



# Huntington Beach City School District

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Sowers MS Public Information Session

June 17, 2021

# Agenda



- 1. History of Sowers MS in Measure Q**
- 2. Scope of the Sowers MS Study**
- 3. Improvement Options**
  - a. Modernization (Option 1A)**
  - b. Modernization including Bus Storage (Option 1B)**
  - c. New Construction – Modular (Option 2)**
- 4. Schedule for Study Completion**



# History of Sowers MS in Measure Q

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## **1. Master Plan/ Measure Q Bond - 2016**

- a. Sowers MS was master planned to be modernized and receive a new Gym/ STEM Lab equitable with Dwyer MS.

## **2. Phase 1 Design – 2017-2018**

- a. As part of Phase 1 of the Measure Q Bond, the Gym and STEM were designed raising concerns with liquefaction.

## **3. Sowers Relocation/ Reconstruction Study - 2019**

- a. Given costs to remediate soil, Sowers MS was delayed to later phases and studies began to either relocate or rebuild Sowers in lieu of Modernization.

## **4. Gisler Sale - 2020**

- a. Following the Sowers studies and a 7-11 Committee, District made the decision to sell Gisler allowing for possible additional funding for Sowers and other facility projects.

## **5. Sowers Modernization v. Reconstruction Study – 2021**

- a. With Gisler in Escrow, and all other Measure Q Projects identified, the final decision making process is underway with remaining Measure Q funds.

# Scope of the Sowers MS Study



## 1. Investigation

- a. Further study the known liquefaction in soils and existing structural system
  - i. Additional **Geotechnical Study**
  - ii. **Pier Investigation**

## 2. Concept Design

- a. Develop **Concept Designs for Modernization and New Construction** that enable estimating and scheduling
- b. Includes Soils Engineering and Structural Engineering

## 3. Estimating

- a. Utilize the services of a professional cost estimator to **determine the construction cost** of the projects including contingencies and escalation through anticipated project completion

## 4. Scheduling/ Cash Flow Alignment

- a. **Develop an estimated schedule for design and construction** and align it with potential funding opportunities

## Assumptions:

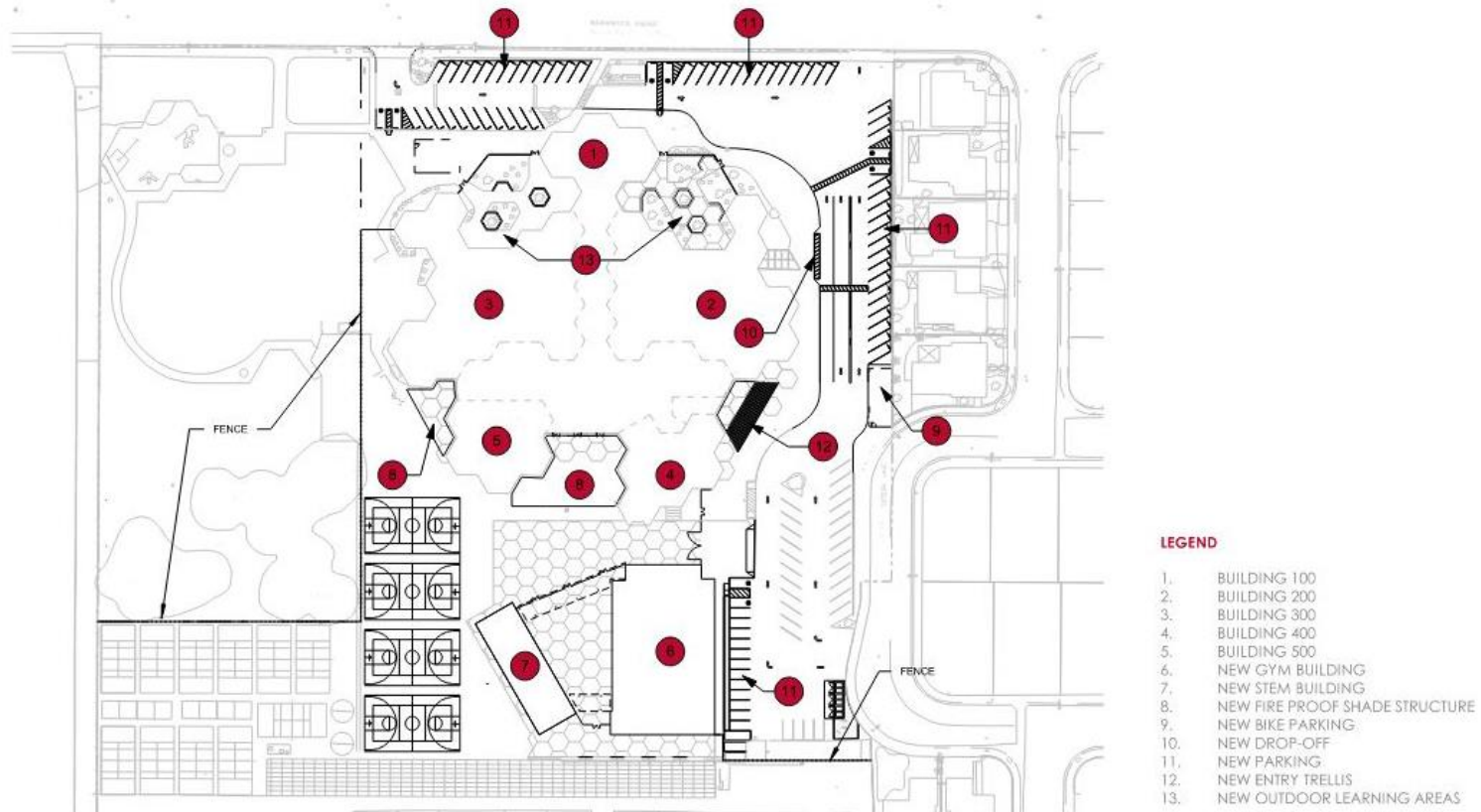
- The basis for concept design will be an **800 student** facility
- Project funding will likely require **more than remaining Measure Q funds**

# Improvement Option 1A



## 1. Modernization

- a. Modernize Sowers MS in place, including structural rehabilitation.
- b. Anticipated **site scope** would include:
  - i. Improve Safety and Circulation/ Drop Off
  - ii. Remove all Portables
  - iii. Construct a new Gym and STEM lab
  - iv. Improve remaining hard courts
  - v. Add outdoor covered shelters
  - vi. Activate underutilized landscape spaces for outdoor learning



### LEGEND

1. BUILDING 100
2. BUILDING 200
3. BUILDING 300
4. BUILDING 400
5. BUILDING 500
6. NEW GYM BUILDING
7. NEW STEM BUILDING
8. NEW FIRE PROOF SHADE STRUCTURE
9. NEW BIKE PARKING
10. NEW DROP-OFF
11. NEW PARKING
12. NEW ENTRY TRELLIS
13. NEW OUTDOOR LEARNING AREAS

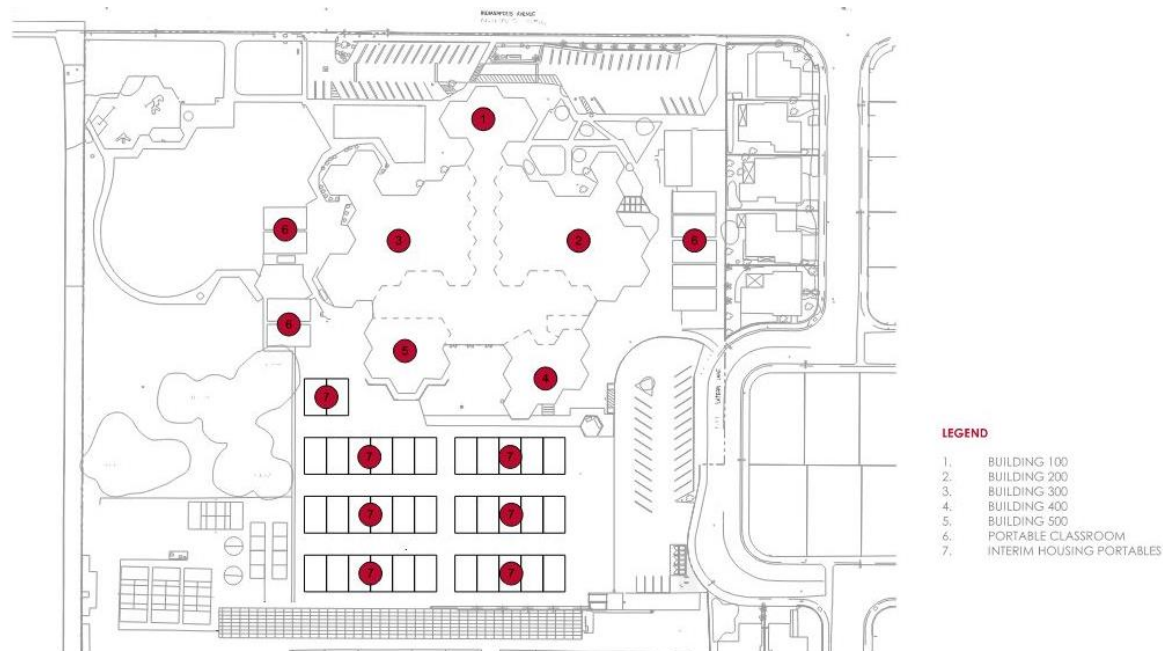


# Improvement Option 1A



## 1. Modernization

- d. Will require interim housing (anticipated to last 1 school year)
- e. Estimated **schedule** will be as follows:
  - i. October 2021 – June 2022 – Design and Agency Approval of Interim Housing Project
  - ii. June 2022 - September 2022 – Complete Modernization Design and Agency Approval, construct interim housing campus
  - iii. September 2022 – Occupy the interim housing campus and begin modernization
  - iv. September 2023 – Modernization is completed, interim housing is removed and site is improved for circulation and hard courts
  - v. September 2023 – September 2024 – New Gym and STEM lab are constructed
  - vi. September 2024 – All construction related activities are complete

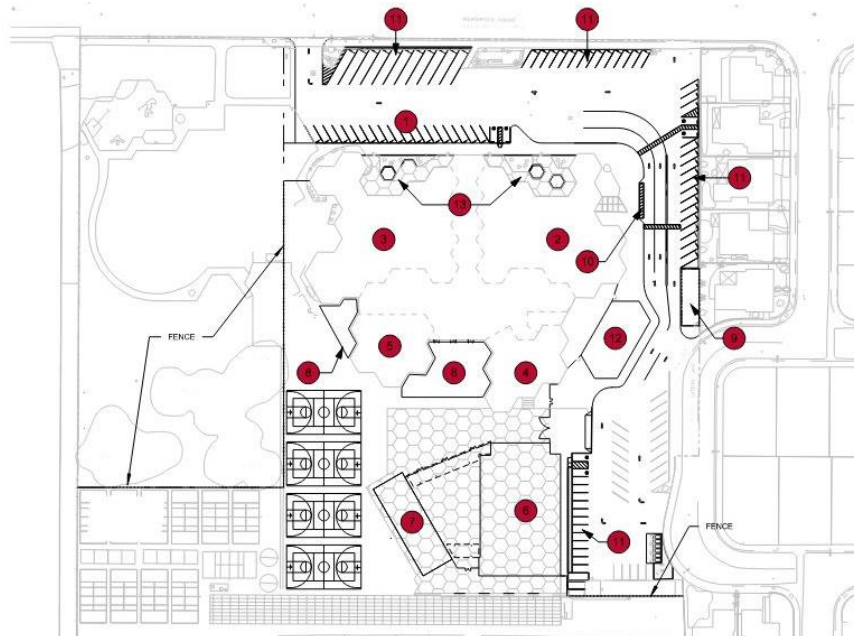


# Improvement Option 1B



## 1. Modernization (inc. Bus Storage)

- a. Modernize Sowers MS in place, including structural rehabilitation and provide area for bus storage (adjacent to Indianapolis).
- b. Anticipated **site scope** would include:
  - i. Improve Safety and Circulation/ Drop Off
  - ii. Remove all Portables
  - iii. Construct a new Gym and STEM lab
  - iv. Improve remaining hard courts
  - v. Add outdoor covered shelters
  - vi. Activate underutilized landscape spaces for outdoor learning
  - vii. Construct a new Administration Building
  - viii. Provide area for Bus Storage



### LEGEND

1. NEW BUS PARKING
2. BUILDING 200
3. BUILDING 300
4. BUILDING 400
5. BUILDING 500
6. NEW GYM BUILDING
7. NEW STEM BUILDING
8. NEW SHADE STRUCTURE
9. NEW BIKE PARKING
10. NEW DROP-OFF
11. NEW PARKING
12. NEW ADMINISTRATION BUILDING
13. NEW OUTDOOR LEARNING AREAS

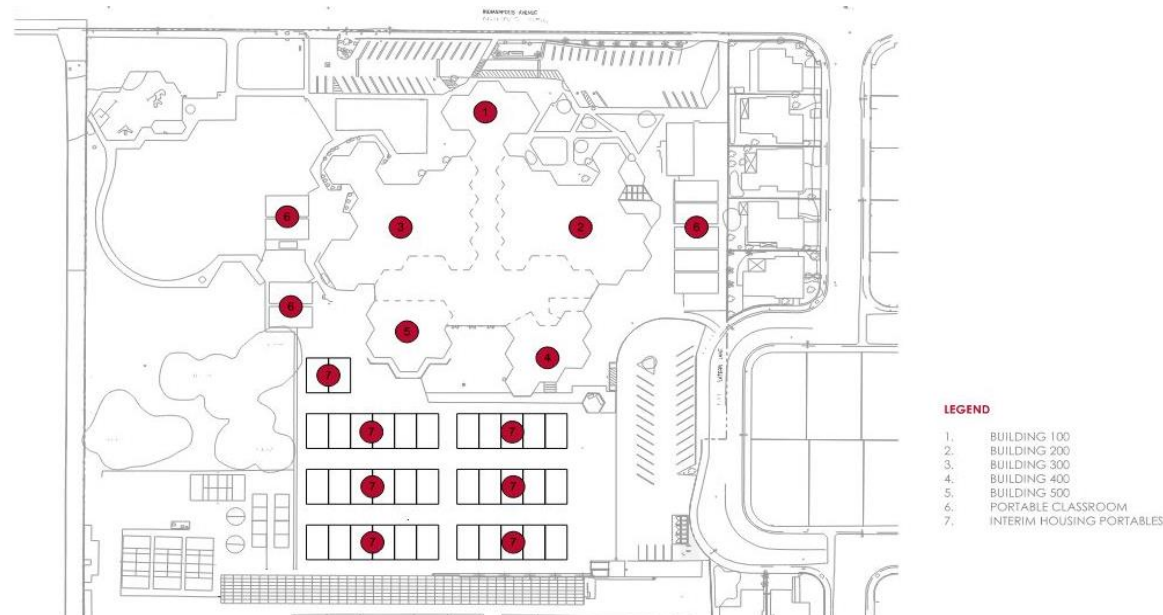


# Improvement Option 1B



## 1. Modernization (inc. Bus Storage)

- d. Will require interim housing (anticipated to last 1 school year)
- e. Estimated **schedule** will be as follows:
  - i. October 2021 – June 2022 – Design and Agency Approval of Interim Housing Project
  - ii. June 2022 - September 2022 – Complete Modernization Design and Agency Approval, construct interim housing campus
  - iii. September 2022 – Occupy the interim housing campus and begin modernization
  - iv. September 2023 – Modernization is completed, interim housing is removed and site is improved for circulation and hard courts, including construction of New Admin
  - v. September 2023 – September 2024 – New Gym and STEM lab are constructed
  - vi. September 2024 – All construction related activities are complete

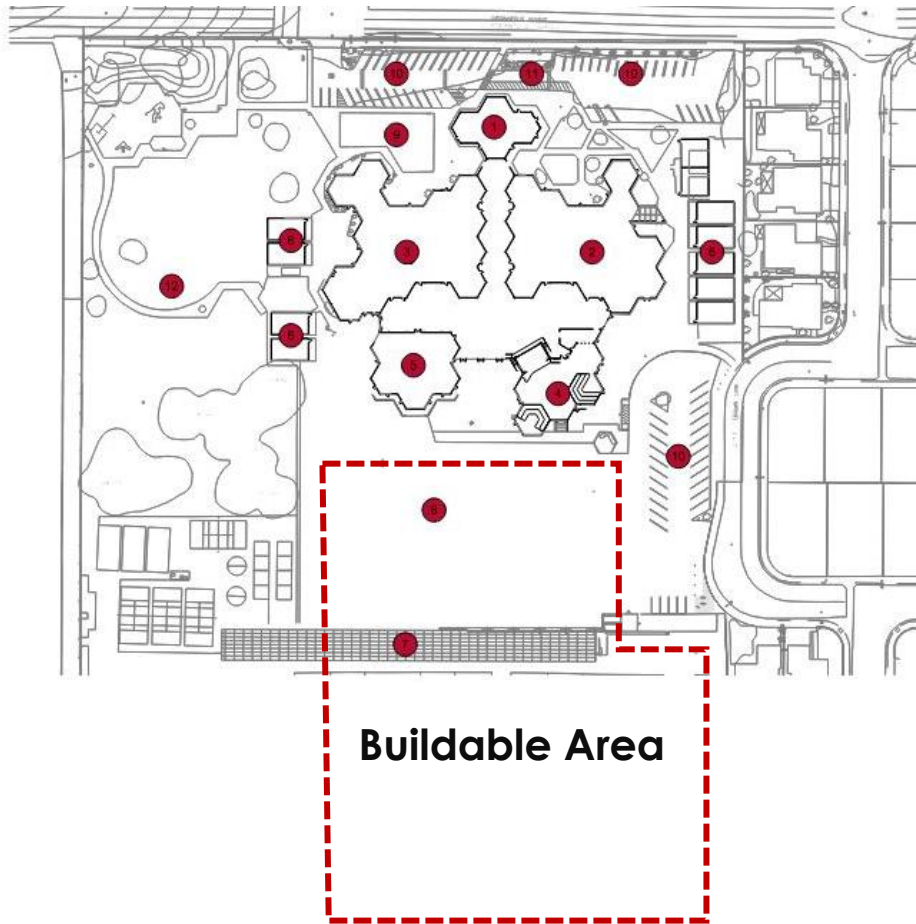


# Improvement Option 2



## 1. New Construction (Modular)

- a. Build a new Sowers MS facility (outside of the footprint of the existing facility on the hard courts/ fields), move students into that facility once completed and then construct new hard courts and fields adjacent to Indianapolis. Includes soils mitigation and bus storage.



- LEGEND
- 1. BUILDING 100
  - 2. BUILDING 200
  - 3. BUILDING 300
  - 4. BUILDING 400
  - 5. BUILDING 500
  - 6. PORTABLE CLASSROOM
  - 7. SOLAR ARRAY
  - 8. PLAY COURTS
  - 9. BICYCLE PARKING
  - 10. PARKING LOT
  - 11. DROP-OFF
  - 12. CITY PARK



# Improvement Option 2



## 1. New Construction (Modular)

- b. Basis of the modular is predicated on using American Modular Systems “Gen 7” Classrooms or similar to reduce unit cost of construction
- c. Estimated **schedule** will be as follows:
  - i. October 2021 – September 2022 – Design and Agency Approval of New Construction including CEQA is completed
  - ii. September 2022 - September 2023 – New campus core is built, students vacate existing campus
  - iii. September 2023 – September 2024 – New Fields/ Hardcourts, Gym and STEM lab are constructed
  - iv. September 2024 – All construction related activities are complete



# Schedule for Study Completion

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1. **May 2021**
  - a. Began facilitation of **Superintendent's Sub Committee**
  - b. Considered **modular manufacturers** for new construction option
  - c. Facilitated **soils engineering** investigation and presented to Board
  
2. **June 2021**
  - a. **Toured** Sowers MS site with Board and Sub Committee
  - b. **Toured** modular manufacturer sites
  - c. Procure additional **geotechnical and pier investigation**
  - d. Begin **Public Information Sessions**
  
3. **July 2021**
  - a. **Develop concept designs** for modernization and new construction
  
4. **August 2021**
  - a. Complete **soils and structural** investigation
  - b. Complete **concept designs**
  - c. Complete **cost estimating** process
  
5. **September 2021**
  - a. Host **Board Study Sessions** to Recommend Approval for Direction
  
6. **October 2021**
  - a. Begin **Implementation** Process

# Q & A



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