing
11. Operable Windows
12. LED Lighting

SOWERS NEW STEM LAB INTERIOR RENDERING SCHEMATIC DESIGN

PROJECT 3 – Sowers Middle School
04/24/2017

Q & A

BCA

architecture
planning
interiors

