



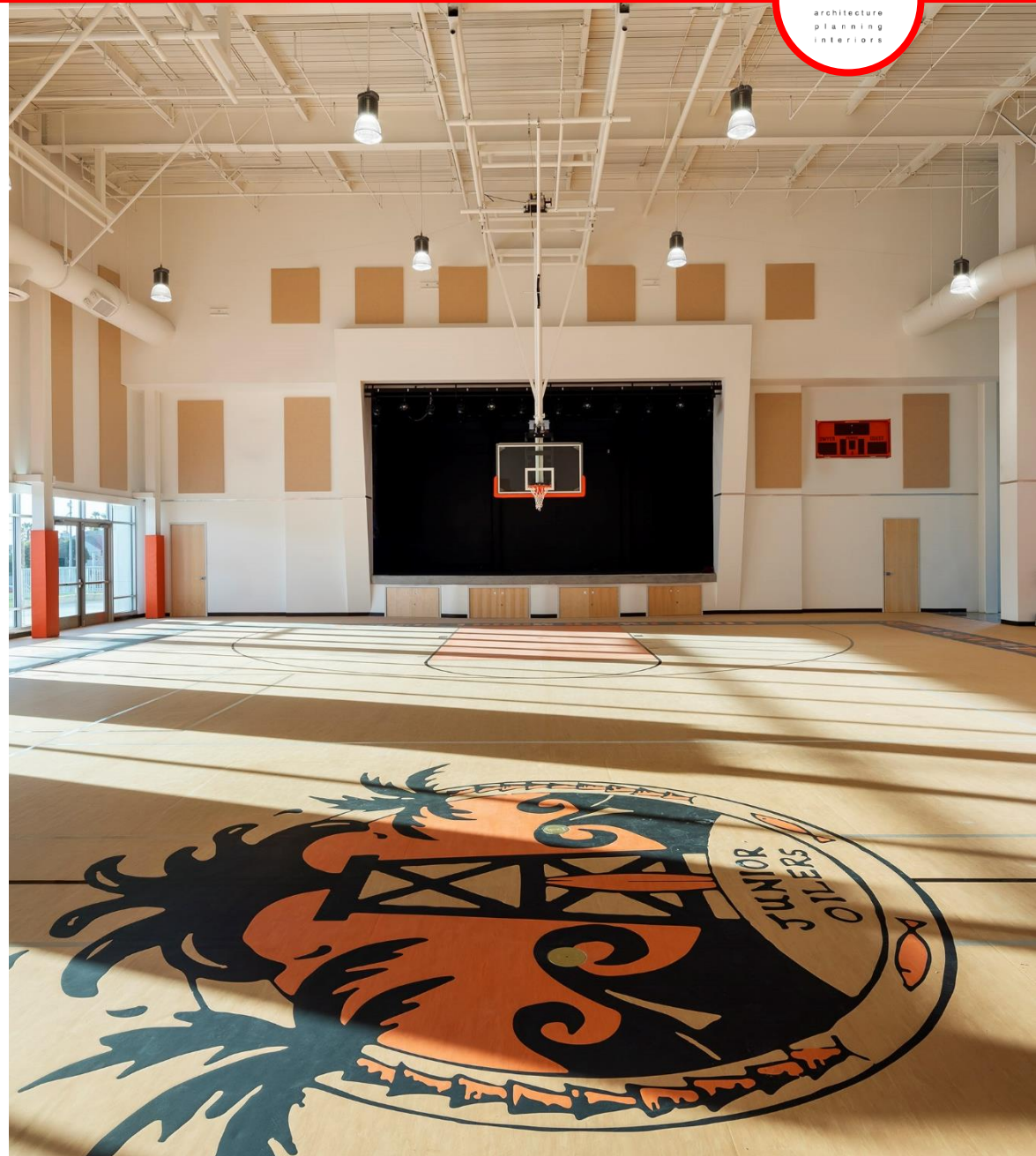
Huntington Beach City School District



Agenda



- 1. Bond Issuance Schedule**
- 2. Overall Bond Project Expenditures/ Budget**
- 3. Series A Project Updates**
- 4. Series B Project Updates**
- 5. Recommended Series C Projects**
- 6. Initial Discussion Regarding Options for Sowers MS (mod vs. new)**
- 7. Remaining Projects (not bond funded)**
- 8. Recommend Next Steps**
- 9. Q&A**



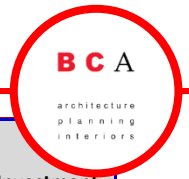


2017 Series A:	\$50,000,000 (Sold Feb '17)
2018 Series B*:	\$40,000,000 (Sold Dec '18)
<u>2020 Series C**:</u>	<u>\$70,000,000</u> (Sold July '20)
2017-2020 TOTAL:	\$160,000,000

*Sold ahead of schedule due to favorable tax base

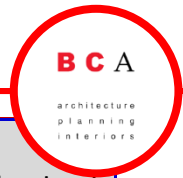
**Combined sale sold ahead of schedule due to favorable tax base

Overall Bond Project Expenditures/ Budget



Measure Q Bond Projects	Phase 1 (Series A) (2017-2020)	Phase 2 (Series B) (2018-2020)	Phase 3 (Series C) (2020-2025)	Total Investment Series A-B-C
Dwyer Middle School New Gym/Multipurpose & STEM Buildings	\$ 12,678,869	\$ -	\$ -	\$ 12,678,869
Dwyer Middle School Modernization	\$ 4,778,262	\$ 5,929,812	\$ -	\$ 10,708,074
Sowers Middle School New Gym/Multipurpose & STEM Buildings	\$ -	\$ -	\$ 15,935,271	\$ 15,935,271
Eader Elementary School	\$ -	\$ -	\$ 6,197,748	\$ 6,197,748
Hawes Elementary School	\$ 6,109,656	\$ -	\$ -	\$ 6,109,656
Moffett Elementary School	\$ 6,676,251	\$ -	\$ -	\$ 6,676,251
Perry Elementary School	\$ -	\$ -	\$ -	\$ -
Peterson Elementary School	\$ -	\$ -	\$ 8,002,264	\$ 8,002,264
Seacliff Elementary School ** Series B funds 2020 Construction / Series C funds 2021 Construction	\$ -	\$ 4,949,402	\$ 2,751,209	\$ 7,700,611
Smith Elementary School Modernization	\$ -	\$ 7,500,932	\$ -	\$ 7,500,932
Smith Elementary School New Administration / Classrooms / Play Equipment	\$ -	\$ 10,629,711	\$ -	\$ 10,629,711
School Safety (Fencing & Gates)	\$ 1,521,568	\$ -	\$ -	\$ 1,521,568
Kettler New Maintenance Building: Moved to Series C	\$ -	\$ -	\$ 2,288,000	\$ 2,288,000
Project Construction Costs:	\$ 31,764,606	\$ 29,009,857	\$ 35,174,492	\$ 95,948,955
Furniture Cost:	\$ 3,763,667	\$ 3,802,107	\$ 3,821,201	\$ 11,386,975
DO Furniture:	\$ 22,838	\$ -	\$ -	\$ 22,838
Demonstration Classroom Costs:	\$ 1,160,291	\$ -	\$ -	\$ 1,160,291
Student devices for Demonstration Classrooms:	\$ 178,949	\$ -	\$ -	\$ 178,949
TOTAL CONSTRUCTION COSTS	\$ 36,890,351	\$ 32,811,964	\$ 38,995,693	\$ 108,698,008
Soft Cost Budgets	\$ 10,375,000	\$ 7,933,793	\$ 6,856,391	\$ 25,165,184
New Phone System:	\$ 272,313	\$ -	\$ -	\$ 272,313
Computer Devices	\$ 1,342,492	\$ 1,203,574	\$ 1,350,000	\$ 3,896,066
District M&O Roofing Replacement Project @ Seacliff	\$ -	\$ 1,100,328	\$ -	\$ 1,100,328
Construction Contingency Credit Estimate	\$ -	\$ (1,726,050)	\$ (798,937)	\$ (2,524,987)
Current un-used District-direct contract balances on completed projects	\$ (17,336)	\$ -	\$ -	\$ (17,336)
TOTAL PROJECT COST	\$ 48,862,821	\$ 41,323,609	\$ 46,403,147	\$ 136,589,576
Anticipated Measure Q Bond Building Funds (minus bond sale costs)	\$ 49,780,000	\$ 39,785,000	\$ 69,650,000	\$ 159,215,000
Interest earned as of 7/27/2020 per District	\$ 1,448,973	\$ 948,483	\$ -	\$ 2,397,456
BALANCE OF FUNDS	\$ 2,366,153	\$ (590,126)	\$ 23,246,853	\$ 25,022,880

Overall Bond Project Expenditures/ Budget (Series A)



Measure Q Bond Projects	Phase 1 (Series A) (2017-2020)	Phase 2 (Series B) (2018-2020)	Phase 3 (Series C) (2020-2025)	Total Investment Series A-B-C
Dwyer Middle School New Gym/Multipurpose & STEM Buildings	\$ 12,678,869	\$ -	\$ -	\$ 12,678,869
Dwyer Middle School Modernization	\$ 4,778,262	\$ 5,929,812	\$ -	\$ 10,708,074
Sowers Middle School New Gym/Multipurpose & STEM Buildings	\$ -	\$ -	\$ 15,935,271	\$ 15,935,271
Eader Elementary School	\$ -	\$ -	\$ 6,197,748	\$ 6,197,748
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Perry Elementary School	\$ -	\$ -	\$ -	\$ -
Peterson Elementary School	\$ -	\$ -	\$ 8,002,264	\$ 8,002,264
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Project Construction Costs:	\$ 31,764,606	\$ 29,009,857	\$ 35,174,492	\$ 95,948,955
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Interest earned as of 7/27/2020 per District	\$ 1,448,973	\$ 948,483	\$ -	\$ 2,397,456
BALANCE OF FUNDS	\$ 2,366,153	\$ (590,126)	\$ 23,246,853	\$ 25,022,880

Series A Project Status

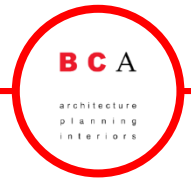


Series A Projects:

1. Hawes Elementary School Modernization Project
2. Hawes Elementary School Interim Housing Project **(added January 2018)**
3. Dwyer Middle School Modernization Project (First Half)
4. Dwyer Middle School New Construction (Gym and STEM Lab) Project
5. Moffett Elementary School Modernization Project
6. Moffett Elementary School Interim Housing Project **(added October 2018)**
7. Safety and Security Measures at Multiple Campuses **(added May 2018)**
8. Sowers Middle School New Construction (Gym and STEM Lab) Project **(design)**



Series A Project Status



Series A Projects:

Hawes Elementary School Interim Housing Project (added January 2018)

Approved GMP (May 2018): \$533,888

Construction began June 2018

Completed in Fall of 2018, contingency of \$46k returned to District

Hawes Elementary School Modernization Project

Approved GMP (May 2018): \$5,558,298

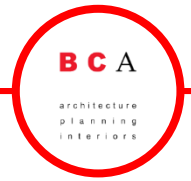
Construction began June 2018

Completed in Spring 2019, contingency of \$223k returned to District



*Figures above do not include separate budgets for furniture/ technology and demonstration classrooms

Series A Project Status



Series A Projects:

Dwyer Middle School Modernization Project (First Half)

Approved GMP (May 2018): \$5,369,954

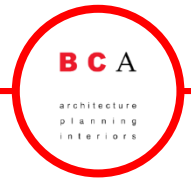
Construction began June 2018

Completed in Fall 2018, contingency of \$592k returned to District



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Series A Project Status



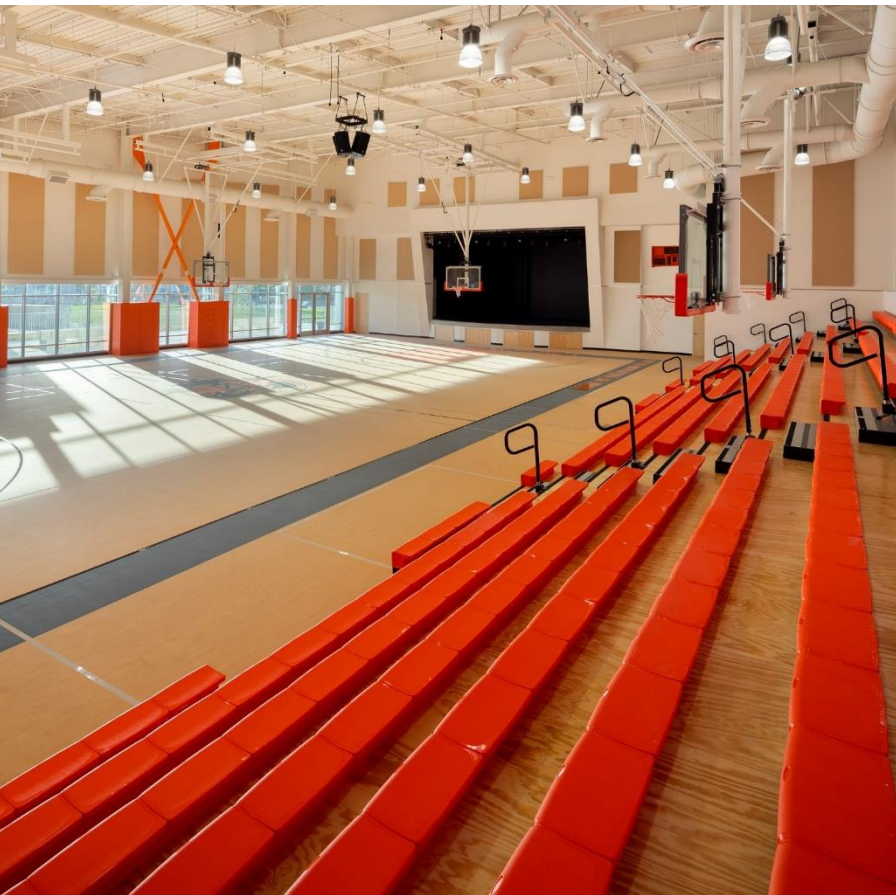
Series A Projects:

Dwyer Middle School New Construction (Gym and STEM Lab) Project

Approved GMP (June 2018): \$13,426,281

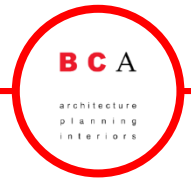
Construction began July 2018

Completed in Winter 2020, contingency of \$747k returned to District



*Figures above do not include separate budgets for furniture/ technology and demonstration classrooms

Series A Project Status



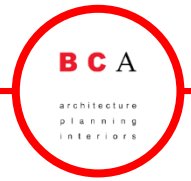
Series A Projects:

Dwyer Middle School New Construction (Gym and STEM Lab) Project Continued...



*Figures above do not include separate budgets for furniture/ technology and demonstration classrooms

Series A Project Status



Series A Projects:

Moffett Elementary School Interim Housing Project (added October 2018)

Approved GMP (November 2018): \$449,535

Construction began December 2018

Completed in Winter of 2019, anticipated contingency to be returned once removed

Moffett Elementary School Modernization Project

Approved GMP (March 2019): \$6,675,178

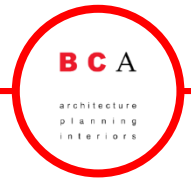
Construction began April 2019

Completed in Winter 2020, contingency of \$448k returned to District



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Series A Project Status



Series A Projects:

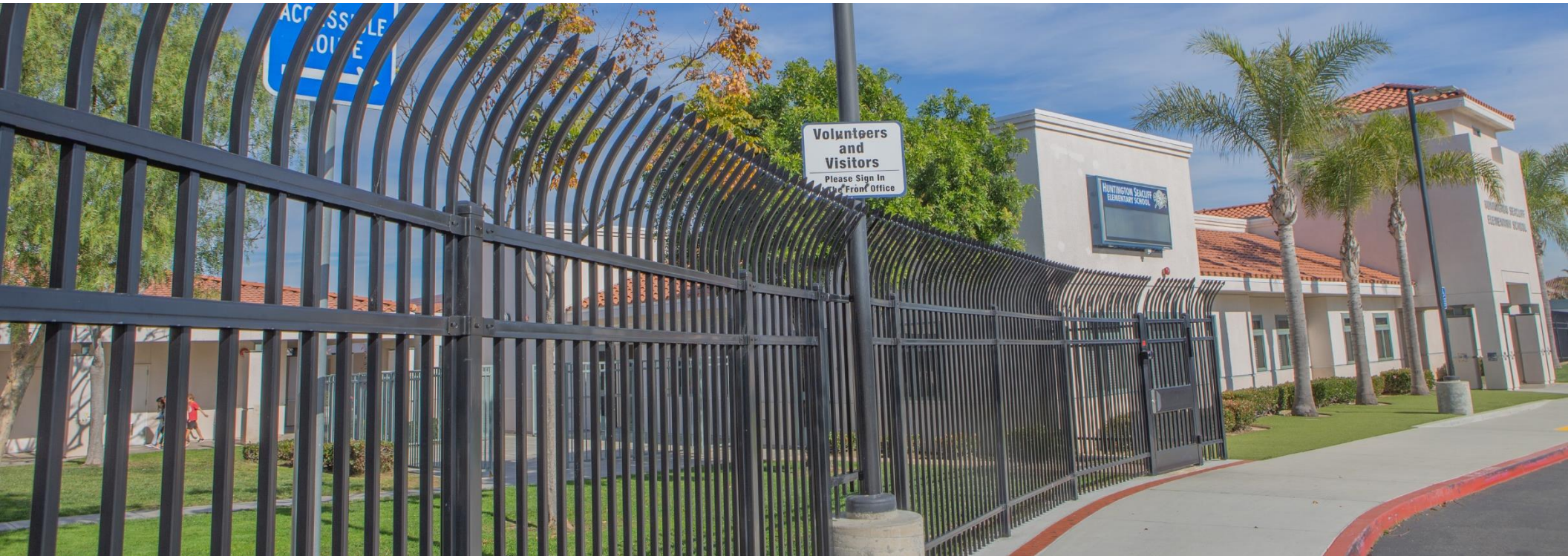
Safety and Security Measures at Multiple Campuses (added May 2018)

Sites: Eader ES, Perry ES, Peterson ES, Seacliff ES, Moffett ES, Hawes ES, Dwyer MS, ~~Sowers MS~~
(Pending Future of Sowers), ~~Smith ES~~ (Part of Phase 2 Relocation of Admin)

Approved GMP (May 2019) \$1,521,568

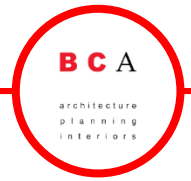
Construction began June 2018

Completed Winter of 2019



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Series A Project Status



Series A Projects:

Sowers MS New Construction (Gym and STEM Lab) Project

Budgeted GMP \$16,349,551 (Includes Soil Remediation)

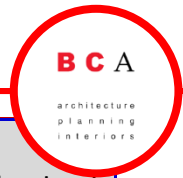
Construction could begin September 2020

Complete by Fall of 2021, pending Board approval of GMP in September 2020



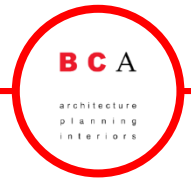
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Overall Bond Project Expenditures/ Budget (Series B)



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Perry Elementary School	\$ -	\$ -	\$ -	\$ -
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Demonstration Classroom Costs:	\$ 1,160,291	\$ -	\$ -	\$ 1,160,291
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TOTAL CONSTRUCTION COSTS	\$ 36,890,351	\$ 32,811,964	\$ 38,995,693	\$ 108,698,008
Soft Cost Budgets	\$ 10,375,000	\$ 7,933,793	\$ 6,856,391	\$ 25,165,184
New Phone System:	\$ 272,313	\$ -	\$ -	\$ 272,313
Computer Devices	\$ 1,342,492	\$ 1,203,574	\$ 1,350,000	\$ 3,896,066
District M&O Roofing Replacement Project @ Seacliff	\$ -	\$ 1,100,328	\$ -	\$ 1,100,328
Construction Contingency Credit Estimate	\$ -	\$ (1,726,050)	\$ (798,937)	\$ (2,524,987)
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TOTAL PROJECT COST	\$ 48,862,821	\$ 41,323,609	\$ 46,403,147	\$ 136,589,576
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Interest earned as of 7/27/2020 per District	\$ 1,448,973	\$ 948,483	\$ -	\$ 2,397,456
BALANCE OF FUNDS	\$ 2,366,153	\$ (590,126)	\$ 23,246,853	\$ 25,022,880

Series B Project Status

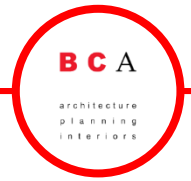


Phase 2 Projects:

1. Dwyer Middle “Phase 2” Modernization (Case Building and Auditorium) Project
2. Smith Elementary School “Phase 1” Modernization Project
3. Smith Elementary School “Phase 2” New Construction (Admin/ Classroom) Project
4. Seacliff Elementary School Modernization Project **(added September 2019)**



Series B Project Status



Series B Projects:

Dwyer Middle School “Phase 2” Modernization (Case Building and Auditorium) Project

Approved GMP (May 2018): \$5,858,886

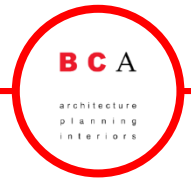
Construction began June 2018

Complete by Fall of 2020, anticipating \$373k to come back in contingency



*Figures above do not include separate budgets for furniture/ technology and demonstration classrooms

Series B Project Status



Series B Projects:

Dwyer Middle School “Phase 2” Modernization (Case Building and Auditorium) Project Continued...



*Figures above do not include separate budgets for furniture/ technology and demonstration classrooms

Series B Project Status



Series B Projects:

Smith Elementary School “Phase 1” Modernization Project

Approved GMP (May 2018): \$7,500,932

Construction began June 2018

Complete by Fall of 2020, anticipating \$710k to come back in contingency



*Figures above do not include separate budgets for furniture/ technology and demonstration classrooms

Series B Project Status



Series B Projects:

Smith Elementary School “Phase 2” New Construction Project

Approved GMP (May 2019): \$10,405,580

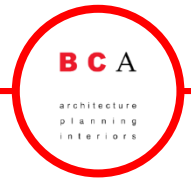
Construction began June 2019

Complete by Fall of 2020, anticipating \$983k to come back in contingency



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Series B Project Status



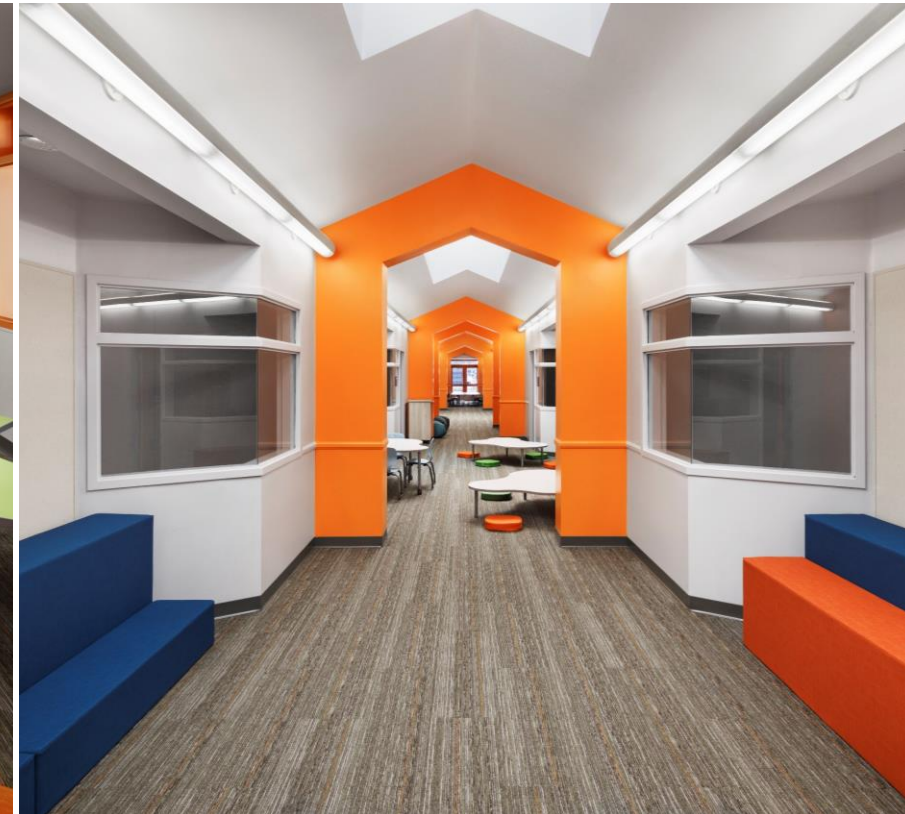
Series B Projects:

Seacliff Elementary School Modernization Project

Approved GMP (February 2020): \$4,405,598

Construction began March 2020

Complete by Fall of 2021, anticipating \$173k to come back in contingency



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Overall Bond Project Expenditures/ Budget (Series C)



Measure Q Bond Projects	Phase 1 (Series A) (2017-2020)	Phase 2 (Series B) (2018-2020)	Phase 3 (Series C) (2020-2025)	Total Investment Series A-B-C
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Recommended Series C Projects (Per 2016 Master Plan)

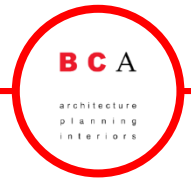


Series C Projects:

1. Sowers Middle School New Construction (Gym and STEM Lab) Project (**construct**)
2. Eader Elementary School Modernization Project
3. Peterson Elementary School Modernization Project
4. Completion of Seacliff Modernization Project (Parking, Admin, Library, etc)
5. M&O Facility at the Kettler District Office Site
6. Sowers Middle School Modernization or Reconstruction Project (**decision req'd**)



Recommended Series C Projects



Series C Projects:

Sowers MS New Construction (Gym and STEM Lab) Project

Budgeted Cost \$15,935,271 (Includes Soil Remediation)

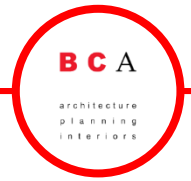
Construction could begin September 2020

Complete by Fall of 2021, pending Board approval of GMP in Fall 2020



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Recommended Series C Projects



Series C Projects:

Eader Elementary School Modernization Project

Budgeted Cost \$6,197,748

Construction could begin June 2021

Complete by Fall of 2021 and 2022 (two parts), pending Board approval of GMP in Spring 2021



Phase 1 Projects (2017)

- Demonstration Classroom – Room 26 (5th Grade) - Estimated Completion Fall 2017

Phase 2 Projects (2019)

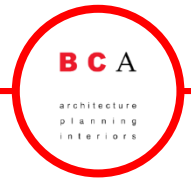
- No Work

Phase 2 Projects (2021)

- 21st Century Classroom Renovations, Replace Windows, New Electrical
- 21st Century Portable Classroom Renovations
- Library to Learning Commons Renovation, Replace Windows
- Replace Windows, New Electrical
- New Boy's Restrooms (Location TBD)
- ADA Parking Upgrade

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Recommended Series C Projects



Series C Projects:

Peterson Elementary School Modernization Project

Budgeted Cost \$8,002,264

Construction could begin June 2021

Complete by Fall of 2021 and 2022 (two parts), pending Board approval of GMP in Spring 2021



Phase 1 Projects (2017)

- Demonstration Classroom

Phase 2 Projects (2019)

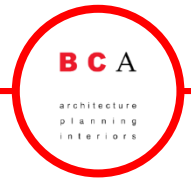
- HVAC Upgrades (Budgeted)

Phase 3 Projects (2021)

- 21st Century Classroom Renovations
- 21st Century Portable Classroom Renovations
- Repurpose Food Service/ New Small Warming Kitchen
- Library to Learning Commons Renovation
- Incorporating a Fitness Component in the CLAP Wing

*Figures above do not include separate budgets for furniture/ technology and demonstration classrooms

Recommended Series C Projects



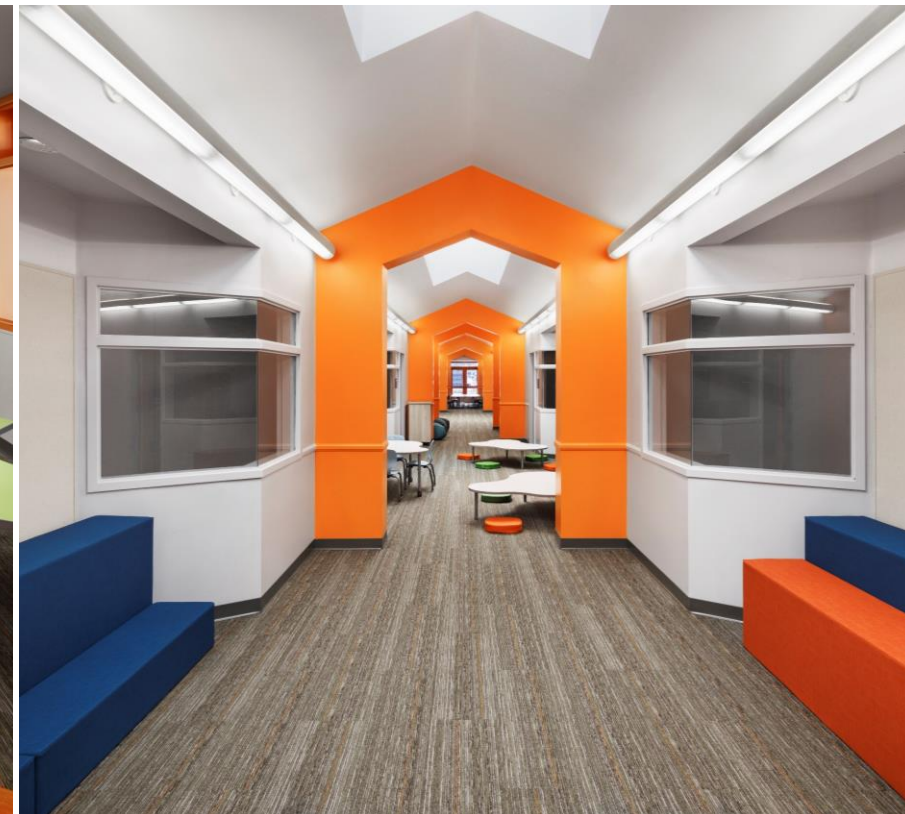
Series C Projects:

Seacliff Elementary School Modernization Project (Completion of Parking, Admin, Library, etc.)

Budgeted Cost \$2,751,209 (remaining of GMP approved in 2019)

Construction ongoing through Summer 2021 (pending student return)

Complete by Fall of 2021



*Figures above do not include separate budgets for furniture/ technology and demonstration classrooms

Recommended Series C Projects



Series C Projects:

Maintenance Facility at Kettler Education Center Site

Budgeted Cost \$2,888,000

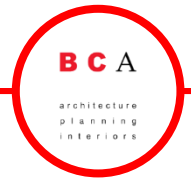
Budget was based on original plans developed prior to Measure Q



HUNTINGTON BEACH
CITY SCHOOL DISTRICT

*Figures above do not include separate budgets for furniture/ technology and demonstration classrooms

Option 1 for Sowers Middle School (Modernization)

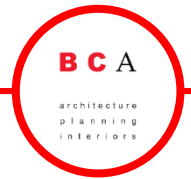


Series C Projects:

Sowers Middle School Modernization

Anticipated Remaining Funds in Measure Q:	\$25,022,880
Budgeted Costs:	
Sowers Middle School Modernization Construction Cost:	\$15,501,555
Modernization Soft Costs:	\$3,410,342
Furniture Budget:	\$1,757,517
Subtotal Sowers Modernization:	\$20,669,414
Liquefaction mitigation on existing building:	\$6,737,280
Soils Mitigation Soft Costs:	\$1,482,202
Subtotal Soils Mitigation:	\$8,219,482
Total Sowers Modernization Cost w/ Soils Mitigation:	\$28,888,895
Balance of Funds:	\$(3,866,015)
Funding Available to Offset Balance:	
State Funding from Series A & B Projects:	\$3,441,040
Kettler M&O Facility (Total Project Cost):	\$2,791,360

Option 2 for Sowers Middle School (New Construction)



Series C Projects:

Sowers Middle School New Construction (800 Student Capacity)

Anticipated Remaining Funds in Measure Q:	\$25,022,880
<u>Budgeted Costs:</u>	
Sowers Middle School New Construction Cost:	\$57,109,127
New Construction Soft Costs:	\$12,564,008
Furniture Budget:	\$2,235,000
Subtotal Sowers New Construction:	\$71,908,135
Liquefaction mitigation beneath new buildings:	\$5,510,083
Soils Mitigation Soft Costs:	\$1,212,218
Subtotal Soils Mitigation:	\$6,722,301
Total Sowers Modernization Cost w/ Soils Mitigation:	\$78,630,436
Balance of Funds:	\$(53,607,556)
<u>Funding Available to Offset Balance:</u>	
State Funding from Series A & B Projects:	\$3,441,040
Kettler M&O Facility (Total Project Cost):	\$2,791,360
Balance of Gisler Sale Funds (net of COP's)	\$35,000,000

Option 2 for Sowers Middle School (New Construction)



Series C Projects:

Sowers Middle School New Construction Project (Schematic Design)



Option 2 for Sowers Middle School (New Construction)



Series C Projects:

Sowers Middle School New Construction Project (Schematic Design)



Option 2 for Sowers Middle School (New Construction)



Series C Projects:

Sowers Middle School New Construction Project (Schematic Design)



Option 2 for Sowers Middle School (New Construction)

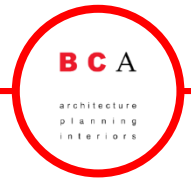


Series C Projects:

Sowers Middle School New Construction Project (Schematic Design)



Option 2 for Sowers Middle School (New Construction)

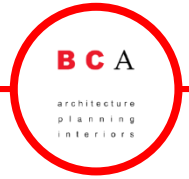


Series C Projects:

Sowers Middle School New Construction Project (Schematic Design)



Option 2 for Sowers Middle School (New Construction)



Series C Projects:

Sowers Middle School New Construction Project (Schematic Design)



Option 2 for Sowers Middle School (New Construction)

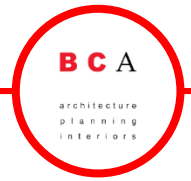


Series C Projects:

Sowers Middle School New Construction Project (Schematic Design)



Other Project Potentials Not Funded by Measure Q



1. HVAC Projects (Dwyer, Eader, Peterson, Smith): \$6,565,746 – Total Project Cost
2. District Central Kitchen at Education Center: \$1,145,895 – Total Project Cost

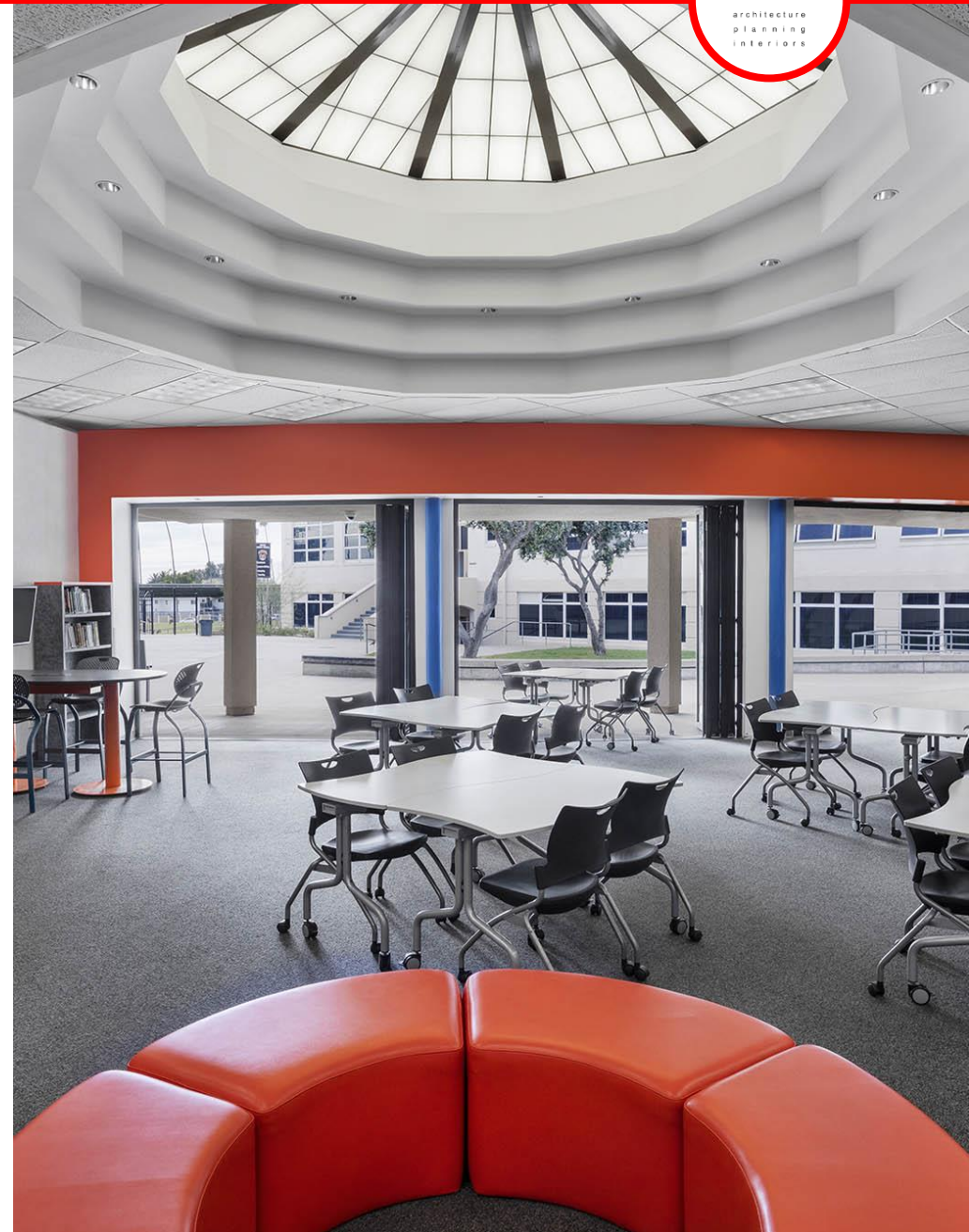


HUNTINGTON BEACH
CITY SCHOOL DISTRICT

Recommended Next Steps



- 1. Bring GMP Forward for Sowers MS Gym and STEM Lab in September 2020**
- 2. Bring Forward Design Contract Amendments for Eader and Peterson ES Mod in September 2020**
- 3. Begin Series of Workshops Considering Future of Sowers given Options 1 or 2 Through Year End 2020**



Q & A



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